

Mt. Shasta Regular Planning Commission Meeting Minutes

City Park Upper Lodge 1315 Nixon Rd.
Mt. Shasta Tuesday, May 21, 2019; 6:00 p.m.

Item

STANDING AGENDA ITEMS

1. Call to Order and Flag Salute – Chair Findling called to order at 6:00PM

2. Roll call

Present: Chair Findling, Commissioners Saryon, Beck, Pardee, Higuera, Kirby, and McDowell

Absent: None

3. Public Comment:

Stan Swenson: Discussion on permit streamlining act and Freeze Mini-Storage and Car Wash Project

Alexandra Nunn: Discussion on Dream Inn impact on live music and other businesses downtown. Support for implementing a noise ordinance.

4. Meeting Minutes:

Meeting Minutes for Regular Meeting February 19, 2019

COMMISSION ACTION: Motion to approve meeting minutes as submitted.

MOVED: Commissioner Beck

SECOND: Commissioner Saryon

AYES: Chair Findling, Commissioners Higuera, Pardee, Saryon, McDowell, Beck, and Kirby

NOES:

ABSTAIN:

Meeting Minutes for Regular Meeting March 19, 2019

Commissioner Beck: Correction to minutes to clarify that he is in support of outdoor music venues on the Roseburg Property.

COMMISSION ACTION: Motion to approve meeting minutes with amendment.

MOVED: Commissioner Higuera

SECOND: Commissioner Saryon

AYES: Chair Findling, Commissioners Higuera, Pardee, Saryon, McDowell, Beck, and Kirby

NOES:

ABSTAIN:

5. Public Hearing: Golden Eagle Charter School CEQA, Parcel Map, and Architectural Design Application

Presentation of Staff Report

Commissioner Higuera: Discussion on left turn lanes and traffic management practices. Support for safe crossings. Concern for the removal of residentially zoned property. Discussion on repurposing plans. Question on ways to mitigate failed large projects.

Commissioner Beck: Discussion on lighting, noise, and congestion during peak times on the neighborhoods.

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Commissioner Saryon: Discussion on use of Cedar Street for through traffic. Support for facility location and aesthetics.

Commissioner Pardee: Concern for the traffic in the area and on Pine Street. Concerned for outdoor recreation for children. Request for plans on how the wetlands will be taken care of.

Commissioner Beck: Discussion on sound walls and the design and material of the noise.

Chair Findling: Pine Street mitigation for slowing street

Public Hearing Opened 6:12PM:

Project Applicant (PA), Nick Trover (Project Manager) and Shelley Whitley (Golden Eagle School Administrator): Presentation of Golden Eagle structure, project, and answer concerns of Planning Commission.

Commissioner Pardee: Question on typical school day

PA: Discussion on school day schedule and events

Saryon: Question on growth for school

PA: Discussion on consistent increase in attendance

Commissioner Beck: Discussion on on-street parking and lighting plan

City Staff: Explanation on on-street parking impacts and hospital involvement

Commissioner Kirby: Discussion on opening other gym and field facilities to public

PA: Discussion on hope for more funding to construct to move forward with other project phases

Commissioner Kirby: Discussion on construction timeline

PA: timeline is 9 to 10 months after permitting approval

Commissioner Kirby: Discussion on where the 500 students are coming from

PA: students are in the county and city

Kirby: Discussion on total occupancy

PA: Approximate amount will be determined by City Staff based on Fire and Building Code

Kirby: Question on who pays for improvements

City Staff: Developer but City may share costs for larger improvements that benefit other areas

McDowell: Building plan progress?

PA: Detailed plans come after entitlements (entitlements are approval from Planning Commission for Conditional Use Permit)

Commissioner Higuera: Question on lighting plan and request for more subtle lighting. Question on height of parking lighting. Butte College and vet hospital are examples of subtle

PA: Lighting plan representation may not be as severe as computer rendering. Lighting standards may be a certain height that has to be applied.

