

Mt. Shasta City Council Regular Planning Commission Meeting Approved Minutes

Mt. Shasta Community Center, 629 Alder Street
Tuesday, 19 July, 2016; 6:00 p.m.

“Our mission is to maintain the character of our “small town” community while striking an appropriate balance between economic development and preservation of our quality of life. We help create a dynamic and vital City by providing quality, cost-effective municipal services and by forming partnerships with residents and organizations in the constant pursuit of excellence.”

STANDING AGENDA ITEMS

1. Call to Order and Flag Salute: At the hour of 6:00 p.m. Chair Higuera called the meeting to order and led the audience in the Pledge of Allegiance.
2. Roll Call: Commissioners Present: Commissioners Acord, Clure, Pardee, Beck, Wagner, and Chair Higuera Commissioners Excused: Commissioner Findling
3. Approval of Minutes: June 21, 2016 Planning Commission General Meeting Minutes Moved to Approve – 1st - Commissioner Wagner, 2nd - Commissioner Clure AYE: Commissioners Acord, Clure, Beck, Wagner, and Chair Higuera NO: ABSTAIN: Commissioner Pardee EXCUSED: Commissioner Findling
4. Special Presentation: A. General Plan: Noise Element Work Program City Staff: Presentation on California Office of Planning and Research recommend amendment work plan. Commissioner Pardee: Supports exploring proactive goals of supporting comfortable noise activities Chair Higuera: Discussion on land use issues could lead to noise that some may find favorable and others non-favorable. Commissioner Wagner: Discussion on specifics of noise study and measurements. Supports special event focus of study Commissioner Acord: Discussion on specifics of noise study and measurements. Commissioner Clure: Support for special event focus and discussion on goals oriented to supporting special event regulations Commissioner Beck: Discussion on keeping the “Quiet Town” character with special events. B. Marijuana Dispensaries & Cultivation City Staff: Presentation of current trends in planning for marijuana dispensaries and cultivation. Chair Higuera: Discussion on moratorium and process for Home Occupation Permits Commissioner Beck: Discussion on alternatives for programs, policies, and ordinances
5. Public Comment: N/A
6. Consent Agenda: N/A
7. Action Item: Approval of General Plan Noise Element Work Program

City Staff: Presentation of staff report related to Noise Work Program

Gina Munday – Railroad noise and does not have an issue with noise in the city. The horn is an issue with night time noise. Avoid big city issues like noise

Lana Smith – Feels there needs to be an ordinance related to noise. Does not feel guests and tourists want to be disturbed. Feels that some land use types like Commercial may be able to make too much noise.

Chair Higuera: Recommend noise study

Commissioner Acord: Updating the Noise Element is advantageous with the possibility for an ordinance in the future

Commissioner Pardee: Discussion on goals

Goals:

- Determine appropriate levels for land use types
- Determine appropriate levels of noise of venues that are frequently used for special events
- Determine levels of noise for temporary events
- Determine appropriate grandfathering and transitions of current uses

Approval of goals 1st – Commissioner Pardee, 2nd – Commissioner Beck

AYE: Commissioners Acord, Clure, Beck, Wagner, and Chair Higuera

NO:

EXCUSED: Commissioner Findling

8. Action item: Approve Recommendation of Amendments to Chapter 18.96 Medical Marijuana Dispensaries

Commissioner Wagner: Discussion on location and ordinance language

Commissioner Acord & Pardee: Discussion on security plan, Alcohol Beverage Control regulations of alcohol, and pricing for permits

Chair Higuera: Discussion on age of workers and dispensary clients

Gina Munday: Would like to table the matter to after the November vote. The current zoning is very restrictive as to where the business can locate. Deliveries are not allowed and that can be difficult for some of the patients. Children with recommendations should be allowed.

Elizabeth Tabor: Concerns about state laws changing and should wait on passing an ordinance. MMRSA designed for medical Prop 64 is for recreational. Comingling medical and recreational could pose tax issues for dispensaries. Draft a recreational dispensaries ordinance instead of including the two types. The two different types of marijuana should stay separate.

Chair moved to recess at 7:45pm. Meeting resumed at 7:52pm

Planning Commission: Discussion on requiring the security plan in the application, would like to have separate ordinances, table the discussion until we have a map with where everything. Schools, parks, and

child facilities, and daycares. 1000 and 500 foot maps

Continuation to the next meeting, 16 August 2016.

9. Action Item: Approve Recommendation of Moratorium Concerning Marijuana Cultivation and Related Industry

City Staff: Discussion of staff report on suspending development related to cultivation and product manufacturing until more research can be done.

Lana Smith – Concerned about the water usage of water and the ability for people to come into the community and price up the land. Feels the city does not have enough enforcement.

Commissioner Pardee – Discussion on if we can cultivate in current zoning or land type.

Move to approve the recommendation for a temporary moratorium, 1st – Commissioner Acord, 2nd – Commissioner Pardee

AYE: Commissioners Acord, Clure, Beck, Wagner, and Chair Higuera

NO:

EXCUSED: Commissioner Findling

10. Commission and Staff Comments:

City Planner: The Conditional Use Permit that was presented at the previous meeting has since been discontinued by the Applicant. The Applicant did not wish to continue with the application. Additional, discussion on property on Old Mccloud Rd and the long term rentals

Commissioner Pardee: Discussion on Alma Street repair

Commissioner Wagner: Discussion on creek near Rite Aid and the need to clean-up trash

11. Future Agenda Items – Future items are topics brought to the Planning Commission from a public petition, city staff, Planning Commission member(s), and City Council for review and action. All dates refer to first introductions to the Planning Commission and can be altered due to time and priority level.

- a. Solar and Alternative Energy Options – 8/16/2016
- b. Noise Ordinance – 9/20/2016
- c. Smoking Limitations – 10/18/2016
- d. Sign Ordinance – 10/18/2016
- e. Orchard Property Annexation & Development Plan – 10/18/2016
- f. Lighting Ordinance – 11/22/2016
- g. Wayfinding Program – 12/20/2016
- h. Broadband Plan – 12/20/2016

12. Adjourn: There being no further business, the meeting was adjourned at 8:25 p.m.

Respectfully Submitted by: Juliana Lucchesi, City Planner