



City of Fort Bragg

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Meeting Minutes Special City Council

*THE FORT BRAGG CITY COUNCIL MEETS CONCURRENTLY AS
THE FORT BRAGG MUNICIPAL IMPROVEMENT DISTRICT NO. 1
AND THE FORT BRAGG REDEVELOPMENT SUCCESSOR
AGENCY*

Saturday, September 21, 2019

9:00 AM

Town Hall, 363 N Main Street

Special Joint City Council/Planning Commission Meeting

CALL TO ORDER

Mayor Lee called the meeting to order at 9:01 AM.

ROLL CALL

Present: 8 - Mayor Will Lee, Vice Mayor Bernie Norvell, Councilmember Jessica Morsell-Haye, Councilmember Tess Albin-Smith, Jay Andreis, Jeremy Logan, Stan Miklose and Michelle Roberts

Absent: 2 - Councilmember Lindy Peters and Nancy Rogers

1. CONDUCT OF BUSINESS

- 1A. [19-442](#)** Receive Presentations from Mill Site Property Owners Regarding the Mill Site Land Use Plan and Provide Direction to Staff

Mayor Lee announced that the City Council and Planning Commission (CC/PC) would receive presentations from mill site property owners, the public comment portion would allow for five minutes for each speaker, and the property owners could then respond to any questions raised during public comment.

Spring Pond West

The Council/Commission heard first from Jennifer Bosma, daughter of Tom Honer, owner of Spring Pond West, and Amy Wynn of Wynn Coastal Planning who summarized their plans for the property they purchased on the mill site. Two scenarios were presented, showing the plans they have envisioned for a market and workforce housing units.

Public Comment was received from:

- Jerry Stavely expressed concern for trading a partially green area for asphalt. He said buyers of mill site property are telling the Council and Commission how the property is to be used, and he feels the City should impose what is best for the future of the community. He urged the CC/PC to consider the view shed, especially if the market is two stories.
- Leslie Kashiwada agreed with Amy Wynn's assessment of the trees on the property and spoke about her concern for the forest and red shouldered hawk nests.
- Mark Jensen stated that coming into town is an embarrassment because it is ugly. He spoke in support of the Harvest Market project.
- Bernadette Rafanan, local Native American, asked the property owners not to disturb the trees because her native beliefs say that it is bad juju to remove them. She spoke in support of

the housing project, but reiterated that trees should not be removed.

- Bruce Moore asked if written comments would be accepted on the Spring Pond West proposal.

Mayor Lee recessed the meeting at 9:52 AM; the meeting reconvened at 10:04 AM.

Skunk Train (California Western Railroad)

Mike Hart, Chris Hart and Robert Pinoli of the Skunk Train gave an overview of their plans for the property, working with the zoning for the site being developed by the CC/PC. Mr. Pinoli spoke about the current status of the site, noting that extensive site cleanup and invasive blackberry removal has been undertaken in the last three months, and repair work is being done on Dry Shed 4. Burt Miller of Hornberger Worstell Architects presented the Skunk Train vision for creative repurposing of the mill site property purchased by the Skunk Train, including a Pomo village, Glass Beach Station area, housing units, and condominium hotel. They responded to questions from CC/PC members regarding wildlife corridor, number of residential units, traffic circulation, location of the railroad tracks, possible brewery expansion in the Dry Shed, and access for fire and emergency services.

Public Comment was received from:

- Jim Britt spoke about the character of the town and cautioned that the housing density needs to make sense for Fort Bragg. He stated that more workforce housing and less vacation homes and vacation rentals are needed.
- John Gallo presented a slide show suggesting that the hotel move back to allow for breathing room and coastal retreat. He said that there are two pinch points that may interfere with wildlife movement. He asked that some decisions be reserved for the future, and spoke in support of adding a small ball field to the property.
- Shelley Coburn commented on the tourist-based economy, bus transportation system, and open land. She urged CC/PC to prioritize the environment and think of the bigger, long-term picture.
- Rex Gressett said the City is just trailing along in the wake of developers.
- Chuck Whitlock said the Skunk Train's presentation is a good start for what can be done on the property and is something to build on. He asked about plans for the current railroad property, Skunk Train Depot and engine house.
- George Reinhardt said the proposal is not indicative of where many in the community are coming from or where they want to go. He spoke in support of a restoration vision of development, with sustainability, climate change and sea level rise in mind.
- Leslie Kashiwada said she is pleased with the plans for a Pomo Village but does not want it near the train tracks. She also mentioned pinch points and the problems they present for wildlife.

Mayor Lee recessed the meeting at 12:12 PM; the meeting reconvened at 12:22 PM.

- Terrence Vaughn encouraged the property owners to consider recreation when constructing their hotel facility, like places to wash off bicycles, outdoor showers for abalone divers and surfers, outside benches, etc.
- Amy Wynn spoke in support of the Hornberger Worstell design and commented on circulation and zoning.
- Andrew Jordan said that one benefit of economic development on the mill site is that it will clean up the area, balancing ecologic and economic interests.

Noyo Center for Marine Science

Dave Turner, board member of Noyo Center for Marine Science, gave a short presentation on the current status of the Noyo Center property near the Wastewater Treatment Plant. He noted the Center is working on plans for a building to house the 70-foot whale skeleton on the back end of the 11 acres. He thanked the City for working to transfer the property and expressed appreciation for everything the community does to support the Noyo Center.

Public Comment: None.

K. McKee & Company

City Manager Miller read an email from Ralph and Kristine McKee of K. McKee & Company who were unable to attend the meeting. McKee has purchased property from Georgia Pacific for web based accounting offices. They are interested in acquiring additional property, but would like better internet capability.

Public Comment: None.

ADJOURNMENT

Mayor Lee adjourned the meeting at 1:17 PM.

WILLIAM V. LEE, MAYOR

June Lemos, CMC, City Clerk

IMAGED (_____)