



PLANNING COMMISSION AGENDA

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

February 18, 2016

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

	TIME
I. CALL TO ORDER	7:00 p.m.
II. ROLL CALL	7:01 p.m.
III. APPROVAL OF MINUTES	7:02 p.m.
A. Planning Commission Meeting of November 19, 2015 ⁽¹⁾	
IV. WORK SESSION	7:03 p.m.
A. Potential Department of Community and Economic Development 2016 Work Program	
B. Update on Economic Analysis for 132 nd Street Corridor	
V. FOR THE GOOD OF THE ORDER	7:55 p.m.
VI. ADJOURNMENT	8:00 p.m.

ATTACHMENTS:

1. Planning Commission Minutes from Meeting of November 19, 2015

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CITY OF MILL CREEK
PLANNING COMMISSION MEETING MINUTES
November 19, 2015

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 Randy Blair
Commissioner Ed McNichol
Commissioner Jared Mead
Commissioner Daniel Mills
Commissioner Dennis Teschlog

Staff:
Tom Rogers, Director of Community & Economic
Development
Christi Amrine, Senior Planner
Camille Chriest, Senior Planner
Sherrie Ringstad, Planning Specialist
Shane Moloney, City Attorney

III. APPROVAL OF MINUTES

Planning Commission Meeting of October 15, 2015

MOTION: Commissioner McNichol moved, seconded by Commissioner Blair, to approve the October 15, 2015 minutes as presented. The motion was approved unanimously.

IV. WORK SESSION

Comprehensive Plan

Chair Stan Eisner opened the public hearing at 7:02 p.m. and turned the meeting over to Director of Community and Economic Development Tom Rogers for a staff report. Chair Eisner noted that there was no public present for the public hearing and since the Commission has reviewed the proposed amendments in detail in numerous work sessions, after a brief discussion it was the consensus of the Commission that staff could provide a summarized presentation.

Director Rogers acknowledged the work the Commission has put into the review over the last year plus. He officially entered the staff report and Planning Commission Resolution into the record and noted that a majority of the proposed amendments are housekeeping in nature; however, there are a couple of more substantive amendments including a property-owner requested amendment to the zoning map. Director Rogers stated that a zoning change is proposed for the property located at 13457 35th Avenue Southeast to change the zoning from Low Density Residential to High Density Residential. During the Commission's earlier review of this request, a majority of the Commission stated that they did not support the change to High Density but would consider Medium Density. Director Rogers stated that staff is also supporting a change to Medium Density Residential.

Director Rogers stated that another change is a policy in the Land Use Element recommending an economic development analysis of the Community Business and Business Park zone districts to look at options for redevelopment.

Director Rogers stated that the City Council has reviewed the first ten chapters and proposed additional edits that are in line with Commission discussions. The Council will be reviewing the final chapters on November 24th with adoption likely in early December.

Director Rogers concluded his presentation by stating that staff is recommending approval of the 2015 Comprehensive Plan update as proposed.

Chair Eisner opened the floor for public comment at 7:08 p.m. and hearing no requests to comment, closed the public testimony portion of the hearing and opened the floor for Commission deliberation.

MOTION: Commissioner McNichol moved, seconded by Vice Chair Nolan, to adopt Planning Commission Resolution 2015-162 recommending approval to the City Council of proposed amendments to the Comprehensive Plan and Zoning Map. The motion was approved unanimously.

Proposed MCMC Amendments to Implement the 2015 Comprehensive Plan

Chair Eisner opened the public hearing at 7:10 p.m. and turned the hearing over to Senior Planner Camille Chriest for a staff report. Senior Planner Chriest officially entered the Planning Commission Resolution and staff report into the record. She briefly reviewed the proposed Code Amendments including a new Chapter 14.19, which codifies the Comprehensive Plan amendment process, amendments to implement the Transportation Element, Streetscape Element and Best Available Science.

Chair Eisner asked for clarification on the exception to the buffer requirement on North Creek Drive between Trillium Boulevard and Dumas Road. Director Rogers stated that this is a unique stretch of road. Several properties along North Creek Drive developed before this road connected (such as Heatherwood Apartments and the Sports Park), and as a result they were not required to dedicate roadway buffers when they developed. In addition the wetlands along the western edge mean the developable portion of the properties is primarily adjacent to the road. Most of the properties were developed without buffers and the remaining properties are primarily City-owned. Ms. Chriest stated that staff is recommending approval of the MCMC amendments as proposed in the staff report.

Chair Eisner opened the floor for public comment at 7:17 p.m. and hearing no requests to comment, closed the public testimony portion of the hearing and opened the floor for Commission deliberation.

MOTION: Commissioner McNichol moved, seconded by Commissioner Mills, to adopt Planning Commission Resolution 2015-163 recommending approval to the City Council of proposed amendments to the Mill Creek Municipal Code to implement the 2015 Comprehensive Plan and the mandatory 2015 Review and Update of the Critical Area Regulations. The motion was approved unanimously.

IX. FOR THE GOOD OF THE ORDER

Director Rogers noted that there is nothing scheduled on the December Planning Commission agenda at this time and stated that the Commission could elect to cancel this meeting.

MOTION: Commissioner Blair moved, seconded by Commissioner Mead, to cancel the December 17, 2015 Planning Commission meeting. The motion was approved unanimously.

X. ADJOURNMENT

MOTION: Commissioner McNichol moved, seconded by Vice Chair Nolan, to adjourn the meeting at 7:20 p.m. The motion was approved unanimously.

Submitted by:

Sherrie Ringstad, Planning Specialist