

**CITY OF MILL CREEK
PLANNING COMMISSION MEETING MINUTES
February 18, 2021**

Draft

I. CALL TO ORDER:

Chair Eisner called the virtual meeting to order at 7:08 p.m.

II. ROLL CALL:

Chair Stan Eisner

Vice Chair Matthew Nolan

Commissioner Jose Borunda

Commissioner David Hambelton

Commissioner Brian Hyatt (absent)

Commissioner Daniel Mills

Staff:

Tom Rogers, Planning Manager

Sherrie Ringstad, Associate Planner

III. APPROVAL OF MINUTES

Planning Commission Meeting of December 17, 2020

MOTION: Vice Chair Nolan moved, seconded by Commissioner Mills, to approve the December 17, 2020 minutes as presented. The motion was approved unanimously.

IV. WORK SESSION

Mill Creek Subarea Plan Update

Chair Eisner introduced the Agenda item and turned the floor over to Planning Manager Tom Rogers for the staff presentation.

Planning Manager Rogers stated that the purpose of the presentation this evening is to update the Commission; staff is not looking for a formal recommendation or other action from the Commission. He stated that some of the reasons for planning for the subarea now are Community Transit's anticipated Orange Line, planned road improvements in the subarea in the near future, and the population increase the City will need to accommodate. He reminded the Commission that this process started over a year and a half ago with the appointment of the Planning Advisory Committee (PAC), which includes three Planning Commissioners. The progress has been delayed somewhat because of Covid restrictions, but has recently resumed with two meetings of the PAC in the last few months. The PAC met last week to evaluate the pros and cons of the different land use scenarios. Three alternatives are being evaluated: one no change, one with more moderate change, and one with more significant change.

Mr. Roger's presentation included a site plan showing the boundaries of the subarea. He noted that for visioning purposes three parcels were used to simulate what potential development of up to seven stores could look like.

Commissioner Hambelton asked if there was capacity in the pond for additional water retention. Mandi Roberts, with Otak, confirmed that there may be additional capacity and that improvements could possibly be made to the pond to achieve additional capacity.

Vice Chair Nolan reiterated that this is a visioning exercise for a 20-year concept not a proposal. He stated that economically five stories wood frame over two stories concrete makes sense. The renderings in the presentation show that the height, especially when it is stepped back from the street, is not onerous. The concept would be to have liner retail along the street front. In addition, this scenarios takes advantage of the amenities created by the creek and the trail. Mr. Nolan noted that another important component of this plan is making sure that Mill Creek Boulevard is not attractive as a pass through for vehicular traffic – this would ultimately be better for us as a City.

Chair Eisner concurred with Vice Chair Nolan’s comments and added that it incorporates elements that are already there, and the concept works.

Commission Hambelton complemented Otak, Ms. Roberts and staff on the presentation. However, he did express a concern about the challenge of soliciting public input with the current climate of Covid restrictions. He likes the outdoor gathering spaces shown and stated that he is a proponent of some angle parking on the street.

Planning Manager Rogers noted that to discourage pass through traffic would require a change to the Comprehensive Plan. He added that the Planning Commission will be involved with revising the Comprehensive Plan and Zoning regulations to implement the plan after the City Council has taken action on the Subarea Plan.

Commissioner Borunda asked if the Orange Line would run through subarea. Mr. Rogers responded that it will run down 164th and turn north on SR 527, which is in the southern portion of the subarea. The green line runs on SR 527 adjacent to the subarea.

Commission Mills asked if this vision shown for three specific parcels would be applicable/work with other properties in the subarea. Mr. Rogers confirmed that it would be possible everywhere in the subarea but the market will ultimately determine where development occurs. These parcels were picked for a demonstration, in part, because of their proximity to the pond and the trail.

Commission Borunda asked if a street light at 161st Street might be a possibility. Vice Chair Nolan said that the goal will be to keep the majority of the traffic volume on 164th Street and SR 527 and in that case a traffic signal would probably not be warranted.

VI. FOR THE GOOD OF THE ORDER

Planning Manager Tom Rogers noted that next month the Commission will be receiving an update on The Farm development from Senior Planner Christi Schmidt.

VII. ADJOURNMENT

Chair Eisner adjourned the meeting with the consensus of the Commission at 8:16 p.m.

Submitted by:

Sherrie Ringstad, Associate Planner