

INTRODUCTION TO THE LAND USE ELEMENT

The Land Use Element presents a generalized picture of anticipated physical development and provides a plan for Blue Lake's present land use needs and future growth. It takes into consideration the social, economic and environmental characteristics of Blue Lake. Policies were created to make sure that land-use decisions are consistent with the plan; specific measures necessary to implement those policies are identified as well.

The City is concerned that growth, necessary for the vitality of the town, occurs while those qualities that make Blue Lake a desirable place to live are retained. The policy development process centered around Blue Lake's primary concerns – the rural character and economic condition, within the constraints of its existing physical environment. The City is also concerned that the needs of the town as a whole be balanced with the rights of private property owners.

Community development and sustainability are at the heart of the goals developed in this General Plan. *Community development* refers to all aspects of development including: (1) new residential and commercial development, such as new housing or a new retail commercial use; (2) economic development such as jobs, income, fiscal health, and expansion and attraction of businesses; and (3) relationships between different areas of the City and how those areas serve the needs of the community. *Sustainable development* has become a popular planning expression used abundantly but often not understood. Sustainable development represents an approach to community development that Blue Lake residents and businesses want to achieve with this General Plan. A brief description of sustainable development is provided below.

“Sustainability” in this General Plan conveys long-term interdependent economic and environmental goals that promote efficient land use. It is a way of thinking and acting responsibly with respect to environmental, social, and economic issues at ever-widening levels of awareness or “integration.” What is done at the project or local level can affect all levels of the environment, including the local community, neighboring regions, the country, and the world. While this Plan cannot radically change the nature of Blue Lake, the goal and intent is to encourage a livable and sustainable community over time.

Blue Lake's rural character is defined by its location and natural surroundings, its sense of community, small town appearance and historical structures. Blue Lake's economic condition is defined by the available commercial services, job opportunities, Business Park development and by the service level and condition of public facilities and services.

Those issues considered basic to the rural character and economic condition of Blue Lake include:

- Density of residential and other land uses.
- Pattern of distribution of land uses within the City.
- Compatibility of different land uses; harmony among different land uses.

Introduction to the Land Use Element

- Character of specific land use types and their contribution to the overall character.
- Contribution of the various land use types to Blue Lake's economic condition.
- Amount of land allocated to each land use.
- Condition and capacity of public facilities necessary to support specific land-use types.

Each land use in Blue Lake is considered relative to these primary concerns. Land use types are:

RESIDENTIAL

COMMERCIAL

INDUSTRIAL

AGRICULTURE

RECREATION/OPEN SPACE

PUBLIC/SEMI-PUBLIC FACILITIES

Each of these land use categories are discussed in the sections that follow.

The Goals and Policies that defined the general land-use and growth in Blue Lake are described in the General Issues section.

GENERAL ISSUES

The Goals and Policies in this section address land-use issues generally and provide the framework for the policies developed for specific land-use types. Throughout the Land Use Element, policies and implementation measure have been arranged to correspond to each goal. Lettered implementation measures are grouped together and follow the related goal and policies.

A. Character

GOAL: TO RETAIN THE RURAL CHARACTER OF BLUE LAKE AS AN IMPORTANT QUALITY AND SOURCE OF COMMUNITY IDENTIFICATION.

POLICIES; Character;

POLICY 1. All densities shall be considered with respect to the general density of the City and to the neighborhood concerned.

POLICY 2. Open spaces shall be equitably distributed throughout the City; these shall include existing parks, private and group open spaces in residential development, the old blue lake, Powers Creek, vegetation buffer zones between different land uses and common open space for clustered housing developments.

POLICY 3. Landscaping areas in private developments shall be required to ensure adequate open space on a site-by-site basis.

POLICY 4. Private developments should be designed to incorporate a maximum of open space area for private and/or public recreational opportunities and aesthetic values.

POLICY 5. Preservation of private open spaces associated with historic properties should be encouraged.

POLICY 6. The City should encourage development of property in accordance with the general density and rural character.

POLICY 7. Rehabilitation of existing residential and commercial structures shall be encouraged as a contributing factor to the City's character.

POLICY 8. The City shall encourage preservation of all historically significant properties.

POLICY 9. Congruous and compatible development shall be encouraged.

IMPLEMENTATION; Character;

- a. Maintain the minimum lot size at 6,000 sq. ft. and review and alter, as necessary, setback requirements.

General Goals and Policies

- b. The City should investigate incentives for rehabilitation of existing residential and commercial structures.
- c. The City shall continue to undertake to identify all historically significant properties.
- d. The City should investigate incentives for rehabilitation of historically significant properties.
- e. The City should encourage owners of historic structures to apply the City's Historic Overlay Zone (Zoning Ordinance Section 17.20.060) to their properties.
- f. The Zoning Ordinance shall be reviewed to ensure the following: Principally Permitted Uses in any given zoning district shall be those allowable uses most compatible with adjacent uses including those in adjoining zoning districts. Allowable uses of potential incompatibility shall be subject to performance standards for issues normally addressed as conditions of approval or designated as Conditionally Permitted Uses, subject to the public hearing process.

B. Utilities and Services

GOAL: TO PROVIDE THE BASIC CITY SERVICES IN SUCH A WAY AS TO ASSURE A PLEASANT LIVING AND WORK ENVIRONMENT IN BLUE LAKE.

POLICIES; Utilities and Services;

POLICY 1. The City shall make provision of the following services a priority:

police protection
fire protection
water service
sewer service
public transit
garbage service
maintenance of City property
adequate circulation system (streets and trails)

POLICY 2. In budgeting for future improvements, the City should endeavor to implement public service projects which have the lowest long-term or lifetime costs. Proposed public works improvements within the City limits shall have priority over those outside the City.

POLICY 3. Solid waste, whether public or private, shall be properly collected, stored and transported to protect public health and safety and to ensure a clean community appearance.

POLICY 4. The City shall not allow development which would exceed the City's sewage treatment capacity; nor shall the City knowingly allow development which could adversely affect water quality in the Mad River.

POLICY 5. Development should be encouraged to achieve efficient use of existing public utilities and services.

POLICY 6. In approving development, the City shall be consistent in requiring street improvements, sidewalks, curbs, gutters, fire protection systems, utility undergrounding and other pertinent improvements.

POLICY 7. The City shall provide adequate supply of good quality water to all current users; new users shall be accommodated without diminishing existing levels of service.

POLICY 8. The City shall reserve sewer capacity for the residential build-out projected in the Housing Element. Any remaining unallocated sewer capacity shall be made available to non-residential uses as approved by the City Manager and/or City Council.

POLICY 9. The City should apply to the Local Agency Formation Commission (LAFCO) to provide services (i.e. water and sewer) to users outside the City limits when determined to be in the best interests of the City.

POLICY 10. The City should develop an integrated service policy with the Blue Lake Rancheria to guide decisions relating to roads, transit service, water and sewer lines and other pertinent matters affecting the two entities.

POLICY 11. Due to limited remaining sewer capacity, large water users/strong dischargers shall be required to use alternative treatment/pre-treatment methods, where feasible, rather than the City sewage treatment system.

POLICY 12. Fees shall be charged by the City for water and sewer system users; these fees shall be determined equitably, based on the entire system costs. Multiple uses of the same hookup shall be discouraged unless sufficient justification, as determined by Public Works, can be provided to do otherwise.

POLICY 13. Undergrounding of Utility lines shall be required for all new development.

IMPLEMENTATION; Utilities and Services;

- a. The City Council should make the provision and maintenance of the priority services an annual funding priority (See Policy 1).
- b. The City Council should make it a priority to evaluate the adequacy of the above services and the capacity for serving new development.

General Goals and Policies

- c. The City should develop an annual Capital Improvements program for major construction, repair, and replacement of public facilities. During the upcoming period, for instance, the City should consider the following capital improvements:
 - Improvements to the sewer treatment plant to increase capacity to accommodate new commercial and industrial users
 - Rehabilitation of the water distribution and sewer collection systems to fix structural problems
 - Installation of a scada communication system that would be monitored by the Humboldt Bay Municipal Water District (HBMWD)
 - Road and utility extensions to serve the remaining vacant land in the Business Park
 - Recertification of and structural improvements to the Mad River Levee
 - ADA improvements throughout the City including paving of the main parking area and walkways at Perigot Park
 - Repaving of various road sections throughout the City including the truck route
 - Construction of sidewalks/trails along heavily used pedestrian routes
 - Stormwater improvements to minimize flooding along Powers Creek and other smaller drainages in the City
 - Installation of additional bus stops in centrally located areas of the City
 - Replacement of City streetlights with LED bulbs
- d. Standard improvement requirements for streets, sidewalks, curbs and gutters, traffic controls, parking, fire protections systems, undergrounding of utilities and other pertinent improvements should be reviewed for consistency with the above policies.
- e. The City should encourage “neighborhood watch”-type programs to augment police protection.
- f. The City should consider requiring commercial and multi-family residential uses to have garbage/recycling services as provided for in Municipal Code Section 13.04.050.B.9 (Mandatory Collection) of Chapter 13.04 (Solid Waste Management).

- g. The City should establish a phased development plan, with an emphasis on the City Center and Business Park, to implement the efficient use of existing public utilities and services.
- h. Pre-treatment of industrial wastewater shall be required for users that discharge large volumes or users that discharge high level BOD wastewater.

C. Environmental Protection

GOAL: TO PROMOTE AND PROTECT THE QUALITY OF THE NATURAL AND HUMAN ENVIRONMENT IN BLUE LAKE AND ITS ENVIRONS.

POLICIES; Environmental Protection;

POLICY 1. The City shall consider all development with respect to potential impacts on environmental quality.

POLICY 2. Developers shall be encouraged to design projects so as to avoid topography changes and unnecessary stripping of natural foliage. Where feasible, existing trees and terrain shall be preserved by fitting streets and building sites into the landscape with minimum disturbance of the land, its natural vegetation and creek ways. Developers shall be encouraged to use existing natural vegetation and topographic features to provide required open space and landscaping.

POLICY 3. The City shall minimize the impacts of flooding, in areas designated by F.E.M.A. to be subject to flooding, by:

- A. Restricting or prohibiting uses which are dangerous to health, safety and property due to water or erosion hazards, or which result in damaging increases in erosion or in flood heights or velocities;
- B. Requiring that uses vulnerable to floods, including facilities which serve such uses, be protected against flood damage at the time of initial construction;
- C. Controlling the alteration of natural flood plains, stream channels, and natural protective barriers, which help accommodate or channel flood waters;
- D. Controlling filling, grading, dredging and other development which may increase flood damage; and
- E. Preventing or regulating the construction of flood barriers which will unnaturally divert flood waters or which may increase flood hazards in other areas.

