

McKinleyville Municipal Advisory Committee
In person at McKinleyville Middle School Portable Conference Room
2285 Central Ave, McKinleyville, CA 95519
and ZOOM PLATFORM - ONLINE MEETING
June 25, 2025 6:00 pm

MINUTES

1. Call to Order: Roll call Attendance, Acknowledgement of Indigenous Lands, Flag Salute, MMAC Meeting Agreements:

Members Present: Scott Binder, Mary Burke, Maya Conrad, Lisa Dugan, Kevin Jenkins, Pat Kaspari, Twila Sanchez, Bonnie Oliver
Members Absent: None

2. Additions and Changes to the Agenda: The date of the Minutes for review and approval was changed from April 23 to May 28, 2025.

3. Approval of the Agenda:

It was moved and seconded (Kevin Jenkins / Lisa Dugan) to approve the meeting Agenda with the revision noted above.

Roll Call Vote:

Yes: Scott Binder, Mary Burke, Maya Conrad, Lisa Dugan, Kevin Jenkins, Pat Kaspari, Twila Sanchez, Bonnie Oliver.

No: None

Abstention: None

MOTION APPROVED

4. Review and Approve Minutes: May 28, 2025

The minutes of the May 28, 2025 Regular MMAC Meeting were reviewed. It was moved and seconded (Pat Kaspari / Kevin Jenkins) to approve the Minutes as submitted.

Roll Call Vote:

Yes: Scott Binder, Mary Burke, Kevin Jenkins, Pat Kaspari, Twila Sanchez, Bonnie Oliver.

No: None

Abstention: Maya Conrad and Lisa Dugan

MOTION APPROVED

5. Community Safety and Information Presentation:

The scheduled presenter, Arcata Fire Department's Captain Nate Padula was unable to attend the meeting.

6. Public Comment on items not on the Agenda:

Steven Saint James suggested that we look into setting up a local economy working group. Ann Lindsey announced that Life Plan Humboldt has finalized the purchase of the property on the south side of Hiller Road for their project. Elaine Johnson suggested

considering putting an “ad” in MCSD’s quarterly newsletter with information on MMAC’s upcoming meetings. Kelley Garrett reported that posting of our meetings at the McKinleyville Library is not happening and is wondering where our agendas are posted.

7. Discussion / Information / Action Items

a. Presentation on Hiller Road Quick Build Project at the intersection of Hiller and McKinleyville Avenue:

Tony Seghetti, Deputy Director of Engineering at Humboldt County Public Works gave a Power Point presentation of their final proposal for a oblong “roundabout” at the intersection of Hiller Road and McKinleyville Ave. (Site 1) as part of the Hiller Road Quick Build project. The proposal includes stop signs at new crosswalks that will stay up for a few weeks and then will be replaced by yield signs. MMAC and community members asked clarifying questions. Some community members expressed concern about the safety of pedestrians (children, low vision) navigating the roundabout.

It was moved and seconded (Kevin Jenkins / Mkaya Conrad) to approve the roundabout option at Site 1 (Hiller and McKinleyville Ave intersection) Hiller Road Quick Build Project with the goal of the project remaining in place for a year.

Roll Call Vote:

Yes: Scott Binder, Mary Burke, Maya Conrad, Lisa Dugan, Kevin Jenkins, Pat Kaspari, Twila Sanchez.

No: Bonnie Oliver

Abstention: None

MOTION APPROVED

Tony Seghetti also presented a one-way traffic proposal for Nursery Way with traffic travelling west and north only from Central Avenue to Heartwood Avenue. The existing paving would be restriped to have parallel parking on the right and a two-way bike lane on the left (when looking in the direction of one-way car travel). Ron Spindler (?), owner of the adjacent Miller Farms Nursery spoke in favor of the project as it would improve access to their business, which was affected by the installation of a crosswalk on Central near their existing entrance. Colin Fiske of the Coalition for Responsible Transportation Priorities requested that vertical elements be added to the bike lanes to prevent cars from parking in them, as they currently do on Nursery Way.

It was moved and seconded (Maya Conrad / Kevin Jenkins) to approve the proposal (1) for Nursery Way, as described above, including vertical elements to demark the bike lanes.

Roll Call Vote:

Yes: Scott Binder, Mary Burke, Maya Conrad, Lisa Dugan, Kevin Jenkins, Pat Kaspari, Bonnie Oliver.

