

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

Approved

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 Hambelton, 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 Hambelton moved, seconded by Commissioner Gaebel, to adjourn the meeting at 7:50 p.m. The motion was approved unanimously.

Submitted by:

Justin Horn, Associate Planner