

**City of Blue Lake
Planning Commission Minutes
April 20, 2015**

The Blue Lake Planning Commission Meeting was called to order at 7:02 p.m. at Skinner Store

Commissioners Present: Earl Eddy, Karen Nessler, Richard Platz, David Glen

Commissioners Absent: John Amirkhan

Staff Present: City Manager John Berchtold, City Planner Garrison Rees, and Planning Commission Secretary Cheryl Gunderson

Staff Absent: None

Public Present: None

- 1. Approval of Minutes: March 16, 2015**
 - a. Motion (Glen, Eddy) to approve March minutes as is.
 - b. Motion passed unanimously.
- 2. Public Input on Non-Agenda Items**
 - a. None.
- 3. Approval of the Agenda**
 - a. Motion (Nessler, Eddy) to approve agenda as is.
 - b. Motion passed unanimously.

Discussion/ Action:

- 4. Planning Commission Review: Dell'Arte Mad River Festival 2015 Pre-Festival Report.**
 - a. Planner Rees presented the Commissioners with Staff's Report.
 - b. The Conditional Use Permit approved by the Planning Commission in 2014 for the Mad River Festival requires the submittal of a Pre-Festival report to the Planning Commission in April prior to the Festival each year.
 - c. The Pre-Festival Report summarizes the duration of the Festival being 06/18/2015 to 07/19/2015. One new activity will occur this year in the Dell'Arte building in the City Center which will be an alumni reunion. The Festival as proposed in the Pre-Festival report is in compliance with their permit.
 - d. Staff recommended that the Planning Commission accept the Pre-Festival Report.
 - e. Motion (Nessler, Platz) to accept the Report.
 - f. Motion passed unanimously.
- 5. Planning Commission Discussion: City of Blue Lake Strategic Growth Council (SGC) Sustainable Communities Planning Grant No. 3012-552. Task 2(D) Housing Element Update.**
 - a. Planner Rees presented the Staff Report to the Commission which summarized the Housing Element discussion from the March meeting and explained the items included in the Commissioners packet for this meeting. Included in the packet for the April meeting are parts of the City's 2009 Housing Element which Planner Rees requested for the Commission to discuss. Some revisions were made to the Element by Staff based on the March Planning Commission discussion.
 - b. Planner Rees explained in greater detail the deficiencies identified in the City's 2009 Housing Element update by the CA Department of Housing and Community Development (HCD).
 - c. Commissioner Platz requested that the language in several sections of the Element be revised to be less definite about the City's commitment to implement certain policies.
 - d. Planner Rees and the Commission discussed various issues in the Housing Element including: 1) emergency shelters and transitional housing; 2) the City's share of the regional housing need allocation; 3) the status of the City's residential rehabilitation

program; 4) residential density bonuses; 5) residential second units; 6) use permits for multi-family housing; 7) energy conservation and affordable housing; and 8) the definition of 'family' in the Zoning Ordinance.

- e. The Commissioners recommended that other local jurisdictions be contacted about identifying special needs populations and the possibility of entering into multi-jurisdictional agreements.
- f. Planner Rees will bring the Housing Element back to the Planning Commission with the revisions discussed by the Commissioners at the May meeting.

6. Miscellaneous Planner Items.

- a. Planner Rees discussed the work currently being conducted by the Humboldt County Public Works Department regarding the levee certification and the Annie-Mary Rail Trail.
- b. The County is looking for the City to enter into a Memorandum of Understanding (MOU) in the future concerning the Annie-Mary Rail Trail. Much remains to be determined concerning the location of the trail and the timeline for completing the various sections.

7. Upcoming Planning Commission Meetings for the next 3 months will be on May 18th, June 15th & July 20th.

- a. All Commissioners in attendance will be available to attend upcoming meetings with the exception of Commissioners Platz and Eddy being unavailable in May. Discussion ensued regarding rescheduling the May 18 meeting. Planner Rees will poll the Commissioners for their availability of an alternate date.
- b. Planner Rees noted that he will be out of town for the June meeting and would like to schedule a special meeting.

8. Adjournment by 9:00 pm unless extended by the Planning Commission.

- a. Motion (Platz, Nessler) to adjourn.
- b. Motion passed unanimously.
- c. Meeting adjourned at 8:30 p.m.