



City of Fort Bragg

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Meeting Minutes - Draft Planning Commission

Wednesday, May 13, 2026

6:00 PM

Town Hall, 363 N.Main Street
and Via Video Conference

MEETING CALLED TO ORDER

ROLL CALL

Associate Planner Sarah Peters, and Administrative Assistant Stephanie Remington

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

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

None.

2. STAFF COMMENTS

Staff presented updates on departmental activities.

3. MATTERS FROM COMMISSIONERS

Vice Chair Neils provided an update on the Veterans Hall and Chair Jensen provided updates on a rotary club event in which Planning Commission general practices and procedures were discussed.

4. CONSENT CALENDAR

A motion was made by Commissioner Stavelly, seconded by Commissioner Turner, that the Minutes be approved on Consent Calendar. The motion carried by the following vote:

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

4A. [26-205](#) Approve the Minutes of the April 22, 2026, Planning Commission Meeting

5. DISCLOSURE OF EX PARTE COMMUNICATIONS ON AGENDA ITEMS

Chair Jensen disclosed that he discussed the formula business topic.

6. PUBLIC HEARINGS

6A. [26-188](#) LCP Amendment to update the Coastal Land Use and Development Code to include regulations (already added to the Inland Zoning Code) for Cannabis Businesses (17.52.055 17.52.057, 17.42.057), Vacation Rentals (17.42.190)

and Formula Business (17.42.075), and to revise regulations for Animal Keeping (17.42.040), Telecommunications Facilities (17.44), Density Bonus and Affordable Housing Incentives (17.31), Inclusionary Housing Requirements (17.32), Signs (17.83), Landscaping (17.43), and Definitions (17.100); Statutory Exemption 15265(c)

Chair Jensen opened the Public Hearing at 6:07 PM.

Consultant Marie Jones presented the staff report. Commissioner Stavely asked clarifying questions.

Public Comment: Jacob Patterson and Paul Clark

Commissioners discussed and asked clarifying questions. Marie Jones provided clarification. Commissioners determined to go down the list line by line.

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

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

Enactment No: PC 06-2026

Formula Business (17.42.075)

Commissioners discussed and asked clarifying questions. Marie Jones clarified.

A motion was made by Commissioner Turner, seconded by Vice Chair Neils, that the Formula Business (17.42.075) be approved. The motion carried by the following vote:

Aye: 4 - Commissioner Stavely, Chair Jensen, Commissioner Turner and Vice Chair Neils

No: 1 - Commissioner Bushnell

Cannabis Retail CLUDC 17.52.055 17.52.057, 17.42.057

Commissioners discussed. Staff clarified the motion was to make a recommendation to Council.

A motion was made by Commissioner Bushnell, seconded by Commissioner Turner, that the Cannabis Retail CLUDC 17.52.055 17.52.057, 17.42.057 be approved. The motion carried by the following vote:

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

Vacation Rentals CLUDC (17.42.190)

Marie Jones clarified the proposed changes. Commissioners asked clarifying questions and discussed. Marie Jones clarified.

Public Comment: Chris Hart, Jacob Patterson, Jenny Shattuck, and Daniel.

Commissioners discussed.

A motion was made by Commissioner Stavely, seconded by Vice Chair Neils, that the Vacation Rentals CLUDC (17.42.190) be approved. The motion failed by the following vote:

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

Animal Keeping CLUDC (17.42.040)

Marie Jones provided an overview of the changes to the CLUDC. Commissioners discussed.
Public Comment: None.

A motion was made by Vice Chair Neils, seconded by Commissioner Bushnell, that the Animal Keeping CLUDC (17.42.040) be approved. The motion carried by the following vote:

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

Telecommunications Facilities (17.44)

Marie Jones and Jacob Patterson provided information on the proposed updated language.
Public Comment: None.

A motion was made by Commissioner Turner, seconded by Commissioner Stavely, that the Telecommunications Facilities (17.44) be approved. The motion carried by the following vote:

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

Density Bonus Inclusionary Housing Requirements CLUDC (17.32)

Marie Jones provided an update on the proposed changes to the Ordinance. Commissioners discussed and asked clarifying questions. Marie Jones clarified.

Public Comment: Paul Clark and Jenny Shattuck.

Commissioners discussed. Marie Jones clarified.

A motion was made by Commissioner Turner, seconded by Commissioner Bushnell, that the Density Bonus Inclusionary Housing Requirements CLUDC (17.32) be approved. The motion carried by the following vote:

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

Signs Landscaping Definitions CLUDC (17.83)

Marie Jones provided clarification on the proposed changes to the ordinance.

Public Comment: Jenny Shattuck and Paul Clark.

Chair Jensen called for a 5-minute recess at 7:28 PM

Public Hearing resumed at 7:34 PM

Commissioners discussed. Marie Jones clarified.

A motion was made by Commissioner Bushnell, seconded by Commissioner Turner, that the Signs Landscaping Definitions CLUDC (17.83) be approved. The motion carried by the following vote:

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

Adopt Resolution

Chair Jensen closed the public hearing at 7:47 PM

6B. [26-193](#) Hold a Public Hearing, Receive Report and Adopt a Resolution of the Fort Bragg Planning Commission Recommending that City Council to Adopt an Economic Development Focused Zoning Amendment to: 1) Allow More Uses in More Zoning Districts to Facilitate Economic Development; 2) Clarify the Limited Term Permit Process; 3) Make Minor Modifications to the Minor Use Permit Process; and 4) Revise Non-Conforming Structure and Non-Conforming Use Requirements.

Chair Jensen opened the Public Hearing at 7:50 PM.

Marie Jones presented the staff report.

Chair Jensen closed the public hearing at 8:52 PM.

Chair Jensen continued the Public Hearing for May 20, 2026, at 6:00 PM

A motion was made by Chair Jensen, seconded by Commissioner Turner, that the Public Hearing be continued. The motion carried by the following vote:

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

ED ILUDC Ordinance

Marie Jones presented the ILUDC Ordinance amendments. Commissioners asked clarifying questions. Marie Jones clarified.

Public Comment: Jenny Shattuck and Paul Clark

Commissioners discussed the Limited Term Permits and asked clarifying questions. Marie Jones clarified.

Public Comment: Paul Clark

Commissioners discussed Minor Use Permits and asked clarifying questions. Marie Jones and Associate Planner Sarah Peters clarified.

Public Comment: Jenny Shattuck

Commissioners discussed Non-Conforming Structures and asked clarifying questions. Marie Jones clarified.

Public Comment: Jenny Shattuck

A motion was made by Vice Chair Neils, seconded by Commissioner Turner, that the ED ILUDC Ordinance be approved. The motion carried by the following vote:

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

7. CONDUCT OF BUSINESS

ADJOURNMENT

Chair Jensen adjourned the meeting at 8:53 PM.

David Jensen, Chair

Lisi Horstman
Administrative Assistant, Community Development

IMAGED (_____)