

**City of Blue Lake
Draft Planning Commission Minutes
May 18, 2015**

The Blue Lake Planning Commission Meeting was called to order at 7:04 p.m. at Skinner Store

Commissioners Present: Earl Eddy, Karen Nessler, and David Glen

Commissioners Absent: John Amirkhan and Richard Platz

Staff Present: City Planner Garrison Rees and Planning Commission Secretary Cheryl Gunderson

Staff Absent: City Manager John Berchtold

Public Present: Thomas Parsons, Blue Lake Roundstock General Manager and Gary Johnston, Property Owner

1. Approval of Minutes: April 20, 2015

- a. Motion (Nessler, Eddy) to approve April 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: 312-161-010 & 313-231-001/2013 Blue Lake Roundstock 4th Quarter Compliance Monitoring Review.

- a. Planner Rees presented the 4th Quarter Compliance Monitoring Report for Blue Lake Roundstock to the Commissioners. This is the last of the four reports required by the conditions of the Site Plan Approval received from the Commission.
- b. Based on three site visits conducted during the 4th Quarter, Planning Staff determined that the operation is in substantial compliance with their permit. However, two issues were noted during the 4th Quarter which need to be addressed including the need for additional dust mitigation and the need for the placement of additional rock on the active work areas and access roads. Additional site visits may be necessary in the future to confirm compliance.
- c. Planner Rees noted that the applicant intends to reconfigure the equipment at the site to increase efficiency which will require a building permit. Planner Rees also noted that the applicant intends to expand the project site boundary due to the need for additional materials storage areas (e.g. log decks). It was explained that the

expansion may require an amendment to the previously approved site plan. Planner Rees recommended that the Commission consider requiring additional compliance monitoring as part of the future expansion as well as when Roundstock begins to operate within the full hours of operation allowed by their permit.

- d. Staff recommended that the Planning Commission accept the 4th Quarter Compliance Monitoring Report.
- e. Motion (Eddy, Nessler) 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 Discussion.

- a. Planner Rees presented the current draft of the Housing Element Update to the Commissioners. He described the major changes being a revised Introduction, Goals, Policies, and Programs section, and Energy Conservation section. These have been restructured to be similar to the preferred format of the California Department of Housing and Community Development (HCD).
- b. Additional revisions will be made to adhere to HCD's requirements, new programs and minor changes to the language.
- c. Planner Rees noted that the Blue Lake Rancheria is also reviewing the documents currently and will provide comments for the Commissioners to discuss. Rancheria staff will also be present at future meetings to answer any questions about their recommendations.
- d. Planner Rees will bring the Housing Element back to the Planning Commission at a Special meeting in June.

6. Miscellaneous Planner Items.

- a. Planner Rees discussed the current status of Blue Lake Power. Plant Manager Walter Nystrom explained to the City Council at their last meeting that Blue Lake Power cancelled their contract with San Diego Gas & Electric and will shut down May 20, 2015. All but two employees will be laid off if a new contract is not in place by the end of the month. The Plant Manager stated that Blue Lake Power will continue to make payments to the City under their existing lease. The company is on an approximately 20 acre site which is the biggest piece of Industrial zoned land in the City.

7. Upcoming Planning Commission Meetings for the next 3 months will be on June 15th, July 20th, & August 17th.

- a. Planner Rees noted that he will be out of town for the June 15th meeting and would like to schedule a special meeting at a later date. City Staff will poll the Commissioners for their availability on an alternate date.
- b. All Commissioners in attendance will be available to attend upcoming meetings with the exception of Commissioner Eddy and Planning Commission Secretary Cheryl Gunderson being unavailable in July.

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

- a. Motion (Eddy, Nessler) to adjourn.

- b. Motion passed unanimously.
- c. Meeting adjourned at 7:56 p.m.