



# City of Fort Bragg

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## Meeting Minutes Planning Commission

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Wednesday, December 11, 2024

6:00 PM Town Hall, 363 N. Main Street and Via Video Conference

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### MEETING CALLED TO ORDER

Chair Pro Tempore Jensen called the meeting to order at 6:00 PM

### PLEDGE OF ALLEGIANCE

### ROLL CALL

**Present** 5 - Commissioner Jary Stavely, Vice Chair David Jensen, Commissioner Katie Turner, Commissioner Richard Neils, and Commissioner Ryan Bushnell

### 1. PUBLIC COMMENTS ON: (1) NON-AGENDA & (2) CONSENT CALENDAR ITEMS

- (1) Jacob Patterson
- (2) None

### 2. STAFF COMMENTS

Administrative Assistant Flynn reviewed projects that staff anticipates bringing before the Commission in early 2025.

Assistant City Engineer Huerta gave an update on solid waste bulky item pick up.

### 3. MATTERS FROM COMMISSIONERS

Chair Pro Tempore Jensen welcomed new Commissioner Bushnell and thanked former Chair Deitz for his service on the Planning Commission.

Commissioner Bushnell introduced himself as a new Planning Commissioner.

Commissioner Stavely spoke on the upcoming Planning Commissioner Training in March and the Commission's Annual Business Operations in January

Commissioner Neils spoke on the missing person and the December 9, 2024 City Council meeting, thanking former Mayor Norvell for his service.

Commissioner Turner noted that the Winter Wonderland increased traffic to downtown businesses and spoke on the missing person.

### 4. CONSENT CALENDAR

#### Approval of the Consent Calendar

**A motion was made by Commissioner Turner, seconded by Commissioner Neils, to approve the Consent Calendar. The motion carried by the following vote:**

**Aye:** 5 - Commissioner Stavely, Vice Chair Jensen, Commissioner Turner, Commissioner Neils and Commissioner Bushnell

[24-977](#) Minutes of the March 13, 2024 Planning Commission Meeting

These Minutes were approved on the Consent Calendar.

[24-978](#) Minutes of the March 20, 2024 Planning Commission Meeting

These Minutes were approved on the Consent Calendar.

[24-1074](#) Minutes of the March 27, 2024 Planning Commission Meeting

These Minutes were approved on the Consent Calendar.

## **ITEMS REMOVED FROM THE CONSENT CALENDAR**

[24-976](#) Minutes of the February 28, 2024 Planning Commission Meeting

A motion was made by Commissioner Neils, seconded by Commissioner Turner, that the Minutes be approved as amended. The motion carried by the following vote:

Aye: 5 - Commissioner Stavely, Vice Chair Jensen, Commissioner Turner, Commissioner Neils and Commissioner Bushnell

## **5. DISCLOSURE OF EX PARTE COMMUNICATIONS ON AGENDA ITEMS**

None

## **6. PUBLIC HEARINGS**

- 6A. [24-998](#) Receive a Report, Conduct a Public Hearing, and Consider Approval of a Coastal Development Permit 9-24 (CDP 9-24) and Design Review Permit 12-24 (DR 12-24) for the construction of: 1) a new 960 SF Bio-Solids Dryer Building which would be constructed in the same footprint as the existing Bio-Solids Dryer Building; 2) a new 5,000 SF Bio-Solids Storage Building, which would be constructed on the concrete pad of the now decommissioned secondary biofilters; and 3) and installation of a solar PV system which would consist of two modules of 6,250 and 10,850 SF each at 281 Jere Melo St. (101 West Cypress St.); Mitigated Negative Declaration and Mitigation and Monitoring Reporting Plan

Chair Pro Tempore Jensen opened the Public Hearing at 6:35 PM

Consultant Jones presented the prepared report.

Commissioners asked clarifying questions regarding odor, timing of the sludge removal process, ventilation, appeal process, placement of doors, and the construction time line with regard to wildlife populations.

Public Comment: Andrew Jordan

Chair Pro Tempore Jensen closed the public hearing at 6:37PM

Discussion: Under deliberation, Commissioners discussed special conditions regarding invasive plant removal, clear signage during construction, and cultural resources; optional special conditions; and the use of "purple water" for irrigation.

Chair Pro Tempore Jensen called a recess at 6:49 PM

Chair Pro Tempore Jensen reconvened the meeting at 6:54 PM

**A motion was made by Commissioner Neils, seconded by Commissioner Stavely, that the Planning Resolution be adopted. The motion carried by the following vote:**

**Aye:** 5 - Commissioner Stavely, Vice Chair Jensen, Commissioner Turner, Commissioner Neils and Commissioner Bushnell

Enactment No: RES PC25-2024/RES PC26-2024

**A motion was made by Commissioner Stavely, seconded by Commissioner Turner, that the Planning Resolution be adopted as amended. The motion carried by the following vote:**

**Aye:** 5 - Commissioner Stavely, Vice Chair Jensen, Commissioner Turner, Commissioner Neils and Commissioner Bushnell

Enactment No: RES PC25-2024/RES PC26-2024

## **7. CONDUCT OF BUSINESS**

None.

## **ADJOURNMENT**

Chair Pro Tempore Jensen adjourned the meeting at 6:59 PM