

**CITY OF MILL CREEK
PLANNING COMMISSION MEETING MINUTES
January 20, 2022**

Approved February 17th, 2022

I. CALL TO ORDER:

Chair Nolan called the virtual meeting to order at 7:00 p.m.

II. ROLL CALL:

Commissioner Sean Paddock
Commissioner Brian Hyatt (Absent)
Commissioner Stan Eisner
Commissioner Jose Borunda
Commissioner Pietra Gaebel
Vice Chair David Hambelton
Chair Matthew Nolan

Staff Present: Tom Rogers, Planning Manager
Justin Horn, Associate Planner

Margaret Clancy, Environmental Science Associates
Jessica Redman, Environmental Science Associates
John Shoemsmith, Shoemsmith Cox Architects
Steven Bedrossian
William Chiang

III. APPROVAL OF MINUTES

Planning Commission Meeting of September 16, 2021

MOTION: Commissioner Eisner moved, seconded by Commissioner Borunda, to approve the September 16, 2021 minutes as presented. The motion was approved unanimously.

IV. WORK SESSION

Recommendations for Potential Critical Areas Code Updates – Wetland Buffers

Planning Manager Rogers introduced the City's consultant who has been working on the wetland buffer update, Margaret Clancy. Ms. Clancy gave a presentation covering the background of wetland regulations and proposed changes to the City's wetland buffer regulations.

Under the Growth Management Act, cities are required to use the best available science when regulating critical areas. Wetlands are given a score based on a range of characteristics, and this score is used to determine the buffer requirements. Since the City adopted its current regulations, buffer recommendations based on the best available science have changed. In order to keep City code up-to-date, the proposed changes include: base buffers on a habitat

score and land use intensity, scaling back buffer averaging reductions, and reducing buffer widths in exchange for specific mitigation measures.

At the conclusion of the presentation and discussion, the Planning Commission agreed that the recommendation presented should be incorporated into specific text amendments for consideration at a future meeting.

V. NEW BUSINESS

Proposed Comprehensive Plan Amendment – Recommendation on Further Consideration

Associate Planner Horn began with a presentation outlining the comprehensive plan amendment process and presenting the staff initial assessment. The City staff initial assessment indicated that the proposal meets the criteria for further consideration, and staff recommend that the Planning Commission adopt a resolution to recommend that the City Council consider the proposed comprehensive plan amendment during the current annual review cycle.

Next, representing the applicant, John Shoemsmith gave a presentation discussing the details of the proposed plan amendment. Shoemsmith described how zoning and land use would be altered by the change and presented example site plans and building elevations for the type of development that could be proposed if comprehensive plan amendment is ultimately adopted.

Following Shoemsmith's presentation, Planning Manager Rogers stressed that the purpose of the meeting was not to evaluate whether the proposal should be adopted, but to determine if the proposal was worthy of further consideration.

During the Q&A period, neighborhood resident William Chiang expressed reservations about increasing density, stating that increasing the number of residents would have a negative impact on the school district.

MOTION: Commissioner Eisner moved, seconded by Vice Chair Hambleton, to adopt Resolution No. 2022-169 recommending that the proposed comprehensive plan amendment be considered during the current amendment cycle. The motion was approved unanimously.

VI. FOR THE GOOD OF THE OF THE ORDER

Planning Manager Rogers announced the City Council would be receiving an update on the Mill Creek Boulevard Subarea Plan at the next Council meeting. In addition, the manager at The Farm would be at the meeting to describe the new businesses moving into the Farm.

William Chiang inquired about whether the public would be notified about further updates on the proposed comprehensive plan amendment. Associate Planner Horn

confirmed that updates would be available on the City website and emailed to everyone who has requested to be on the public contact list.

VII. ADJOURNMENT

MOTION: Commissioner Eisner moved, seconded by Vice Chair Hambleton, to adjourn the meeting at 9:00 p.m. The motion was approved unanimously.

Submitted by:

Justin Horn, Associate Planner