BLUE LAKE PLANNING COMMISSION
MEETING MINUTES
Monday, September 15, 2014
7:00 P.M.
Community Center - 111 Greenwood Road
(Skinner Store Building behind City Hall)

The Blue Lake Planning Commission Meeting was called to order at 7:00 p.m. at the Skinner Store.

Commissioners Present: Nessler, Amirkhan, Eddy, Platz

Commissioners Absent: Fechner

Staff Present: City Planner Rees and Planning Commission Secretary Newman

Staff Absent: City Manager Berchtold

1. **Approval of Minutes: August 18, 2014**
   a. 2a: Add "on-line" to the end of the second sentence.
   b. 4b: Add the last name of the Blue Lake Power plant manager in the first sentence.
   c. 5c: Add the name of the General Manager for Blue Lake Roundstock in the second sentence.
   d. 6a: Change "abstained" to "disqualified himself."
   e. 6f: Change "abstained" to "disqualified himself."
   f. 9a: Change "(Platz/Krienke)" to "(Platz/Eddy)."
   g. Motion (Nessler/Eddy) to approve minutes with said changes.
   h. Motion passed unanimously.

2. **Public Input on Non-Agenda Items**
   a. None

3. **Approval of Agenda**
   a. Motion (Platz/Nessler) to approve agenda as is.
   b. Motion passed unanimously.

Discussion / Action:

4. **Public Hearing/Planning Commission Action (Continued): 025-161-003, 312-161-016,-019/2014 Site Plan Approval for Blue Lake Power, LLC to allow wood processing (i.e. grinding, chipping, etc.) in the wood chip fuel yard. Located at 200 Taylor Way on Industrial (m) zoned property in the Business Park. The project is Categorically Exempt form CEQA per 15303 of the CEQA Guidelines alllwing the construction and location of limited numbers of new, small facilities or structures.**
   a. Planner Rees reviews staff report (continued from August meeting) including additional public comment that was received and included in the packet.

b. Public hearing opened.
c. Plant Manager Walter Nystrom read a prepared statement to the Commission and requested that the project be approved as proposed by Blue Lake Power.
d. Other comments from the public included: 1) the City does nothing with noise complaints from the public; 2) decibels are a one dimensional way of looking at sound; 3) noise from the grinder is like a high pitch whine; 4) cost or convenience to the applicant are not appropriate issues for the Planning Commission to consider; 5) the City has no monitoring systems for non-compliance with permit terms and City regulations; and 6) noise readings should be taken over a several day period since the grinder will sound different at different times and with varying atmospheric pressures.
e. Public hearing closed.
f. Planning Commission discussion about how complaints are handled- they are brought to the City Manager and Planner to deal with, and brought back to the Planning Commission if needed; suggestion of more monitoring of noise rather than spot checking if the plant wants to have more working hours; discussion of limitations on hours of operation, whether weekly or quarterly.
g. Commissioners agree upon changes to the following conditions: Condition # 2 was revised to state, "Wood processing activities shall be limited to Monday-Friday, 8 a.m.-5 p.m. not to exceed a total of 150 hours per quarter. Provided that no chipping session shall exceed ten working days (2 weeks, Monday – Friday) with at least 21 days (3 weeks, Monday – Sunday) between sessions." The first sentence of Condition # 4 was revised to state, "To ensure the proposed wood processing activity is in compliance with the Industrial (M) zone noise performance standard, City Staff shall take noise readings at the commencement of operations and at subsequent times as deemed reasonable and necessary by the City."
h. Planner Rees stated that wood processing is a principally permitted use in the Industrial (M) zone and provided an explanation or prior environmental analysis that has been done for the Business Park and the Blue Lake Power facility. It was further explained why the use of Categorical Exemption 15303 (Class 3) was appropriate for this project and has been used by the City for other wood processing facilities in the Business Park.
i. Motion (Platz/Amirkhan) to adopt resolution 12-2014 as amended.
j. Motion passed unanimously.

5. Planning Commission Review: Dell'Arte Mad River Festival 2014 Post-Festival Report

a. Michael Fields of Dell'Arte presented the Mad River Festival 2014 Post-Festival Report. Michael explained how the Artplace Grant and other funding sources allowed this years event to be longer and include more events than ever before. This years event had double the attendance of any prior year due to better marketing. Some issues occurred with noise and parking which were quickly resolved by Dell'Arte staff. Ultimately the 2014 Mad River Festival was a huge success.

6. Planning Commission Discussion: City of Blue Lake Strategic Growth Council (SGC) Sustainable Communities Planning Grant No. 3012-552. Review of Draft Energy Element.

a. Planner Rees presented the current draft of the Energy Element and pointed out the revisions that were incorporated from Commissioner input at the last meeting. Planner Rees explained that the Energy Element is ready for public hearing which

will occur at a future Planning Commission meeting. The action at that meeting will be for the Planning Commission to make a recommendation on the Energy Element to the City Council.

b. Planner Rees stated that next the Commission will be reviewing the Land Use and Circulation Elements.
c. Planner Rees explained the remaining timeline for the SGC Grant.

7. Planning Commission Action: Vote on new Chair and Vice-Chairman

a. Motion (Nessler/Eddy) to nominate Platz as Chair. Motion passed unanimously.
b. Motion (Nessler/Platz) to nominate Fechner as Vice-Chair. Motion passed unanimously.

8. Miscellaneous Planner Items

a. Planner Rees discussed upcoming applications with the Commission.

9. Upcoming Planning Commission Meetings for the next 3 months will be on October 20th, November 17th & December 15th

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

a. Motion (Amirkhan/Eddy) to adjourn.
b. Meeting adjourned at 8:55 pm.