



City of Blue Lake
Planning Commission Meeting Minutes
Sept 16, 2024

1. **Quorum Established:** Commissioners Present: Cseh, Hogan, Pryor
Absent: Schang

Staff Present: Garry Rees, Mandy Mager, Tonie Quigley, Leanna Brotherton

Public Present: Kent Sawatzky, Julie Christie, Justin Goad, Rebecca Thorton

Meeting Called to Order: 7:01PM

1. **Approval of Minutes with date corrected - May 20,2024**

Motion to Approve with correction: Hogan

Seconded by: Cseh

No Public Comment

Motion Summary: Consensus

2. **Public Comment:**

- Kent Sawatzky: comments on commissioners' need to live within city limits, Measure 0, and strongly supports workforce housing. The Planning Commission may see Erin McClure's property come before them through eminent domain.
- Julie Christie: commented on public comments in the meeting minutes, 0 Zone, comments on surplus lands and housing element.

3. **Motion to Approve the Agenda as Presented:**

Motion by: Hogan

Seconded by: Cseh

Public Comment:

- Julie Christie comments that ordinance should be on the agenda before applications

Motion Summary: Consensus

4. **Action: Application#025-131-006/2024. Exception to the Residential Development Standards in Municipal code Section 17.24.260(A)(5) for Edward Rasmussen to allow a metal roof on a single-family residence at 300 Chartin Road (APN 025-065-010)**

Leanne presents the staff report. Rasmussen has applied for an exception to the residential development standards. Metal is not a principally permitted material. Justification includes longer lasting, similar to other residences in Blue Lake and is consistent with his shop, that's also located on his property.

Public Comment:

- Kent Sawatzky: comments that metal is the future of roofing, shouldn't have to be fancy. The lifetime of metal roofs is considerably longer, is noncombustible. Could be preventable to people that cannot afford.
- Julie Christie: States that she concurs with Kent; asked if it applies to commercial, or only residential

Commissioners: Pryor we've been through this application process 4 or 5 times.

Motion to Approve Application#025-131-006/2024

Motion: Hogan

Second: Cseh

Motion Summary: Consensus

5. **Action: Application #025-065-010/2024. Exception to the residential Development Standards in Municipal Code Section 17.24.260(A)(5) for Ryan McCutchen to allow a metal roof on a single family residence at 241 F Street (APN 025-065-010).**

Planner Leanne Bretherton presents the staff report. Findings in support of metal roofing includes longer lasting material, fire resistant, improved drainage, consistent with neighborhood.

Public Comment:

- Julie comments on people waiting to get their roofs because of lack of Planning Commission meetings and paying two SHN employees tonight.

Public Comment Closed.

Motion to Approve Application#025-065-010/2024

Motion: Cseh

Second: Hogan

Motion Summary: Consensus

6. **Public Hearing/Action – Amendment of Municipal Code Section 17.24.260 (Development Standards) to allow metal as a roofing material on single-family residents subject to specific design criteria.**

Commissioner Pryor reads the proposed action.

Garry Reese reads the staff report. The Commission had asked staff to bring this item forward in Dec. 2023. Historically people didn't like the tin/corrugated materials available at the time.

Newer materials are much more aesthetically pleasing and durable than in the past. This only applies to single family residences.

Public Comment:

- Kent Sawatzky: comments on environmental issues associated with composite roofing, standing seam is expensive. What if people came before the commission for exceptions for tiny homes.
- Julie Christie: Comments concur with Kent, specific restrictions will lead to more exceptions. Add industrial and/or commercial to reduce projects going before the commission.

Public Comment Closed.

Commissioners/Staff Discussion

- Commissioner Hogan thanks the staff for bringing this forward. Development standards are more descriptive than other materials. Is this going to be limiting in anyway> Will there be new materials/technology in the future that we need to consider
- Garry Rees: states that this description is consistent with the most common types of roofing that we have seen.
- Commissioner Cseh states that metal roofing can have issues, including fading and noise. Questions “glare”; how is this accommodated?
- Garry Rees: The language regarding glare is to reduce nuisance issues
- Commissioner Pryor: The language provides an opportunity for staff and the commissioners to evaluate potential issues, asks for clarification on the development standards for commercial buildings
- Garry Rees: We don’t have development standards for commercial buildings, but rather design guidelines.

Motion to Adopt Resolution No.1-2024

Motion: Hogan

Second: Cseh

Motion Summary: Consensus

7. **Discussion: Amendment to Municipal Code Chapter 15.08 – Sidewalks, Curbs and Gutters to allow stormwater low impact development (LID) improvements as an alternative to the standard design specifications for sidewalk, curb, and gutter.** Garry Reese provides an overview of the report: infill projects have been triggering the sidewalk requirement. This impacts drainage issues, creates sidewalks to nowhere and localized flooding. ADA impacted with patchwork sidewalks. Standard specifications don’t apply, but it requires the applicant to put money into a fund for future development.

Staff looked at ways to make improvements outside the standard sidewalks, including drainage /LID. City engineer prepared LID standards that can be scaled up or down as appropriate. May not be appropriate to do anything.

Public Comment:

- Kent Sawatsky: comments that he has done much work around Blue Lake. Spoke to old ways of doing this type of work. Safety issues for children. Flexibility great , but where should money be put for work on other side of the street. Supports moving in this direction.
- Julie Christie: comments on truck route, wants to hear planning report, not managers report (report **was** included in packet)

Commissioner/Staff Discussion:

Commissioner Hogan appreciated flexibility and encourages looking at additional options. Trails; could money go into a fund that could support development or improvements

Commissioner Cseh – Supports the flexibility and the need to do pedestrian improvements.

Commissioner Pryor supports a plan that identifies connectivity/pathways: what happens if the bond/cash was never used?

Staff instructed to bring back future options to add to the list.

Public Comment:

- Julie Christie: comments that the commissioners didn't have a report in their packet. (*all commissioners did have the report in their packet)

8. Motion to Adjourn: 8:06PM

Motion by: Hogan

Seconded by: Cseh

Motion Summary: Consensus