POLICY 4. The City shall encourage site design that maximizes on-site retention of stormwater and minimizes discharge to the City's storm water system.

General Goals and Policies

IMPLEMENTATION; Environmental Protection;

- a. All development proposals requiring discretionary approval shall be subject to the environmental review process. Any given project shall not be approved unless it can be found to have no significant environmental impacts, or potential impacts can be mitigated to a level of insignificance as defined by CEQA and determined by City staff, or findings as to significant effects can be made in accordance with the CEQA Guidelines (as adopted by the City of Blue Lake).
- b. Those trees that have visual or recreational value to the community shall be considered community resource trees. The City should undertake to identify those trees considered to be a community resource and develop a plan for their maintenance. The plans shall include an exception procedure for the removal of hazard trees that pose an imminent danger to people or structures.
- c. The City shall promote the public health, safety, and general welfare and minimize private and public losses due to flood conditions through development and implementation of a floodplain management ordinance.
- d. When reviewing development applications City staff shall encourage the installation of low impact development (LID) or similar improvements that will minimize site runoff from entering the City's storm water system.

D. Sense of Community

GOAL: TO ENCOURAGE A SENSE OF COMMUNITY AND CIVIC PRIDE IN BLUE LAKE.

POLICIES; Sense of Community;

POLICY 1. The City shall encourage Citizen participation in matters of community interest and concern.

POLICY 2. The City should promote neighborhood organizations and involvement in improving local services, facilities and living conditions.

POLICY 3. The City should collaborate with the Blue Lake Rancheria and engage in open dialogue in matters of interest to the community.

POLICY 4. Future annexations shall be staged to relate physically, socially and economically to the community of Blue Lake.

IMPLEMENTATION; Sense of Community;

- a. The City Council should make an effort to include, in its annual budget, monies for involving the community in City policy development.

- b. The City should provide recreation facilities for all ages.
- c. Events to bring citizens together may be encouraged by means of:
 - City and privately sponsored events
 - Brochures, for new residents, describing City services and ways to become involved in the community.
 - Public projects including City clean-up, City landscaping and street-tree planting, and public building projects.
- d. A community program to keep yards, alleys and vacant properties clean and attractive should be investigated.
- e. Neighborhood watch, disaster preparedness, and similar types of programs should be encouraged to promote citizen involvement and a sense of neighborhood, as well as reducing the impact of limited police services.
- f. The City should coordinate with the Local Agency Formation Commission (LAFCO) to develop a Sphere of Influence (SOI) that includes priority areas for urban development and protection of resource lands.

E. Economic Activity

GOAL: DEVELOP A HEALTHY LEVEL OF ECONOMIC ACTIVITY FOR BLUE LAKE.

POLICIES; Economic Activity;

POLICY 1. The City shall encourage development of job opportunities.

POLICY 2. The City shall encourage sufficient commercial services to meet local needs.

POLICY 3. The City shall promote home businesses where consistent with the character of the neighborhood.

IMPLEMENTATION; Economic Activity;

- a. The City should develop a plan for the revitalization of Blue Lake's downtown area and development of the Business Park.
- b. The City should make City funds available to local development corporations or similar organizations to promote economic activity in Blue Lake.
- c. The City should seek funds to promote economic activity in Blue Lake.

General Goals and Policies

- d. The City shall revise existing regulations to allow a more flexible range of home businesses.
- e. The City should seek funds to prepare the remaining vacant land in the Business Park for development.
- f. The City should pursue public/private partnerships for development of the Business Park.

F. Cultural Resources

GOAL: PROTECT, PRESERVE, AND ENHANCE CULTURAL RESOURCES, PARTICULARLY THOSE THAT PROVIDE SIGNIFICANT HERITAGE, HISTORIC, SCIENTIFIC, EDUCATIONAL, SOCIAL, OR ECONOMIC VALUES TO BENEFIT PRESENT AND FUTURE GENERATIONS.

POLICIES; Cultural Resources;

POLICY 1. The potential for significant impacts to cultural resources shall be identified, as required by State law, during discretionary project review under the California Environmental Quality Act (CEQA).

POLICY 2. Projects not subject to CEQA shall be required to adhere to an inadvertent discovery protocol for archaeological resources (See Implementation c. below).

IMPLEMENTATION; Cultural Resources;

- a. Native American Tribes, historical organizations, other interested parties, and applicable agencies shall be consulted, as required by State law during discretionary project review under the California Environmental Quality Act (CEQA), for the identification, protection, and mitigation of adverse impacts to cultural resources.
- b. Projects located in areas known or determined to have historic or pre-historic ruins, burial grounds, or archaeological sites shall be conditioned and designed to avoid loss or substantial degradation of these resources, including standard provisions for post-review inadvertent discoveries of archaeological or Native American remains.
- c. If archaeological resources are encountered during permitted or non-permitted construction activities, all onsite work shall cease in the immediate area and within a 50-foot buffer of the discovery location. A qualified locally experienced archaeologist will be retained to evaluate and assess the significance of the discovery, and develop and implement an avoidance or mitigation plan, as appropriate.

RESIDENTIAL LAND USE

Existing Conditions

Residential land use in Blue Lake is characterized by a predominance of single-family residences. This single family character is furthered by a mobile home park and individual mobile homes/"manufactured housing" located throughout the City.

Residential use is concentrated in the central and eastern areas of the City. The minimum lot size, since the last General Plan update, has been 6,000 square feet, resulting in slightly larger lots in the more densely populated eastern and central portions of the City. Prior to this, the minimum lot size was 5,000 square feet. Lots in areas of varied topography or along Powers Creek tend to be larger and emphasize Blue Lake's natural setting and rural character of the City.

The northwestern section of Blue Lake is less densely populated; most of the vacant residentially designated land is located in north and west Blue Lake. Subdivision of the larger lots, while encouraged by the existing land-use designation, has been limited due to: 1) the absence of an internal circulation system; 2) the lack of the required frontage on a public right-of-way; and 3) environmental constraints (e.g. wetlands, flooding, etc.).

Over one third of all housing units in Blue Lake were constructed prior to 1940 and almost 60% are over 50 years old. Rehabilitation measures necessary to preserve older dwellings are important; these structures have cultural and historic values and provide needed housing options for the community.

There is a significant demand for rental housing in Blue Lake due to its proximity to the Humboldt Bay area, its warmer climate, and the unmet student housing needs in the Arcata-McKinleyville area. Blue Lake's student housing needs are created by the following sources: 1) Blue Lake is seen as a desirable living area by Humboldt State University (Arcata) and College of the Redwoods (south Eureka) students; and 2) the Dell'Arte School of Physical Theatre annually generates housing needs for approximately 50 students.

Desired Conditions

Residential development will take place within the existing City limits and residentially and mixed-use designated areas. Annexation occurs in an orderly manner which does not overextend or otherwise adversely impact City services.

A variety of types of dwelling units will be available with adequate open space provided either for individual dwelling units or as common open space. Every dwelling unit will have a minimum of private open space area, except in the case of accessory dwelling units.

Provisions for housing for low, moderate and fixed income residents will be made to blend into the community and to become an integral part of the community. Mobile homes are located in areas which provide site development features and amenities to allow such structures to be consistent with Blue Lake's residential character.

New development accentuates the rural setting and community character of Blue Lake and occurs with minimum disturbance of the land.

GOALS and POLICIES

A. Character, Compatibility, Environmental Quality

GOAL: TO ASSURE ADEQUATE HOUSING FOR ALL SEGMENTS OF THE COMMUNITY, WHILE MAINTAINING THE QUALITY LIVING ENVIRONMENT AND RURAL CHARACTER OF BLUE LAKE.

POLICIES; Character, Compatibility, Environmental Quality;

POLICY 1. All new residential development shall be consistent with the character of the City and blend with existing development.

POLICY 2. The existing emphasis on the single-family dwelling unit remains municipal policy in Blue Lake.

POLICY 3. Residential areas shall be kept free from incompatible or inharmonious uses except in the case of mixed-use areas where uses are designed and situated to minimize potential impacts. Special consideration shall be given to compatibility of adjoining land uses whenever Zoning Map changes are proposed within or adjacent to a residential district.

IMPLEMENTATION; Character, Compatibility, Environmental Quality;

- a. The City shall create a buffer zone along Power's Creek, in the area of the business park, to protect the residential uses in that area.
- b. The City shall reevaluate the PDR zone to determine if allowable uses are compatible with the purpose of the zone and proposed PDR areas in the City.
- c. The purpose of the Residential Development Standards section of the Zoning Ordinance is to conform to POLICY 1.

B. Siting, Density

GOAL: TO ASSURE THAT DEVELOPMENT IS DESIGNED TO MAXIMIZE THOSE AMENITIES THAT SUPPORT A QUALITY LIVING ENVIRONMENT: THESE INCLUDE SUNSHINE, AIR, PRIVACY, VIEW, OPEN SPACE AND LANDSCAPED AND NATURAL VEGETATION.

POLICIES; Siting, Density;

POLICY 1. All types of dwelling units shall be placed on their site so as to provide adequate useable outdoor living area. Building sites shall be considered with respect to the location of other buildings, streets, terrain, and to other elements of the environment.

Residential Goals and Policies

POLICY 2. The City should, in approving residential development, require sufficient area to allow for open space for each dwelling unit consistent with quality of the rural setting of Blue Lake.

POLICY 3. Planned Unit Developments, clustering, and other innovative development design techniques shall be encouraged, where feasible, to maximize open space and allow flexibility in design.

IMPLEMENTATION; Siting, Density;

- a. The City should review zoning requirements regulating setbacks, yards, open space and lot coverage limits for consistency with the above policies.
- b. The City should maintain the minimum lot size at 6,000 square feet.
- c. The City should develop a system of density bonuses for developers as an incentive to provide open space or other amenities in excess of the development standards in the Zoning Ordinance.
- d. The City should maintain the R-1-10 zone (Residential One-Family with minimum 10,000 square foot lots) in those areas where larger lot sizes are more appropriate due to topography or other features.
- e. The City should revise the Zoning Ordinance to specify open space requirements (i.e. maximum ground coverage, setbacks, etc.) for residential uses in non-residential zoning districts.

C. Special Needs Groups

GOAL: TO PROVIDE ADEQUATE HOUSING FOR PERSONS OF LOW AND MODERATE INCOME, THE ELDERLY, HANDICAPPED PERSONS AND STUDENTS.

