

**McKinleyville Municipal Advisory Committee**  
**ZOOM PLATFORM - ONLINE MEETING**  
January 26, 2022 6:00 pm

**MINUTES**

**1. Attendance**

Members Present: Maya Conrad, Bonnie Oliver, Lisa Dugan, Pat Kaspari, Greg Orsini,  
Kevin Jenkins, Twila Sanchez.

Members Absent: Kevin Dreyer

Guests: Steve Madrone, 5<sup>th</sup> District Supervisor, Sean Campbell, Arcata Fire District, Carla Avila, Redwood Community Action Agency, John Ford, Director of Humboldt County Planning Division (HCPD), Michael Richardson, HCPD Supervising Planner, John Miller, HCPD Senior Planner.

**2. Review and approval of Minutes**

The minutes of the December 29, 2021 meeting were reviewed. A motion was made by Greg Orsini and seconded by Lisa Dugan to approve the minutes with the correction of two typographical errors.

**VOTE:**

YES: Maya Conrad, Lisa Dugan, Pat Kaspari, Greg Orsini, and Bonnie Oliver.

NO: none

ABSTENTION: Kevin Jenkins

Note: Twila Sanchez was not yet in attendance for this vote.

**3. Community Safety Updates**

Arcata Fire District Battalion Assistant Chief Sean Campbell:

Chief Campbell presented a summary of Arcata Fire District's 2021 Year End Report. The presentation included information on total incidents (3378), percentages of incidents by type, structure fire loss ratios and call volumes for the areas they serve. McKinleyville is right behind the City of Arcata in call volume. He reported that overlapping incidents was a reason for delayed response and greater structure loss in some cases. Reopening their third fire station, which would make more trucks available, should help with this issue. The busiest day of 2021 was October 21 with 19 incidents. They met the State Standards for fire inspections this year, including new construction inspections, commercial facilities, apartments, hotels and motels, schools and residential fire sprinklers. The full Year End Report will soon be available at [arcatafire.org](http://arcatafire.org). In response to questions from Maya Conrad and Lisa Dugan, Chief Campbell explained that they continue to struggle with staffing and this may affect the reopening date of their third station. Retention and recruitment of enough staff has been difficult as the wages they are able to offer are low compared to other firefighting organizations. He also announced that he will be stepping down from his position at Arcata Fire District later in 2022. He will be greatly missed and the MMAC expressed their thanks for all his work on behalf of our community.

**4. Public Comment Period for Items not on Agenda:** none

**5. Event Announcements:**

Pat Kaspari announced that MCSD will be holding a public meeting on Saturday, February 26, 9:30 am to 12:30 pm at Azalea Hall, to discuss the Community Forest and the possible access points that would require a right of way across Green Diamond property. There will be a Zoom format meeting on Tuesday, March 8, 6:30 to 7:30 pm for voting on preferred access points.

Maya Conrad announced a Virtual Town Hall meeting with Congressman Jared Huffman on January 27 at 4:30 pm. She also shared information on upcoming Housing Forward Humboldt Community Workshop Series and a link to a flier on the meetings was shared in the Zoom Chat notes. Maya also announced that construction is complete on The Center and Hillarie Beyer of the McKinleville Family Resource Center reports that they are working on moving in and will have a “grand opening” event later in the spring.

Lisa Dugan announced that Humboldt State University is now Cal Poly Humboldt.

Supervisor Madrone announced that the Hammond Trail Stewards meet the first Saturday of every month, 9 – 11 am, meeting at the north end of Letz Avenue on February 5.

**6. Discussion / Information / Action Items**

**A. McKinleyville Multimodal Project Update:**

Carla Avila-Martinez of Redwood Community Action Agency (RCAA) shared a power point presentation with updates on the McKinleyville Multimodal Connections Project. She reviewed the project focus area and community engagement efforts to date. Also presented were recommendations by consultants Mark Thomas Associates for improvements to Hiller Avenue, Central Avenue, the south entrance from 101 to Central Avenue including the bike path over the Mad River Bridge, North Bank Road and Azalea Avenue. A “Pop Up Temporary Infrastructure Demonstration” is being proposed for the north side of Hiller Avenue near Central Avenue later in the spring.

Maya Conrad asked whether they could do a Pop Up Temporary Infrastructure demonstration on Central Avenue of the proposed revisions to the street in the Draft Town Center Ordinance in coordination with County Planning. She also asked how we continue the work towards accomplishing their recommendations after the grant work is done and what funding sources are available for these improvements. Maya also asked whether Supervisor Madrone’s alternatives for the south entrance of Central Avenue were considered.

Supervisor Madrone thanked the MMAC for their efforts to help get this project going and thanked Carla for her presentation.

