

McKinleyville Municipal Advisory Committee
In person at Azalea Hall, 1620 Pickett Road, McKinleyville, CA and
ZOOM PLATFORM - ONLINE MEETING
September 27, 2023 6:00 pm

MINUTES

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

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

Members Absent: None

2. Review and Approve Minutes:

The minutes of the September 13, 2023 Special Meeting of the MMAC were reviewed.

Greg Orsini moved to approve the minutes as submitted. Kevin Jenkins seconded the motion.

Roll Call Vote:

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

No: None

Abstention: None

MOTION APPROVED

3. Community Safety Updates:

Lt. Josh McCall of the Humboldt County Sherriff's Office (HCSO) reported on the McKinleyville area statistics for August. The number of calls was up from July by 100. Arrests were up by 11 and investigations and burglaries were also up slightly.

Sergeant Matt Harvey of the California Highway Patrol (CHP) reported that there were 10 collisions in the McKinleyville area that involved property damage. In five weeks, new trainees should be joining the local CHP staff and they will be receiving 4 new vehicles for patrols. Patrols on Central Avenue have been ongoing.

4. Public Comment on items not on the Agenda:

Dr Ann Lindsey shared that Assemblymember Jim Wood obtained \$1.435 million in state funding to assist in a McKinleyville development by Life Plan Humboldt (LPH) which will be a resident-led, not-for-profit senior community.

Jesse Miles of the McKinleyville Chamber of Commerce announced that they are hosting a "State of Education" forum on October 3, 6:00 pm to 7:30 pm at the McKinleyville High School Library.

5. Discussion / Information / Action Items

A. Presentation Report on Data to Inform Potential of McKinleyville Incorporation:

Dr. Josh Zender, Associate Professor in Economics at Cal Poly Humboldt, presented a report on the data compiled by his team of student researchers related to the potential of McKinleyville Incorporation. The study was done in response to a request by the MMAC McKinleyville Incorporation Exploration Subcommittee (MEISC) and County 5th District Supervisor Steve Madrone.

Topics covered in the presentation included:

- percentage of similar sized communities in CA that are incorporated (83%)
- probable benefits and probable downsides of incorporation
- recent incorporation experiences in Riverside County
- economic profile of McKinleyville, current services provided to McKinleyville and what McKinleyville could take on if incorporated
- potential boundaries of incorporation
- steps to incorporation (fact finding, petition, election, new city)
- fiscal feasibility via Municipal Financial Comparison method
- revenue ranges in comparison to Arcata and Fortuna & potential revenue sources
- their research limitations and recommendations for continued input and study.

MMAC and community members thanked Dr. Zender and his students for their research work and for the informative presentation. Thanks was also expressed to members of the MIESC for their work with Dr. Zender and his student researchers and for their ongoing efforts at incorporation exploration. The subcommittee will report on their work at a future meeting.

B. Report on Issues Identified re Beau Pre Subdivision:

Humboldt County Building and Planning Director John Ford clarified the status of the Tentative Subdivision Map for the Beau Pre Subdivision in response to community member questions and concerns. He explained that the Planning approval of the Tentative map, usually for good for two years, with 4 year allowed extensions, was further extended by the Governor due to issues in the construction industry related to Covid shutdowns. December 14, 2024 is the new tentative map renewal date. The project Environmental Impact Review (EIR) did not cover the individual lots in the subdivision, only shared roads. New measures related to wetlands passed by the County in 2017 will require that each individual lot in the subdivision be evaluated for one-parameter wetlands. In response to MMAC member questions, Director Ford clarified that future lot owners or property developers will be required to do one-parameter wetland delineation, mitigation as required and percolation testing for septic systems. The Final Subdivision Map is currently in the Plan Check process with the County.

C. Town Center Ordinance – Review of Requested Revisions to Final Draft

Humboldt County Building and Planning Director John Ford reviewed the changes to the Draft Town Center Ordinance from the last meeting. MMAC members asked several clarifying questions including questions on the exterior lighting rules, on the street cross section diagrams, on the street types shown on Map 2, and on Form Based Code being used in place of a Design Review Committee.

Maya Conrad moved to change Nursery Way to be Street Type 1 from Hiller Road to Heartwood Drive (revision to Map 2). Kevin Jenkins seconded the motion.

Roll Call Vote:

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

No: None

Abstention: None

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Public comments on the Town Center Ordinance Final Draft were received including:

- People who do not live in McKinleyville have had a sway on the ordinance.
- Four stories for the maximum building height is not specific enough.
- Clarify the nonresidential parking minimums, reduce Central Ave. to 2 traffic lanes, stick with “four stories” for more design flexibility.
- Thank you to all who have worked on this, and there will be more times for public comment as the document goes through next steps.
- We can’t reduce the number of lanes on Central Ave.

MMAC Members discussed what was needed to be ready to vote to accept the draft ordinance. Comments included:

- Kevin Dreyer observed that no parking minimums is a way to limit chain motel development.
- Bonnie Oliver suggested revising 4.1.1.1 to clarify that leaving Central Avenue, as it is currently, is not an option and that bike and pedestrian safety improvements should be required, no matter how many lanes we end up with. Director Ford shared that he plans to involve a traffic engineer to help with the final design of Central Avenue, as part of the EIR process.
- Lisa Dugan stressed that timing is important as funding for multimodal road safety improvements is available now. When will we be able to move forward?
- Twila Sanchez stressed that we need to design for people and places. Do traffic studies focus on vehicular traffic only or do they consider pedestrians and bikes?

Greg Orsini moved to revise 4.1.1.1 to the following: “Central Avenue will continue to serve as a primary north/south four lane arterial street *but with traffic calming modifications that increase bike and pedestrian safety and multimodal use.* OR ...” Kevin Jenkins seconded the motion.

Roll Call Vote:

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

No: None

Abstention: None

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Greg Orsini moved to accept the September 27, 2023 Draft of the Town Center Ordinance, with this evenings modifications as noted in motions above, for the express purpose of moving forward with required studies. Kevin Jenkins seconded the motion.

Roll Call Vote:

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

No: None

Abstention: None

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D. McKinleyville Multimodal Connections Project – Efforts and Next Steps:

Maya Conrad, chair of the MMAC’s Trails and Active Transportation Subcommittee reported that they will be meeting with County Public Works Director Tom Mattson to discuss how to prioritize the recommendations of the Multimodal Connections report and how to move forward toward implementation.

Maya Conrad moved to have the Trails and Active Transportation Subcommittee work with Director Mattson on prioritizing the recommendations in the Multimodal Connections Report to bring back to the full MMAC for discussion. Kevin Dreyer seconded the motion.

Roll Call Vote:

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

No: None

Abstention: None

MOTION APPROVED

E. Upcoming Joint MCSD / MMAC Meeting Dates and Topics:

Discussion on this topic was continued to the October 25, 2023 meeting.

F. Subcommittee Reports: Continued to a future meeting.

6. Board General Comments & Event Announcements: None.

7. Next Meeting:

Our next Regular Meeting will be Wednesday, October 25, 2023, at 6:00 pm, at McKinleyville Middle School Conference Center at 2275 Central Ave., McKinleyville and Zoom format.

8. Upcoming Agenda Topics: Continued to a future meeting.

9. The meeting was adjourned at 9:05 pm.

Respectfully submitted,
Bonnie Oliver