POLICIES; Special Needs Groups;

POLICY 1. The housing needs of elderly, seasonally employed heads of households, handicapped and students have a high priority in public subsidized housing.

POLICY 2. The City should encourage the use of private initiative and public programs to provide housing for low and moderate income families.

POLICY 3. Provisions for access for the handicapped shall meet the requirements of the American Disabilities Act (ADA) in all new or rehabilitated residential development, particularly for multiple family dwellings.

POLICY 4. Mobile homes and manufactured homes shall continue to be considered compatible on all lots zoned “PDR” Planned Development Residential and incompatible with other residential districts.

IMPLEMENTATION; Special Needs Groups;

- a. The City should investigate the potential for supplying subsidized housing by working with State and Federal agencies.
- b. The City shall review its applicable ordinances for conformance to State requirements regarding the handicapped including the American Disabilities Act (ADA). Provisions for access for the handicapped shall be considered for all new development.

COMMERCIAL LAND USE

This section addresses commercial activity in Blue Lake including retail businesses, visitor services, and other commercial land uses. Most of Blue Lake's commercial properties are located in the City Center (downtown area) and Powers Creek District (formerly Blue Lake Business Park). Residents and officials have expressed great concern for improving the City Center and Powers Creek District and have developed a set of goals and policies to that end.

Retail stores occupy a substantial portion of the commercial land in most communities. Such trade outlets provide goods for local consumers as well as for people who are visiting or traveling through. The demand for retail businesses is largely determined by the population and income levels of the community and surrounding trade area, and by the amount and type of visitors from outside the area. Blue Lake's existing commercial climate is discussed in the following section.

Existing Conditions

Blue Lake's population is small (1,253) and the income level is moderate for the County. According to the 2013 American Community Survey (ACS), the median family income is \$58,269, which is a significant increase since the 2000 Census. This figure is slightly higher than Humboldt County's median family income (53,187) and 83% of the statewide median (69,883).

The area surrounding Blue Lake is largely rural and sparsely populated. Although Blue Lake's natural surroundings and picturesque small-town atmosphere are attractive to visitors, Blue Lake has few visitor-serving facilities and receives little visitor traffic. Events and facilities that do draw visitors include the Dell'Arte School of Physical Theatre performances (especially the annual Mad River Festival), the Blue Lake Museum, the Logger Bar, the Mad River Brewery Tap Room, a spa with overnight accommodations, the Buddy Brown Blues Festival, Humboldt Hoptoberfest, and Annie & Mary Day. These events primarily draw Humboldt County visitors and only the bar, tap room, and spa serve to generate regular commercial activity. The Mad River Fish Hatchery, while not actually located in Blue Lake, draws many visitors who often travel through Blue Lake to get there. Salmon and steelhead fishing along the Mad River Levee provides a seasonal attraction. The Blue Lake Rancheria Tribe, an integral part of the Blue Lake community, opened the Blue Lake Casino in 2002. While not a part of the City of Blue Lake, the casino draws many North Coast residents to town.

Most commercial and shopping trips require travel to Arcata, McKinleyville, or Eureka. The nearest grocery store is a small supermarket (Murphy's Market) approximately two miles away. The nearest bank is in Arcata, at least five miles away.

Other existing commercial and professional services include antique shops, a used truck dealer, a woodshop, blacksmith, glassblowers, and numerous home businesses (bookkeeping, insurance, etc.). Several home crafts and art studios exist as conditional and non-conforming uses; these add to the local commercial activity by studio sales that attract visitors. A laundromat-office-apartment complex occurs within City limits along Blue Lake Boulevard. A gas station is also

located along Blue Lake Boulevard outside of City limits. In addition, the Blue Lake Rancheria Casino & Hotel and gas station/mini-mart are located on Rancheria lands just outside City limits.

Downtown

The City Center concept was developed by the 1985 Citizens Advisory Committee to describe the area including those features that are most centrally located and integral to the Blue Lake's identity. In physical terms, the City Center is approximately five blocks long and three wide, extended to include the historic lake site and Perigot Park. Much of the City Center can be seen from the museum. The museum building originally housed the Blue Lake Railroad Station and represented a central point in historic Blue Lake.

Functionally, the City Center is defined by commercial structures, public buildings and facilities, and the location of the main route through downtown. Public facilities in the area include City Hall and the Skinner Store Building, Blue Lake Fire District headquarters, the Post Office, and Perigot Park including Prash Hall. Powers Creek also runs through the middle of the City Center.

Conceptually, the downtown area is culturally and socially central to Blue Lake. It is a convenient walk from most points in town. Its aesthetic character is reminiscent of a turn-of-the-century rural town. Nearly seventy buildings in Blue Lake have been recognized by the City as being historically significant, and at least twenty of these are located in the City Center. A set of design guidelines has been developed for the City Center (Downtown Design Guidelines) in an effort to preserve the area's historic uniqueness and to promote new construction compatible with the working-class character of the town.

Issues

Blue Lake's poor commercial climate is largely a result of low population and the fact that the City is primarily a bedroom community to larger commercial centers including Arcata, McKinleyville, and Eureka. A number of downtown commercial buildings are vacant and/or in disrepair, or are being used as rental residences. Due to current market preferences, landowners have been more interested in rehabilitating existing commercial structures into housing, or developing new housing, than in new commercial development. When commercial services are lost in Blue Lake, they are hard to replace. The 1980 General Plan attempted to stimulate commercial potential by designating areas, primarily residential, for commercial use. At that time, less than 24% of commercial-designated properties were actually used for commercial purposes.

Downtown

The City Center lacks unifying visual elements, other than historic structures. Available open spaces are unidentified and under-utilized. Sections of the City Center are in need of street and pedestrian improvements. There is also a lack of convenient pedestrian routes connecting the downtown area with other parts of the community, such as Blue Lake Boulevard and the Blue Lake Rancheria, where additional commercial services are located.

Commercial Land Use

Other factors contributing to the area's degraded appearance include absentee landlords, lack of incentives to improve property, and a poor economic climate. In general, Blue Lake's City Center lacks the busy commercial atmosphere and pedestrian activity that impart the feeling of a downtown.

Circulation:

City streets in the downtown area are wide (some 60' wide) with standard travel lanes, street parking, sidewalks, curb and gutter. Most parts of town have a circulation pattern intersecting at one of the intersections in the City Center. These intersections can consist of the meeting of more than two streets. Two separate truck routes have been designated through portions of the City Center, primarily for resource production-related traffic from areas outside of the City. The City Center lacks delineated bicycle routes on most road sections. Pedestrian sidewalks are only partially developed along First Avenue, H Street, Railroad Avenue, and other areas around the City Center.

There is an opportunity to provide improvements in and around the City Center that are more conducive to community use with a lesser emphasis on automobiles. A conceptual design plan was developed as part of the Community Visioning process (SHN Report, 1999) describing some of the improvement opportunities available to the City. These include intersection bulb-outs, surface treatments, street landscaping and other traffic calming techniques.

Historically some streets have been closed for special events including the Annie & Mary Day festival and the Folk Life Festival. Additionally, a portion of H Street has been annually closed to vehicular traffic for up to six weeks for Dell'Arte's Mad River Festival. The street right-of-way has been used for performances and community activities with picnic tables, benches and container landscaping.

This has not been a problem due to minimal vehicular use of H Street year-round. In recent years, residents have expressed greater interest in temporarily closing portions of downtown streets for special events.

Parking:

Parking is an issue in the City Center because most downtown lots do not have enough space to provide the required off-street parking for residents or customers. This can prevent existing buildings from being used for commercial purposes, or prevent the addition of residential units to the upstairs or back portions of commercial structures. Some commercial property owners have expressed a concern that off-street parking requirements have prevented development of businesses in Blue Lake.

In the past, parking-in-lieu fees or assessment districts have been proposed as a solution to the lack of space available to meet off-street parking requirements. Currently there is support for reducing or eliminating off-street parking requirements and, as part of the circulation improvements noted above, maximizing available on-street parking. Without parking lots for businesses, however, it must be noted that many customers would need to either use alternative transportation or walk several blocks to reach their destination. Reducing off-street parking

requirements may boost commercial activity by making it easier for businesses to locate downtown, but could lead to future parking shortages if the City Center becomes a popular attraction.

Nevertheless, recent trends in similar communities suggest that commercial activity can be increased by implementing alternatives that reduce reliance on the automobile. Greater emphasis on pedestrian facilities tends to encourage greater community use of downtown areas (See Circulation Element for further discussion).

Desired Conditions

The desired conditions listed here are derived from a series of community visioning sessions that were held in Blue Lake with City residents. Blue Lake's residential community is dedicated to finding a balance between growth and preservation of a clean, healthy small-town atmosphere. The town is active and thriving, with a beautifully landscaped town square as the hub of business and community life. Circulation systems are designed to benefit pedestrians and bicycles; people are walking, hiking, and biking everywhere. Small businesses provide a full range of goods and services as well as specialty shops, and are well supported by the local population.

Blue Lake continues to be known for its theatre arts. In the evenings, both local residents and visitors can be seen walking from the popular restaurants in town to Dell'Arte for an evening performance, then capping off the night with ice cream at the local coffee shop or dancing at the nearby pub. There are plenty of accommodations, compatible with the town's historic character, to serve visitors who come to enjoy Blue Lake's attractions.

The Powers Creek District (formerly Blue Lake Business Park) has innovative, progressive smaller businesses offering local employment at living wages. There is a variety of businesses including manufacturing, artisan shops, woodworking, food and beverage production, and retail. Residential uses are permitted in the Powers Creek District in appropriate locations to promote a live-work type environment. Heavy commercial and industrial uses are separated from lighter commercial and residential uses, to minimize potential impacts.

There is a commitment to sustainable living and environmentally sustainable business practices. Entrepreneurs proposing enterprise development that is compatible with the long-term community vision are supported and encouraged by City government.

Downtown and Powers Creek District

The City Center and Powers Creek District (formerly Blue Lake Business Park) are the hub of Blue Lake, drawing visitors by foot, bicycle, bus and car. There is much for both residents and visitors to do; the museum, parks, trails, wildlife and recreation areas (creek, river and old 'blue lake') are convenient to pedestrians. Visitor services are available.

The City Center and Powers Creek District are interconnected by trails and streets and have landscaping, street furniture, and art in appropriate areas. Powers Creek is a focal point of the connection between the Downtown and Business Park. Open spaces are well connected and

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maintained. Traffic is calmed with pedestrian friendly bulb-outs. The streets and sidewalks are in good repair, encouraging pedestrian, wheelchair, stroller and bicycle use. Parking facilities for cars, bicycles, and horses are conveniently located.

