



City of Fort Bragg

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Meeting Minutes Planning Commission

Wednesday, February 22, 2017

6:00 PM

Town Hall, 363 N.Main Street

MEETING CALLED TO ORDER

Commissioner Rodriguez called meeting to order at 6:01 PM

PLEDGE OF ALLEGIANCE

ROLL CALL

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

1. APPROVAL OF MINUTES

1A. [17-008](#) Approve Minutes of December 14, 2016

Motion by Commissioner Miklose, seconded by Swithenbank to approve Minutes after amended. Amendment proposed in CONDUCT OF BUSINESS 4A. 16-487 to describe recommended Action 1, which states: Approval of SA 2-16 based on approval of 100 SF of the sign "Golden West" to the residential use of the building (the SRO) and approval of 50 SF of the sign "Saloon" to the Saloon use. Swithenbank seconds motion. Motion carried out by following vote:

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

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

2. PUBLIC COMMENTS ON NON-AGENDA ITEMS

Public Comment was received from:

- Sue Boeker spoke of concerns regarding maintenance and upgrade Waste Water Treatment Facilities.
- Anne Rennacker wants City to prioritize identifying and securing additional water sources.

3. PUBLIC HEARINGS

None.

4. CONDUCT OF BUSINESS

4A. [17-111](#) Receive Report and Provide Direction regarding the Mill Site Planning process and Modifications to the Local Coastal Program to Revise Policies Requiring a

Specific Plan for zoning changes in the Timber Resource Industrial Zone

Director Jones presented a staff report summarizing the current status of rezoning and development of the Mill Site. The current zoning, coupled with the Local Coastal Program requirement to complete a Specific Plan prior to rezoning the site, has impeded the ability of local businesses to relocate to the site. Based on Council direction, staff is preparing an LCP Amendment to move forward with a Comprehensive Plan, rather than a Specific plan. The alternative language for Policies LU-7.1 and LU-7.2 is presented, as well as suggested approaches to community-based planning process put forth in Attachment 3 for Commissioners consideration and recommendation to Council.

Discussion:

Swithenbank inquired about Coastal Commissions views on Specific Plan vs Comprehensive Planning Process. Director Jones clarified nothing is certain, but preliminary inquiries with local Coastal Commission staff appear favorable. Jones emphasized the importance of completing a LCP Amendment before investing considerable time/resources into Comprehensive Plan approach. Miklose further inquired about the scope and type development slated for the Comprehensive Plan approach. Director Jones stated a smaller footprint is faster to implement, more feasible when considering water sources, and in line with Coastal Commission recommendations. However, ultimately the decision will be made by Commission, Council and Community. Swithenbank asked into the process of identifying land uses. Director Jones referred to community based workshop strategies outlined in Attachment 3, and through discussions with Commission, Council and Staff.

Public Comment received from Sue Boeker, Anne Marie Weibel, Anne Rennacker and George Reinhart

Motion made by Hannon, seconded by Miklose, to recommend Council move forward with alternative language prepared for Policies LU-7.1 and LU-7.2, and in favor of community based workshops outlined by Director Jones. The motion carried unanimously by the following vote:

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

5. MATTERS FROM CHAIR/COMMISSIONERS/STAFF

Director Jones offered to meet regularly with Commissioners on topics regarding the Mill Site. Swithenbank accepted and requested specific focus on Mill Ponds and daylighting of creeks. Miklose pointed out holding joint Council-Commission Meetings is also an effective tool. Director Jones will continue to hold

Director Jones asked Commissioners to discuss who will be appointed Chair and Vice-Chair over the coming weeks and be prepared to nominate and vote on this matter at next meeting.

Miklose inquired about timeline of installation of Welcome Sign. Director Jones informed Commission the Welcome Sign and Wayward Signage are manufactured, easements are permitted and will be installed by Public Works Spring 2017.

ADJOURNMENT

Commissioner Rodriguez ajourned the meeting at 7:36 PM.