

McKinleyville Municipal Advisory Committee  
Minutes  
February 26, 2020  
Azalea Hall  
Pierson Park

**Approved March 11, 2020**

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

**Absent:**

**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

**Approval of Minutes:**

Motion made by Bonnie Oliver, seconded by Maya Conrad that minutes of the special January 22, 2020 meeting be approved

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

**Motion approval**

**Public Comment for Items Not on the Agenda**

Kelly Garrett suggested that pursuing "Our Town" grants which focus on strategic arts plans might be worth pursuing relative to the town center concept.

**Arcata Fire District Measure R presentation – Sean Campbell, battalion chief**

Information given about fire district history and how district is funded. Passage of Measure R is needed in order to continue current level of service. If measure is defeated, service level will change.

**Letter of Recommendation in Support of John Shelter's Request for Measure Z funding**

John Shelter, New Directions, is requesting \$10,000 to supply crucial safety equipment for his workers (specialty gloves, waterproof boots, grabbers, safety goggles, Nylock suits to protect workers from contaminants, hazardous and wet conditions).

Draft letter reviewed by committee members. Motion made by Barbara Georgianna, seconded by Greg Orsini that committee approve draft letter to Measure Z Committee that requests \$10,000 to support John Shelter's New Directions operation and that letter be sent to Measure Z committee.

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

**Unanimous approval**

**Planning on Land Use in Town Center – John Miller, Humboldt County Planning Department  
John Ford, Humboldt County Planning Department**

A county website has been created regarding the Town Center master plan:  
<https://humboldt.gov.org/2564/McKinleyville-Town-Center-Master-Plan>.

Prior to the meeting, committee members received an information packet from Planning and Building Department [2/20/2020] that gave background information related to land use and Town Center Sub Areas for refinement into ordinance concepts.

“The Town Center is not one single vacant parcel or a group of homogeneous properties with a single identity or uniform characteristics. ..It will likely be necessary to define how the vision will be carried on the ground and how it can be tailored to fit the different parts of the Town Center Area.”

Parcels in the Town Center area can generally be placed into three groupings or *sub-areas*:

“undeveloped Hiller Road area,” “Pierson Park area,” and “Central Avenue Area.” The focus for each area is slightly different.

*After much discussion, the committee's consensus opinion was “we like the sub-areas concept.” Planning and Building Department will come back with ideas.*

Significant discussion on the Central Avenue Area with respect to the Burden Area.

Some of the several questions posed - - - -related to changing roadway width, changing number of travel lanes, should parking requirements be reduced in Town Center mixed use zone to allow more efficient use of land? Should the relinquishment of the Central Avenue burden area be considered to allow more efficient use of land? Should alternatives be developed for a Central Avenue Area mixed use zone where zero front lot line, or build to lines, are specified?

*Consensus opinion centered around “should we analyze the relinquishment of the burden area to allow for more development?”*

Need to look at County road circulation patterns and how they intersect with some of the traffic travel patterns.

Meeting schedule for next few months reviewed. Schedule is as follows:

March 11	Special Town Center meeting
March 25	Regular MMAC meeting [will include Town Center items]
April 8	Special Town Center meeting
April 22	Special Town Center meeting
April 29	Regular MMAC meeting [will include Town Center items]
May 13	Special Town Center Meeting

May 27 Regular MMAC meeting [will include Town Center items]

ALL MEETING WILL BEGIN AT 5:30 P.M. Location, hopefully, will be in Azalea Hall.

Topics at upcoming meetings will FOCUS ON Transportation, Streetscape and Design.

Meeting adjourned at 8:20 p.m.

Respectfully submitted,

Barbara Georgianna