



City of Fort Bragg

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Meeting Minutes Planning Commission

Wednesday, March 23, 2022

6:00 PM

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

MEETING CALLED TO ORDER

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

PLEDGE OF ALLEGIANCE

ROLL CALL

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

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

Public Comment on Non-Agenda items was received from Jacob Patterson.

2. STAFF COMMENTS

None.

3. MATTERS FROM COMMISSIONERS

Commissioner Miklose stated that he spoke to Lyndia Pyeatt this week over concerns about her property, and suggested she bring them before the Planning Commission this evening. Commissioner Andreis reminded everyone about the Blue Economy Symposium and Learning Festival happening in Fort Bragg on May 19-22. He also requested staff reach out to City Council on the subject of the City hiring its own in-house building inspector.

4. CONSENT CALENDAR

A motion was made by Commissioner Andreis, seconded by Commissioner Rogers, that the Consent Calendar be approved. The motion carried by the following vote:

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

A. [22-132](#) Minutes of the March 9, 2022 Planning Commission Meeting

5. DISCLOSURE OF EX PARTE COMMUNICATIONS ON AGENDA ITEMS

Commissioner Miklose stated that he spoke with Lyndia Pyeatt during the week in regard to her concerns about her property.

6. PUBLIC HEARINGS

6A. [22-127](#)

Receive Report, Hold a Public Hearing, and Consider Recommending to the Fort Bragg City Council Adding Chapter 18.42.200 “Movable Tiny Homes” and Modifications to Section 18.42.110 “Mobile/Manufactured Homes and Mobile Home Parks” to the City of Fort Bragg Inland Land Use and Development Code.

Chair Logan opened the Public Hearing at 6:06 PM.

Assistant Planner Locke presented the prepared report and responded to Commissioners' clarifying questions.

Public Comment was received from Mary Chamberlain, Jacob Patterson, and Johanna Jensen.

Chair Logan closed the public hearing at 6:45 PM.

Discussion: Under deliberation, Commissioners' discussion included the number of lots allowed per lot, lot coverage applicability, disallowing them as a primary residence, lot coverage, storage units, setbacks and parking spaces, roof decks, roof pitch requirements, pad type and materials, plumbing and electrical utility hook-ups, fire inspection requirements, annual permit updates, privacy and safety concerns, and owner occupancy. The draft ordinance was modified to reflect areas of concern where there was agreement by a majority of Commissioners.

Planning Commission directed that staff revise the draft ordinance while they heard Item 6B, and following that matter, they reconvened deliberations on Item 6A.

Chair Logan recessed the meeting at 8:28 PM; the meeting reconvened at 8:33 PM.

A motion was made by Chair Logan, seconded by Commissioner Andreis, that this Planning Resolution be adopted with the noted modifications to the draft ordinance. The motion carried by the following vote:

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

Enactment No: RES PC04-2022

6B. [22-130](#)

Receive Report, Continue Deliberations, and Consider Adoption of a Resolution Recommending that City Council Adopt the Inland Land Use and Development Code Amendment #1-22 which Includes New Regulations for Commercial Cannabis Cultivation, Cannabis Retail and Cannabis Retail-Delivery.

City Consultant Jones presented the staff report on this agenda item, highlighted changes made after publication, and walked Commissioners through the red-lined draft ordinance.

Public Comment was received from Jacob Patterson, Lyndia Pyeatt, and Anson Pyeatt.

Discussion: Under deliberation, which was continued from the March 9, 2022 Planning Commission meeting, Commissioners discussed formatting of zones in the Cannabis Accessory Use section, limiting the number of cannabis businesses to three in the Central Business District, and alternative approaches to handling the proposed East/West Franklin Street division. Among other modifications that were agreed upon, the majority of Commissioners were in support of requiring a Minor Use Permit for all accessory and retail cannabis sales west of Franklin Street, and of not allowing accessory or retail Cannabis sales east of Franklin Street.

A motion was made by Vice Chair Roberts, seconded by Commissioner Rogers, that this Planning Resolution be adopted with the noted modifications to the

draft ordinance. The motion carried by the following vote:

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

No: 1 - Commissioner Andreis

Enactment No: RES PC05-2022

7. CONDUCT OF BUSINESS

ADJOURNMENT

Chair Logan adjourned the meeting at 8:44 PM.

Jeremy Logan, Chair

Sarah Peters, Administrative Assistant

IMAGED (_____)