



Millcreek
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For information regarding Agendas, please visit: www.pwpds.slco.org

MEETING MINUTE SUMMARY
MILLCREEK PLANNING COMMISSION SPECIAL WORK SESSION MEETING
Tuesday January 23, 2018 4:00 p.m.

(Approved 2.21.18)

Approximate meeting length: 2 hours
Number of public in attendance: 1
Summary Prepared by: Alexandra Muller
Meeting Conducted by: Chairman Stephens

***NOTE:** Staff Reports referenced in this document can be found on the city website, or from Millcreek Planning Department.

ATTENDANCE

Commissioners	Work Session	Absent
Tom Stephens (Chair)	x	
Fred Healey (Vice Chair)		x
Shawn LaMar	x	
David Carlson	x	
Scott Claerhout	x	
Mark Mumford	x	
Heather Wilson		x
Dave Allen	x	
Russ Booth	x	

Planning Staff & Attorney	Work Session	Absent
John Brems	x	
John Janson	x	
Francis Lilly	x	
Alexandra Muller	x	
Ashley Cleveland	x	
Robert May	x	

Work Session began at 4:13 p.m.

PUBLIC PORTION OF MEETING OPENED

1. Flag Lot Ordinance

1.1 Discussion of commissioners' perspectives and findings from field trips: Discussion began with concerns of people who wanted flag lots on their property as there was a sentiment of being able to squeeze anything as a "flag lot" because the definition had too many loopholes or go-arounds available. Some comments included the fact that even though people did not want a flag lot in their backyard they wanted the option to be able to at a future date. There were observations that many homes in Millcreek have deeps lots enough for up to 2 but there were suggestions of doing a GIS exercise to pin actual number down. Other issues discussed in included snow removal for the back lots.

1.2 Review current ordinance language: Discussion began by pointing out Millcreek inherited policy and ordinance. Questions arose regarding current language width of driveways. Questions arose whether the pole should be included in the language and whether covered parking should be restored. Discussion of what type of language should be used regarding street signage to show multiple homes at the address.

1.3 Discussion of proposed changes in ordinance: Staff proposed that no more than 2 flag lots be allowed for a total of 3 homes. Discussion on whether 150 feet for the pole would be enough for bigger lots. There was mention of hard surfacing that would stay and the lot must be graded to meet the street which would create a lot of concrete where perhaps “low impact development” philosophy could be applied. Discussion on whether to speak with fire/police on what is needed to show there are 2nd/3rd lots and the correct address.

1.4 Prepare for public testimony, further discussion, development of a draft ordinance for a future public hearing, date to be determined: Consensus for the need of having a flag lot ordinance but differing opinion on how restrictive it should be for Millcreek. Agreement that there are still a few issues to revisit at a later date.

2. Off Street Parking

2.1 Discussion of off-street parking issues: New to the code is the compact parking stall which can be used by commercial applicants with discussion on adding language using percentages in determining how many stalls are needed.

2.2 Review draft presented by staff: Discussion on definition of where a commercial vehicle could park and the 24-hour period language could be enforced. There were suggestions that some language needed to be defined such as “parking specialist” and “shared parking.” Discussion occurred of where the parking requirements originated from and how they had been vetted over the years. There was a dialogue on the differences from the county which was written in a different era to what Millcreek was seeking to accomplish in terms of simplifying the code.

2.3 Discussion: Discussion of Millcreek working on RFQ for Traffic Engineering Consultant on behalf of applicants. There was conversation on the parking requirements of different type of establishments like restaurants, churches, and night clubs. Deliberation continued regarding how public transit affected parking ratios.

2.4 Prepare for public testimony, further discussion, edits to draft ordinance for a future public hearing, date to be determined: Consensus that this was only a preliminary first step regarding the off-street parking ordinance. There will also be a public hearing scheduled for this ordinance to get resident input and comments.

Meeting adjourned at approximately 6:06 pm.