

## MEMORANDUM

TO: Planning Commission  
FROM: Tom Rogers, Planning Manager  
DATE: March 11, 2022  
SUBJECT: March 17, 2022 Planning Commission Meeting

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The Planning Commission will hold its regularly scheduled meeting at 7:00 p.m. on Thursday, February 17, 2022. The meeting will consist of a work session to discuss the topic of housing affordability in Snohomish County in general and Mill Creek specifically.

Due to the COVID-19 pandemic, the City of Mill Creek Planning Commission meeting will again be held remotely via Zoom. Instructions for participating in the meeting will be emailed to you and will be posted on the City's website no later than close of business on Monday, March 14, 2022. If you have any questions regarding participating in the meeting, please contact me at 425-921-5721 or via email at [tomr@cityofmillcreek.com](mailto:tomr@cityofmillcreek.com).

### Housing Affordability in Snohomish County and Mill Creek

I have invited Chris Collier, Program Manager of the Alliance for Housing Affordability (AHA), to make a presentation on the topic of housing affordability in Snohomish County in general, and Mill Creek specifically. AHA is a regional organization that aids member Snohomish County cities by providing professional expertise on housing issues. The City is a member of AHA.

The purpose of the presentation is to educate the Planning Commission on the topic of housing affordability in preparation for the upcoming mandatory update to the City's Housing Element, which is a part of the City's comprehensive plan. Chris has made this presentation (or one very similar) to several City Councils and Planning Commissions throughout Snohomish County. Chris will also play an important role over the next two years assisting the City in preparing the update to the Housing Element.

If you are unable to attend the meeting, please contact me at (425) 921-5721 or at [tomr@cityofmillcreek.com](mailto:tomr@cityofmillcreek.com). We look forward to meeting with you on line next Thursday evening.



# PLANNING COMMISSION AGENDA

15728 Main Street, Mill Creek, Washington 98012 - (425) 745-1891

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**March 17, 2022**

**Regular Meeting  
7:00 p.m.**

**(Zoom Meeting)**

|  | TIME      |
|--|-----------|
| I. CALL TO ORDER   | 7:00 p.m. |
| II. ROLL CALL  | 7:01 p.m. |
| III. APPROVAL OF MINUTES   | 7:03 p.m. |
| A. Planning Commission Meeting of February 17, 2022  |           |
| IV. WORK SESSION   | 7:05 p.m. |
| A. Presentation on Housing Affordability by Chris Collier, Program Manager of Alliance for Housing Affordability (AHA) |           |
| V. FOR THE GOOD OF THE ORDER   | 7:30 p.m. |
| VI. ADJOURNMENT  | 7:40 p.m. |

## ATTACHMENTS:

1. February 17, 2022 Draft Planning Commission Minutes

*We are trying to make our public meetings accessible to all members of the public. If you need special accommodations, please call City Hall three days prior to this meeting (425) 745-1891.*

**CITY OF MILL CREEK  
PLANNING COMMISSION MEETING MINUTES  
February 17, 2022**

Draft

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

III. APPROVAL OF MINUTES

Planning Commission Meeting of September 16, 2021

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

IV. WORK SESSION

*Review of proposed text amendments to MCMC Chapter 18.06 – Critical Areas Code – 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 specific proposed changes to MCMC Chapter 18.06 – Environmentally Critical Areas which had been prepared since the previous Planning Commission meeting in January.

The first code change included changing the criteria for exempt Category IV wetlands from 1,000 to 4,000 square feet as well as clarifying other factors such as hydrological isolation. Commissioner Gaebel and Planning Manger Rogers discussed how this might or might not affect wetlands and development along North Creek.

The next code change described was the creation of a new table: Table IX.1 Wetland Buffer Width Standards and various references thereto. Commissioner Borunda pointed out a

typographical mistake to be corrected. After this, another new table was introduced: Table IX.2 Required Measure to Minimize Impacts to Wetlands.

Following discussion of the new tables, the next code change described would alter the maximum wetland buffer width reduction. Planning Manager described how these reductions might impact future development in response to a question from Commissioner Gaebel. The Commissioners also discussed, and recommended, creating a new table clarifying maximum buffer reductions for each wetland category.

**MOTION: Commissioner Eisner moved, seconded by Vice Chair Hambleton, to move forward with the code amendments as discussed and modified in the work session.**

VI. FOR THE GOOD OF THE OF THE ORDER

Planning Manager shared the City Council's resolution to move forward in completing the Mill Creek Boulevard Subarea Plan and considering it during the upcoming 2024 Comprehensive Plan update. The Commissioners discussed the details of the plan, mandated growth targets, and what the Planning Commission might recommend to the City Council.

Commissioner Borunda inquired about the status of the proposed comprehensive plan amendment which was discussed the previous meeting. Planning Manager Rogers informed him that it was still pending, but that staff was hoping to bring it before the City Council as soon as possible.

The Commissioners discussed Planning Manager Rogers' impending retirement and thanked him for his help over the years.

VII. ADJOURNMENT

**MOTION: Vice Chair Hambleton moved, seconded by Commissioner Gaebel, to adjourn the meeting at 7:50 p.m. The motion was approved unanimously.**

Submitted by:



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Justin Horn, Associate Planner