



## Blue Lake City Council Minutes

Tuesday, April 27, 2021 ~ 6:30 p.m. ~ Regular Council Meeting Via Zoom

<https://us02web.zoom.us/j/81453732916?pwd=RTd0SDNNTFJFYkpgRjZKWnhtWEFVQT09> Meeting ID:

814 5373 2916 Passcode: 622383

### 1. Establish a Quorum of the Council

Council Members Present

Adelene Jones (Mayor)

Chris Curran

Summer Daugherty

Olivia Obidah-Dunn

Elaine Hogan

Staff Present

Amanda Mager, City Manager

Ryan Plotz, City Attorney

Mike Forget, City Engineer

Garry Rees, City Planner

April Sousa, CMC, Minutes Taker

### 2. Approve Agenda

**Motion:** It was moved to approve the agenda after moving Item 15: Future Council Meetings-Discussion/Direction on Hybrid Meetings to take place after Item 13: Future Agenda Items.

**Motion by:** Councilmember Daugherty; **Second:** Councilmember Curran

**There were no comments from Council or public.**

**Roll Call: Ayes:** Curran, Daugherty, Obidah-Dunn, Hogan, and Jones **Nays:** None **Absent:** None

**Motion Summary:** Motion Passed

### 3. Zoom Protocol Presentation

Mayor Pro-Tem Daugherty gave a short presentation on zoom protocols for Council meetings.

### 4. Public Input:

Lin Glen, Blue Lake resident, asks about the City's website and if there were a place that old minutes and packets available on the website. City Manager Mager was able to answer the question. Ms. Glen noted that it would be very helpful.

Karpani Burns noticed that there was no land acknowledgment at the meeting. She asked if this was a regular practice and suggested the Council to discuss this at a future meeting.

Meg Stofsky, community member, would like to support both Lin Glen's comment and Karpani Burns' suggestions.

### 5. Public Hearings:

- a. **Consider adopting Resolution No. 1184, a Resolution of the City Council of the City of Blue Lake Amending the Land Use Element of the Blue Lake General Plan and Amending the General Plan Map to Apply the Mixed Use (MU) and Open Space (OS) Designations to Properties in the Powers Creek District (Formerly Blue Lake Business Park).**

City Planner, Garry Rees, gave an overview and summary of the staff report included in the packet.

Mayor Jones opened the public hearing at 6:56 p.m.

Paul Elliot stated that they moved to Blue Lake because of the way Blue Lake is. He noted that he is concerned with the increase in the Blue Lake population. He would like to know how this will affect how Blue Lake is.

Mayor Jones gave some insight and information for Mr. Elliot.

Elise Scafani, Blue Lake resident, asked the protocol for next steps regarding this item.

Meg Stofsky noted that if past agendas and packets were available on the website so people can see them, past discussions could be reviewed. She questioned if this will satisfy State mandates. Clarification was asked if this was part of a bigger plan to satisfy these housing mandates.

Kat had a question regarding the staff report for recommendations and asked who the “staff” was that gave recommendations. This was explained by City Planner Rees.

Lin Glen asked what other parts of the City will be affected. City Planner Rees gave clarification to this question.

David Glen said he was opposed to the idea of residential units in the Powers Creek District and strongly disagrees with these changes.

Councilmember Obidah-Dunn shared her personal experience trying to find housing in Blue Lake. She noted that this opportunity was exciting.

Paul Elliot asked if there had been feedback on businesses that have wanted to move to Blue Lake. He also asked for clarification on how the affordable housing would be allocated. Mayor Jones and Staff gave further information.

Elise Scafani commented on the lack of successful businesses in Blue Lake. She questioned what businesses could succeed in Blue Lake.

Rebecca Zettler mentioned that this is a commuter town and asked council to rethink the idea of more people coming into town for the school.

Karpani Burns questioned new businesses coming into Blue Lake and asked if a survey was done in the community and when.

Kat mentioned her concern of this decision moving forward without considering the input of the community.

Councilmember Daugherty commented on Kat’s concern and noted the number of times that this item has been open for public comment.

Councilmember Hogan noted the decision on the table was to open up the zoning from industrial only to mixed use in order to bring in more businesses.

City Planner Rees clarified the requirements of the Opportunity Zone, which includes specific approval process for any project in the Opportunity Zone that involves review and comment by the public.

Meg Stofsky questioned how much of these zoning changes were due to State mandates.

Elise Scafani would like to thank the Council for their time. She also mentioned her experience and perception from the previous meeting and the response from Council. She asked for everyone to take responsibility for actions and noted that her perception from the last meeting was that there was overwhelming opposition to an item and asked Council to delay, which did not happen.

City Manager Mager reminded the public that this is a zone, which means it is an opportunity, and if the business is viable, the zone will help allow the potential to happen.

Lin Glen commented to City Planner Rees regarding the process through the Planning Commission and asked if the Council and the City Manager could expand on the economic analysis that the City has done.

City Manager Mager noted she could make the analysis available to anyone who would wish to see it.

City Planner Rees expanded on the State mandates. Councilmember Daugherty added additional information.

