

Fort Bragg general plan a few notes:

It happened around 2000 when there were three seats open on the Fort Bragg city council Vince Benedetti Dan Gjerde, and Michelle White were voted into office. The remaining councilmembers were Lindy Peters, and Jere Melo. T the general plan needed an update so the process began early on many of us citizens could see that this was not going well we formed a citizens group known as the citizens for Fort Bragg 's future to keep an eye on the general plan process we had someone of our group at every single committee meeting and planning or city Council related to the general plan. Marvin Parrish and I were the only two citizens that even knew about let alone attended a meeting when three of the city Council members voted to exclude councilmember Melo from participation in the general plan as his retirement was from Georgia Pacific the owners of the mill site Lindy Peters voted no but this was one of probably hundreds of 3 to 1 votes on various parts of the general plan.

it went downhill from there the general plan that evolved from this process which took many months, and many public meetings was in my opinion designed specifically to take existing authority from future city Councils and structure the general plan so future council members could not vote certain projects or actions without a general plan amendment. They accomplished the task. This letter is a little bit of retrospection.

I will refer to prior general plan which would've been the 1982 version which this general plan updated it allowed for example of one of many items that a standard 50 x 150 ft. lot zoned for multiple units could effectively have a triplex or three-unit residential property constructed on it. Not so in the new plan. The floor area ratios and lot coverages were unreasonable for a municipality that really wanted more housing to be built. The first step the city Council took in this process was to reduce the sphere of influence which is a general planning area that a city such as Fort Bragg would have in place for future planning and for some legal purposes as well, This was unheard of for a city to take this action why on earth would they wish to reduce the area over which they had some influence? No good reason except for making it more difficult to annex even if they desired to do so. In the general plan it was specifically added that a residential annexation could not be undertaken unless the annexation was revenue neutral meaning it had to be able to provide for fire and police protection that sort of thing. Impossible for a residential annexation and to my knowledge there have been no annexations since this general plan went into effect. That may be incorrect, but none come to mind. The former administration prior to this crew, had begun the public process for public meetings and notifications for discussion etc. to annex from the eastern boundary of Fort Bragg all the way out to Monson Lane adjacent to the city water plant. This was a logical extension for residences for the citizens of the Fort Bragg area as most of the infrastructure, water sewer power etc. is and then was in place. If you drive out Sherwood Road and just glance at the open areas, make a left on Monson Lane then turn back west on Cedar Street to the city limits you will see open spaces with the capacity for probably several hundred homes totally ignored in this general plan because to even attempt it would require a general plan amendment let alone an annexation.

One of the other major concerns was that the city Council used to be able to approve a water or sewer connection outside of the city limits of Fort Bragg it was done at the council level not a lot were done but some specifically for a situation where there was a failed septic system the cities update with this general plan disallowed the city Council being the decision maker on such an issue. If they did wish to pursue such an action once again, they would have to make a general plan amendment before they could even consider it. The eastern portion of Fort Bragg has rather high water table so septic systems are difficult to develop and can have issues, but are not allowed to hook onto the city sewer system in this general plan even if the city sewer is adjacent to the property. Many people years ago granted easements for both water and sewer lines all over town to help the town grow, in a certainly a different



time. This one change that I recommend would be to remove the limitations to a specific mapped area of water and sewer services district but leave it entirely up to the city Council. If they're responsible enough to do a general plan and implement and enforce it they are responsible enough to make a decision on a case by case basis. That authority was taken from them. Many of you probably don't know this history, that's the reason for this letter. On the day that this general plan was approved by the city Council it was unanimously voted on from my recollection and Jere Melo pointed out to me, he said something to the effect that if the problems that you mention proved to be negative to the City of Fort Bragg we can always change them . Well bless his heart, that never happened. He also promised after the plan had been in existence for a few years to look at the sewer situation that had progressed to see if there should be some changes to make the city Council wants again able to approve such hook ups for failed septic systems. He was killed before that ever happened. And even though the city at least three years ago started on an ordinance or change of the general plan to allow adjacent properties to the city to hook onto water and or sewer it got bogged down in the discussion as they wanted to make sure by contract that any such hook ups would be obligated to provide low income housing. I have no idea where this is in the process or was completely dropped, I spoke recently to a property owner that would have benefited from this and was involved in the process he also has not heard anything from the city for years.