

**City of Blue Lake  
Draft Planning Commission Minutes  
May 18, 2020**

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

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

**Commissioners Absent:** None

**Staff Present:** City Manager Amanda Mager and City Planner Garrison Rees.

**Staff Absent:** Planning Commission Secretary Cheryl Gunderson

**Public Present:** Steven Wright.

**1. Approval of Minutes: February 24, 2020 Special Meeting**

- a. Motion (Chapman, Pryor) to approve minutes as written.
- b. Motion passed unanimously (5-0)

**Approval of Minutes: April 20, 2020**

- a. The Commissioners requested that the minutes be revised to state that the public present at the meeting also included Laura Chapman and Kate Martin.
- b. Motion (Chapman, Schang) to approve minutes as amended.
- c. Motion passed unanimously (5-0).

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

- a. None

**3. Approval of the Agenda**

- a. Motion (Platz, Chapman) to approve agenda as written.
- b. Motion passed unanimously (5-0).

**Discussion/ Action:**

- 4. Planning Commission Action: #025-036-003, -006/2018 Subdivision Improvement Agreement for Steven M. Wright (on behalf of BLP, LLC) for offsite improvements for a Minor Subdivision of parcels 025-036-003 (840 Railroad Avenue) and 025-036-006 (830 Railroad Avenue) that will create two new lots. The Minor Subdivision was approved by the Planning Commission on April 15, 2019. The Subdivision Improvement Agreement must be reviewed and approved by the Planning Commission pursuant to Municipal Code Section 16.28.090(A).**

- a. Planner Rees provided the Planning Commission with a summary of the Subdivision Improvement Agreement. Planner Rees noted that the agreement must be approved by the Planning Commission and adopted by the City Council prior to the recording of the Parcel Map and the construction of the offsite improvements for the Minor Subdivision.
- b. Commissioner Platz recommended revision to the City's Subdivision Code to remove the requirement for the Planning Commission to approve Subdivision Improvement Agreements. He explained that staff has the primary role in working with the applicant to draft the agreement and it should only require approval by the City Council.
- c. The applicant (Steven Wright) expressed his eagerness to begin work on construction of the offsite improvements for the subdivision. Mr. Wright asked Planner Rees whether there is any sort of waiting period after adoption of the agreement by the City Council.
- d. Planner Rees responded that he was not aware of a waiting period but would look into the issue further.
- e. Motion (Schang, Eddy) to approve the Subdivision Improvement Agreement for Steven M Wright (on behalf of BLP, LLC) for offsite improvements for a Minor Subdivision of parcels 025-036-003 (840 Railroad Avenue) and 025-036-006 (830 Railroad Avenue).
- f. Motion passed unanimously (5-0).

**5. Planning Commission Discussion: Amendment of the Municipal Code to incorporate City-wide noise regulations.**

- a. Planner Rees provided the Planning Commission with a summary of the draft Noise Standards that would establish City-wide noise regulations. Planner Rees noted that the noise standards are proposed to be added as Section 17.24.280 to Title 17 (Zoning) of the City's Municipal Code.
- b. The Commissioners discussed the draft Noise Standards and asked Planner Rees several questions.
- c. Commissioner Schang inquired about how the decibel level standards would be enforced on public property such as Perigot Park or the public right-of-way.
- d. Planner Rees explained that if a complaint were received, the source of noise could be measured at the property line of a nearby sensitive receptor such as a residential use to determine whether it was compliant with the decibel level standards.
- e. Commissioner Pryor requested that a definition of "holiday" be included in the draft Noise Standards. Commissioner Pryor also requested that staff provide a map at the next meeting that identifies which zones in the City currently have noise standards.
- f. Commissioner Platz noted that the use of the term "reasonable person" in the draft Noise Standards could be subject to interpretation.
- g. Commissioner Chapman explained that he discussed the proposed Community Quiet Hours with various community members and several of them expressed concern that the hours were for a younger demographic.
- h. The Commissioners directed staff to make the requested revisions to the draft Noise Standards and provide a map at the next meeting showing the zones in the City that currently have noise standards.

- i. The Commissioners continued the discussion on this item to the next meeting.

**6. Miscellaneous Planner Items**

- a. Manager Mager provided the Commission with updates on several items including construction of the Annie & Mary Trail, the acquisition of property in the Downtown for a community plaza space, development of a snack bar and community kitchen at Perigot Park, and grants being pursued for the Powers Creek District.

**7. Upcoming Planning Commission Meetings for the next 3 months will be on June 15<sup>th</sup>, July 20<sup>th</sup>, and August 17<sup>th</sup>.**

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

- a. Motion (Chapman, Schang) to adjourn.
- b. Motion passed unanimously (5-0).
- c. Meeting adjourned at 8:27 p.m.