No: Twila Sanchez

Abstention: None

MOTION APPROVED

b. Presentation on the Street Art Component of the Hiller Road Quick Build Project:

Bonnie Oliver, Administrative Chair of the MMAC’s Committee for Active Transportation reported on their planning for the community art project to paint the

streets within designated areas of the Hiller Road Quick Build Project. Bonnie reported on the various funding sources they are pursuing and on their process of developing a Request for Proposals (RFP) to be sent out to local artists to develop the art and oversee the installation of the art (involving community members, including youth). Bonnie also shared diagrams of the areas to receive art that will be included in the RFP. Members of the MMAC encouraged the Committee to continue their work and to go ahead with the RFP and update the MMAC on the project at our next meeting. A community member asked whether there could be a community vote on the artwork options.

c. Town Center Ordinance (TCO) - Review of Public Engagement Process, Intent and Main Topics:

i. Introduction to the Agenda Item:

Chair Mary Burke clarified the agenda item objectives including a shared understanding of the Town Center Ordinance, specifically, MMAC and County's history of public engagement and a review of the plan's intent and main topics.

ii. History of MMAC and County Community Engagement:

Bonnie Oliver, MMAC Secretary, summarized a document she had prepared from MMAC Meeting Minutes since August 2019 that is a "Record of Meetings Focused or Including Discussion of the Town Center Ordinance". From 8-28-19 to 8-21-24 MMAC had the TCO as a main focus or discussion item of 43 meetings, 40 of which were attended and facilitated by Humboldt County Planning Division Staff. All of these meetings had opportunities for public comment and input and 13 were special meetings focused solely on presenting information on some aspects of the ordinance and gathering public input. Bonnie also shared information about the community survey of early 2020 on their "Vision for the McKinleyville Town Center" which had 337 respondents, and a late 2021 community questionnaire on the Draft McKinleyville Town Center Zoning Regulations which had 75 respondents. Lastly, she shared the MMACs efforts to publicize upcoming meetings on the TCO including special posters in the community, flyers distributed at local retailers, and ads and articles in the Mad River Union and other local media.

iii. Review of Town Center Ordinance:

County Planning and Building Director John Ford and 5th District Supervisor Steve Madrone presented a chart that outlines the issues that have been raised related to the TCO and presents a response based on what is actually being proposed and required in the ordinance. Included in the list were issues related to wetlands, open space, transportation, density of development and design review the McKinleyville Community Plan's objectives for the Town Center. After each issue Supervisor Madrone asked the MMAC members if what is presented in the document reflects their understanding of what they had approved for the TCO. A majority of MMAC members answered yes on each issue.

iv. MMAC Comments on the Town Center Ordinance:

Each member of the MMAC shared their thoughts and goals related to the Town Center Ordinance and reflected on the process of developing it over the past 5 years.

v. Public Comment on Item 7c:

Twenty-two community members gave public comments on the Town Center ordinance, both in person and online. Based on meeting notes, 12 commenters were in favor of the ordinance, 7 commenters were supportive of most of the ordinance but had issues with one or two elements of the ordinance, and 3 commenters were not in favor of the ordinance. Peter Pennecamp, representing Anne Pierson, announced that ownership of the property behind the McKinleyville Shopping Center is in the process of being transferred to a Non-Profit Organization. Director Ford answered a question related to the State’s Regional Housing Needs Assessment (RHNA) and the County’s assigned number for new housing units.

vi. MMAC Recommendation:

Director Ford will be returning to the July MMAC meeting to review the Final Environmental Impact Review (FEIR) document and will come back with some recommended revisions to the Town Center Ordinance based on public and MMAC member input. These include:

- Central Avenue
- Density
- Affordable Housing stipulations
- Ministerial Actions in administering the ordinance
- Revising the approved plant list for landscaping.

d. Request for Agenda Item from McKinleyville Residents:

A request for an agenda item of “Community Discussion and Consideration of Revisions to the Town Center Ordinance” from a group of seven McKinleyville residents was received by the Clerk of the Board and passed on to the MMAC members. Chair Burke asked whether there were two MMAC members who wanted to request that the agenda item be added to the July meeting agenda. Twila Sanchez was in support of the request but there were no additional members who wanted to make this request.

e. Subcommittee Reports: Postponed to a future meeting.

8. Committee General Comments & Event Announcements: none

9. Next Meeting: Our next meeting will be a Special Meeting on July 30, 2025, 6:00 p.m., location to be determined. The Regular MMAC Meeting on July 23, 2025 is cancelled.

10. The meeting was adjourned at 10:05 pm.

Respectfully submitted,

Bonnie Oliver