



City of Fort Bragg

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Meeting Minutes Special City Council

*THE FORT BRAGG CITY COUNCIL MEETS CONCURRENTLY
AS THE FORT BRAGG MUNICIPAL IMPROVEMENT DISTRICT
NO. 1 AND THE FORT BRAGG REDEVELOPMENT
SUCCESSOR AGENCY*

Monday, February 6, 2017

6:00 PM

Town Hall, 363 N Main Street

Special Joint City Council/Planning Commission Meeting

CALL TO ORDER

Mayor Peters called the meeting to order at 6:07 PM.

ROLL CALL

- Present:** 8 - Mayor Lindy Peters, Vice Mayor Will Lee, Councilmember Michael Cimolino, Councilmember Bernie Norvell, Councilmember Dave Turner, Curtis Buchler, Stan Miklose and Nancy Swithenbank
- Absent:** 2 - Mark Hannon and Teresa Rodriguez

1. CONDUCT OF BUSINESS

- 1A. [17-062](#)** Administer Oaths of Office to Fort Bragg Planning Commissioners Curtis Bruchler and Nancy Swithenbank

City Clerk Lemos administered the oaths of office to new Planning Commissioners Nancy Swithenbank and Curtis Bruchler.

- 1B [17-057](#)** Receive Report and Provide Direction Regarding the Georgia Pacific Mill Site Specific Plan and Reuse Process

Mayor Peters explained that the matter of the Georgia Pacific (GP) Mill Site Specific Plan would be separated into sections for ease of discussion, and two separate public comment periods would be held. Community Development Director Jones presented the staff report on this agenda item. In the first segment, Jones explained the City's Local Coastal Plan (LCP) and Specific Plan requirements, the pros and cons of a Specific Plan, the estimated cost of preparing an Environmental Impact Report (EIR) as opposed to an LCP amendment, the timing of GP's cleanup of the former mill site, and their plans to sell the property. In the next segment, Community Development Director Jones gave an overview of the planning process and avenues for rezoning, explaining the choices of updating the Specific Plan or amending the LCP. Some of the issues discussed included water storage, water rights, land use issues, consultation with local Native Americans, Coastal Commission involvement and certification, and water supply and rights of GP. In the third segment, Jones spoke about Mill Site reuse goals. Mayor Peters asked Councilmembers and Planning Commissioners to indicate if they had any objections to the 11 principles delineated in the staff report for this section. The only matters of note were concern about viability of businesses in the current Central Business District (CBD) if the CBD were to be built out onto the Mill Site, and that sustainable practices could be problematic for some developers.

Public Comment was received from:

- Andy Wellspring inquired as to whether or not the City could buy the property from GP and suggested building an adventure playground on the land, similar to the one that exists in the Berkeley Marina.
- Rex Gressett said the property cannot be developed without water and that there needs to be a change in mechanism to grapple with issues publicly.
- Mary Rose Kaczarowski expressed concern about the zoning, traffic, waste and resources, stating that children and young people need to be involved in the discussion because decisions made now will affect their future.
- Christy Cox said GP is hanging onto their water rights because they do not want people to know that it is contaminated and recommends that the Council look into that matter.
- Doug Hammerstrom spoke in favor of the LCP amendment process rather than the Specific Plan, as the time frame is shorter and it will cost less.
- Carrie Durkee approves of the LCP amendment, but noted that extending the City's street grid out onto the Mill Site may cause problems in relation to daylighting creeks.
- George Mansfield asked why the City cannot get an engineer to look at the property to try to save water.
- Lisa Norman is in favor of the Berkeley adventure playground idea for the Mill Site.
- Mike Thomas supports reduced intensity of development on the site and believes that knowing what the water situation will be is an important question that should be answered before money is spent developing new plans.
- Sue Boecker stated that water is a huge concern, along with mill pond cleanup and potential pipe leaks.
- Ann Cole is in favor of amending the LCP instead of redoing the Specific Plan, as it would allow more flexibility and lower the purchase price.

Mayor Peters recessed the meeting at 7:45 PM; the meeting was reconvened at 7:55 PM.

Community Development Director Jones continued presenting the staff report, delineating all chapters in the Mill Site Specific Plan and giving an explanation of their contents. She briefly reviewed the major topics for further consideration regarding reuse of the Mill Site and talked about the fiscal impact, consistency, and implementation timeframes. Mayor Peters asked each Councilmember and Commissioner to weigh in on whether they would prefer to prepare a new Specific Plan or an LCP Amendment. A majority of the legislative members were in favor of proceeding with an LCP amendment. Several members said they could not make a decision until they have further information concerning water and creek daylighting. The City will receive \$50,000 in grant funds in March to begin the Mill Site Specific Plan process. The combined City Council/Planning Commission directed staff to move forward to begin preparing the paperwork for either a scaled down development of the original Specific Plan or an LCP Amendment. City Manager Ruffing was asked to get a real estate person from Georgia Pacific to come to Fort Bragg for discussions.

Public Comment was received from:

- Teri Jo Barber spoke in favor of an LCP Amendment and suggested that on top of water rights, the City should apply for appropriative rights to the Noyo River.
- Ann Rennacker supports doing zoning in small pieces and wants new community meetings to discuss this matter.
- Tim Bosma noted that a lack of affordable housing is affecting Fort Bragg's ability to bring new businesses to the area and that the Mill Site should be considered for new housing development.
- John Gallo suggested making a contest where people could provide ideas for the process of developing the Mill Site, and suggested keeping options open for the long-term instead of doing smaller piecemeal zoning projects.

- Gabriel Quinn Maroney said this important project, if done right, can start a legitimate renaissance in Fort Bragg and suggested partnering with or creating a green university.
- Jinx Bridges spoke about water issues.

Discussion: City Manager Ruffing reported that staff is looking at different options for augmenting the City's water supply. There was general agreement that any future development of the Mill Site would need to have adequate water available. The following public meetings and workshops should be scheduled: Late March/early April, workshop on Creek Daylighting. As soon thereafter as it can be scheduled, a workshop on water. Following those meetings, several community planning workshops are to be held.

Staff was directed to begin preparing the LCP amendment documents and in the meanwhile schedule community workshops for Creek Daylighting, Water, and Site Planning.

ADJOURNMENT

Mayor Peters adjourned the meeting at 9:10 PM.

LINDY PETERS, MAYOR

Planning Commission Chair

June Lemos, CMC, City Clerk

IMAGED (_____)