

Special Meeting
McKinleyville Municipal Advisory Committee
Minutes
January 22, 2020
Azalea Conference Room
McKinleyville Middle School

Approved 2/26/2020

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

Absent: Kevin Jenkins

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 5:35 p.m. by chair, Kevin Dreyer

Salute to Flag

Approval of Minutes:

Motion made by Greg Orsini, seconded by Bonnie Oliver that minutes of the special January 8, 2020 meeting be approved with editorial changes

VOTE: YES: Barbara Georgianna, Greg Orsini, Kevin Dreyer, Mary Burke,
Maya Conrad, Bonnie Oliver, Twila Sanchez
NO: ---

Unanimous approval

Nominations and Selection of 2020 Officers (Chair, Vice Chair and Secretary)

Nomination for chair – Kevin Dreyer agreed to continue. Motion made by Twila Sanchez, seconded by Greg Orsini to finish the selection of 2020 officers to the March 25, 2020 meeting.

VOTE: YES: Greg Orsini, Kevin Dreyer, Maya Conrad, Bonnie Oliver, Twila Sanchez, Mary Burke
NO: Barbara Georgianna

Motion carried

Focus of this special meeting is Open Space, Land Use, and Design - John Miller, Humboldt County Planning

John Miller gave overview of 2002 Community Plan – amended 2017 land use map shown. Discussion to focus on open space – various types discussed – urban parks, courtyards, gardens with a connected system of pedestrian walkways. Overhead map viewed that showed various trails, ponds, etc. in area under discussion. “Should planning for parks and trails be integrated with planning for land use, design and transportation so that the objectives for a traditional village form can best be achieved?” “Do we want to make policy specific to areas within the Town Center designation, or include Central Avenue strip, Pierson Park area, area behind Safeway?”

Lots of discussion about open space in coordination with wetlands and trails.

Motion made by Greg Orsini, seconded by Maya Conrad that Open spaces, defined as wetlands, stormwater detention basins, parks, public gathering areas, trails, sidewalks and roads shall be integrated with planning for land use, design, active transportation so that a cohesive form can best be achieved reflecting McKinleyville’s unique culture and values. Notwithstanding Figures 11 and 12 from the Community Plan.

VOTE: YES: Greg Orsini, Kevin Dreyer, Maya Conrad, Bonnie Oliver, Twila Sanchez, Mary Burke, Barbara Georgianna
NO: -None-

Unanimous approval

John Miller – Zoning and Design

A review given of Sec. 2352 Policies which describe mixed use categories of zoning permitted in Town Center area – residential, commercial, civic use types, industrial uses.

Questions posed – “Should mixed use land designation and zoning classification be applied throughout the entire Town Center? How can a range of desired uses best be encouraged? How can a range of unwanted commercial uses [drive-through restaurants] best be prohibited?”

Design -- Reference made to Grass Valley Town Center Zoning Standards and *building form*. Form base codes include specs of what uses are permitted in a building or place, but focus on the physical character of the development, particularly how it relates to the public realm that everyone shares. Some discussion about universal design standards

Motion made by Greg Orsini, seconded by Bonnie Oliver that Mixed use land designation and zoning class be applied broadly throughout the Town Center and allow higher density residential development (up to 30 dwelling/units/acre.

VOTE: YES: Greg Orsini, Kevin Dreyer, Maya Conrad, Bonnie Oliver, Twila Sanchez, Mary Burke, Barbara Georgianna
NO: -None-

Unanimous approval

Next Meetings (February 12 and February 26, 2020)

Topics at upcoming meetings will cover trails, street scapes, design

Meeting adjourned at 9:05 p.m.

Respectfully submitted,

Barbara Georgianna