

## **Mt. Shasta Regular Planning Commission Meeting Minutes**

City Park Upper Lodge 1315 Nixon Rd.  
Mt. Shasta Tuesday, September 17, 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, Beck, Higuera, Saryon, McDowell, and Kirby

**Absent:** Commissioner Pardee

\*Note: Commissioner Pardee is absent due to a conflict of interest with action item 5 on the agenda.

**3. Public Comment: None**

**4. Meeting Minutes:**

A. Meeting Minutes for Regular Meeting July 16, 2019

COMMISSION ACTION: Motion to approve minutes with minor typo corrections

MOVED: Commissioner Higuera

SECOND: Commissioner Beck

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

NAYS

ABSTAIN:

ABSENT: Commissioner Pardee

B. Meeting Minutes for Regular Meeting August 20, 2019

Request for clarification on NOE acronym which means Notice of Exemption under the California Environmental Quality Act (CEQA).

COMMISSION ACTION: Motion to approve minutes with name and typo corrections

MOVED: Commissioner Beck

SECOND: Commissioner Kirby

AYES: Chair Findling, and Commissioners Beck, McDowell, and Kirby

NAYS

ABSTAIN: Commissioners Saryon

ABSENT: Commissioner Pardee

**5. Freeze Mini Storage and Car Wash Project – Public Hearing**

City Staff: Presentation of staff report.

Clarifying questions on project details and California Environmental Quality Act (CEQA) documentation. Question on monitoring of wastewater

Jim Freeze, Applicant: Presentation of project, discussion and answering of Planning Commission questions.

**Public Hearing Opened at 7:47 PM**

Francis Mangels: Discussion on biological and hydrologic report in CEQA study. Opposed to additional car wash

John Keyho: Concern for noise from the development. In favor of noise abatement options

Hilary Stewart: Neighbor opposed to the proposal. Noise and light concerns

Paul Lennon: Neighbor concerned with noise, traffic, snow storage, and landscaping.

**Motion for recess at 8:00 PM****Resume Meeting at 8:08 PM**

Wayne Huisman: Owner of other car wash. Discussion on difficulty to run the car wash in a profitable way. Not in favor of additional car wash.

Roslyn McCoy: Discussion on Big Lakes Project and concern over adequate water pressure for fire.

Christina Casellic: Concerned over the loss of natural beauty near the trailhead. Not opposed to business but opposed to that location for it.

Stephen Layman: Neighborhood concerned with outdoor impacts of the development, specifically chemicals, odor, and hazardous waste storage.

Melissa Doyle: Neighbor concerned with traffic and lighting from the car wash. Believes car wash will add to the pollution of the area and the entrances of the development.

Rick Demarest: Concerned over traffic, noise, and maintenance of the roadway. Question on who polices the mitigations

Peggy Risch: Discussion on neighborhood compatibility. Concern over missing documents like grading, architectural, and lighting. Request for Environmental Impact Report.

Vickie Gold: Believes that the uses are not compatible, and the environmental document is not adequate. Opposes the application.

Dale LaForest: Believes that the environmental study is not adequate regarding lighting, stormwater, and noise. Believes there is no adequate water pressure. Concerned about greenhouse gases and lighting.

Raven Stevens: Commenting on behalf of the Siskiyou Humane Society, concerned over traffic and sewer in the area.

Betty Kreeger: Discussion on noise and the General Plan. Concerned over noise of the car wash project.

Dan Nelson: Concern over the condition of the ground and previous development leaving Caltrans rubble. Opposes the mini-storage in the zoning.

Stan Swenson: In favor of the development and feels that all of the information is adequate.

Concern over the development of Mt. Shasta and the tough processes.

Johanna Altofer: Concern about intangibles and the surrounding area. Discussion on timing of reviews. Discussion on future development and need for priorities.

Applicant: Discussion on project and address questions concerning the viability of the business, different uses for the property, and odor of the car wash not existing.

**Public Hearing Closed at 9:03 PM**

Beck: Discussion on property history and compatibility of the use and the surrounding area. The Car Wash is not suitable for the area. Mini-storage is more compatible. Not in favor of a noise wall. Consider a compromise of striking the car wash and keep mini-storage. Not in favor of another car wash and the impact it could have on the surrounding area.

Saryon: Attempt to balance concerns. Not feasible to keep lot empty due to zoning. There is mini-storage and car wash in C-2 but built before this area and this is a different situation. Development would impact the residences the most. Concern over the car wash portion concerning the noise, traffic, and surrounding uses. Not comfortable with approving the Car wash. Would support EIR to ensure concerns are addressed.

Higuera: Not in favor of the car wash. Undecided on mini-storage. Concern over lighting. In favor of denying car wash. Not decided on mini-storage

McDowell: Not in favor of the car wash use. Not decided on mini-storage and needs more

information.

Kirby: In favor of growth and business development. Believes that the car wash does impact people. Not opposed to either development. Not necessarily in favor.

Findling: Find that the two portions of the projects are different. Feels that noise mitigations is satisfactory. Traffic impacts and cumulative impacts needs to be considered. Inclined to the deny the car wash. Concerned about grading, storage of hazardous chemicals in storage, and lighting of the mini-storage area. Wants lighting, grading, dust during construction, and more architectural information.

COMMISSION ACTION: Motion to request additional information from City Staff regarding grading, stormwater, additional architectural design information, lighting plan, dust control, storage of hazardous chemicals in mini-storage, and odor from car wash.

MOVED: Commissioner Beck

SECOND: Commissioner Kirby

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

NAYS

ABSTAIN:

ABSENT: Commissioner Pardee

COMMISSION ACTION: Motion to deny the car wash portion of the application.

MOVED: Commissioner Higuera

SECOND: Commissioner Saryon

AYES: Chair Findling, and Commissioners Beck, Saryon, and Higuera

NAYS: Commissioners McDowell and Kirby

ABSTAIN:

ABSENT: Commissioner Pardee

COMMISSION ACTION: Motion to table mini-storage portion of the application until additional information is received

MOVED: Commissioner Saryon

SECOND: Commissioner Higuera

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

NAYS:

ABSTAIN:

ABSENT: Commissioner Pardee

## **6. Commission and Staff Comments**

Higuera: Discussion and question on traffic control at Berryvale crosswalk

City Staff: Discussion on lack of funding for traffic lights at crosswalk

McDowell: Discussion on Alma Street Construction and Farmer's Market conflict

Beck: Discussion on crosswalks and pedestrian interaction with vehicles. Students crossing near Sisson. Discussion on sound and noise ordinance related to live music.

Saryon: Question on previous ordinances passed by Commission and action by City Council

**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**

**\*\*Announcement that the Special Meeting scheduled for September 24, 2019 is cancelled due to posting error.**

- a. Off-Street Parking Requirements – 10/15/2019
- b. Roseburg Specific Plan Revision – 10/15/2019
- c. Golden Eagle Charter School Parcel Map, Conditional Use Permit, and Architectural Design – TBD

**10. Adjourn** – Adjourned at 10:03 PM