

**City of Blue Lake  
Planning Commission Minutes  
April 18, 2016**

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

**Commissioners Present:** Earl Eddy, Karen Nessler, Richard Platz, Dennis Whitcomb, and David Glen

**Commissioners Absent:** None

**Staff Present:** City Planner Garrison Rees, Planning Commission Secretary Cheryl Gunderson, and City Manager Amanda Mager.

**Staff Absent:** None

**Public Present:** None.

- 1. Approval of Minutes: December 16, 2015**
  - a. Motion (Eddy, Glen) to approve the December 16, 2015 minutes as written.
  - b. Commissioner Platz recused himself as he did not attend the December meeting.
  - c. Motion passed unanimously.
  
- 2. Public Input on Non-Agenda Items**
  - a. None
  
- 3. Approval of the Agenda**
  - a. Motion (Platz/Eddy) to approve agenda as written.
  - b. Motion passed unanimously.

**Discussion/ Action:**

- 4. Planning Commission Action: 025-161-016/2016 Site Plan Approval for B&B Portable Toilets for the construction of a new 9,900 s.f. metal building over an existing concrete slab with a 2,700 s.f. lean-to over a new concrete slab. The building will be wired for basic electrical services and lighting and will be used to store restroom trailers, shower trailers, sink trailers, a company motor home, and any seasonal equipment that requires being covered. The project is Categorical Exempt from CEQA per §15332 (Class 32) of the CEQA Guidelines which exempts projects characterized as in-fill development subject to certain conditions.**
  - a. Planner Rees presented the staff report to the Commission on the site plan approval application for the construction of a new metal building in the City's Business Park. He described the project, the Staff's comments, conditions of approval, and Staff's recommendation for approval.
  - b. The Commissioners discussed the project and made inquiries of Planner Rees, which he answered.
  - c. The Commissioners discussed the consistency of the building with other existing

- development in the City's Business Park.
- d. Planner Rees presented Resolution No. 1-2016 to the Planning Commission which contains the finding for approval of the B&B Portable Toilets Site Plan Approval application to allow a new building on property zoned Industrial (M) in the City's Business Park.
  - e. Motion (Eddy, Glen) to adopt Resolution No. 1-2016 approving the B&B Portable Toilets Site Plan Approval application.
  - f. Motion passed unanimously.

**5. Planning Commission Action/Public Hearing: Amendment of Zoning Ordinance Sections 707, 708, 712, and 713 (Amendments).**

- a. Planner Rees explained that this amendment to the Zoning Ordinance is being brought back to the Planning Commission for recommendation to the City Council since the prior recommendation expired due to the inability of the Council to act on the recommendation within the time limits specified in the sections proposed for amendment.
- b. Chair Platz opened the Public Hearing.
- c. There was no Public Comment received on the item.
- d. Chair Platz closed the Public Hearing.
- e. The Commissioners discussed and determined that the wording was appropriate and fair.
- f. Planner Rees presented Resolution No. 2-2016 recommending amendment of Sections 707, 708, 712, & 713 – Amendments of the Blue Lake Zoning Ordinance No. 382, as amended, to the City Council.
- g. Motion (Nessler, Glen) to adopt Resolution No. 2-2016 recommending the amendment of Sections 707, 708, 712, & 713.
- h. Motion passed unanimously.

**6. Planning Commission Discussion: Addition of new Zoning Ordinance Section 628 (River, Creek, and Wetland Setbacks) and Section 629 (Major Vegetation Removal).**

- a. Planner Rees provided an update on newly proposed Zoning Ordinance Sections 628 (River, Creek, and Wetland Setbacks) and 629 (Major Vegetation Removal), which had been previously recommended by the Planning Commission to the City Council.
- b. Planner Rees explained that since the Planning Commission submitted its recommendation on these sections to the Council, several revisions had been made to reduce some of the requirements.
- c. The most significant changes to the sections were the setback requirements in Sections 628(B) and exceptions in 628(C).
- d. The Commissioners discussed Section 628 and the concern about requiring setbacks from small manmade water features such as plastic ponds and fountains. The Commissioners recommended revision of Section 628(C)(2) to add the sentence "This does not include small plastic water features that are fully contained." There were no changes recommended for Section 629.

**7. Miscellaneous Planner Items.**

- a. Planner Rees informed the Commissioners of upcoming project applications.

- b. Planner Rees explained that SGC Grant items will be discussed at future meetings.
- c. Planner Rees provided that the City Attorney had reviewed the Grading Ordinance and that it would be brought back to the Commission in the future for recommendation to the Council.

**8. Upcoming Planning Commission Meetings for the next 3 months will be on May 16, June 20, and July 18.**

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

- a. Motion (Glen, Nessler) to adjourn.
- b. Motion passed unanimously.
- c. Meeting adjourned at 8:33 p.m.