Commercial and residential activity mix comfortably in the neat, attractive surroundings. Businesses provide essential and leisure services to residents and visitors. Parks and other designated open spaces provide areas for outdoor enjoyment. The historic buildings are sensitively restored and well-maintained according to the Downtown, Mixed-Use, and Historic Design Guidelines. New development is consistent with the historic elements of the City Center and Powers Creek District.

There is a sense of continuity throughout the area. Directional signs, as well as those on businesses, seem consistent with the overall character. The design and placement of lighting fixtures, trash receptacles, occasional planters, benches, art, and other "street furniture" create the appearance of a defined, internally cohesive district of the City.

Downtown and Powers Creek District Revitalization

The success of any plan to revitalize the City Center area and Powers Creek District is dependent upon the cooperation and support of property and business owners, as well as continual use of commercial services by Blue Lake residents and visitors. As a first step, the City should determine what property and business owners perceive as the obstacles to revitalization; then, strategies should be developed in cooperation with these property and business owners.

Other suggestions to bring about community involvement were developed by the Citizens Advisory Committee (1985). These included promoting efforts to bring visitors to Blue Lake, such as improving swimming potential in the Mad River; and informing local news outlets of policy planning and development efforts in the City.

The Blue Lake Community Visioning and Strategic Plan (1997), a community-driven process, resulted in the following suggestions for downtown revitalization:

- Restore Powers Creek and develop a creek-side park.
- Plug the leaks in local consumption by encouraging the creation of a Blue Lake General Store.
- Promote increased sales of locally made goods by helping local artisans market and sell their products.
- Village Green 2000: a proposal to permanently close a one-block portion of H Street to create a public green downtown.

In the Fall of 1998, two design "charrette" workshops were held involving the Blue Lake

Downtown Revitalization Group, other interested community members, and area design professionals to contribute to the process of designing downtown improvements. The resulting document (SHN Report, 1999) included (but was not limited to) the following suggestions:

- Create a planting strip along Railroad Avenue with a combination of trees and historic lighting, while retaining street parking and both lanes of travel.
- Turn Railroad Avenue between G and H Streets into a one-way road, eastbound, in order to add diagonal parking and increase the parking availability downtown.
- Create "bulb-outs" on H Street between First Avenue and Railroad Avenue to increase the area for pedestrian use while still allowing two-way traffic. Also add diagonal parking, landscaping and street furniture in this area.

In the summer of 2002, community meetings were held to update the 1997 Blue Lake Community Visioning and Strategic Plan. The intent of the update was to understand the goals and accomplishments of the original plan and identify the next steps in community revitalization. The updated plan confirmed that the main goals of the original plan are still important to Blue Lake residents and that some headway had been made in achieving those goals, evidenced by the following:

- A trails committee meets regularly and is planning improvements. Support has been voiced for developing a park-like corridor along the creek from the Post Office to the Emporium.
- A general store was opened in Blue Lake but it did not prove to be financially viable and closed down. Stardough's and Chumayo Spa are both new businesses that meet some of the community needs identified in the plan.
- Helping local artisans to market and sell their products continues to be a priority and securing phantom gallery space for this purpose remains a goal.
- The creation of a Village Green continues to move forward and has been refined by the 1999 SHN Report (see above). Further suggestions included the creation of a formalized City Center plan which would contain open space, a plaza, complete sidewalks, a bus stop, and possibly rerouting utilities underground.

Two other themes pertinent to the City Center arose out of the Community Visioning and Strategic Plan update: (1) improvement of relations between the Blue Lake City government, community members and local landowners/developers, and (2) the creation of clear guidelines for business development in the City Center such as codes, parking, signs, etc.

In 2012, the City held the Blue Lake Strategic Planning Community Input Sessions to seek the public's assistance in development of a 5-Year Strategic Plan. Five input sessions occurred as part of this effort and comments pertaining to commercial land use were mostly received during the session on economic development. Some of the input received included:

Commercial Land Use

- Contact existing businesses in Blue Lake and determine what drew them here and what has kept them here. Use this input to market the benefits of locating in Blue Lake.
- Leverage opportunities to encourage businesses to locate in Blue Lake presented by the presence of the Blue Lake Casino.
- Devise ways in which to connect community members to grants for business development.
- Further development of the Business Park will help to support commercial uses in the downtown. When the mill closed down is when it became difficult for Blue Lake to support a general store.
- The City should coordinate with property owners of vacant buildings in the City Center (e.g. Baxter Building, Blue Lake Emporium, etc.) to advertise their properties to businesses with the potential to relocate or start-up in Blue Lake.
- Blue Lake should revise its zoning regulations to be clear and encourage development in the City Center.
- Promote existing local businesses as “unique to Blue Lake”.
- The City should coordinate with Humboldt Made and Dell’Arte to market a “made in Blue Lake” brand.
- Local businesses could coordinate to offer “Destination Blue Lake” package deals for special events (e.g. Dell’Arte performance, massage, brewery tour, etc.).
- The City Council should appoint a liaison to work with new businesses to make it easier and more welcoming for them.

The suggestions derived from these five community forums (1985 Citizens Advisory Committee, 1998 Blue Lake Downtown Revitalization Group Workshop, 1997 and 2002 Community Vision and Strategic Plan Update, and 2012 Blue Lake Strategic Planning Community Input Sessions) remain pertinent today.

In June 2017, the City of Blue Lake held a Visioning Meeting to obtain input on revitalization plans for the Blue Lake Business Park. The meeting included discussion on the following topics: 1) Re-branding the Business Park; 2) Mixed-Use Development; and 3) Architectural Styles and concepts. Below are excerpts from the “Visioning Session Notes” which were developed after the meeting.

Re-branding the Business Park: The proposal to re-brand the Business Park and create a new identity and name was positively received by the public. The public was requested to provide suggestions for a new name, which included the following:

- Creekside District
- Deschartres District
- Mad River Village
- The French Quarter
- Creekside Quarter
- Lakeside Village
- Blue Village
- Creekside Village
- Powers Creek Village
- Cottonwood Village
- Riviere Village

Mixed-Use Development: Photographs depicting mixed-use development scenarios were presented for consideration and comment; in general, the concept was well received. The following concerns and comments were received:

- Residential development should focus on affordability, especially interested in promoting opportunities for families and seniors
- The Residential development aspect should focus on livability and not “density.”
- Integrated green space and shared recreation space is important
- Powers Creek is an important feature for both the aesthetic value and the habitat that it provides; the creek needs to be a part of the plan.
- Preserving trails and increasing walkability is important
- Creating safer walking paths by slowing down traffic and reducing traffic congestion is a critical element to successful development
- Additional routes should be explored for delivery and industry trucks
- Power Plant may impact development potential of the park due to noise and other environmental concerns
- Face residential development to the North (facing the creek and the mountains)
- Use development to create barriers for residential development and heavier industry
- Don't overdevelop the site into something that becomes “everywhere USA” in nature; people come to Blue Lake to escape over-development
- Provide people with an opportunity to own their homes and businesses; a mix of owner occupied, leased and build-to-suit development should be considered

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- Residential tenants can create additional security for the businesses in the park
- Preserve the characteristics that make our town unique...promote horses and historical industry
- Increasing development in the park creates additional economic opportunities, including the need for amenities such as additional eating establishments, retail venues, grocery store, etc.

Architectural Styles: Photographs of various architectural styles were presented, including more modern/light industrial development options. Comments received included positive feedback on the following:

- Use of metals, colors, glass and timbers received positive feedback
- French design recommended; look at historical buildings from French families in Blue Lake
- Transitional indoor/outdoor space well received
- New development did not have to replicate historical Blue Lake; use architecture to create new identity
- Cluster/campus style development to create walkability
- Multi-story development is acceptable; should not go above three stories

GOALS and POLICIES

A. Location of Commercial Uses

GOAL: TO ENCOURAGE COMMERCIAL DEVELOPMENT THAT WILL CONTRIBUTE TO A DIVERSIFIED ECONOMIC BASE AND BE COMPATIBLE WITH THE COMMUNITY AND ADJACENT LAND USES.

POLICIES; Location of Commercial Uses;

POLICY 1. Retail, light service commercial, heavy commercial/manufacturing and mixed-use commercial uses shall be located with respect to their compatibility with each other and adjacent uses.

POLICY 2. Residential use of structures in commercial districts shall not detract from the commercial character of the street area.

POLICY 3. The City is against typical highway development of the Highway 299/Blue Lake Boulevard Interchange area, and instead supports commercial development consistent with the Mixed Use land use designation.

POLICY 4. Adequate circulation systems for all modes of transportation shall be accounted for in conjunction with commercial development.

IMPLEMENTATION; Location of Commercial Uses;

- a. Commercial land use shall include three four zoning designations: Retail Commercial, Service Commercial, Mixed Use, and Opportunity. Limited commercial use shall also be allowed in the Industrial and Light Industrial zones when compatible with surrounding uses.
- b. Commercial uses in the Retail Commercial zone should be located on the street floor and/or in the portion of the building fronting on the street. Any allowable residential uses should be located above or behind commercial uses.
- c. Other specified non-commercial uses in commercial-zoned areas shall only be allowed to the extent that they do not adversely impact commercial uses.
- d. The City shall support development along the Highway 299/Blue Lake Boulevard Interchange that is consistent with the MU zone and the MU Design Guidelines and which does not detract from the development of the City Center.
- e. The City should continue to encourage the development of pedestrian friendly commercial businesses, focusing on sidewalks and bike access as well as adequate vehicular access and parking.

Commercial Goals and Policies

- f. Performance standards shall be added to the Zoning Ordinance to ensure the compatibility of uses principally and conditionally permitted in commercial areas.

B. Developing Tourism

GOAL: THE CITY SHALL ENCOURAGE TOURISM IN A MANNER THAT ENHANCES THE RURAL CHARACTER OF BLUE LAKE.

POLICIES; Developing Tourism;

POLICY 1. The City shall encourage community events of interest to visitors.

POLICY 2. The City should take advantage of its distinctive characteristics as the "last service area for 34 miles" and encourage visitors to come into the City.

