

**CITY OF MILL CREEK
PLANNING COMMISSION MEETING MINUTES
December 19, 2019**

Draft

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

Commissioner Brian Hyatt (absent)

Commissioner Daniel Mills

Commissioner Nicolas Marin (absent)

Commissioner Dennis Teschlog (7:04 p.m.)

Staff:

Tom Rogers, Planning Manager

Sherrie Ringstad, Associate Planner

III. APPROVAL OF MINUTES

Planning Commission Meeting of July 18, 2019

MOTION: Vice Chair Nolan moved, seconded by Commission Mills, to approve the July 18, 2019 minutes as presented. The motion was approved unanimously.

Planning Commission Meeting of September 19, 2019

MOTION: Vice Chair Nolan moved, seconded by Commission Berg, to approve the September 19, 2019 minutes as presented. The motion was approved unanimously.

IV. WORK SESSION

Update on Mill Creek Boulevard Subarea Plan

Planning Manager Tom Rogers distributed a copy of the timeline for the Mill Creek Boulevard Subarea planning process. He noted that the Planning Advisory Committee (PAC) has met four times to date and summarized some of their progress. The PAC reviewed the existing zoning and allowed uses, they discussed the issue of the non-conforming uses adjacent to North Creek, and considered options for regional stormwater. The most recent meeting, which was earlier this week, consisted of a visioning exercise to create a vision statement and potentially goals and policies for the subarea. In January the PAC will be conducting a charrette with the goal of coming up with at least two alternatives, which will be compared with a no change alternative. The comparison will include an assessment of the pros and cons as well as the fiscal impacts.

Vice Chair Nolan, who is a member of the PAC, noted that the PAC is not in agreement on whether residential should be a component of the subarea. There is a small but vocal contingent who are opposed to any residential and many that realize that to make redevelopment economically successful, residential (apartments/condos) need to be included

in the plan. Mr. Rogers acknowledged that apartments have been a very political issue in the past. Several Commissioner's agreed that residential makes sense for the businesses in terms of an increased customer base, as well as for future residents who want services in close proximity in a walkable neighborhood.

One of the PAC members, who is a property owner in the subarea, has stated that one of the things they need to be successful is more day time employment.

Commissioner Teschlog said he feels it is important that any City investment proposed in the subarea plan should also include estimated costs.

VI. FOR THE GOOD OF THE ORDER

Planning Manager Tom Rogers advised the Commission that the Code Amendments they had reviewed earlier regarding adding a restaurant use in the BP zone district have been delayed until the conclusion of the Mill Creek Subarea planning process.

VII. ADJOURNMENT

Chair Eisner adjourned the meeting with the consensus of the Commission at 7:46 p.m.

Submitted by:

Sherrie Ringstad, Associate Planner