

**City of Blue Lake
Planning Commission Minutes
June 10, 2019 Special Meeting**

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

Commissioners Present: Earl Eddy, Cort Pryor, Matthew Schang, and Robert Chapman

Commissioners Absent: Richard Platz

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

Staff Absent: None

Public Present: De Ann Waldvoget, Bethany Cseh, Jason Lewis, Casey Eliason, Stacia Eliason, Praj White

1. Approval of Minutes: April 29, 2019 Special Meeting

- a. Motion (Eddy, Pryor) to approve the minutes.
- b. Motion passed (4-0) unanimously.

2. Public Input on Non-Agenda Items

- a. None

3. Approval of the Agenda

- a. Motion (Chapman, Schang) to approve agenda as written.
- b. Motion passed unanimously (4-0).

Discussion/ Action:

- 1. Public Hearing/Planning Commission Action (Continued): 025-101-023/2016 Minor Subdivision, General Plan and Zoning Map Amendments, and Conditional Use Permit for Casey and Stacia Eliason to allow the development of 12 multi-family residential units and 1 single-family unit with a detached accessory dwelling unit. Located on parcel 025-101-023 (No address assigned) between Greenwood Road and South Railroad Avenue. An Initial Study-Mitigated Negative Declaration (SCH# 2018072057) has been prepared and is proposed for adoption pursuant to the CEQA Guidelines.**
 - a. Commissioner Chapman recused/disqualified himself and left the meeting.
 - b. Planner Rees provided the Planning Commission with a summary of the Staff Report. He explained that this Agenda Item is continued from the April 15, 2019 Planning Commission meeting. The Applicant has revised the project based on the input from the Planning Commission and the public at the April 15, 2019 meeting. The revised project will provide 10 residential units, which includes three single-family

- residences, three accessory dwelling units, and four multi-family residential units (one four-plex), where the originally proposed project would have provided 14 residential units, which included twelve multi-family residential units (three four-plexes), and a single-family residence and accessory dwelling unit.
- c. Planner Rees stated that the Applicant is seeking approval for a minor subdivision, site plan approval, and a conditional use permit for their project in the Planned Development – Residential (PD-R) zone. Based on the number of units proposed on each parcel, the project will comply with the maximum residential density in the PDR zone and a General Plan Amendment/Zoning Amendment is no longer included in the application.
 - d. Planner Rees explained that the CEQA document prepared for the project analyzed the larger project (14 units) previously proposed by the applicant. Since the CEQA document analyzed a larger project that would result in greater impacts than the revised project (10 units), the analysis and mitigation measures in the document are determined to adequately address the potential impacts of the revised project.
 - e. Planner Rees explained that the project was sent out for referral to the City Manager, Public Works Department, Building Inspector, City Engineer, City Attorney, and Blue Lake Fire Protection District. Planner Rees further explained that the comments from the departments and agencies are either addressed in the Staff Report or included as conditions of approval or mitigation measures for the project.
 - f. Planner Rees described the proposed project as being consistent with the General Plan and the purposes of the Moderate Low Density Residential (MD) designation.
 - g. Planner Rees concluded that the recommendation of City Staff is for the Planning Commission to approve the project application with the recommended conditions of approval and make the findings that the project is consistent with the City’s General Plan and Municipal Code.
 - h. Commissioner Eddy opened the Public Hearing.
 - i. The Commissioners discussed traffic flow, stormwater, and the schedule for construction and its impact on the school with Praj White, Project Engineer, and the Applicants. Mr. White indicated that they are planning to communicate closely with the school and neighbors and be respectful of their concerns.
 - j. Ms. Waldvogel, Blue Lake School Superintendent, informed the Planning Commission that the school is in session during the school year until 6:00 pm Monday through Friday. She raised her concerns about the noise levels from construction during state testing in April and May; the close proximity of the trash containers and the associated rodents, flies, and odor; the fence; safety and security measures; and the simultaneous start time for construction and school at 8:00 am. She requested that the school be kept apprised of the project and have the name of a primary contact person for any questions.
 - k. The Commissioners suggested that the Applicant/Contractor meet with the City and the school prior to construction activity for every phase of the project and provide the construction schedule and a primary point of contact. He stated that this should be added to the Conditions of Approval. The Planning Commissioners agreed and instructed staff to add this as a condition for the project.

- l. City Manager Mager suggested that the shared property line with the Lewis property be protected due to the fact the house is right against the property line. A discussion of possible protective measures ensued.
- m. Planner Rees stated that the City Engineer would have to approve whatever protective improvements were planned.
- n. Commissioner Eddy suggested that this protective measure for the Lewis residence be added to the Conditions of Approval. The Planning Commissioners agreed and instructed staff to add this as a condition for the project.
- o. Commissioner Eddy closed the Public Hearing.
- p. Motion (Schang, Pryor) to approve Resolution No. 6-2019, Resolution for the Planning Commission of the City of Blue Lake Approving a Minor Subdivision, Conditional Use Permit, and Site Plan Approval Application for Casey & Stacia Eliason with two conditions added to Exhibit A; one being meetings with the City and the Blue Lake School prior to each phase of construction for the project and the second being approval by the City Engineer of the protective measure for the Lewis residence.
- o. Motion passed (3-0) with Commissioner Chapman recusing himself.

2. Miscellaneous Planner Items.

- a. Planner Rees mentioned that the O Zone will be addressed by the City Council at their next meeting. Any changes made by the Council will come back to the Planning Commission for consideration.

3. Upcoming Planning Commission Meetings for the next 3 months will be on July 15, August 19, and September 15, 2019.

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

- a. Motion (Shang, Eddy) to adjourn.
- b. Motion passed unanimously.
- c. Meeting adjourned at 8:02 p.m.