

THE CORPORATION OF THE CITY OF GRAND FORKS

PUBLIC HEARING

Monday, February 7, 2005

PRESENT: Mayor Jake Raven, Chair  
Councillor Ann Gordon  
Councillor Mike Kanigan  
Councillor Neil Krog  
Councillor Tom Shkrabuik  
Councillor Bob Smith

CAO – J. Lambie  
City Clerk Lynne Burch

Gallery

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The Chair called the Public Hearing to order at 6:00 p.m., welcoming all those in attendance.

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The Chair stated that the purpose of this Public Hearing is to provide any interested parties with an opportunity to express their views and concerns with regard to Bylaw No. 1774, either in writing or orally, at this time. He further stated that the purpose of the hearing is not to argue the merits of the bylaw, but rather to listen to any presentations that anyone may wish to make regarding the proposed bylaw. He went on to advise that a summary of these proceedings would be recorded and presented to the Council.

At the request of the Chair, the Clerk gave a brief explanation of Bylaw No. 1774. The Chair further requested that the Clerk read into the record, written submissions received prior to this Public Hearing. The Clerk advised that there are 2 written submissions, one from Councillor Patrick O'Doherty and one from Garth Dixon. Both items were read into the record at this time, and are attached to and form part of these minutes.

**Public comments:**

Martin O'Brien, 6956 4<sup>th</sup> Street – requested that Council look at this rezoning as they would with any other rezoning application.

Howard Trussler, 381- 69<sup>th</sup> Avenue – expressed his concerns about industrial truck traffic. Mr. Trussler inquired as to Pope & Talbot's development plan and if heavy industrial traffic will be addressed.

Andrew Horahan, of Pope & Talbot Ltd, explained the company's plan. He stated that there is no plan to increase truck traffic on 69<sup>th</sup> Avenue, and that all trucks will use 68<sup>th</sup> as they do presently. He stated that the property will be used for log storage. Mr. Horan advised that it is Pope & Talbot's intention to build a buffer zone, possibly including a 12-foot fence, aesthetically pleasing, and which blocks the noise. He stated that in the area of 69<sup>th</sup> and 4<sup>th</sup>, the storage of logs will be on a low rotation basis, and that the property in question will be a secondary log storage.

On a question from the Mayor, he advised that depending upon the time of year, there may be no storage of logs on the subject property. He stated that this time of year has the highest number of logs in storage in preparation for spring break up and that in the month of June there will probably be no logs.

Linda Dixon, of 388 69<sup>th</sup> Avenue. Inquired if the City could be responsible for enforcement of the closure of the end of Como Street, and if the area could be closed to residential traffic only along 69<sup>th</sup> Avenue. Plans to burn the residential structures no longer required by Pope & Talbot was discussed. Ms Dixon inquired if the residents could be notified a head of time of the planned burn as well as the planned clean up of the property. She further inquired as to the anticipated time frame for the construction of the buffer area. In answer to these questions, the CAO stated that he is not aware that Como Street is actually closed to traffic, however, he stated, the City will investigate this with Pope & Talbot. He discussed the plans for the valley fire departments to use the structures for fire practice, and advised that local area residents will be notified by letter, in advance of the planned burn in mid March. He advised that the clean up of the property will be undertaken by Pope & Talbot and will be to City Standards.

Martin O'Brien, 6956 4<sup>th</sup> Street, inquired as to industrial development permit. He was advised by City Staff that a development permit will be required when the property is developed.

Andrew Horahan, of Pope & Talbot Ltd stated they intend to construct the buffer when they use the property.

Martin O'Brien, 6956 4<sup>th</sup> Street expressed his desire to see a development permit approved prior to any use of the property.

Manfred Fleury, 9<sup>th</sup> Street and 66<sup>th</sup> Avenue, located south of the Pope & Talbot development, discussed his concerns with noise resulting from forklifts from Pope & Talbot Ltd. He outlined his experience with Pope & Talbot Ltd. and their handling of the noise concerns. He encouraged Pope & Talbot Ltd. to put up barriers to buffer noise.

Mary Pulvermacher, 6956 5<sup>th</sup> Street, expressed her concerns of the Como Street closure, and stated that somehow it got opened. She advised of her concerns of truck traffic on 69<sup>th</sup> Avenue and the beeping of forklifts

Mel Pulvermacher of 6965 5<sup>th</sup> Street inquired if logs in the log storage area will be moved during daytime hours. Mr. Horahan of Pope & Talbot Ltd. stated that the company would make efforts to avoid the area adjacent to their neighbors, and would look at all options to minimize the noise and buffer the area, including the proposed 12 foot fence, shrubs and trees.

David Pehota, Granby Road, inquired as to the process for applications for rezoning.

Linda Dixon, of 388 69<sup>th</sup> Avenue, inquired as to the next step in the process, and inquired if those who made submissions could be advised formally. The CAO explained the process for rezoning. He explained that upon receipt of an application for rezoning, a bylaw is drafted and presented to Council for first and second reading. He stated that the public is then notified and public hearing is held. Once the public hearing is over, Council may then put the bylaw on the agenda for third reading. He stated that after third reading, it would be put on the next agenda for final reading.

Martin O'Brien, 6956 4<sup>th</sup> Street inquired as to the process of the development permit. He was advised that there is no requirement to provide for public input for the development permit.

Dale Hurren of Pope & Talbot, stated to those in the gallery that the company representatives have made notes on the issues raised this evening, and they will endeavour to incorporate some of these issues. He advised that they are more than prepared to work with the City and Pope & Talbot employees to respect their residential neighbors.

Martin O'Brien, 6956 4<sup>th</sup> Street inquired if Pope & Talbot Ltd. would be prepared to set up meetings with neighbors to discuss issues. Pope & Talbot representatives stated they would consider this.

Mary Pulvermacher, 6956 5<sup>th</sup> Street, inquired as to the future intentions for 5<sup>th</sup> Street. Andrew Horahan of Pope & Talbot discussed that it the company's goal to have some of these streets closed, which would limit the traffic. He stated however that there was no intention to close 69<sup>th</sup> Avenue. He advised that it should not be used by anyone other than residents in the area.

Linda Dixon, of 388 69<sup>th</sup> Avenue, inquired as to future plans. Mr. Horahan of Pope & Talbot stated that there are no future plans at this moment to expand Pope & Talbot property further. On a question of property values, Pope & Talbot

representatives stated that this is extremely difficult to answer. However they advised that some properties are acquired for buffer zones.

Terry Corley, 489 69<sup>th</sup> Avenue, inquired if Pope & Talbot were committed to a buffer fence, and would they be willing to put it in writing. She inquired if there will be more community interaction. The Pope & Talbot representatives stated that they are sincere about constructing the buffer zone, and may well consult the neighbors.

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MOTION: SMITH

RESOLVED THAT THIS PUBLIC HEARING STAND ADJOURNED AT 6:51 P.M.  
CARRIED.

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**CERTIFIED CORRECT:**

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Mayor Jake Raven, Chair

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City Clerk - Lynne Burch