**B. Review of Draft Town Center Ordinance (TCO) Language and Community Input:**

Maya Conrad explained that we would be discussing the transportation, wetlands and site design sections of the Discussion Draft TCO at this meeting and then Planning staff would work on revising the Draft TCO to be presented at a Special Meeting of the MMAC in March (date to be determined and announced). Michael Richardson of the Humboldt County Planning Department explained that the Residential Area Standards (TC-MF) are not greatly different from the existing Multi-Family zoning standards so they

decided to skip over reviewing that section and move on to discussing section 4 - Thoroughfare Standards and Connectivity. (Discussion Draft Ordinance can be found at <https://humboldt.gov/DocumentCenter/View/101160/Discussion-Draft-McKinleyville-Town-Center-Zone-10-29-2021-PDF> .)

- **4.2.1.1 Central Avenue (Dalia Way to Gwin Road) diagram** – Pat Kaspari asked for clarification on why Public Works is recommending only one lane of traffic in each direction for this section. Twila Sanchez shared that she has gotten no positive reactions to the proposed revisions to Central Avenue from community members that she discussed it with. Kevin Jenkins pointed out that the Arcata Plaza has two lanes of traffic with diagonal parking and it seems to work. Planning Director John Ford shared that diagonal parking does tend to slow traffic and will provide the additional parking needed for new development in the area. Greg Orsini commented that we are all dependant on cars and is skeptical about this change. Colin Fiske of the Coalition for Responsible Transportation Priorities expressed his support for the one-lane in each direction option, citing research that shows that building more lanes increases traffic and reducing lanes helps people choose not to drive in those locations. He also mentioned in the chat notes that lots of people in McKinleyville don't own cars currently. One community member expressed support for diagonal parking as a successful way to reduce speeds. Another community member commented that they agreed with Greg Orsini, that we are a rural community and we depend on cars. Oona Smith with the Humboldt County Association of Government stressed that we have to look to the future, all life is not going to be as it is today and that they support prioritizing walking, biking and more development of transit options. She mentioned that there are many possible funding sources for such improvements. Another community member (in the chat notes) expressed support for reducing all of Central Avenue to one lane each direction. Supervisor Madrone commented we should change the focus from moving cars around and that folks will shift their behavior if traffic slows down in the town center. Director Ford asked for a straw poll on how MMAC members felt about the options for revisions to Central Avenue in the Town Center. Pat Kaspari supports 2 lanes of traffic each way, Lisa Dugan and Bonnie Oliver support one lane of traffic each way, Kevin Jenkins, Twila Sanchez and Greg Orsini support 2 lanes each way with diagonal parking and Maya Conrad expressed general support for increased pedestrian safety and said that HC Public Works Director Tom Mattson's input would be valuable to MMAC.
- **7.1 Wetland Areas and Wetland Buffers in the Town Center** – A community member pointed out that by changing the wetland determination parameters from 1 to 3 we are amending the McKinleyville Community Plan (MCP) and referred to section 1452.2 in this plan for criteria of when this can be done. Director Ford answered that when the new General Plan was adopted a major priority was to unify the inland standards for wetland determination and protection throughout the county. They also asked to clarify that the proposal was for the Town Center area only and not for the whole MCP area. Maya Conrad clarified that the proposed change in wetland determination methodology was just for the Town Center area. Community members and MMAC members expressed various views on the appropriate ratio for replacing wetlands that are developed. Director Ford said

they would clarify California Dept. of Fish and Wildlife and the Army Corp of Engineers' recommendations for this ratio in a future presentation.

There was a long discussion on whether the MMAC can and should serve as the Design Review Committee called for in section 2640 of the McKinleyville Community Plan. Planning staff, MMAC Members and community members contributed varying thoughts and opinions on this matter. Some community members expressed frustration with the Town Center Ordinance process and some praised the MMAC and Planning Staff for their efforts. Planning staff will return to the MMAC later in the spring with a revised TCO, which seeks to reflect community input on the Discussion Draft.

**C. Election of MMAC Officers for 2021:**

Greg Orsini moved to approve the following slate of candidates to serve as 2022 officers of the MMAC. Twila Sanchez seconded the motion.

- Bonnie Oliver – Chair
- Kevin Jenkins – Vice Chair and Treasurer
- Greg Orsini - Secretary

**VOTE:**

YES: Maya Conrad, Greg Orsini, Kevin Jenkins, Twila Sanchez, Lisa Dugan, Bonnie Oliver, Pat Kaspari.

NO: none

ABSTENTION: none

**7. Ad Hoc MMAC Rules and Regulations Subcommittee report**

Bonnie Oliver reported that the updated Rules, Regulations and Procedures for Operation of the McKinleyville Municipal Advisory Committee were unanimously approved by the Humboldt County Board of Supervisors at their January 11, 2022 meeting. Act. Bonnie will coordinate with the Clerk of the Board's office to have a link to the document put up on the MMAC webpage.

**8. Board general comments: none**

**9. Next Meetings:**

Our next regular MMAC meeting will be Wednesday, February 23 at 6:00 pm, Zoom format. A date for a future Special Meeting focused on the Town Center Ordinance is to be determined and announced.

**10. Adjournment:** The meeting was adjourned at 8:58 pm.

Respectfully submitted, Bonnie Oliver