



City of Fort Bragg

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Meeting Minutes Community Development Committee

Tuesday, March 28, 2017

3:00 PM

Town Hall, 363 N. Main Street

MEETING CALLED TO ORDER

Committee Member Turner called the meeting to order at 3:00 PM.

ROLL CALL

Present: 2 - Dave Turner and Bernie Norvell

APPROVAL OF MINUTES

1A. [17-105](#) Approve Minutes of January 24, 2017

A motion was made by Committee Member Turner, seconded by Committee Member Norvell, that the Committee Minutes be approved for Council review

PUBLIC COMMENTS ON NON-AGENDA ITEMS

None.

CONDUCT OF BUSINESS

3A. [17-167](#) Receive Report and Provide Direction Regarding Request for Use of Housing Trust Funds for Parents & Friends, Inc. Housing Feasibility Study Update

Special Projects Manager, J. Owen presented staff report about Parents and Friends, Inc. (PFI) mixed use project on Cypress Street. This is a new request to revise a prior study in order to create a smaller development than originally proposed. Current proposed project includes maintaining lease with Mendocino Coast Pharmacy on site, demolish garden area and existing house, to replace with two 4 bedroom, 2+bathroom single story homes and + 6,000 feet of office space. Staff requests Committee direction regarding \$82,750 funding from House Trust Fund for PFI to conduct a feasibility study and to bring forward to Council.

Turner asked PFI CEO, Rick Moon to describe the project:

Rick Moon stated the project to develop Cypress street property is in an excellent location (near hospital, pharmacy, police station, social services, Safeway). This new development would allow PFI to provide housing for 8 aging, low-income, developmentally disabled clients and also provide much needed office space. Most background studies have been completed and will be utilized for this project, currently seeking funds for a new cost analysis given the new scope of development. J. Owen stated that this type of feasibility study is a necessary component of CDBG funding and would allow PFI to be eligible for future CDBG funding should it become available.

This Staff Report was recommended for approval

3B. [17-165](#) Receive Report and Provide Recommendation to City Council Regarding Use of Electric Personal Assistive Mobility Devices (Segways) on the Fort Bragg Coastal Trail

J. Owen provided report written by Director Jones. Staff described that in March 2016 Council considered if Electric Personal Assistive Mobility Devices (EPAMD) should be allowed or prohibited on the Coastal Trail in Noyo Headlands Park. At that time, the State Coastal Conservancy held the policy that EPAMDs were not a passive recreational use and therefore prohibited use of EMPDs. The Coastal Conservancy was funding the property acquisition of property for said trail and considering this policy was recorded as a condition, Council withdrew consideration of EPAMDs. Recently, the Coastal Conservancy decided to turn this decision over to local jurisdiction and local entrepreneur, Lynn Baumgartner is again asking Council to reconsider this topic. Staff report described details of types of EPAMDs and their operation, legal issues, and tourism benefits.

Discussion:

Committee Member Norvell expressed concerns about commercialization of Coastal Trail and interest in a public hearing to gather community input.

Committee Member Turner addressed concerns about conflicts on the trail between Segway's, bicycles and pedestrians, and recommends a trial period to explore the practicality for Segways sharing the Coastal Trail.

No specific direction given by Committee to bring to Council, however the following recommendations were made: tour with safety class and tour guide, limited trial run, and need for Community input and Council consideration.

Committee Members asked questions to applicant, Lynn Baumgartner about details proposed by her business. Baumgartner described safety classes, guided tours, the ease and safety of Segway use, the educational opportunities, and tourism benefits. Several letters of support were presented and uploaded to Agenda following the meeting.

Public Comments received by Robert Pinoli who spoke in favor of Baumgartner's North Coast Segway business having access to the Coastal Trail and encouraged Council and community to recommend approval.

3C. [17-180](#) Receive Report and Provide Direction to Staff Regarding Potential Site Locations for Mural Competition in Fort Bragg

Planning Technician S McCormick presented potential locations for Mural Competition and asked for approval to proceed. Committee Member Norvell expressed concern for Brewery site due to the raw stucco, which would require paint maintenance thereafter. The site list was amended to remove Brewery site and shed at Helping Hands, and to include business, Interior on Redwood Avenue. Staff given approval to determine mural size based on conversation with Volunteer Jonathan Palmer.

Public Comment received from Lynn Baumgartner stating that store on Redwood Avenue, Interior would be interested and should be approached.

MATTERS FROM COMMITTEE / STAFF

Special Projects Manager, J Owens attended conference last week and returned with inspired ideas regarding promotional activities Fort Bragg might choose to pursue, including website ideas and the importance of working regionally to develop county wide economic development.

ADJOURNMENT

Committee Member Turner ajourned the meeting at 4:09 PM.