Paul Elliot asked if there were incentives to bring in businesses to the community. City Manager Mager was able to give some information on this.

Alicia Rousseau provided support of the O Zone. She feels it is written well and responsibly. She noted that there are people interested in doing business in Blue Lake and gave support to the Council on this.

Mayor Jones adjourned the public hearing at 8:10 p.m.

**Motion:** It was moved to approve Resolution No. 1184, a Resolution of the City Council of the City of Blue Lake Amending the Land Use Element of the Blue Lake General Plan and Amending the General Plan Map to Apply the Mixed Use (MU) and Open Space (OS) Designations to Properties in the Powers Creek District (Formerly Blue Lake Business Park).

**Motion by:** Councilmember Curran; **Second:** Councilmember Hogan

**Roll Call: Ayes:** Curran, Daugherty, Obidah-Dunn, Hogan, and Jones **Nays:** None **Absent:** None

**Motion Summary:** Motion Passed

- b. Introduce and conduct first reading by title only Ordinance No. 539, an Ordinance of the City Council of the City of Blue Lake Amending Title 17 of the Blue Lake Municipal Code to Adopt an Opportunity (O) Zone within the City of Blue Lake and to Amend the Zoning Map to Apply the Opportunity (O) and Open Space/Recreation (X) Zoning Classifications to Properties in the Powers Creek District (Formerly Blue Lake Business Park).**

City Planner Rees gave the summary and staff presentation on this item.

Mayor Jones opened the Public Hearing at 8:16 p.m.

Kit Mann mentioned concerns over Danco's project proposal and having it moving along in the background. Asks the Council to not do projects in the background while other items are in the foreground.

Councilmember Daugherty clarified that she does not want to see high density housing in the Power Creeks District but rather the intention of mixed use.

City Planner Rees spoke to the specifics of the density allowed in the zoning.

Meg Stofsky noted that language used by people sometimes means something different. She gave the example that “high density housing” could mean “people I don’t want.”

City Planner Rees clarified the building standards placed in the Opportunity Zone.

David Glen reiterates that his feeling that residential housing in the industrial area is incompatible. He notes that the residential use will not be secondary as stated in the O zone. Mr. Glen also noted that he does not agree that the economic businesses that will be located in the Powers Creek District will work because they are customer based, and he felt that Blue Lake does not have the customer. Also stated light industry will not move into the space because of the residential.

Mayor Jones Closed the Public Hearing at 8:38 p.m.

Councilmember Curran noted that he has really appreciated all the input received so far.

**Motion:** It was moved to conduct a first reading of Ordinance No. 539, an Ordinance of the City Council of the City of Blue Lake Amending Title 17 of the Blue Lake Municipal Code to Adopt an Opportunity (O) Zone within the City of Blue Lake and to Amend the Zoning Map to Apply the Opportunity (o) and Open Space/Recreation (X) Zoning Classifications to Properties in the Powers Creek District (Formerly Blue Lake Business Park), by title only.

**Motion by:** Councilmember Daugherty; **Second:** Councilmember Hogan

**Roll Call: Ayes:** Curran, Daugherty, Obidah-Dunn, Hogan, and Jones **Nays:** None **Absent:** None

**Motion Summary:** Motion Passed; Mayor Jones conducts a first reading of Ordinance No. 539, by title only.

- c. **Introduce and conduct first reading by title only Ordinance No. 540, an Ordinance of the City Council of the City of Blue Lake Amending Title 17 of the Blue Lake Municipal Code to Impose Noise Standards Throughout the City of Blue Lake and Remove the Individual Noise Performance Standards from Several Zoning Classifications Including Retail Commercial (RC), Mixed-Use (MU), Light Industry (ML), and Industrial (M).**

City Planner Rees gave the summary and overview of this item.

Mayor Jones opened the public hearing at 8:45 p.m.

Paul Elliot commented on the truck noise throughout the night.

Mayor Jones asked City Planner Rees about how truck noise would be impacted by the noise ordinance.

City Planner Rees stated that this ordinance is not intended to regulate industrial truck noises on the City’s designated truck route.

David Glen asked if this ordinance would change the standards in the business park. City Planner Rees noted that this would change for new uses only in the Powers Creek District. Mr. Glen reiterated this as an incompatibility for residential use in the Powers Creek District.

City Planner Rees gave further clarification on the noise ordinance regulations.

Paul Elliot asked who is responsible for determining and regulating the decibel levels. It was noted that specialists and citizen driven complaints would be the primary way of regulating noise levels.

Mayor Jones closed the public hearing at 9:06 p.m.

**Motion:** It was moved to conduct a first reading of Ordinance No. 540, an Ordinance of the City Council of the City of Blue Lake Amending Title 17 of the Blue Lake Municipal Code to Impose Noise Standards throughout the City of Blue Lake and Remove the Individual Noise Performance Standards from Several Zoning Classifications, Including Retail Commercial (RC), Mixed-Use (MU), Light Industry (ML), and Industrial, by title only.