POLICY 3. The City should promote the development and use of those aspects of Blue Lake and its environs that are potentially of interest to residents and visitors. These include but are not limited to:

- recreation opportunities: Mad River (swimming, fishing, and hiking), Perigot Park (roller skating, bocce ball, etc.), Rodeo Grounds (horse riding, horseshoe pits, tennis courts, etc.)
- historic structures
- small-town atmosphere
- historic lake, natural and rural setting
- cultural activities: Blue Lake Museum, Dell'Arte School of Physical Theatre, Logger Bar, Chumayo Spa
- accessibility to pedestrians; walking tours
- local artisans, locally made products: Mad River Brewery, Wallace & Hinz, Fish Brothers, Tomaso's, Sjaak's Chocolates, Jewell Distillery, etc.
- leisure activities

POLICY 4. The City should encourage development of visitor-serving facilities consistent with the rural character of Blue Lake, and those facilities should be located in or near the Downtown and Powers Creek District (formerly Blue Lake Business Park) whenever possible.

IMPLEMENTATION; Developing Tourism;

- a. The City should encourage citizen/business groups and local businesses to coordinate and participate in community events. These same groups should develop brochures, displays and other materials featuring the above attractions.
- b. The City should pursue the installation of signage, banners, etc. on Highway 299, Blue Lake Boulevard, and City Streets indicating special features of or special events occurring in Blue Lake. Special features could include access to the Mad River for fishing and recreation, the Blue Lake Museum, local businesses (e.g. Mad

River Brewery Tap Room, Logger Bar, Chumayo Spa, etc.), or the Del'Arte School of Physical Theatre. Special events could include the Mad River Festival, Annie & Mary Days, Humboldt Folklife Festival, or Hoptoberfest.

- c. The City should research and pursue grants that would support the restoration of Powers Creek and the historic lake as well as funding sources for historic preservation and City revitalization.
- d. The City should encourage rehabilitation of historically designated structures as visitor-serving facilities including accommodations, commercial uses, or other visitor attractions.

C. Commercial Center

GOAL: TO PROVIDE THE COMMUNITY AND SURROUNDING AREA WITH A VIABLE AND ATTRACTIVE COMMERCIAL CENTER THAT WILL SERVE AS A CULTURAL HUB AND DRAW VISITORS AS WELL AS THE BUSINESS OF LOCAL CITIZENS TO BLUE LAKE.

POLICIES; Commercial Center;

POLICY 1. The City should encourage revitalization of the Downtown area and Powers Creek District (formerly Blue Lake Business Park).

POLICY 2. Development of new commercial areas in Blue Lake shall be designed to support the Downtown area.

POLICY 3. Circulation patterns shall encourage easy access to and within the Downtown area and Powers Creek District for all modes of transportation.

POLICY 4. The City shall work to eliminate obstacles to the development of commercial facilities in the Downtown area and Powers Creek District.

POLICY 5. The City should pursue historical district designation of the Downtown area and adjacent areas; any proposed historical district shall include as much of the Downtown area as qualifies for such designation.

POLICY 6. The City should encourage cultural activities in the Downtown area and Powers Creek District, as well as the development of facilities for such activities.

IMPLEMENTATION; Commercial Center;

- a. The City should develop and implement the Downtown and Powers Creek District revitalization measures developed through the community forums (e.g. community visioning and strategic planning meetings/sessions) discussed in the commercial section of the General Plan.

Commercial Goals and Policies

- b. Portions of the Downtown area should be designated with a historic district overlay in accordance with Section 17.26.060 (Historic Overlay or H Combining Zone) of the Zoning Ordinance.
- c. The City will assist with business and community group efforts to obtain funding and to implement strategies consistent with the commercial section of the General Plan.

D. Appearance and Accessibility

GOAL: TO IMPROVE THE APPEARANCE AND ACCESSIBILITY OF THE COMMERCIAL CENTER.

POLICIES; Appearance and Accessibility;

POLICY 1. The City should create incentives for the rehabilitation of buildings in and around the Downtown area that lend to increasing the attractiveness of the area.

POLICY 2. The City shall promote an orderly, cohesive appearance in the Downtown area and Powers Creek District (formerly Blue Lake Business Park), consistent with the historical small-town character of Blue Lake.

POLICY 3. The City shall encourage the provision of common usable open space and street furniture, art installations, etc. on private lands in the Downtown and Powers Creek District.

POLICY 4. The Downtown area and Powers Creek District should be made accessible with connecting pathways, trails and coordination of activities at City Hall, Perigot Park, Prasch Hall, Post Office, Rodeo Grounds, Powers Creek, Levee Trail, and other open space areas.

POLICY 5. The City shall consider redesign of circulation and streets to maximize the potential for on-street parking and common off-street parking areas to serve the Downtown area and Powers Creek District.

IMPLEMENTATION; Appearance and Accessibility;

- a. The City should pursue funding for low interest loan programs for the rehabilitation of buildings in and around the Downtown area that lend to increasing the attractiveness of the area. The City should consider the services of a qualified historical consultant to identify options for pursuing historical rehabilitation incentives.
- b. The City should attempt to obtain funding in order to expand the existing rehabilitation program to include commercial structures.

- c. The City shall develop architectural design, street furniture, art installation, and signage standards for the Downtown area and Powers Creek District.
- d. The City shall attempt to obtain funding in order to implement the SHN Report (1999) or alternative plan for parking and street improvements to provide a cohesive appearance in the Downtown area. Elements to be considered include, but are not limited to the design, scale, and location of parking, landscaping, screening, street furniture, art installations, lighting, pedestrian paths, and signs (e.g. wayfinding signs, interpretive signs, etc.).
- e. The City shall consider amending the Zoning Ordinance to reduce or eliminate the off-street parking requirement for existing commercial structures based on the historic development pattern of the property and for new commercial development that provides public open space or other amenities consistent with community desires.
- f. The City should pursue the conversion of the railroad right-of-way into a trail system consistent with the City's Trails Plan and the Humboldt County Association of Governments (HCAOG) Regional Transportation Plan.

E. Multi-Use Development

GOAL: TO PROMOTE THE ECONOMIC WELL-BEING OF THE DOWNTOWN AREA, POWERS CREEK DISTRICT, AND OTHER COMMERCIAL AREAS THROUGH AN APPROPRIATE MIXTURE OF COMMERCIAL, MANUFACTURING, RESIDENTIAL, AND PUBLIC USES.

POLICIES; Multi-Use Development;

POLICY 1. Residential uses allowed in commercial areas shall be located and operated in a manner that does not detract from the commercial activities or character of the area. Such uses shall be located on the upper floors or in the portion of the structure away from the street or main entrance.

POLICY 2. The City should encourage incidental residential use of portions of commercial structures when other City requirements can be met on-site.

POLICY 3. Public use areas and other open space areas shall be encouraged on private lands when appropriate measures of long-term maintenance and upkeep have been provided.

POLICY 4. The City shall promote a broad range of appropriate principally permitted and conditionally permitted uses in the Downtown area and Powers Creek District (formerly Blue Lake Business Park).

IMPLEMENTATION; Multi-Use Development;

- a. Requirements for combined commercial/residential uses in the Downtown area and Powers Creek District shall be described in the Zoning Ordinance in a manner that simplifies the review process and at the same time assures that the use(s) of the property does not exceed that suitable for the size and location of the property.
- b. Existing multi-family properties in the designated Downtown area shall not be considered non-conforming for purposes of rebuilding the same number of units and bedrooms if destroyed by fire as long as other City requirements can be met.
- c. Regulations for the Retail and Service Commercial zones should be revised to allow a greater range of commercial uses.
- d. The City should develop a multi-use zone that allows a beneficial mixture of commercial, manufacturing, residential, and public uses.
- e. The City should consider reduced development standards in multi-use zones to encourage creativity in site and building design.
- g. The City should allow uses that are not specifically principally or conditionally permitted and exceptions to development standards in multi-use zones with a Use Permit.
- f. Performance standards should be developed for multi-use zones that address potential impacts including, but not limited to, noise, dust, lighting, and odors.

INDUSTRIAL LAND USE

Historically, the timber industry was the economic mainstay of Blue Lake. During the past 30 years, the industry has diminished drastically, significantly reducing employment opportunities and City revenues. Until 1979, the Macintosh Mill was located in the central portion of the area that is now the Industrial Park. The Mill had been sawing and storing logs since 1950 and provided Blue Lake residents with jobs and an undeniable presence. Mill facilities were subsequently removed, including a railroad spur that was used extensively for rail transportation of lumber. Since the closure, retail activities have diminished in the downtown area.

In 1980, just after the last General Plan revision, the City began plans for an Industrial Park. The intent behind development of the Industrial Park was to generate revenue for the City and replace jobs lost by the withdrawal of the Macintosh Mill. The Industrial Park originally included all industrial designated land within City limits - approximately 60-acres (approximately 12.5-acres are not developable). Part of the land was City-owned. Approximately 44 acres of privately owned land, outside the City, was given an industrial land-use designation and later annexed to the City in 1984.

An EIR was prepared in 1982 that identified several phases of development for the Industrial Park. Phases were originally based on areas of the Park targeted for initial development and roughly correspond to the distance from Hatchery Road and the extent of necessary infrastructure needed. Initial improvements for the first phase included basic clearing and grading, road improvements, construction of water and sewer systems and drainage facilities. Expansion of roads and utilities/services is necessary to further develop the entire area.

The Park makes up approximately 15 percent of total city area, or over half of industrially designated land. The south half of the Park is zoned Industrial (M) which allows heavier industrial uses and the north half of the Park is zoned Light Industry (ML) which allows lighter industrial/heavy commercial uses. The Park also includes a portion of Powers Creek, open space buffer areas, and the Mad River Levee. Including the industrial designated properties at the end of Taylor Way, approximately 28 percent of City land area is designated for industrial use.

Actual development within the Industrial Park has been dependent on the type and timing of prospective tenants as well as the City's ability to finance the infrastructure. The Park is now approximately 90 percent developed. Approximately five acres of Light Industry (ML) zoned property remains available in the Park. Access to the Mad River and adjacent trails have been developed, but not to their potential. Appearances of some of the buildings and grounds in the Park have not been kept neat and attractive.

Current Park tenants (2017) located in the south half of the Park (Industrial [M] zoning) include Blue Lake Power (a private 11-megawatt biomass power plant), Wallace & Hinz (a finished wood manufacturer of high quality counter bars), and B&B-Six Rivers Portable Toilets-JMR (an equipment rental business specializing in portable toilets & sinks, cargo containers, and fencing). The Calgon Carbon facility (a charcoal re activation plant) shut down in 2013 but may continue operations in the future if market conditions improve.

