

**CITY OF MILL CREEK  
PLANNING COMMISSION MEETING MINUTES  
September 16, 2021**

Approved January 20<sup>th</sup>, 2022

I. CALL TO ORDER:

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

II. ROLL CALL:

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

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

III. ELECTION OF CHAIR AND VICE CHAIR

**MOTION: Chair Eisner nominated Vice Chair Nolan to serve as Chair, seconded by Commissioner Hambelton. The motion passed unanimously.**

**MOTION: Commissioner Borunda nominated Commissioner David Hambelton to serve as Vice Chair, seconded by Commissioner Hambelton. The motion passed unanimously.**

IV. APPROVAL OF MINUTES

Planning Commission Meeting of April 15, 2021

**MOTION: Commissioner Hambelton moved, seconded by Commissioner Borunda, to approve the April 15, 2021 minutes as presented. The motion was approved unanimously.**

V. WORK SESSION

*Update on Mill Creek Boulevard Subarea Plan:*

Planning Manager Rogers shared with the Planning Commission a PowerPoint that had been used the previous night at the Mill Creek Boulevard Subarea Planning Advisory Committee (PAC) meeting. A copy of the presentation is attached.

The City's PAC has been working with OTAK and staff to prepare a subarea plan that can be considered in the 2024 Comprehensive Plan Update. The subarea planning effort began in April 2019. The PAC has considered many issues over the past couple years and will be

recommending that a plan that would include mixed use (commercial, office, and residential) development be allowed on approximately 34% of the property in the subarea. The recommendations suggests that the properties generally located on the west side of Mill Creek Boulevard, adjacent to North Creek Trail, be eligible for the mixed use zone. The presentation included summary highlights of the potential revenues that could be generated if a subarea plan was adopted and other potential benefits from mixed use development. The PAC has reviewed the recommendations on what should be in the plan. A DRAFT of this document is attached. The final draft of the recommendations is being prepared based on the comments received by the PAC at the September 15 meeting. The recommendations of the PAC will be presented to the Council at a future City Council meeting. If directed to do so by the City Council, a draft subarea plan will be prepared and will be considered as part of the 2024 update to the City's Comprehensive Plan. The Planning Commission will be the body that will review the Comprehensive Plan (including the subarea plan) and make a recommendation to the City Council.

*Front Yard Setbacks for Fences in Residential Zones:*

Associate Planner Horn described how corner lots with street frontage on two or more sides of the lot are considered to have more than one front yard. Since fences must meet the front yard setback, it creates an issue for corner lots since a fence would not be allowed between what would typically be considered the side of the home and the street. In the Low Density Residential (LDR) Zone, this issue is resolved with an specific exception that allows fences to be setback only 10 feet from the second front yard. However, this exception is not expressly stated in the Medium Density Residential (MDR) Zone. Single family homes have been constructed in the MDR zone.

After discussing the issue, the Planning Commission agreed that a code amendment granting an exception for fences on corner lots in other zones should be prepared for consideration by the Planning Commission. Staff will prepare a draft code amendment for Planning Commission Consideration at a future meeting. A copy of the presentation used by Associate Planner Horn is attached.

VI. FOR THE GOOD OF THE OF THE ORDER

Vice Chair Hamblton suggested that since there were new members on the Commission the Planning Commissioners should each introduce themselves.

Planning Manager Rogers informed the Planning Commission:

- Associate Planner Ringstad had retired last May, and the Justin Horn was her replacement;
- Senior Planner Schmidt had taken a position with the City of Lake Stevens. Staff will be advertising for a Senior Planner soon; and
- There are several long range planning issues including amending the City's Critical Areas Regulations that will be coming before the Planning Commission at future meetings; however, we will not likely meet until we get the Senior Planner position filled.

Commissioner Pietra Gaebel suggested that the newest Planning Commissioners could take a tour of the City and get some background on areas of the City. Staff is willing to give a tour to no more than three Commissioners at a time to prevent having a quorum, which would be an official meeting subject to public notice, etc.

VI. ADJOURNMENT

**MOTION: Commissioner Hambelton moved, seconded by Commissioner Paddock, to adjourn the meeting at 8:35 p.m. The motion was approved unanimously.**

Submitted by:

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Tom Rogers, Planning Manager