**Motion by:** Councilmember Daugherty; **Second:** Councilmember Curran

**Roll Call: Ayes:** Curran, Daugherty, Obidah-Dunn, Hogan, and Jones **Nays:** None **Absent:** None

**Motion Summary:** Motion Passed; Mayor Jones conducts a first reading of Ordinance No. 540, by title only.

#### 6. **Regional Climate Action Plan Presentation**

Connor McGuigan from the Humboldt County Planning Department presented the Regional Climate Action Plan.

Meg Stofsky asked a question regarding jurisdiction and emissions as well as Redwood Coast Energy Authority's overall plan.

This was an information only item; no action taken.

Councilmember Daugherty asked for a time check at 9:30 p.m. to see what items needed to be discussed and what could be extended to another meeting.

Item 7: City of Blue Lake Truck Route Presentation, will be held to the May 11<sup>th</sup> meeting.

Item 9: SB1383 California's Short-Lived Climate Pollutant Reduction Strategy Presentation would be held to a later meeting in May.

#### 8. **Steven Wright Minor Subdivision: Consider adopting Resolution No. 1185, a Resolution of the City Council of the City of Blue Lake Accepting the Offers of Dedication for the Wright Minor Subdivision**

Mayor Jones opened the public hearing for this item at 9:33 p.m. There was not public comment. The hearing was closed at 9:34 p.m.

City Planner Rees gave some information regarding this item and the Offers of Dedication that is a part of this minor subdivision.

**Motion:** It was moved to approve Resolution No. 1185, a Resolution of the City Council of the City of Blue Lake, Accepting the Offers of Dedication for the Wright Minor Subdivision.

**Motion by:** Councilmember Daugherty; **Second:** Councilmember Curran

**Roll Call: Ayes:** Curran, Daugherty, Obidah-Dunn, Hogan, and Jones **Nays:** None **Absent:** None

**Motion Summary:** Motion Passed

## 10. Consent Agenda:

Item c. was pulled from the agenda.

- a. **Steven Wright Minor Subdivision:** Consider City Engineer recommendation for release of the security for the offsite improvements constructed for the Wright Minor Subdivision. Authorize the City Manager and/or City Engineer to execute any documentation necessary for release of the security.
- b. **Warrants and Disbursements:** March 2021
- c. **Minutes:** March 23, 2021

**Motion:** It was moved to approve the Consent Agenda items a and b.

**Motion by:** Councilmember Daugherty; **Second:** Councilmember Curran

**Roll Call: Ayes:** Curran, Daugherty, Obidah-Dunn, Hogan, and Jones **Nays:** None **Absent:** None

**Motion Summary:** Motion Passed

Meg Stofsky asked for the minutes to name the organization that consults on safety issues, intersections, speeds, etc. - Coalition for Responsible Transportation Priorities. The name of the organization had been left off the minutes.

**Motion:** It was moved to approve the Minutes from March 23, 2001 with noted changes.

**Motion by:** Councilmember Daugherty; **Second:** Councilmember Curran

**Roll Call: Ayes:** Curran, Daugherty, Obidah-Dunn, Hogan, and Jones **Nays:** None **Absent:** None

**Motion Summary:** Motion Passed

11. **Council Correspondence:** There were no council correspondence.

## 12. Reports of Council and Staff:

Mayor Jones reported on the Humboldt County Association of Governments meeting.

Councilmember Curran reported on the Redwood Coast Energy Authority and Economic Development Commission meetings.

Councilmember Daugherty reported on the Redwood Region Economic Development Commission and Chamber of Commerce meetings.

Councilmember Obidah-Dunn reported that she was also at the Redwood Coast Energy Authority meeting as the alternate delegate.

Councilmember Hogan reported on Humboldt Waste Management Authority meeting.

City Manager Mager highlighted the finance report that was presented with the Council packet.

## 13. Future Agenda Items

- Land Acknowledgement
- City of Blue Lake Truck Route Presentation, May 11<sup>th</sup> meeting

- SB1383 California's Short-Lived Climate Pollutant Reduction Strategy Presentation, later in May
- City Manager Evaluation
- Second Readings of Ordinances 539 and 540
- Parks and Recreation Use Plan
- Discussion/Direction on Transparency

#### 14. Discussion/Direction on Hybrid Meeting

Mayor Jones asked the council what their comfort level was regarding the next meeting being in person. Consensus from council was to have a hybrid meeting with limited indoor capacity, require the use of masks, and other COVID-19 regulations.

#### 15. Adjourn

**Motion:** It was moved to adopt Order of Adjournment of this Regular Meeting to May 11, 2021, at 6:30 PM, to be held by Teleconference via Zoom and in person at Skinner Store, and to direct the City Clerk to post the Order of Adjournment on or near the door of the place where the regular was held and on the City's website within 24 hours after the time of the adjournment.

**Motion by:** Councilmember Daugherty; **Second:** Councilmember Curran

**Roll Call: Ayes:** Curran, Daugherty, Obidah-Dunn, Hogan, and Jones **Nays:** None **Absent:** None

**Motion Summary:** Motion Passed; the meeting adjourned at 10:05 p.m.

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April Sousa, CMC  
Minute Taker