



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, June 15, 2019

9:00 AM

Town Hall, 363 N Main Street

Special City Council Meeting

CALL TO ORDER

Mayor Lee called the meeting to order at 9:05 AM.

ROLL CALL

Present: 4 - Mayor Will Lee, Vice Mayor Bernie Norvell, Councilmember Jessica Morsell-Haye and Councilmember Tess Albin-Smith
Absent: 1 - Councilmember Lindy Peters

1. CONDUCT OF BUSINESS

- 1A. [19-308](#)** Present City Water Supply Model, Including Development, Functionality, and Model Results

Engineering Technician O'Connor presented the staff report and water supply model.

Public Comment was received from:

- Shay Wachtel spoke about geography and water flow.

This Staff Report was received.

- 1B. [19-284](#)** Receive Recommendation from the Planning Commission and Provide Direction Regarding Mill Site Reuse Plan Local Coastal Program (LCP) Amendment Including: 1) Recommended Policy Changes from the Mill Site Utility Study; 2) Recommended Revision of the Land Use Plan; and 3) Recommended Use Tables and Development Standards for each Proposed Land Use

Community Development Director Jones presented the staff report on this item and responded to questions from Councilmembers regarding types of industrial zoning, trees, open space locations, and housing locations.

Councilmember Peters joined the meeting at 10:30 AM.

Public Comment was received from:

- Doug Hammerstrom commented on the zoning in the area where the Noyo Center for Marine Science is located.
- Mike Hart spoke about the Skunk Train's design work on the parcel they recently purchased from Georgia Pacific, including a road, pedestrian corridor, and Glass Beach station at the terminus next to parking lot. He showed his suggested modifications to zoning on a map.

- Mary Rose Kaczorowski suggested walking, nature, and bicycle-friendly areas.
- Shay Wachtel spoke about what kind of jobs the zoning will bring into town.
- Pete O'Donohue thanked the Council for time, attention, flexibility and interest in the site where the Noyo Center will be located.
- John Gallo spoke on the importance of maintaining a wildlife corridor and allowing the forest to remain.
- Dave Turner said he looks forward to having a first class hotel out on the site and supports the Planning Commission recommendation regarding moving the zoning further to the west for the Noyo Center.

Mayor Lee recessed the meeting at 11:04 AM; the meeting reconvened at 11:15 AM.

- David Jensen commented on his concerns regarding water on the Mill Site and stated that the City's assumptions in the water model were not correct.
- Rex Gressett asserted that development is driving the process of zoning on the Mill Site and accommodations are being made to allow for the Skunk Train property purchase.
- Jacob Patterson noted that the Planning Commission has not made recommendations on the portion of the Mill Site south of Alder Street yet. He suggested that a portion of property around the Harvest Market parcel be designated as a Specific Plan area.
- George Reinhardt recommended a larger wildlife corridor, maintaining the forest, and daylighting the creeks.
- Amy Wynn asked if it is possible to do a minor amendment to the Land Use Plan for a zone that meets the same area and use requirements but shifts things around so the process can move forward while those who have purchased property figure out what they want to do with their property.
- Gabriel Quinn Maroney urged the Council to allow the creation of a historic district.
- Michelle Roberts said the Planning Commission has not reviewed Use Tables yet, so the process has not been completed. The Commission spent more time discussing the northern portion of the site than the southern portion, and there are still issues they have not reached consensus on.
- Wayne Miller spoke of his concern that the City's focal point be a walkable community and recommended that the Council focus on improving the downtown area.

Discussion/Direction: After deliberating, the Council came to consensus on the following items and directed Community Development Director Jones to make the following modifications:

- Create a 150' wildlife corridor from Redwood to Glass Beach Drive along the east side of the Coastal Trail;
- Zone the area containing trees across from Starbucks as Open Space;
- Further define Mill Site Employment zone in the Land Use Table;
- Move the Central Business District parking lot closer to town ;
- Approve the shift to the west for the Noyo Center for Marine Science parcel, depending on further discussion of Noyo Center redesign;
- Approve the housing reconfiguration and amount;
- Approve the Light Industrial reconfiguration in the Central Business District only.

Items to be brought back to City Council for further discussion at future meetings included:

- Review of Light Industrial east of Oak on Alder Street;
- Review the location of Industrial land use areas on the south portion of the Mill Site and consider renaming all industrial zones as Mill Site Employment;
- Consider creating a 75-foot wide promenade;
- Special discussion about the Skunk Train proposal.

Community Development Director Jones will take these modifications back to the Planning Commission and bring the matter forward again to the City Council at a special meeting in July.

2. CLOSED SESSION

Mayor Lee called for Public Comment on the Closed Session item, but no members of the public remained to comment.

Mayor Lee recessed the meeting at 1:21 PM. The meeting reconvened to Closed Session at 1:40 PM.

2A. [19-312](#)

CONFERENCE WITH LABOR NEGOTIATORS: Pursuant to Government Code Section 54957.6: City Negotiator: Tabatha Miller, City Manager; Employee Organizations: Exempt At-Will Executive Classifications and Exempt Mid-Management Classifications

Mayor Lee reconvened the meeting to Open Session at 2:12 PM and reported that no reportable action was taken on the Closed Session item.

ADJOURNMENT

Mayor Lee adjourned the meeting at 2:12 PM.

WILLIAM V. LEE, MAYOR

June Lemos, CMC, City Clerk

IMAGED (_____)