



City of Fort Bragg

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Meeting Minutes Planning Commission

Wednesday, February 10, 2021

6:00 PM

Via Video Conference

AMENDED

MEETING CALLED TO ORDER

Chair Logan called the meeting to order at 6:00 PM.

ROLL CALL

Present 5 - Commissioner Nancy Rogers, Commissioner Stan Miklose, Vice Chair Jay Andreis, Commissioner Michelle Roberts, and Chair Jeremy Logan

PLEASE TAKE NOTICE

ZOOM WEBINAR INVITATION

1. APPROVAL OF MINUTES

1A. [21-006](#) Approve the Planning Commission Minutes of December 9, 2020

Public Comment:

* Jacob Patterson

A motion was made by Commissioner Roberts, seconded by Chair Logan, that these Minutes be approved as amended. The motion carried by the following vote:

Aye: 4 - Commissioner Rogers, Commissioner Miklose, Commissioner Roberts and Chair Logan

Abstain: 1 - Vice Chair Andreis

1B. [21-007](#)

Approve the Planning Commission Minutes of December 17, 2020

A motion was made by Commissioner Roberts, seconded by Commissioner Rogers, that these Minutes be approved. The motion carried by the following vote:

Aye: 5 - Commissioner Rogers, Commissioner Miklose, Vice Chair Andreis, Commissioner Roberts and Chair Logan

1C. [21-008](#)

Approve the Planning Commission Minutes of January 6, 2021

A motion was made by Vice Chair Andreis, seconded by Commissioner Rogers,

that these Minutes be approved. The motion carried by the following vote:

Aye: 5 - Commissioner Rogers, Commissioner Miklose, Vice Chair Andreis, Commissioner Roberts and Chair Logan

2. PUBLIC COMMENTS ON NON-AGENDA ITEMS

Public Comments received by
*Jenny Shattuck
*Jacob Pattersen

3. DISCLOSURE OF EX PARTE COMMUNICATIONS ON AGENDA ITEMS

None.

4. PUBLIC HEARINGS

4A. [21-017](#) Conduct a Public Hearing and Consider Adoption of a Resolution to Approve Coastal Development Permit 2-20 (CDP 2-20) and Design Review 5-20 (DR 5-20) to construct a fence at 420 N. Harbor Drive

Public Comment Received by:
Jacob Patterson

Staff requested this Public Hearing be continued to a date certain of March 10, 2021

A motion was made by Commissioner Rogers, seconded by Commissioner Roberts, that this Public Hearing be continued. The motion carried by the following vote:

Aye: 5 - Commissioner Rogers, Commissioner Miklose, Vice Chair Andreis, Commissioner Roberts and Chair Logan

Enactment No: RES PC02-2021

5. CONDUCT OF BUSINESS

5A. [20-973](#) Receive Report and Consider Adopting a Resolution to Update the Planning Commission Bylaws

A motion was made by Commissioner Rogers, seconded by Commissioner Miklose, that this Planning Resolution be adopted as amended. The motion carried by the following vote:

Aye: 5 - Commissioner Rogers, Commissioner Miklose, Vice Chair Andreis, Commissioner Roberts and Chair Logan

Enactment No: RES PC01-2021

5B. [20-971](#) Discuss and Adopt a Work Schedule for the 2021 Year (Ord. 740 §1, 1992; Fort Bragg Municipal Code §2.20.070; PC Bylaws § III.C.)

A motion was made by Vice Chair Andreis, seconded by Commissioner Rogers, that these Planning Commission work schedule be adopted. The motion carried by the following vote:

Aye: 5 - Commissioner Rogers, Commissioner Miklose, Vice Chair Andreis, Commissioner Roberts and Chair Logan

Enactment No:

5C. [20-972](#)

Review Summary Report of Planning Commission Work for the Calendar Year 2020 (Ord. 740 §1, 1992; Fort Bragg Municipal Code §2.20.010; PC Bylaws § III.D.)

A motion was made by Chair Logan, seconded by Commissioner Miklose, that these Planning Resolution be recommended for approval. The motion carried by the following vote:

Aye: 5 - Commissioner Rogers, Commissioner Miklose, Vice Chair Andreis, Commissioner Roberts and Chair Logan

5D. [21-047](#) Discussion and Possible Recommendations to Staff on Formula Business Ordinance

City Manager presented the prepared report to the Commission and explained the emphasis on the Central Business District Core as suggested by Vice Chair Andreis. Miller explain the addition and then removal of staff report attachments. The Commission asked clarifying questions.

Public Comment:

*Jenny Shattuck via comment

*Annemarie Weibel via email

Discussion:

Vice Chair Andreis explained in depth his idea of a core that is restricted from formula business. The commission discussed encouraging developers offer a housing component above commercial development. The Commission agrees that they want to encourage business and fastrack local businesses while legally limiting corporate business. Commissioner Miklose is in favor of encouraging a housing component by allowing mixed use and possibly offering incentives or fastracking projects that include a housing component. Miller clarified that the City's definition of mixed use does include housing. City Attorney Porter verified that the city does have wide discretion on how it zones. Commissioner Rogers pointed out that any current applications such as the Dollar General would not be reviewed under any policy changes made at these meeting since the application has a submittal date prior to any new ordinance changes. City Manager Miller summarized her understanding allowing by right a 25% formula business, and mixed use projects in the CBD, not in the core. Miller states that she will look in to refining the idea of offering incentives to formula businesses to offer housing. Miller states she will take this and all previous feed back, compare other City's and draft an ordinance for a future meeting.

6. MATTERS FROM CHAIR/COMMISSIONERS/STAFF

Commissioner Rogers would like staff to help applicants have more complete plans. Rogers states that she thinks the Commission should work with an applicant prior to denial. Per the City Attorney the Commission may give the applicant an option to amend and bring a project back prior to denial. Chair Logan appointed Vice Chair Andreis and Commissioner Rogers to a design guidelines ADHOC committee. Chair Logan would like to remind the Commission to be more specific in their motions, resolutions or denials. Chair Logan is requesting a memo to be presented to the Council to show support for business incentives. City Manager Miller reported the City has hired 2 new planners and wants to offer a 2 hour planning course for staff and Commissioners if interested. The Commissioners showed interest.

ADJOURNMENT

Char Logan ajourned the meeting at 8:19 PM.