



BLUE LAKE PLANNING COMMISSION MEETING MINUTES

Monday, July 21, 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 7:06 p.m. at the Skinner Store.

Commissioners Present: Jon Fechner, John Amirkhan, Rick Platz, and Karen Nessler.

Commissioners Absent: None (5th Commissioner position currently vacant)

Staff Present: City Planner Garrison Rees and City Manager John Berchtold.

Staff Absent: Planning Commission Secretary Kara Newman

1. **Approval of Minutes: April 21, 2014**

- a. Commissioner Amirkhan disqualified himself due to his absence at the April meeting.
- b. It was noted that the May minutes were already approved at the June meeting.
- c. Planner Rees recommended that the normal introduction including when the meeting was called to order and what Commissioners and Staff were present/absent be added to the April minutes.
- d. Planner Rees recommended that the detailed explanation of public comment protocol be removed from Section 3 of the April minutes.
- e. Motion (Platz/Nessler) to approve the minutes with said changes recommended by the Planner.
- f. Motion passed (3-0) unanimously.

Approval of Minutes: May 19, 2014

- a. Planner Rees recommended that the motion for adjournment of the meeting be added to Section 8.
- b. Motion (Nessler/Amirkhan) to approve the minutes with said changes recommended by the Planner.
- c. Motion passed (4-0) unanimously.

2. **Public Input on Non-Agenda Items**

- a. Chairman Platz inquired about filling the vacant position on the Planning Commission.
- b. Chairman Platz explained that after June 30th of each year the Commission is supposed to choose a Chair and Vice-Chair. It was requested that this item be scheduled for the August meeting.

3. **Approval of Agenda**

- a. Motion (Fechner/Nessler) to approve agenda as is.

- b. Motion passed (4-0) unanimously.

Discussion / Action:

4. **Planning Commission Action: 025-161-015/2014 Parcel Map Waiver & Certificate of Compliance for a portion of parcel 025-161-015 in the City's Business Park.**
 - a. Planner Rees provided a brief explanation to the Commission about the need to record a Certificate of Compliance for the portion of parcel 025-161-015 previously leased to J&S Stakes and Custom Stump Grinders.
 - b. A discussion ensued concerning the history of the parcel and surrounding properties in the Business Park.
 - c. Planner Rees and Chairman Platz provided an explanation of the procedures required by the Subdivision Map Act and the City's Subdivision Ordinance.
 - d. Motion (Amirkhan/Fechner) to approve the Parcel Map Waiver and Certificate of Compliance.
 - e. Motion passed (4-0) unanimously.

5. **Planning Commission Discussion: City of Blue Lake Strategic Growth Council (SGC) Sustainable Communities Planning Grant No. 3012-552. Presentation of the draft Energy Element.**
 - a. Planner Rees provided an overview of the draft Energy Element to the Planning Commission.
 - b. The Commissioners asked several questions about the specific policies and implementation measures in the draft Energy Element.
 - c. Chairman Platz requested clarification on implementation measure b.
 - d. Commissioner Fechner inquired about the location of Poverty Point Spring mentioned in implementation measure j., and a discussion ensued about the possibility of using the spring for a hydro system.
 - e. Chairman Platz recommended that the language in implementation measure f. be changed since some of the most drought resistant planting materials are not native.
 - f. A general discussion occurred concerning the City's ability to implement the policies and implementation measures in the draft Energy Element. It was requested that the Element be drafted with measures that can be realistically accomplished by the City.
 - g. City Manager Berchtold commented that the City Council may not be comfortable with Policy 8 which encourages the City to meet LEED standards for all new and renovated City-owned facilities.
 - h. Planner Rees explained that the draft Energy Element will be further reviewed by City Staff and Redwood Coast Energy Authority (RCEA) and brought back to the Commission at their August meeting.

6. **Miscellaneous Planner Items.**
 - a. Planner Rees described upcoming applications for the August Planning Commission meeting.
 - b. Planner Rees commented on the lack of complaints received about the 2014 Mad River Festival.

7. **Upcoming Planning Commission Meetings for the next 3 months will be on July 21st, August 18th, & September 15th.**

8. **Adjournment by 9:00 pm unless extended by the Planning Commission.**
 - a. Motion (Nessler/Amirkhan) to adjourn at 8:08 p.m.