

Special Meeting  
McKinleyville Municipal Advisory Committee  
Minutes  
January 8, 2020  
Library  
McKinleyville High School

**Approved January 22, 2020**

**Members Present:** Barbara Georgianna, Kevin Dreyer, Kevin Jenkins, Maya Conrad, Bonnie Oliver, Mary Burke, Greg Orsini, Twila Sanchez

**Guests** **John Ford, Humboldt County Building and Planning Department**  
Michael Richardson, Planning Department  
John Miller, Planning Department  
Connor McGuigan, Planning Department

Meeting called to order at 5:30 p.m. by chair, Kevin Dreyer

**Salute to Flag**

**Update on MMAC Board Members**

Stephanie Weldon resigned in November of 2019 and Twila Sanchez was appointed to serve on the MMAC. Chair welcomed Twila welcomed to the board.

**Presentation by Long Range Planning Staff**

This meeting was held in conjunction with Humboldt County Long Range Planning Staff, and the general public John Miller and John Ford shared information. Wetlands was the first topic. An overhead projected map of the designated town center area showed currently defined wetland areas [43.7 acres undeveloped land located behind Safeway and bordered on the north by Railroad Avenue, on the west by McKinleyville Avenue, and Hiller Road on the south] used to provide information. Several years ago Winzler & Kelly mapped the area and did a drainage study that has had an impact.

Discussion about wetland parameters definition and how they are applied. According to John Ford, the "1" parameter definition is currently applied to the area under discussion.. "Should MMAC recommend a modified to the McKinleyville Community Plan that would have a less stringent definition of wetlands?"

**Presentation by Misha Schwarz, Certified Professional Soil Scientist, representing Greg Pierson**

Mr. Schwarz contracted with Pierson Company to help with the wetlands policy. Information presented focused on the three wetland parameters. The three [3] wetland parameters are— water, hydric soil, and wetland vegetation. Significant discussion about 1 parameter definition vs. 3 parameters. Currently, seasonal wetlands is not part of the definitions. Discussion also about wetland buffer zones and possibility of reducing them, discussion of various mitigation measures. Greg Pierson, nephew of owner, Anne Pierson, hoped that a less restrictive definition of wetlands could be applied to the property under discussion.

*Community member comments* included concerns about ditches around the undeveloped property and sidewalks around that area, maintenance of ditches. Question asked about who decided the “1” parameter definition and why. Community member questioned the town center boundary and thought perhaps a 2020 expanded version of the town center would be good. Anne Pierson [owner of the undeveloped property] gave a history of her dad’s vision for the area.

**MMAC Discussion/Actions**

Questions posed during committee discussion – should Hiller Road undeveloped area be preserved as wetlands or open space or developed in some manner? Should modification of wetland policies occur so that mixed use development could occur simultaneously with wetland enhancement?

Motion made by Maya Conrad, seconded by Greg Orsini that Amend the McKinleyville Community Plan to change the Town Center area to comply with the General Plan in regards to wetlands.

**VOTE:**

Ayes: Greg Orsini, Maya Conrad, Twila Sanchez, Bonnie OliveApproved r,  
Barbara  
Georgianna, Kevin Jenkins, Kevin Dreyer

Noes: Mary Burke

Abstention: None

**Motion approved**

Motion made by Maya Conrad, seconded by Greg Orsini that the County be asked to provide a map of other wetland areas within the McKinleyville area, and, historic information regarding why the one parameter designation was used for the McKinleyville Community Plan.

**VOTE:**

Ayes: Greg Orsini, Maya Conrad, Twila Sanchez, Bonnie Oliver, Barbara  
Georgianna, Kevin Jenkins, Kevin Dreyer, Mary Burke

Noes: None

Abstention: None

**Motion approved**

Motion made by Greg Orsini, seconded by Kevin Jenkins that As it related to the Town Center, allow impacts to wetlands with no-net-loss; that wetlands must be replaced and integrated with the surrounding land and the design for the development – they may be on-site or off-site; they may be used for trails and public gatherings; impacted for public improvements, consistent with open space character; they can be used for detention and retention of runoff; highly encourage enhancement and consolidation; and, consider reducing setbacks (...down to 25' to be used for a trail and other amenities that would enhance the wetlands for public use as part of the natural open space component.

**VOTE:**

Ayes: Greg Orsini, Maya Conrad, Twila Sanchez, Bonnie Oliver, Barbara Georgianna, Kevin Jenkins, Kevin Dreyer, Mary Burke

Noes: None

Abstention: None

**Motion approved**

Consensus of committee members to discuss land use/zoning and design at the next meeting.

**Next Regular Meeting**

Next regular MMAC meeting will January 22, 2020, beginning at 5:30 p.m. It will be held at the McKinleyville Middle School , Azalea Conference Room.

Meeting adjourned at 8:45 p.m.

Respectfully submitted,

Barbara Georgianna