

**CITY OF MILL CREEK
PLANNING COMMISSION MEETING MINUTES
July 18, 2019**

Approved December 19, 2019

I. CALL TO ORDER:

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

II. ROLL CALL:

Chair Stan Eisner
Vice Chair Matthew Nolan
Commissioner April Berg (absent)
Commissioner Brian Hyatt
Commissioner Daniel Mills (absent)
Commissioner Nicolas Marin (absent)
Commissioner Dennis Teschlog

Staff:
Tom Rogers, Development Services Manager
Christi Schmidt, Senior Planner
Sherrie Ringstad, Associate Planner

III. APPROVAL OF MINUTES

Planning Commission Meeting of June 20, 2019

MOTION: Vice Chair Nolan moved, seconded by Commission Teschlog, to approve the June 20, 2019 minutes as presented. The motion was approved unanimously.

IV. WORK SESSION

Potential Code Amendments

Senior Planner Christi Schmidt noted that at the June meeting the Commission discussed the issue of allowing standalone restaurants in the Business and Industrial Park (BP) zone district. She noted this would also require minor amendments to the Comprehensive Plan as well as the Mill Creek Municipal Code. Ms. Schmidt stated that staff has had requests from different property owners to allow standalone restaurants. Currently the code limits restaurants to 15% of the total building square footage, with a maximum of 3,000 square feet allowed. She noted that at the last meeting there was a consensus among the Commission to ask staff to bring back information to further analyze the potential code amendments.

Ms. Schmidt noted that the packet contained a zoning map, and a map showing undeveloped properties, and a map from the County showing environmentally sensitive areas, which limit development potential. She noted that the properties along the Bothell-Everett Highway are restricted by both steep slopes and wetlands. Parcel J on the undeveloped properties map has the most developable area. The property owner of this parcel is currently in the process of constructing Phase II of Clock Tower Self-Storage. A majority of the undeveloped sites are likely reasonable use sites. Vice Chair Nolan stated that the zone text amendment would also apply to properties on 9th Avenue. Planning and Development Services Manager Tom Rogers acknowledged that it would apply to 9th Avenue but stated that staff primarily focused on the properties along the Bothell-Everett Highway since due to the location and visibility 9th Avenue would be an unlikely location for a restaurant.

Ms. Schmidt noted that potential Code Amendments were also included in the packet and included deleting the current maximum of 3,000 square feet, adding restaurants as a principal use and deleting restaurants from the Conditional Use section. Staff will also bring back proposed amendments to the Comprehensive Plan Policies.

It was the consensus of the Commission to move forward with the proposed amendments. They felt that it is unlikely that this area will develop with a large office and this may be the best option for development of this property. In general, the Commissioners believe that a restaurant would be better than another self-storage facility.

Chair Eisner asked if the Council has provided any opinion relative to this issue. Mr. Rogers explained that it hasn't been discussed with Council yet, but staff will bring the potential Code Amendments to Council for direction prior to proceeding with issuing SEPA or holding a public hearing.

Chair Eisner asked if staff had a sense of whether the undeveloped parcels could be developed with a restaurant use and still provide adequate parking. Ms. Schmidt noted that while staff hasn't done this specific analysis, the property owner of Parcel J has done the analysis for his property and feels that it would work.

Mr. Rogers asked the Commission if they would be available for a special meeting on August 15, 2019. Chair Eisner stated that he would be out of town and Vice Chair Nolan, and Commissioner Hyatt and Teschlog stated that they would be available. Mr. Rogers said that staff would check with the Commissioners that are absent before scheduling a special meeting.

VI. FOR THE GOOD OF THE ORDER

Mr. Rogers stated that there is a live version of the Short Course for Local Planning in Mukilteo on September 17, 2019, beginning at 6:15 p.m.

VII. ADJOURNMENT

Chair Eisner adjourned the meeting with the consensus of the Commission at 7:30 p.m.

Submitted by:

Sherrie Ringstad, Associate Planner