

**City of Blue Lake
Planning Commission Minutes
Special Meeting
August 24, 2015**

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

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

Commissioners Absent: None

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

Staff Absent: None

Public Present: None

1. Approval of Minutes: August 17, 2015

- a. Motion(Eddy, Glen) to approve August 17, 2015 minutes with the following changes:
- b. Discussion Item 4d was changed to read: *"The Planning Commission reviewed the report, with no action necessary."*
- c. Motion passed unanimously.

2. Public Input on Non-Agenda Items

- a. None

3. Approval of the Agenda

- a. Motion (Nessler, Platz) to approve agenda as is.
- b. Motion passed unanimously.

Discussion/ Action:

4. Planning Commission Discussion: City of Blue Lake Strategic Growth Council (SGC) Sustainable Communities Planning Grant No. 3012-552. Task 2(F) Ordinance Update Discussions.

- a. Planner Rees presented an overview of the current draft of the Zoning Ordinance to the Commissioners which included new revisions.
- b. Planner Rees went through the various sections of the Zoning Ordinance in numerical order with the Commissioners.
- c. The Commissioners discussed whether it was appropriate to allow community gardens in certain zones in the City especially single-family residential areas. It was noted that parking and traffic congestion could become an issue if a particular community garden became popular in a residential area.
- d. Chairman Platz expressed concern about trespassing on private property, pesticide

- use, and other issues related to community gardens. Chairman Platz explained that he would support community gardens on public property but was concerned about the use occurring on private property.
- e. Planner Rees explained that staff included community gardens as a principally permitted use in residential and commercial zones so that the ordinance could not be interpreted to prohibit community gardens in residential and commercial areas of the City. Planner Rees noted that the City could develop specific rules for community gardens.
 - f. The majority of Commissioners ultimately agreed to allow community gardens in the zones recommended by staff.
 - g. Planner Rees explained that allowing community gardens would encourage local food production and is supported by the City's Climate Action Plan.
 - h. Commissioner Glen inquired if there was a restriction on types of animals in Section 602 (Animal Keeping).
 - i. Planner Rees explained that animals are categorized into large, medium, and small and that he is not aware of an animal type that the City has or would prohibit unless it was dangerous to the public or would cause a nuisance due to odor, noise, etc.
 - j. Commissioner Glen requested to know what "all other keeping of animals" meant and whether that statement has been used to require a Use Permit for animals not specifically listed in Section 602.
 - k. Planner Rees explained that the section has not been used to prohibit certain types of animals but has been used to require a Use Permit if the keeping of animals was proposed contrary to the requirements of Section 602.
 - l. The Commissioners expressed support for limiting the restrictions on solar panels and wind turbines in Section 605 (Height Limitations and Modifications).
 - m. The Commissioners requested that subsection B(3) of Section 610 (Off-Street Parking Facilities) be moved to the Circulation Element since it is more of a policy statement about not allowing excessive parking than it is a standard.
 - n. The Commissioners discussed the proposed incentives that would allow reductions in off-street parking for providing bicycle parking and pervious parking spaces.
 - o. Chair Platz recommended that the proposed incentives be combined with subsection B(5) which discusses allowing reductions in off-street parking.
 - p. Planner Rees noted that staff would like to avoid sending applicants to the Planning Commission solely to request a reduction for off-street parking, especially in circumstances where there is limited to no ability to provide parking on an existing developed property.
 - q. The Commissioners recommended that Section 610 be revised to give the City Planner the ability to allow reductions in off-street parking based on the historical nature of the property, the architectural or landscaping amenities that would be displaced, the availability of space on a parcel with existing improvements, the proximity to a bus stop, the provision of bicycle parking spaces, or the provision of pervious parking spaces.
 - r. The Commissioners recommended that subsection A(3) of Section 617 (Yards) be revised to include the statement, "*A porch may be covered or uncovered but may not be enclosed.*"
 - s. Planner Rees thanked the Commissioners for being willing to meet again for this special

meeting to review more revisions to the Zoning Ordinance.

5. Planning Commission Discussion: City of Blue Lake Strategic Growth Council (SGC) Sustainable Communities Planning Grant No. 3012-552. Planning Commission Recommendation of Priorities to City Council.

- a. Planner Rees presented the General Plan Elements and Ordinances that the Planning Commission has reviewed and the work that has been completed under Task 2 of the SGC Grant. Planner Rees explained that the City Council has requested for the Planning Commission to recommend which items from the work under the grant should be prioritized and moved forward.
- b. The Planning Commissioners discussed the various General Plan Elements and Ordinances and decided to hold a public hearing at their next regularly scheduled meeting to adopt a recommendation to the Council. The items that will be reviewed at the Public Hearing include: 1) Amendment of Zoning Ordinance Sections 610 (Off-Street Parking Facilities), 618 (Accessory Buildings), 624 (Landscaping), 627 (Accessory Dwelling Units), and 707, 712, and 713 (Amendments); 2) Addition of new Zoning Ordinance Sections 628 (River, Creek, and Wetland Setbacks) and 629 (Major Vegetation Removal); 3) Amendment of the General Plan Housing Element; and 4) Addition of a new Grading, Sediment, and Erosion Control Ordinance and an Ordinance Establishing a Boards of Appeals for the Grading, Sediment, and Erosion Control Ordinance.
- c. Motion (Platz/Eddy) to schedule a Public Hearing for the regularly scheduled September meeting to adopt a recommendation to the City Council on which General Plan Elements and Ordinances should be prioritized for adoption.
- d. Motion passed unanimously.

6. Miscellaneous Planner Items.

- a. Planner Rees reported on the ground-breaking ceremony for the micro-grid project at the Blue Lake Rancheria.
- b. Planner Rees will survey the Commissioners for a date for a special meeting to be held prior to the regularly scheduled September meeting.

7. Upcoming Planning Commission Meetings for the next 3 months will be on September 21st, October 19th, and November 16th.

- a. All Commissioners in attendance will be available to attend upcoming meetings, with the exception of Chairman Platz, who may be unavailable for the November meeting.

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

- a. Motion (Nessler/Glen) to adjourn.
- b. Motion passed unanimously.
- c. Meeting adjourned at 8:37 p.m.