Industrial Goals and Policies

Current Park tenants (2017) located in the north half of the Park (Light Industry [ML] zoning) include the Mad River Brewery and Tasting Room, a Dell'Arte School of Physical Theatre studio, Sjaak's Chocolates, Tomaso's, Fish Brothers, Paradise Cay Publishing, Lasso Security Cables, and Jewell Distilling. Also included in this half is the City Corporation yard. The City Corporation yard was re-designated for Public Facility use through the previous General Plan update, consistent with its use at the time.

It is currently proposed to subdivide and re-zone the Corps yard to Light Industry (ML) with the intent that the Corps yard will be moved to another location and the property will be developed for light industrial uses.

The area annexed into City limits in 1984, which is located at the end of Taylor Way, includes part of the Mad River and is currently used for gravel extraction/stockpiling, contractor storage, a caretaker's unit, and pastureland.

The established truck routes, which go past residential and commercial uses as well as the elementary school, have been a topic of discussion since development of the Business Park with several alternative routes proposed and ultimately rejected. Currently, it is realized that the existing routes to the Park are the most feasible alternative.

Based on community meetings held in the 1990's, it was preferred to refer to the Industrial Park as the Blue Lake Business Park and promote opportunities that provide the mix of manufacturing and other business ventures where nuisance-type impacts are retained within the buildings. As described in the Commercial Land Use section of this element, a Visioning Meeting for rebranding and revitalizing the Business Park was held in June 2017. Based on the input obtained at this meeting and follow-up meetings with the Blue Lake Economic Development Committee, the Park was ultimately renamed as the Powers Creek District. As such, the Park is referred to as the Powers Creek District in other sections of the General Plan. In addition to renaming the Park to the Powers Creek District, the vision for the District has shifted away from heavy industrial use and towards a mixture of commercial, manufacturing, and limited residential uses.

Desired Conditions

The Powers Creek District is a source of income to the City as commercial, manufacturing, and residential development generates lease, property and sales tax revenues. Economic activity in the District stimulates secondary economic benefits resulting in improvement in the City's appearance, improving City services, and increasing the general prosperity of Blue Lake residents.

Architectural and landscaping concepts are promoted in site plan reviews where use of the land is maximized and utilities and access planned for. Buildings are kept attractive and landscaping is designed to help blend the facilities into the surrounding vegetation adjacent to Powers Creek and minimize impermeable surfaces. Storage areas are screened and kept up in appearance.

A work-community atmosphere is promoted where employees, residents, and the public utilize trails, pocket parks, etc. The District is a place where employees, residents, and the public are not affronted with excessive noise, dust, odor, or visual impacts. However, with the added mix of uses, it is recognized that this is a place where incompatible uses may occur and buildings and uses have been located and designed to minimize potential conflicts. In essence, a mutual impact easement exists where businesses and residences have incorporated mitigation to meet the required performance standards at the same time recognizing the rights of other businesses and residents to coexist in the District, where stated performance standards are met. Access and parking is designed as not to dominate the park, and provide common facilities where appropriate. Buildings are similar to what currently exists but moved forward toward the street, contain architectural interest, and incorporate a variety of building styles and materials. The District is not developed with plain rectangular metal boxes.

The Powers Creek District generates jobs and provides housing for the community; businesses located in the District train the local workforce to meet their labor needs. With the provision of housing in the District, many of the local workers are able to walk or ride bicycles to work. Citizens are able to make use of local trails enjoying walking and picnicking along Powers Creek and buying incidental items at the District.

Blue Lake businesses in the District are known for their quality products, which are locally produced, are a source of community pride, and are marketed under the “made in Blue Lake” brand. Many of those products are made available at the District to the general public.

Desired businesses in the District include a mixture of uses, with an emphasis on locally produced products and that do not generate impacts beyond the buildings. Undesired uses include those having nuisance type activities that extend past the building or project boundaries and those that generate significant amounts of truck traffic. Expansion or growth of the Powers Creek District includes those lands to the west as well as underutilized lands within the District.

GOALS and POLICIES

A. Promoting Economic Activity

GOAL: TO PROVIDE THE COMMUNITY WITH SUITABLE AREAS TO ATTRACT A MIXTURE OF BUSINESS/LIGHT INDUSTRIAL ACTIVITIES THAT WILL PROVIDE THE CITY WITH REVENUES, PRODUCE JOBS AND STIMULATE ECONOMIC ACTIVITY.

POLICIES; Promoting Economic Activity;

POLICY 1. Efforts should be made to attract businesses which are compatible with the community and which either utilizes the skills already available or are willing to develop such skills in Blue Lake's workforce.

POLICY 2. The industrial designated areas of the Powers Creek District should be adequately served by City and other services such as sewer, water, streets, fire, and police protection, solid waste disposal, communications and other utilities.

POLICY 3. Businesses shall be designed in a manner that maximizes the use of the available land.

POLICY 4. Unless there is a compelling reason to do otherwise, the City shall retain its current ownership in the Powers Creek District and instead, provide incentives to encourage businesses to locate there.

POLICY 5. The City shall encourage retail outlets, tasting rooms, or other similar facilities for local products produced in the Powers Creek District.

B. Performance Standards and Site Design

GOAL: TO DEVELOP AND MAINTAIN PERFORMANCE STANDARDS FOR THE POWERS CREEK DISTRICT TO PROTECT BLUE LAKE'S ENVIRONMENTAL AND CULTURAL CHARACTER.

POLICIES; Performance Standards and Site Design;

POLICY 1. Development should not adversely affect the healthy and scenic rural environment of Blue Lake.

POLICY 2. All development shall be considered not only in economic terms but also with respect to the social and environmental impacts on the City.

POLICY 3. Owing to the mixed-use nature of the Powers Creek District, tenants are required to design or retrofit their buildings so that potential impacts of noise, air or other natural or manmade hazards, as examples, are kept within the interior of the structures or within project boundaries.

POLICY 4. The streambeds adjacent to the Powers Creek District shall be preserved and enhanced for their values of providing visual amenities, habitat values and drainage capacity through site design, stormwater management buffers and pathways.

POLICY 5. Powers Creek District buildings/site layout shall be designed and function to maximize energy conservation and minimize solid waste production through reduce, reuse and recycle strategies.

POLICY 6. Powers Creek District tenants shall limit or otherwise pre-treat effluent, so as not to adversely impact the City's sewer treatment plant.

C. Circulation

GOAL: TO ESTABLISH A SAFE, BALANCED AND EFFICIENT CIRCULATION AND PEDESTRIAN SYSTEM SERVING ALL SEGMENTS OF THE COMMUNITY, PRESERVING THE CITY'S CHARACTER AND QUALITY OF LIFE, AND PLANNING FOR ANTICIPATED GROWTH.

POLICIES; Circulation;

POLICY 1. Site development shall be designed for the pedestrian scale, incorporate amenities and encourage alternative modes of transportation.

POLICY 2. City and County streets should be designed to allow multiple access ways to the Powers Creek District and in such a manner as to discourage speeding or unsafe traffic movement.

POLICY 3. Safety and convenience of alternative modes of transportation shall be considered when determining those modes best suited for the community.

POLICY 4. The City shall allow common off-street parking areas in the industrial designated areas of the Powers Creek District.

D. Community Pride

GOAL: TO ESTABLISH AN INVITING ATMOSPHERE AS WELL AS DEVELOP COMMUNITY PRIDE IN THE POWERS CREEK DISTRICT.

POLICIES; Community Pride;

POLICY 1. New and remodeled buildings shall be designed to have visual continuity in terms of mass, scale, materials and colors relative to the motif established for the Powers Creek District. To implement this policy the City should develop Design Guidelines for the District.

Industrial Goals and Policies

POLICY 2. Signage within the Powers Creek District shall be consistent with the design motif established in the Design Guidelines developed for the District.

POLICY 3. Landscaping and storage areas in the Powers Creek District shall be kept in an orderly and maintained manner.

POLICY 4. The City shall encourage the provision of common usable open space and street furniture, art installations, etc. on private lands in the industrial designated areas of the Powers Creek District.

AGRICULTURE and OPEN SPACE LAND USES

This section of the Land Use Element addresses agricultural and open space lands in general. In Combination with the Environmental Protection of the General Issues Section and the Creeks & Wetlands Section, this section also intends to function as a Conservation Element.

Existing Conditions

Open spaces in Blue Lake include lands designated for open space/recreational use, agricultural use, and undeveloped land in all the land use categories.

Existing open spaces within City limits include Powers Creek, several parcels of land in agricultural use, the old lake site, railroad right-of-way, Mad River levee and the School Creek Trail area. Currently undeveloped residential land in the western half of the City also gives a feeling of open space.

Natural features and land uses surrounding the City also adds to the feeling of open space; the Mad River, surrounding hillsides in timber production, and agricultural land. These features function as an open space “buffer,” helping define Blue Lake’s boundaries and identify the City as a rural town.

Blue Lake’s “natural” setting and nearby agricultural and minimally developed areas also serve to attract recreational uses such as river activities, biking, running, walking and equestrian. Off-road vehicles are also attracted to undeveloped areas of the Powers Creek District and the river bars. There are conflicts between these uses.

Open spaces such as the cemetery (outside but adjacent to City limits), the old lake site and the railroad right-of-way convey a sense of Blue Lake’s history.

Agricultural uses, in and around Blue Lake, include dairying, grazing, “truck farming” and greenhouses.

The Citizen’s Advisory Committee expressed concern over how to prevent or discourage a change of use for those agricultural areas currently serving as an open space buffer around the City. This area is not in the City’s jurisdiction, being just outside the City limits.

At the time of the last General Plan Update, it was believed that the most effective method of protecting agricultural land around the City was to prevent annexation of these lands into the City. It was thought that with annexation the development pressure would increase greatly due to the availability of services (e.g. water, sewer, etc.).

However, in the early 2000’s the City conducted an annexation study with the idea that the best way to protect agricultural lands around the City was to annex them and zone them for protection so that the County would not re-zone them for development due to their proximity to the City, the community of Glendale, Highway 299, and the Blue Lake Rancheria. However, the study concluded that annexation of surrounding agricultural lands was not currently feasible for the

Agriculture and Open Space

City. Ultimately the City determined that discouraging the development of surrounding agricultural lands should occur through the following methods: 1) encouraging the County to keep these lands in or re-zone them as Agriculture-Exclusive (AE) with larger minimum parcel size requirements; and 2) pre-zoning agricultural lands within the City's Sphere of Influence as Agriculture-Exclusive (AE) with larger minimum parcel size requirements.

