



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*

Wednesday, September 5, 2018

6:00 PM

Town Hall, 363 N Main Street

Special Joint City Council/Planning Commission

CALL TO ORDER

Mayor Peters called the meeting to order at 6:00 PM.

ROLL CALL

Present: 10 - Mayor Lindy Peters, Vice Mayor Will Lee, Councilmember Michael Cimolino, Councilmember Bernie Norvell, Councilmember Dave Turner, Curtis Bruchler, Mark Hannon, Stan Miklose, Teresa Rodriguez and Nancy Swithenbank

1. CONDUCT OF BUSINESS

- 1A. [18-344](#)** Receive Report and Provide Direction to Staff Regarding: 1) the Final Land Use Plan and the Hart's Alternative Land Use Plan; 2) Mill Site Policies Regarding Public Facilities Requirements, Phasing and Financing; and 3) the Local Coastal Program (LCP) Amendment

Community Development Director Jones presented the staff report and a slide show on this agenda item. The report was divided into three sections:

(1) Final Land Use Plan and Hart's Alternative Land Use Plan

Jones responded to questions from Councilmembers on the Skunk Train's purchase of property on the Georgia-Pacific (G-P) Mill Site, the time frame for the escrow, utilities needed for consistent water pressure and fire flow, easements, alley parking, and history of the demolition permit for Dry Shed 4. Vice Mayor Lee requested that a future agenda item be brought to the Council regarding refunding of the Dry Shed 4 appeal fee if the Skunk Train property sale goes through.

Public Comment on this item was received from:

- Chris Hart said negotiations with G-P are ongoing and the property is in escrow. Their plan closely matches what the City has been planning; they have an idea for a historic district, residential areas, railroad out to the coast, a plaza by Dry Shed 4, etc. Mr. Hart said commercial businesses will be needed in order to be able to fund the plaza and help pay for beautification efforts. He stated it was not their intention to "drain the downtown." The escrow closing date is unknown at this time, but it is expected to take one to two months.
- Robert Pinoli said time is of the essence in the contract, but there is no specific date for close of escrow. He responded to questions about Coastal Development Permits, Lot Line Adjustments, legal descriptions, conflicts between federal and local laws regarding railroad equipment and track. He stated the railroad does not see any uses that would conflict with the City's jurisdiction.
- Mary Rose Kaczorowski expressed concern about foot traffic and parking, the ratio of buildout space to open space, and Stewart Street residences being impacted by buildout.

- John Gallo said the Skunk Train purchase of G-P land is big and exciting news and it is important to build the Mill Site to help tourist economy, but he is worried about wildlife getting pinched off by development.
- Carla Sargas does not want a train running close to the walking paths as it will ruin the peaceful beauty of the area.
- Gabriel Quinn Maroney supports the Hart plan wholeheartedly as it will bring energy flow to the area and to the current downtown. He is in favor of putting tumbled glass on Glass Beach.
- Doug Moody of North Coast Brewing Company said Robert Pinoli came to him with a proposal that would allow the brewery to expand out on the Mill Site. He encouraged the Council and Commission to work hard to make the plan work, because a brewery expansion would add 90 jobs in town.
- Ann Rennacker expressed support for the brewery expansion and the use of Dry Shed 4. She wants to incorporate wildlife into the Skunk Train's plan and had suggestions about how to move people around from the current CBD to the new one.
- Rex Gressett said the Local Coastal Program amendment has not been passed yet and the people have not had a choice in this so there will be a referendum. He stated the Skunk Train should fix their tunnel before investing in other things.
- Amy Wynn said she was pleased to see these concepts being put together and is supportive of the map. She said the final alignments of the maps relative to the railroad right of way should be understood to not be precise.
- Jacob Patterson supports the new version of the map and said the Council should consider a connection up to Elm Street and shrinking the southern district.
- John McColley said the Skunk Train - G-P purchase will revitalize the economy and likes the idea of staff collaborating with the developers to develop what is best for the community. He asked questions about land use development with multiple zoning.
- Eric Dwyer encouraged the Council to extend the CBD, stating it will not take away from the downtown but add to it.
- Vivien LaMothe wanted more information about the Big Idea.

Discussion/Direction: After much discussion, the majority of the Planning Commission and City Council preferred the Skunk Train alternative and expressed support for the revision. They directed staff to include different options for the scope of work on a Request for Proposals (RFP) for a traffic study, depending on whether or not the escrow closes. If the escrow falls through, the Council and Commission will look at it again.

Mayor Peters recessed the meeting at 8:05 PM; the meeting resumed at 8:11 PM.

(2) Mill Site Policies Regarding Public Facilities Requirements, Phasing and Financing.

Community Development Director Jones went over the key policy questions on the Land Use Element.

Public Comment was received from:

- John Gallo said the City needs to close loopholes in policy to prevent haphazard development. He proposed additions to Policy 3-3. He said people are concerned that more acreage is being put on the map, getting further from Alternative 1 which was the preference of the community.
- George Reinhardt is thrilled to get an update from Department of Toxic Substances Control (DTSC) on toxic cleanup issues. He stated that G-P will have to incorporate sea level rise directives and climate change adaptations after a DTSC decision.

Discussion/Direction: The following items were decided and direction given during discussion of the matter:

- Policy 3-10, Phasing & Fiscal Impact: Consensus is to use 15,000 sf and eliminate the acres.
- Policy 3-11, Master Tentative Map. Consensus is to delete it.
- Policy 3-12, Public Private Partnership. Add to 3.12.2: When possible, employ local contractors

on the buildout of the Mill Site. Delete from 3.12.2 the words, "and/or relocate."

- Policy 3-1, Mill Site Infrastructure Development. Add "and built to City Standards and approval of the Public Works Director," before "and dedicated to the City..."
- Policy 3-2, Utility Master Plan. Change 5,000 to 15,000 sf and/or more than two acres in size and/or first Major Subdivision.
- Policy 3-9, Development Phasing for Backbone Infrastructure. Change easements from 10' wide to "10' wide clear easements without any development within the easement." Add a policy on Hydraulic Water Flow Modeling to the Utility Master Plan.
- Policy 5-1, Mill Site Water Supply. This is OK as is.
- Policy 5-2 & 5-3. Make them programs (not Policies), renumber Program 5.1.1 and 5.1.2.
- Policy 5-9, Urban Water Management Plan. Delete this policy.
- Policy 7-1, Regional Sewer Lift Station & Force Main. Okay as is for now.
- Policy 8-4, Stormwater Conveyance to the Mill Pond. Director Jones is to give this policy more thought and bring it back for further direction.

(3) Local Coastal Program (LCP) Amendment.

Director Jones said she would like to fold these changes into a new document and bring it back to Council/Commission after circulating to several agencies to get their comments. The consensus of the governing bodies was to agree with Jones on that course of action.

Public Comment: None.

This Staff Report was referred to staff.

- 1B. [18-345](#)** Receive Report and Consider Approval of Request for Proposals (RFP) for Traffic Study for Mill Site Reuse Plan Local Coastal Program (LCP) Amendment

Community Development Director Jones presented the staff report.

Public Comment: None.

Discussion/Direction: The Council/Commission directed Jones to publish a Request for Proposals but to include another aspect of the scope of work so there can be two alternatives.

This Staff Report was referred to staff to prepare and issue an RFP.

ADJOURNMENT

Mayor Peters adjourned the meeting at 9:10 PM.

LINDY PETERS, MAYOR

June Lemos, CMC, City Clerk

IMAGED (_____)