

**City of Blue Lake
Planning Commission Minutes
October 23, 2017**

The Blue Lake Planning Commission was called to order at 7:00 p.m. at Skinner Store

Commissioners Present: Richard Platz, Earl Eddy, Dennis Whitcomb, Bob Chapman, and Elaine Hogan

Commissioners Absent: None

Staff Present: City Manager Amanda Mager, City Planner Garrison Rees, and Planning Commission Secretary Cheryl Gunderson.

Staff Absent: None

Public Present: Kash Boodjeh, Tina Catalina-Corcoran.

- 1. Approval of Minutes: September 18, 2017 Special Meeting**
 - a. Motion (Whitcomb, Chapman) to approve the minutes as amended.
 - b. Motion passed unanimously.

- 2. Public Input on Non-Agenda Items**
 - a. None.

- 3. Approval of the Agenda**
 - a. Motion (Eddy, Chapman) to approve agenda as written.
 - b. Motion passed unanimously.

Discussion/ Action:

- 4. Public Hearing/Planning Commission Action (Continued): Amendment of the General Plan and Zoning Ordinance to add an Opportunity Zone that would allow commercial, manufacturing, and residential uses.**
 - a. Chairman Platz explained that this item was discussed at the July, August, and September Planning Commission meetings, and the Public Hearing was continued to the October 23, 2017 meeting.
 - b. Chairman Platz opened the Public Hearing.
 - c. Planner Rees presented the revised draft Opportunity (O) Zone based on the comments received at the September meeting. He provided an overview of the changes which were detailed in the memo provided to the Commission.
 - d. He began by describing the purpose of the O Zone. According to the revised Ordinance, the O Zone is primarily for commercial and manufacturing businesses with residential units as a secondary use. The Ordinance was also revised to allow the maximum residential development of 35% of the floor area of a structure and still be

principally permitted. Additionally, he stated that the Ordinance allows with a use permit for the maximum residential development of 65% of the floor area of a structure and 50% of the ground floor. Residential uses on the ground floor would not be allowed to front on a street or other non-vehicular access way.

- e. The Commissioners discussed the densities, lot sizes, parking, and ADA accessibility.
- f. Mr. Boodjeh suggested that the calculations be based on bedrooms rather than lot size. The Commissioners were all in favor of this approach.
- g. Planner Rees provided that based on the densities discussed, the maximum number of residential units is 85 for the 5 acres of vacant land in the Powers Creek District. The Commissioners were divided on whether 1 unit per 2,500, as is currently in the Ordinance, or a change to a greater density would be preferred. The decision was tabled for a later date.
- h. Discussion ensued regarding the down-zoning of the south side of Taylor Way. Planner Rees will talk to the City Attorney for advice.
- i. Planner Rees' final comment regarding the O Zone was regarding Other Regulations. Per the Commissioners request, he will add section here requiring Open Space.
- j. At this point, the topic switched to the Land Use Element (LU) of the General Plan. Planner Rees explained that since the last time the Commissioner's reviewed the LU Element, he revised the element to include the comments from the Visioning Meeting. This formed the basis for rebranding the Blue Lake Business Park as the Powers Creek District, the commercial center and new downtown.
- k. He explained that further changes to the Ordinance were made pursuant to the Commissioner's comments at the last meeting. Some of the highlights included the addition of the O Zone, an emphasis on light industrial uses, open space requirements, and encouraging amenities on private property.
- l. Planner Rees will continue with the revisions to the LU Element and present them to the Planning Commission at their next meeting.

5. Miscellaneous Planner Items.

- a. Planner Rees gave a report on the County's General Plan update and what changes to the land use designation are proposed in the City's Sphere of Influence (SOI). Planner Rees noted that the County intended to allow low density residential uses on some of the agricultural land in the City's SOI.
- b. Planner Rees discussed the letter sent to the County by City Manager Magar regarding cannabis uses in the City's SOI. She requested that the City be involved in the decisions regarding these areas and a hearing for each application be required.

6. Upcoming Planning Commission Meetings for the next 3 months will be on November 20th, December 18th, 2017, and January 15th, 2018.

7. Adjournment by 9:00 pm unless extended by the Planning Commission.

- a. Motion (Chapman, Eddy) to adjourn.
- b. Motion passed unanimously.
- c. Meeting adjourned at 9:02 p.m.