



# City of Fort Bragg

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## Meeting Minutes Planning Commission

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Wednesday, November 8, 2017

6:00 PM

Town Hall, 363 N.Main Street

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### MEETING CALLED TO ORDER

Vice Chair Hannon opened the meeting at 6:05 PM

### PLEDGE OF ALLEGIANCE

### ROLL CALL

**Present** 5 - Commissioner Stan Miklose, Chair Teresa Rodriguez, Commissioner Curtis Bruchler, Commissioner Nancy Swithenbank, and Vice Chair Mark Hannon

### 1. APPROVAL OF MINUTES

**1A.** [17-570](#) Approve Minutes of October 11, 2017

**A motion was made by Commissioner Swithenbank, seconded by Commissioner Miklose, that the Minutes of October 11, 2017 be approved. The motion carried by the following vote:**

**Aye:** 5 - Commissioner Miklose, Chair Rodriguez, Commissioner Bruchler, Commissioner Swithenbank and Vice Chair Hannon

### 2. PUBLIC COMMENTS ON NON-AGENDA ITEMS

None.

### 3. PUBLIC HEARINGS

**3A.** [17-559](#) Receive Report and Consider Adopting a Resolution Recommending a Local Coastal Program Amendment (LCP 3-17) to Revise Policies Requiring Specific Plan(s) for Zoning Changes to the Timber Resource Industrial Zoned properties.

Community Development Director Jones presented staff report outlining the benefits and challenges of redeveloping the Mill Site with a Specific Plan vs pursuing a Local Coastal Program (LCP) Amendment. Jones described the community driven process of workshops and Council meetings that have taken place for over a decade, which has informed the baseline for the Draft Specific Plan and the current LCP Amendment approach now being presented.

Commissioners asked clarifying questions of staff regarding Specific Plan vs LCP Amendment approaches and how the process for each would unfold, the role of the Coastal Commission, questions regarding the various studies that will need to be conducted and funding sources for conducting these analysis.

**Vice Chair Hannon opened the Public Hearing at 6:32 PM**

- Rex Gresset - does not support a LCP Amendment approach and requested that Commissioners to not adopt the resolution being presented.

**Vice Chair Hannon closed the Public Hearing at 6:36 PM**

**A motion was made by Commissioner Miklose, seconded by Commissioner Bruchler, to adopt a Resolution of the Planning Commission of the City of Fort Bragg recommending that the City Council submit a Local Coastal Program Amendment (LCP 3-17) to revise policies requiring Specific Plan(s) for zoning changes to properties located in the Timber Resource Industrial Zone. The motion carried by the following vote:**

**Aye:** 5 - Commissioner Miklose, Chair Rodriguez, Commissioner Bruchler, Commissioner Swithenbank and Vice Chair Hannon

**4. CONDUCT OF BUSINESS**

**4A. [17-571](#)** Recieve Report and Consider Adopting a Resolution of the Fort Bragg Planning Commission Recommending to City Council That Dry Shed 4 Not Be Designated a Historic Landmark

Community Development Director Jones presented the history of the Coastal Development Permit 11-12/17 application since it was initially submitted by Georgia Pacific on April 27, 2017; describing how and why this application has appeared to Planning Commission at several meetings. Director Jones explained the options available to Commissioners and the steps involved with each option.

**Public Comment:**

- Rex Gresset - spoke in favor of preserving Dry Shed #4
- Resident with comments regarding Mill Site Reuse in general
- Gabriel Maroney - spoke in favor of preserving Dry Shed #4 and the dissatisfaction of how this application has been processed.

**A motion was made by Commissioner Swithenbank, seconded by Commissioner Bruchler, to adopt a Resolution of the Fort Bragg Planning Commission recommending to City Council that Dry Shed 4 not be designated a Historic Landmark. The motion carried by the following vote:**

**Aye:** 4 - Commissioner Miklose, Chair Rodriguez, Commissioner Bruchler and Commissioner Swithenbank

**No:** 1 - Vice Chair Hannon

**4B. [17-573](#)** General Discussion of Coastal and Inland Land Use and Development Code ARTICLE II: ZONING & LAND USES

Associate Planner Perkins facilitated a workshop with Commissioners regarding Article II of the Coastal and Inland Land Use and Development Code. Perkins conducted the workshop as an interactive dialogue, similar to the experience one would have at the Community Development counter in City Hall; providing two parcels for development and walking Commissioners through the Pre-Application Worksheet.

Community Development Director Jones inquired about other topics that Commissioners would find valuable for trainings/workshops. Commissioners requested learning about second units, typical residential variances, and tracking projects that have previously been brought to Planning Commission meetings.

**5. MATTERS FROM CHAIR/COMMISSIONERS/STAFF**

**ADJOURNMENT**

Vice Chair Hannon adjourned the meeting at 7:50 PM.

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Mark Hannon, Vice Chair

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Sarah Million McCormick, Planning Technician

IMAGED (\_\_\_\_\_)