

**City of Blue Lake
Planning Commission Minutes
September 18, 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, Sarah Fienstone.

1. Approval of Minutes: August 14, 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. Sarah Fienstone addressed the Planning Commission about a coffee truck business she would like to start, and her ultimate plans to open a coffee shop in the Mixed Use (MU) Zone in Blue Lake. She indicated that she has spoken with Planner Rees about her plans on several occasions.
- b. Commissioner Platz encouraged her to continue to work with the City Planner on her project.
- c. Planner Rees added that Site Plan Approval is necessary for the coffee shop in the MU Zone, which will be presented to the Planning Commission for review.

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 and August Planning Commission meetings, and the Public Hearing was continued to the September 18, 2017 meeting.

- b. Planner Rees presented the revised draft Opportunity (O) Zone based on the comments received at the August 14, 2017 meeting. He provided an overview of the changes which were detailed in the memo provided to the Commission.
- c. Chairman Platz opened the Public Hearing.
- d. Mr. Boodjeh introduced himself as a local architect that has been working under contract with the City on the design for the Powers Creek District. He offered to answer any questions the Commissioners had about his conceptual renderings and added that he has been working with City Manager Mager and Planner Rees on various projects in the City.
- e. Commissioner Eddy requested that the Planning Commission clearly define the intent of the Opportunity (O) Zone. His question was whether the main purpose of the zone was to allow commercial, manufacturing, or residential uses.
- f. Planner Rees explained that the main intent of the zone is to allow commercial and manufacturing uses with residential dwellings as a secondary use to promote a live-work type environment.
- g. The Commissioners discussed the needs and desires of the community as they were presented in the most recent Business Park Visioning meeting.
- h. Mr. Boodjeh added that by rebranding the Business Park, it will provide a more cohesive vision for the park and attract new businesses to Blue Lake that will ultimately generate income for the City. He referenced the success Arcata has had with the Creamery District.
- i. Planner Rees explained some of the revisions made by Staff to the O Zone including: 1) principally permitting four residential units and requiring a conditional use permit for five or more units; 2) the maximum percent floor for residential uses in a structure with and without a use permit; and 3) residential uses being allowed on the first floor of a structure with a use permit.
- j. The Commission discussed whether the 70% floor area limitation on residential uses in a structure would promote a beneficial combination of businesses and housing.
- k. Mr. Boodjeh suggested the City consider revising their Zoning Ordinance to incorporate Form Based Code concepts. He explained that Form Based Codes very specifically describe and show graphically the form of development that the City allows. He explained that this type of zoning code would be a helpful tool in facilitating development of the Powers Creek District.
- l. The Commissioners discussed various issues including noise, setbacks, odors, flood zones, and the housing market in Blue Lake.
- m. Planner Rees stated that he would bring a revised version of the draft O Zone to the next meeting and explained that revisions to the General Plan Land Use Element will follow in order to provide consistency with the new zone.
- n. Motion (Platz, Whitcomb) to continue the public hearing to the next Planning Commission meeting.
- o. Motion passed unanimously.

5. Miscellaneous Planner Items.

- a. Planner Rees explained that City Staff is waiting on revised information from the applicant and their consultants for the Eliason Residential Development project.

- b. City Manager Mager provided information about events being held in the Emporium Building in the City's Downtown.
- c. City Manager Mager noted that booth space is still available for "Experience Blue Lake, the Center of the Universe" event.

6. Upcoming Planning Commission Meetings for the next 3 months will be on October 16, November 20, and December 18, 2017.

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

- a. Motion (Platz, Chapman) to adjourn.
- b. Motion passed unanimously.
- c. Meeting adjourned at 8:34 p.m.