

**City of Blue Lake  
Planning Commission Minutes  
March 18, 2019**

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

**Commissioners Present:** Earl Eddy, Richard Platz, and Robert Chapman

**Commissioners Absent:** Matthew Schang and Cort Pryor

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

**Staff Absent:** None

**Public Present:** Steve Wright, Jeff Landen, David Glen, Lin Glen, Rebecca Zettler, Kit Mann, Trevor Estlow, and Kash Boodjeh.

**1. Approval of Minutes: December 17, 2018 Meeting**

- a. Motion (Platz, Chapman) to approve the minutes with the following change:  
“Commissioners Absent: Bob Chapman.”
- b. Motion passed (3-0),

**2. Public Input on Non-Agenda Items**

- a. Kash Boodjeh requested that the sewer lift pump station location be added to the next planning commission meeting agenda.

**3. Approval of the Agenda**

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

**Discussion/ Action:**

**4. Public Hearing/Planning Commission Action: Amendment of the General Plan Land Use Element and Title 17 (Zoning) of the Municipal Code to add an Opportunity (O) Zone that would allow a combination of commercial, manufacturing, and residential uses. The O Zone is proposed to be applied to several properties in the Powers Creek District (formerly Blue Lake Business Park) that are currently zoned Industrial (M) and Light Industry (ML).**

- a. Planner Rees explained that the Planning Commission and staff have been working on the Opportunity (O) zone since June 2017. Planner Rees noted that numerous public hearings have been held to obtain comments from the public and Commission, and that the input received has been incorporated into the draft O Zone. Planner Rees further explained that a variety of comments were received from the public and the Commission at the last Planning Commission meeting in February requesting

- revisions to the December 2017 draft of the Opportunity (O) Zone. These comments primarily related to the development standards and performance standards in the draft O Zone. A main focus of the comments concerned protection of the Powers Creek riparian corridor and trail that runs along the southern edge of the creek.
- b. Planner Rees presented a revised version of the O Zone and mapping which addressed the public comments from the February meeting. The revisions included: 1) alternative language for the requirements related to building height limit, setbacks, and shadow analysis; and 2) revised mapping to apply the Open/Recreation (X) Zone to portions of the Powers Creek riparian corridor and trail system.
  - c. Planner Rees explained the Planning Commission review process for General Plan and Zoning Amendments. He explained that the Commission would adopt separate resolutions for recommending adoption of the O Zone and application of the O Zone to properties in the City. These recommendations would be provided to the City Council for consideration.
  - d. Commissioner Platz inquired why the map shows a gap in the connectivity of the trail.
  - e. City Manager Mager responded that the trail may take a different route once the property is developed.
  - f. The Commissioners were all in agreement that the gap in the trail should be closed and if necessary, may be changed in the future.
  - g. A question was raised why the full length of Taylor Way was not shown as public right-of-way on the map. Planner Rees explained that prior recorded surveys for the Business Park do not show the western portion of Taylor Way as being a separate public right-of-way.
  - h. City Manager Mager also added that the road alignment may be changed as part of future development of the Powers Creek District.
  - i. Planner Rees reviewed the changes to the draft O Zone based on the comments received at the last Planning Commission meeting. The Commissioners discussed the changes.
  - j. Commissioner Eddy opened the Public Hearing.
  - h. Kit Mann (139 Applewood Lane) commented on the riparian area and protecting the trail. He also commented as follows:
    - 1. He provided a handout with his proposed changes to the O Zone.
    - 2. Discussion ensued regarding density, height limits, shadow analysis, and setbacks.
    - 3. He requested a change to the Performance Standards relating to lighting and noise.
    - 4. He stressed that trail connectivity, integrity, and flexibility are all important considerations for the Powers Creek District.
  - h. Planner Rees confirmed that sound attenuation language for point sources of noise (e.g., compressors, generators, etc.) will be included in the final O Zone and that Mr. Mann's comments regarding the trail could be added to the City's trail plan.
  - i. David Glen (124 Applewood Lane) commented as follows:
    - 1. He provided a visual display of the line-of-sight from the trail.
    - 2. He explained that the trail was originally built to be a fire lane and is approximately at least 20 feet wide.