With the advent of cannabis legalization, the potential for agriculturally designated and zoned properties to be used for cannabis production in the City's Sphere of Influence became a concern for the City. Since the City has developed regulations to prohibit commercial cannabis production and restrict recreational cannabis cultivation in City limits, the development of cannabis uses within the Sphere of Influence was considered undesirable. As part of adoption of the County General Plan update in October 2017, several agricultural properties in the City's Sphere of Influence were redesignated and rezoned to allow for low density residential development. The City considers this land use change to allow residential development on agricultural lands in the Sphere of Influence as a desirable alternative to the development of cannabis uses.

Desired Conditions

Agricultural and Open Space areas in, and adjacent to the City of Blue Lake serve the following purposes:

- maintain community character by encircling the City with open spaces.
- reduce the potential of convergence with other local communities.
- provide recreational opportunities.
- preserve natural resources and amenities contributing to the quality of the community.
- ensure adequate light, air and visual relief from the urban environment.
- preserve agricultural soils where they occur in economically viable units.
- buffer land uses vulnerable to flooding.
- serve as buffer between residential and industrial land uses.

GOALS and POLICIES

Preservation of Open Space and Agricultural Lands

GOAL: AGRICULTURE AND OPEN SPACE LANDS SHALL BE PRESERVED AS A BUFFER AROUND THE CITY TO RETAIN THE CHARACTER AND SENSE OF COMMUNITY OF BLUE LAKE. DESIGNATED OPEN SPACE WITHIN THE CITY SHALL BE ENHANCED AND COORDINATED WITH OTHER CITY FACILITIES.

POLICIES; Preservation of Open Space and Agricultural Lands;

POLICY 1. Land suited for agriculture shall be used for that purpose, where prime or potentially prime agricultural soils occur in economically viable units.

POLICY 2. There shall be an agricultural land use designation that permits exclusively agricultural uses, including a single-family residence per land unit.

POLICY 3. Uses considered compatible with agricultural uses shall be permitted in agriculturally designated areas; such uses shall not preclude the viability or use of the land for agricultural purposes.

POLICY 4. Areas devoted to agricultural use shall be coordinated with Open Space and Public Safety policies of the City and other agencies.

POLICY 5. Agricultural uses (non-cannabis), open spaces, recreational uses and similar areas shall be used to provide a green belt to separate Blue Lake from adjacent communities.

POLICY 6. Agricultural and potentially incompatible uses shall be separated, where possible, by such natural or man-made features as roads, vegetation, stream courses or topographical features.

POLICY 7. A pedestrian/equestrian pathway system should be developed to connect open space and recreational areas, utilizing existing open space corridors.

POLICY 8. Floodprone areas should be designated for agricultural or recreational uses and kept free from urban development wherever possible.

POLICY 9. Property owners should be encouraged to keep areas with unique natural features in a natural or enhanced condition. Such areas include the Mad River, Powers Creek, and the site of the historic lake.

POLICY 10. Areas on the river side of the levee, and the levee shall be retained in undeveloped open space; public access to this area, for recreational purposes, shall be encouraged.

POLICY 11. Minimal outdoor spaces, such as “pocket parks” and street landscaping shall be developed for public use whenever feasible, especially in the central part of the City.

Agriculture and Open Space Goals and Policies

POLICY 12. Maximum use of school land, utility rights-of-way and other public lands for parks, recreation and open space purposes shall be encouraged.

POLICY 13. The City shall provide levels of service appropriate for agricultural land, in order to encourage its continued use for agriculture and discourage its conversion to other uses.

POLICY 14. The City shall pursue acquiring forest lands to the east of City limits for use as a community forest.

POLICY 15. The City shall not oppose the conversion of agricultural land in the Sphere of Influence for low density residential uses, so as to preclude or minimize the development of cannabis uses.

IMPLEMENTATION; Preservation of Open Space and Agricultural Lands;

- a. The City should contact land acquisition funding agencies and non-profit organizations about the potential for obtaining funding to acquire forest land adjacent the City.
- b. The City should re-zone smaller vacant City owned properties for open space where appropriate.

CREEKS & WETLANDS

This section of the Land Use Element addresses creeks & wetlands including Powers Creek and the various wetland areas located throughout the City. In Combination with the Environmental Protection of the General Issues Section and the Agriculture and Open Space Land Uses Section, this section also intends to function as a Conservation Element. At the time of the last General Plan update, a Citizen's Committee was appointed by the City Council in 1984 to identify issues and make recommendations pertaining to Powers Creek. This section contains some of the findings of the Committee that remain applicable today.

Existing Conditions

Powers Creek and various wetland areas provides natural drainage and visual open space through the center and western part of town. The creek abuts private and City property; a number of undeveloped City rights-of-way cross the creek. The wetland areas primarily occur on private property and limit development potential on 'PDR' zoned lands.

Maintenance of the creek, and coping with debris is a continual problem. Litter and other debris, thrown into creek, becomes trapped by naturally-occurring debris. This contributes to flooding downstream, and presents an aesthetic problem downtown. Some woody debris or other roughness elements are necessary, though, to provide for good spawning gravels and fish-rearing habitat.

The creek divides the residential portion of town. A bridge (not accessible to horses or wheelchairs) provides a direct pedestrian route across the creek, as an alternative to walking one block downtown to cross; the nearest downtown crossing is a busy street.

The creek is shown on the F.E.M.A. FIRM maps as a source of flooding hazard to the portion of town south of the railroad right-of-way; the City Flood Plain Management Ordinance therefore applies. This area includes the Business Park, residences to the north, and the Blue Lake Rancheria.

The creek is also a known spawning ground for Steelhead, King Salmon and Silver Salmon; these resources are vulnerable to human impact and made more so by the creek's location in the center of the City. Excessive siltation, clearance of woody debris and/or channelization **can** severely impact anadromous fish. Grant funding was recently used to remove a fish barrier at the bridge just upstream of the confluence of Powers Creek and the Mad River. This project is expected to improve access for anadromous fish into the creek during lower flow conditions.

Children often play along the creek, on private and/or City property. Children's play sometimes results in damming and litter. Lack of supervision is of concern to property owners adjacent to the creek.

Access to the creek is relatively limited; in areas, the thick vegetation serves to deter trespassing. There is a strong concern that too much clearing of creekside property will promote theft and vandalism of nearby properties as well as aggravate bank erosion.

Creeks & Wetlands

Steep banks and attendant erosion problems occur at several points along the creek. In the downtown area, the creek is channelized in concrete and runs along the foundations of turn-of-the-century structures. The creek could pose a threat to these structures.

The creek is also a flooding hazard to the multi-family residentially-developed area at the east end of Chartin Road, just south of downtown; channel capacity is inadequate at this point.

The Citizen's committee believed that property owners, adjacent to the creek, needed information on how to maintain their creek frontage. A management problem is that creekside property-owners have widely differing viewpoints as to the level of City control that is necessary or proper for the creek.

Desired Conditions

Powers Creek and the various wetland areas are an attractive scenic element of Blue Lake, adding to its unique, rural character. The creek offers visual relief in the Downtown area. The creek provides a buffer of vegetation along the Powers Creek District and a natural connection between the Downtown and Powers Creek District.

The creek is maintained and controlled to reduce flooding and erosion hazards and maximize its fish spawning and habitat capability. Residents are able to visit the Blue Lake Nature Park and see salmon swimming in the creek and the old lake from which Blue Lake was named. Development along the creek impacts the creek's visual and natural resources as little as possible, and does not aggravate or result in new flooding hazards. The community cooperates in maintenance efforts, and control of litter in the creek.

GOALS and POLICIES

Powers Creek Management

GOAL: TO PROTECT AND ENHANCE POWERS CREEK AND THE VARIOUS WETLANDS THROUGHOUT THE CITY AS ATTRACTIVE NATURAL FEATURES AND VALUABLE RESOURCES, AND TO MINIMIZE FLOOD, EROSION AND OTHER PROPERTY DAMAGE.

POLICIES; Powers Creek Management;

POLICY 1. Powers Creek shall be managed to maintain the creek as a scenic and natural resource, and to protect adjacent properties and structures to the greatest degree possible.

POLICY 2. Vegetation, necessary to maintain the natural character of the creek without creating a hazard to adjacent properties, shall be maintained along the creek except where inconsistent with public access needs.

POLICY 3. Maintenance of the creek shall be encouraged. Maintenance goals shall be to preserve its scenic and resource value and to prevent flooding.

POLICY 4. The City should develop access across the creek, where necessary and appropriate to improve circulation within the City of Blue Lake.

POLICY 5. City actions relating to the creek shall be considered and implemented with sensitivity for the adjacent property owners. This shall include development of bridges or other access to and/or across the creek.

POLICY 6. The City shall pursue funding and collaboration with local groups, agencies, and non-profit organizations for the restoration of Powers Creek.

POLICY 7. The various wetland areas throughout the City shall be maintained as a scenic and habitat resource, and to prevent flooding impacts due to the modification of existing hydrology.

IMPLEMENTATION; Powers Creek Management;

- a. The City shall devise development standards as necessary to implement the above policies. Such standards shall allow for the variability of the need for development controls in different areas along the creek.
- b. The City shall develop setback standards for all zones adjacent to Powers Creek to implement POLICY 1.
- c. The City shall develop setback standards for the various wetland areas throughout the City to implement POLICY 7.

PUBLIC and SEMI-PUBLIC FACILITY LAND USE

In addition to the discussion in the General Issues section, it is important to address the location and development needs of public services and facilities as land uses.

Public facilities are those land uses providing municipal, community, recreation and social services. They include City-owned facilities and facilities providing public utilities and schools.

Existing Conditions

Public facilities, in Blue Lake, include City Hall, the Fire Station, Sewer Pump Stations, Corporation Yards and structures, the School, Prasch Hall (community center building), Tot Lot, Post Office, a County garage and the Cemetery (outside City limits). Semi-public facilities include the Museum, Mad River Grange, several Churches, and the Power station just outside City limits.

These uses are located, throughout the City, on land designated for public facility uses or open space/recreation. The Blue Lake Museum, historically a train station, is located in the railroad right-of-way. The designation of many of these facilities was changed to Public Facility through the last General Plan update. The City also owns various undeveloped properties which have various designations and zoning. Several of the undeveloped properties are not of sufficient size to accommodate development.

Desired Conditions

Sufficient land is available to locate public facilities throughout and adjacent to the City. Sites of existing facilities are designated for such use. In general, all public and semi-public facilities are:

- inconspicuously located
- accompanied by open space, where possible
- conveniently located for the best provision of service
- well designed
- mitigated as to noise, odor, light, glare, emissions and traffic
- do not create a hazard to public health, safety and welfare

GOALS and POLICIES

For the purposes of the following Goals, Policies, and Implementation Measures, Public Facilities refers to both public and semi-public facilities.

