

Special McKinleyville Municipal Advisory Committee  
Minutes  
March 11, 2020  
Azalea Hall  
Pierson Park

Approved 4/29/2020

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

**Absent:** Mary Burke

**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 Greg Orsini, seconded by Maya Conrad that minutes of the special February 26, 2020 meeting be approved with edits

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

**Unanimous approval**

This is the sixth public meeting of the McKinleyville town Center Ordinance planning process and is being held in conjunction with Humboldt county Long Range Planning staff. Primary focus tonight is on land use looking at Town Center sub areas.

Central Avenue Area – mixed use zoning [this encompasses about 30 different properties).

Some questions about allowable uses – should there be a broader range of uses in Central Ave. Sub-areas i.e. drive-thru restaurants, mini storage, warehousing and distribution. Lots of discussion and questions about traffic flow, how it would impact bus service, how impact development. John Ford said that Bob Bronkall, Humboldt County Public Works, might be able to do a traffic study re traffic flow.

Much discussion. Consensus opinion articulated by Greg Orsini was to postpone any decision on the Central Avenue area until more information can be received from the County. Perhaps get some models and graphics, bus viability.

Public concern expressed about online survey process and summary of results. Bonnie Oliver indicated opinion that MMAC would like the public process clarified and survey results analyzed. Discussion about cut-off-date for input to the survey.

Other ideas articulated included getting input from property owners in concerned area and having an appropriate meeting time so they could participate - 5:30 p.m. is not a good time.

Motion made by Greg Orsini, seconded by Maya Conrad to close online survey at 5:00 p.m. March 18, 2020, and get summary of results for the April 8, 2020 meeting.

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

### **Unanimous approval**

Maya Conrad indicated that corona virus pandemic issues and concerns may be such that we might have to cancel the March 25<sup>th</sup> meeting.

John Miller then reviewed each of the following sub areas:

Pierson Park sub area – area used primarily for civic and community uses – Pierson Park, Azalea Hall, Activity Center, Library, Sheriff’s Office. Other non-civic uses in this area include a dental office, church, Thunderbird Mobile Home Park, and a vacant lot. John Miller posed question “is there a community desire to enhance the Gwin Road and Central Avenue intersection to provide a visual and physical connection that also serves pedestrians and bicycles between the core of the Town Center and Pierson Park?”

Thunderbird Mobile Home Park is included in the mapped Pierson Park sub-area. Question is “should the mixed-use zoning for the Town Center, or specific zoning for the Pierson Park, sub area, allow mobile home parks or should this area remain planned and zoned for multiple family dwellings?”

“Should this area have mixed use development standards (minimal setbacks, reduced parking, etc.) similar to the other undeveloped portions of the Town Center area or should less intense commercial development be permitted.”

“What are unintended consequences of mixed use in some of these areas?”

Undeveloped Hiller Road sub area –

This area is approximately 60 acres of undeveloped area on either side of Hiller Road contained within three (3) assessor’s parcels; this area contains a substantial amount of mapped wetland areas and planned open spaces, trails, and roads; and includes *following developed areas: Safeway shopping center not fronting on Central Avenue, a laundromat and a café, a church and family resource center and the northern portion of Timber Ridge assisted living facility.*

Question, “focal point of Town Center –

“-should the new mixed-use zoning be based on a walkable thoroughfare block pattern with regular intersections that may connect to Railroad Drive or McKinleyville Avenue”

“—how should the new mixed-use development pattern transition from the identified core area to the adjacent residential areas on the other side of Railroad Drive and McKinleyville Avenue?”

“—how can the Safeway Shopping Center in its current form, or in some reimagined future configuration, best be integrated into the new mixed-use development that is the focus of the Town Center?”

“—Timber Ridge – can mixed use zoning regulations be crafted to limit regulatory impacts to Timber Ridge? Should the Town Center zoning exclude the Timber Ridge project while planning clear multi-modal connections?”

“--Should this area maximize the use of land as envisioned for the other undeveloped portions of the Town Center area or should less intense commercial development be permitted [the area along Hiller Road containing the laundromat and a café, church and a family resource center occupy only about 25 and 25 percent, respectively, of the parcels and may be considered somewhat underutilized?”

Meeting adjourned at 8:25 p.m.

Next regular meeting is scheduled for March 25, 2020.

Respectfully submitted,

Barbara Georgianna