Chair Findling: Question on outdoor playground

PA: Desire to include a playground onsite

Johanna, Neighbor. Discussion on creek and headwaters. Discussion on walking trails and scenic views. Request movement of driveway to northern side of the property. Concerns with the development. Not in favor of the development.

Geneva Omann: Questions regarding noise and lighting impacts on wildlife. Question on what other agencies said about the issues.

Jonathan Porvella, Neighbor. Discussion on location of the school near interstate 5 and the impacts on children. Discussion on the appropriateness of the location of the school. Concern over creek location on the southern portion of the parcel.

PA returns to answer questions and address public concerns

Commissioner Saryon: Question on other project location

PA: Difficulty on finding other parcels and sites. Discussion on wetland presence and desire to maintain the property.

Commissioner Pardee: Discussion on wetland delineation map and location on vegetation buffers.

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Commissioner Saryon: Discussion on movement of the facility north and investing in a “living” edge between the drive and the creek.

Commissioner Beck: Question on acreage and availability of other locations.

PA: Discussion on other locations that area available.

Public Hearing Closed 6:47PM

COMMISSION ACTION: Motion to postpone item to June 18, 2019 regular Planning Commission meeting.

MOVED: Commissioner Higuera

SECOND: Commissioner Beck

AYES: Chair Findling, Commissioners Higuera, Pardee, Saryon, McDowell, Beck, and Kirby

NOES:

ABSTAIN:

6. General Plan: Wetland Definition

City Staff Presentation of Staff Report. Derek presentation of new wetland definition.

Commissioner Pardee: Question on including vegetation and why that is different in different areas.

Commissioner Pardee: Question on wetland types and

Chair Findling: Discussion on finding a better map of

No Public Comment

Discussion: Saryon: Discussion on what type of recommendation is asked for. Discussion on direction. Support for moderate inclusion not strict.

Higuera: Support for very inclusive

Saryon: What does it look like? Discussion on providing a map and visual the impact on development.

Findling: What does less inclusive, moderately inclusive, and very inclusive. Supportive of providing a goal

Pardee: Discussion on southern Oregon plan to preserve wetlands for use of stormwater runoff. Functional wetlands.

COMMISSION ACTION: Direction Given. Item Continued.

7. Planning Commissioner Candidate Interview Questions

Presentation on current questions and possible questions.

Commission questions on wording and how to determine a good Planning Commissioner candidate

No Public Comment

Commission discussion and unanimous favor for questions 1, 3, 6, and a combination of 10 and 5.

Commission discussion and favor of introduction sections explaining role of Planning Commission and duties.

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COMMISSION ACTION: Unanimous approval for discussion items to be transmitted to City Council for approval and use on future Planning Commission candidates interviews.

8. 2018 General Plan Annual Progress Report

Presentation of 2018 annual progress report.

No Public Comment

COMMISSION ACTION: Unanimous approval of transmitting report for City Council approval

9. Commission and Staff Comments

Commissioners Higuera and Pardee not present for next meeting

City Staff: Update on building permits

Commissioner Beck: Comment on Stan Swenson comment. Question on development and support movement forward either taking it off or agendaing it. Discussion on cannabis licensing. Request for printed maps with city limits.

Commissioner Pardee: Cut pear trees at Valero. Discussion on tree replacement for the Valero.

Commissioner Higuera: Question on the freeze project

Commissioner Saryon: Discussion on deli on chestnut.

9. 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. **Items that are bolded correlate with the General Plan Revision Process**

- a. Off-Street Parking Requirements – 3/19/2019
- b. Golden Eagle School Development CUP, Parcel Map, and CEQA Public Hearing –3/19/2019 (Tentative)
- c. Water Efficient Landscaping Ordinance – 4/16/2019
- d. Freeze Mini-Storage and Car Wash Project CUP and CEQA – TBD

10. Adjourn – Adjourned at 9:07 PM