3. He also provided that the visioning for the original project when the Blue Lake Business Park was built was not for a light industrial park.
  4. Discussion ensued regarding building heights and visual impacts.
- j. Kash Boodjeh (341 Broad Street) commented as follows:
1. Regarding density, a discussion ensued about the number of bedrooms versus square-footage ratios in the Mixed-use Zone and proposed O Zone.
  2. He provided that parking requirements may be met with a common parking lot.
  3. He suggested that 3-story buildings may be prohibitive to construct in this area due to the soil conditions.
  4. He stated that building heights should be an important consideration when reviewing future development applications.
  5. He added that by using the center line of the creek versus the trail for setback measurements, this would allow for different experiences along the trail.
  6. He explained that noise complaints in other projects were resolved by window selection and other attenuating features. He suggested that a noise standard of 35 dbA be recommended for interior noise levels.
  7. Privacy is a concern at a height of 35 feet.
  8. He commented that the residential units will fill up once they are built.
- k. Jeff Landen (541 Broad St.) expressed several concerns including:
1. Density of apartments in Blue Lake.
  2. Location of new residential units.
  3. Who pays for the infrastructure?
  4. Trail continuity.
  5. Who is the developer the City is working with?
  6. Minimize paving.
  7. Energy conservation.
- l. Chair Eddy closed the Public Hearing.
- m. Motion (Eddy, Chapman) to extend the meeting to 9:30 p.m.
- n. Motion passed 3-0.
- o. Chair Eddy opened the floor to Commissioner comments and deliberation.
- p. The Commissioners discussed the Housing Element and the requirements by the State for more housing and higher densities.
- q. Motion (Platz, Chapman) to allow for One-bedroom units at a density of 2 per 2,500 square feet of lot area, or a total of 8 one-bedroom, units as a principally permitted use.
- r. Motion passed 2-1.
- s. The Commissioners discussed the Opportunity Zone Section 5 Setbacks, Subsection 5b. They decided that no building or parking or storage area shall be constructed within 25 feet horizontal of the property line that runs parallel to Powers Creek or its tributaries.
- t. The Commissioners next discussed height limits. They agreed that buildings should be limited to 2 stories at a maximum height of 25 feet between 25 and 50 feet of the trail, and buildings should be limited to 2 stories at a maximum height of 35 feet over 50 feet from the trail.

- u. The Commissioners discussed lighting, and all agreed with the language in the draft O Zone.
- v. The Commissioners discussed noise and agreed to wait until Planner Rees has modified the language related to sound attenuation.
- w. Motion (Chapman, Platz) to continue the public hearing to the next Planning Commission meeting.
- x. Motion passed (3-0).

**5. Public Hearing/Planning Commission Action: Amendment of the Open Space/Recreation Zone or X Zone to add Commercial Facilities as a conditionally permitted use type.**

- a. Planner Rees explained the need to amend the Open Space/Recreation (X) zone in order to add Commercial Facilities as a conditionally permitted use type. This use type is currently allowed in the Public Facility (PF) zone and staff also believes it would be useful to have it in the X zone. Revising the X zone to allow commercial facilities would allow uses such as a commercial kitchen at Prasch Hall.
- b. Commissioner Eddy opened the Public Hearing.
- c. No public comments were received.
- d. Commissioner Eddy closed the Public Hearing.
- e. Motion (Platz, Eddy) to adopt Resolution No. 1-2019 Recommending Amendment of Section 17.16.090 of Title 17 (Zoning) of the Blue Lake Municipal Code.
- f. Motion passed 3-0.

**6. Miscellaneous Planner Items.**

- a. None

**7. Upcoming Planning Commission Meetings for the next 3 months will be on April 15, May 20, and June 17, 2019.**

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

- a. Motion (Chapman, Platz) to adjourn.
- b. Motion passed unanimously.
- c. Meeting adjourned at 9:42 p.m.