

**City of Blue Lake
Planning Commission Minutes
November 5, 2018 Special Meeting**

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

Commissioners Present: Earl Eddy, Richard Platz, Cort Pryor, and Matthew Schang

Commissioners Absent: Bob Chapman

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

Staff Absent: None

Public Present: Dennis Whitcomb, Ingrid Kosek, Frank Onstine, and Vaughn Hutchins.

1. Approval of Minutes: July 16, 2018 Meeting

- a. Commissioners Pryor and Schang recused themselves as they were not in attendance at the July 16, 2018 meeting.
- b. Approval of the Minutes of the July 16, 2018 meeting was continued to the next meeting in order to have a quorum.

2. Public Input on Non-Agenda Items

- a. None.

3. Approval of the Agenda

- a. Motion (Platz, Schang) to approve agenda as written.
- b. Motion passed unanimously (4-0).

Discussion/ Action:

- 4. Planning Commission Action: California Environmental Quality Act (CEQA) Initial Study-Mitigated Negative Declaration for Phase 1 of the Annie and Mary Trail Project. The project proposes the construction, operation, and maintenance of a non-motorized, multi-use, paved and unpaved (gravel) trail. The trail would be approximately 2,620 feet in length and 12 feet wide. The project will require the repair of an existing culvert, installation of a proposed culvert, and construction of a bridge over Powers Creek between G and H Streets. The project will also include appurtenances such as informational signage and pedestrian scale lighting. The project is proposed parallel to South Railroad Avenue on the former Arcata & Mad River Railroad Line right-of-way and City of Blue Lake street right-of-way from Chartin Road to H Street (APNs 025-121-011, 025-132-004, 025-074-008, 025-074-010, and 312-111-008).**

- a. Planner Rees provided the Planning Commission with a summary of the Staff Report and the findings of the CEQA Mitigated Negative Declaration prepared for the project.

- b. The applicant, the City of Blue Lake, proposes to use State funds from the Active Transportation Program to construct Phase 1 of the Annie and Mary Trail. (A&M Trail). Since the proposed action meets the definition of a “project” as defined in CEQA Guidelines 15378, the City must adopt a CEQA determination for the project in order to use program funds. An Initial Study was prepared to assess the environmental impacts of the project. It was concluded that some of the impacts during construction of the project would be potentially significant. Mitigation has been required for the project for air quality, biological resources, cultural resources, and noise. With implementation of these mitigation measures, impacts from the proposed project will be less than significant.
- c. As required by CEQA Guidelines Section 15073d, the CEQA document prepared for the project was sent to the State Clearinghouse and was circulated for review. No State agencies provided comments on the CEQA document for the proposed project.
- d. As required by CEQA Guidelines Section 15072(a) a ‘Notice of Availability of a Draft Initial Study/Mitigated Negative Declaration and Intent to Adopt a Mitigated Declaration’ was provided to the public, responsible agencies, trustee agencies, and the County Clerk. No comments were received from the state agencies. Only one comment was received from the public. In an email from David Bean of Portland, Oregon, he provided his family’s history of the area and lent his support of the proposed project.
- e. Planner Rees concluded that the recommendation of City Staff is for the Planning Commission to approve Resolution 5-2018 adopting the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for Phase 1 of the A&M Trail Project.
- f. Commissioner Eddy opened the Public Hearing.
- g. Mr. Dennis Whitcomb (340 O Street, Blue Lake) expressed concern about the safety of pedestrians where the trail will cross City streets. Mr. Whitcomb gave the example of the crossing near the Blue Lake Museum. He explained that this is a dangerous traffic area between Hatchery and Railroad. He is also concerned about the blind spot on H Street due to the Schull Building.
- h. Commissioner Eddy asked the City Planner about the finality of the trail’s design.
- i. Planner Rees explained that the City is working with Trail People, which has extensive experience designing safe trail crossings. The safety design features include speed bumps, signs, flashing lights, and vision triangles for private driveways. Their primary design was used to write the Initial Study/ Mitigated Negative Declaration. No safety problems are anticipated with the proposed crossing designs.
- j. Mr. Whitcomb thanked Planning Staff for answering his questions.
- k. Mr. Vaughn Hutchins (520 Railroad Ave., Blue Lake) inquired about the terminus for the trail in the Downtown area. Mr. Hutchins wants to encourage users of the trail to continue past H Street on the undeveloped railroad right-of-way .
- l. Planner Rees explained that the trail will terminate at H Street. Planner Rees explained that the trail will someday be developed beyond H Street, but there would be safety issues related to any use of the undeveloped trail. He encourages all pedestrians and bicyclists to use existing sidewalks.
- m. The Commissioners discussed the lighting, wetlands, and potential grading permit requirements.

- n. Commissioner Platz commended the City Planner and Staff for a thorough study of the environmental impacts of the project.
- o. Commissioner Eddy closed the Public Hearing.
- p. Motion (Platz, Pryor) to approve Resolution 5-2018 of the Planning Commission of the City of Blue Lake Adopting a Mitigated Negative Declaration for Phase 1 of the Annie and Mary Tail Project.
- q. Motion passed unanimously (4-0).

4. Miscellaneous Planner Items.

- a. Planner Rees provided the Planning Commission with an update on the Habitat Conservation Fund grant, which proposes habitat restoration activity on City-owned property along Powers Creek.
- b. Manager Mager provided the Commission with the following updates:
 - River Parkways grant
 - Opportunity Zone and associated General Plan Updates
 - HCAOG update on Hatchery Rd. Business route
 - Traffic Ordinance revisions
 - New hires of Economic Development Planner and Assistant
 - USDA grant received for a marketing and feasibility study for recreation
 - Vacant land appraisal completed in the Powers Creek District
 - Nick Frank demo permit received
 - City assisting in finding tenants for a multi-use developments
 - City is moving forward on a commercial kitchen in Prasch Hall
 - Davina's Taqueria has received its business license
 - Rousseau Mixed-Use project in the Powers Creek District is progressing

5. Upcoming Planning Commission Meetings for the next 3 months will be on December 17, January 21, and February 18.

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

- a. Motion (Platz, Schang) to adjourn.
- b. Motion passed unanimously.
- c. Meeting adjourned at 7:54 p.m.