Siting and Development of Public Facilities

GOAL: TO PROVIDE ADEQUATE AREAS WHERE PUBLIC FACILITIES ARE/CAN BE LOCATED TO PROVIDE MAXIMUM SERVICE WITH MINIMUM DISTURBANCE TO THE ADJACENT LAND USES AND THE ENVIRONMENT.

POLICIES; Siting and Development of Public Facilities;

POLICY 1. Public facilities shall be so designated on the Land Use and Zoning Maps as either public facility or open space.

POLICY 2. Land-use designations for public facilities shall allow for any such facility necessary to the health, education, safety and general welfare of the citizens of Blue Lake.

POLICY 3. Publicly-owned and/or operated facilities shall be located where they can provide the most cost/effective and efficient service and create the least environmental and adverse social impacts.

POLICY 4. Public facilities shall be designed and sited so as to be as compatible with surrounding structures, land uses, and topography as possible.

POLICY 5. Essential public facilities shall be located, whenever possible, outside the flood plain.

IMPLEMENTATION; Siting and Development of Public Facilities;

- a. The Zoning Map shall be revised to be consistent with POLICY 1.
- b. Public facilities, within the City limits, shall be subject to site plan approval. This shall include City projects excepting roads and other infrastructure projects within the public right-of-way.
- c. The Zoning Ordinance requirements on site plan approval shall be revised to implement POLICY 4. and reflect Implementation Measure b.

LAND USE DESIGNATIONS

A AGRICULTURE

This designation is intended for areas which are suitable for agriculture or grazing, where topography or soils may make large sites necessary, logical or desirable and where small parcel divisions would not be compatible with the primary agricultural uses.

Zones compatible with this designation: “A-E” Agriculture Exclusive.

OS OPEN SPACE

In areas where conservation of the watershed, measures to control damage from erosion and excessive grading, control of flood impact and provision of areas reserved for community recreation purposes are in the public interest.

Zone compatible with this designation: “X” Open Space/Recreation Zone.

LD LOW DENSITY RESIDENTIAL

(0 – 4.3 families per net acre; minimum 10,000 sq. ft. lots)

Single family residential, in areas where large sites are desirable or necessary due to topography, sewer and water availability, and where livestock may reasonably be permitted.

Zones compatible with this designation: “A-E” Agriculture Exclusive; “R-1-10” Residential One-Family; “B” Combining Zone.

MD MODERATE LOW DENSITY RESIDENTIAL

(0 – 7.26 families per net acre; minimum 6,000 sq. ft. lots)

Single family residential, in urban areas with domestic water and sewer service, etc.

Zones Compatible with this designation: “R-1” and “R-1-10” Residential One-Family; “PDR” Planned Development Residential; “P-D” Planned Development Combining Zone.

MF MULTI-FAMILY RESIDENTIAL

(0 – 24 families per net acre; minimum 6,000 sq. ft.)

To be applied to land in urban areas with domestic water and sewer service, etc.

Zones compatible with this designation: “R-2” Residential Two-Family; “R-3” Residential Multiple Family.

C COMMERCIAL

Zones compatible with this designation:

“RC” Retail Commercial, for uses in downtown and neighborhood commercial locations which are primarily retail in character; to include some light services such as professional, personal, and financial businesses.

“SC” Service Commercial, for locating commercial uses that involve service and small-scale manufacturing that might conflict with retail commercial uses.

“HC” Highway Commercial, for uses in areas easily accessible to highway traffic; and for such highway oriented uses as restaurants, hotels/motels and service stations.

MU MIXED USE

(0 – 18 families per net acre; minimum 6,000 sq. ft.)

The purpose of the Mixed Use Designation is to allow for the compatible and beneficial mixture of residential and commercial uses in a single structure or on a single or multiple sites. Mixed Use districts are designed to achieve a convenient business and residential environment in areas where multiple activities and an increased degree of pedestrian orientation are considered desirable. This designation is intended for areas which are suitable for a mixture of commercial and residential land uses such as the City Center area and properties which front on Blue Lake Blvd. Typical highway commercial/fast food/chain store or preset architecture is incompatible with this designation.

Zones compatible with this designation: “MU” Mixed Use and “O” Opportunity.

I INDUSTRIAL

All Industrial areas are to be located where Industrial uses can be buffered from residential land use by topography and/or natural vegetation. Industrial land is located within or contiguous to the Blue Lake Industrial Park; it is intended to provide for manufacturing and other businesses of an industrial nature that may provide jobs and stimulate Blue Lake’s economy.

Zones compatible with this designation: “M” Industrial and “ML” Wholesale Commercial/Craft Light Industrial.

F PUBLIC FACILITY

This designation provides for location of public or privately owned and/or operated facilities that provide municipal, community, recreation or social services or utilities.

ZONING CLASSIFICATIONS

“A-E” AGRICULTURE EXCLUSIVE

This zone is intended to provide for very low-density residential use in combination with farm or open space uses to protect and preserve low density areas in their present state and character. It is intended that the A-E district provide for semi-rural residential and agricultural uses to be maintained without impairment from industrial, commercial, or more intensive [than low density] residential land use.

“R-1” RESIDENTIAL ONE-FAMILY

This zone is intended to be applied in areas of the City where topography, access, utilities and public services are suitable and desirable for residential development and single-family densities.

R-1	minimum 6,000 square foot lots
R-1-10	minimum 10,000 square foot lots

“R-2” RESIDENTIAL TWO-FAMILY

This zone is intended to be applied in urban areas with full utilities and service where housing demand justifies a density of two dwelling units for every 6,000 square foot lot, and where a single-family residential neighborhood overall character can be maintained.

“R-3” RESIDENTIAL MULTIPLE FAMILY

This zone is applied to land where apartment development and denser residential uses are appropriate.

“ML” WHOLESALE COMMERCIAL/CRAFT LIGHT INDUSTRY

The purpose of this zone is to provide an area where industries and businesses that are not heavy industry, but are incompatible with other land uses, can be located with minimum restrictions and with minimum adverse effect on other land uses and on the environment.

“M” INDUSTRIAL

The purpose of the M or Industrial Zone is to provide an area where industry, manufacturing and other businesses that are incompatible with many other uses may be located with minimum restrictions and with minimum adverse effect on other land uses and on the environment.

“RC” RETAIL COMMERCIAL

The purpose of this zone is to provide areas, accessibly located, where retail stores, offices and light service establishments may concentrate to benefit from mutual proximity and a location convenient to the public.

“SC” SERVICE COMMERCIAL

This zone is intended to provide adequate space to meet the needs of more intensive service-type uses than are appropriate for the RC zone. Uses for this zone are not directly compatible with retail “shopping” establishments but are more “commercial” in nature than those uses appropriate for the industrial zones.

“HC” HIGHWAY COMMERCIAL

This zone provides for location of highway-oriented uses in areas convenient to the highway. Such uses would serve the traveling public and include hotels, motels, restaurants and automobile service operations.

“PD-R” PLANNED DEVELOPMENT RESIDENTIAL

The application of this zone permits a more creative approach to accomplish efficient, attractive, and desirable location of open space and residential use of the land.

The zone is further intended to best realize the potential of sites characterized by special features of shape, topography, size or access. The zone allows for flexibility in the design of building sites, pedestrian and vehicular circulation and placement of off-street parking.

“MU” MIXED USE

This zone is intended for areas which are suitable for a mixture of commercial and residential land uses such as the City Center area and properties which front on Blue Lake Blvd. Typical highway commercial/fast food/chain store or preset architecture is incompatible with this designation. The zone allows for commercial and residential uses but does not require development within the zone to incorporate both uses.

“O” OPPORTUNITY

This zone is intended to allow for the compatible and beneficial mixture of commercial, manufacturing, and residential uses to promote a live-work type environment. The zone is primarily intended for commercial and manufacturing uses with residential dwellings as a secondary use. Residential uses in this zone are required to be situated and designed to minimize impacts from adjacent commercial and industrial uses.

Zoning Classifications

“X” OPEN SPACE/RECREATION

This zone is intended to be applied in areas where natural amenities or environmental constraints dictate a need for watershed conservation, erosion control and flood management; also to provide land for public and/or private recreation.

Grazing, removal of natural resources and recreational uses may be permissible for such areas.

“PF” PUBLIC FACILITY

This zone applies to land owned by public and semi-public (such as utility companies) agencies or to lands upon which such entities operate public facilities or utilities.

“P-D” PLANNED DEVELOPMENT Combining Designation

The purpose of this combining designation is to allow diversification in the placement and grouping of buildings, structures and open spaces, as well as flexibility in building height where buildings while insuring compliance with City zoning, land use and building code regulations.

Adequate standards to assure the public health, safety and general welfare shall be observed concurrent with modern large-scale site planning as applied to residential, commercial and/or industrial development. The P-D combining designation is intended to be applied in combination with the zone for a given site to allow such flexibility, providing City regulations can be met.

“B” SPECIAL BUILDING SITE Combining Designation

This combining zone and associated subzones are intended to be combined with any zone for which sound and orderly planning indicate that lot area and yard requirements should be modified.

Land Use and Zoning Matrix

GENERAL PLAN DESIGNATIONS

ZONES	OPEN SPACE	AGRICULTURE	PUBLIC/SEMI-PUBLIC	INDUSTRIAL	COMMERCIAL	MIXED USE	MULTI-FAMILY RESIDENTIAL	MODERATE-LOW DENSITY RESIDENTIAL	LOW DENSITY RESIDENTIAL
AGRICULTURE EXCLUSIVE	*	X							X
R-1							*	X	
R-1-10								X	X
R-2							X	*	
R-3							X		
RETAIL COMMERCIAL					X				
SERVICE COMMERCIAL					X				
HIGHWAY COMMERCIAL					X				
MIXED USE					*	X	*	*	
OPPORTUNITY					*	X	*	*	
INDUSTRIAL				X					
WHOLESALE COMMERCIAL/ LIGHT INDUSTRIAL				X					
PDR								X	*
OPEN SPACE/RECREATION	X	*							*
PUBLIC FACILITY	*	*	X	*	*	*	*	*	*
PLANNED DEVELOPMENT		*		*	*	*	*	*	*
SPECIAL BUILDING SITE		*				*	*	*	*

X Primarily Compatible

* Secondarily Compatible