

**CITY OF MILL CREEK  
PLANNING COMMISSION MEETING MINUTES  
March 18, 2021**

Approved April 15, 2021

I. CALL TO ORDER:

Chair Eisner called the virtual meeting to order at 7:00 p.m.

II. ROLL CALL:

Chair Stan Eisner

Vice Chair Matthew Nolan

Commissioner Jose Borunda

Commissioner David Hambelton

Commissioner Brian Hyatt

Commissioner Daniel Mills

Staff:

Christi Schmidt, Senior Planner

Sherrie Ringstad, Associate Planner

III. APPROVAL OF MINUTES

Planning Commission Meeting of February 18, 2021

**MOTION: Vice Chair Nolan moved, seconded by Commissioner Mills, to approve the February 18, 2020 minutes as presented. The motion was approved unanimously.**

IV. WORK SESSION

Draft MCMC Amendments Relating to Accessory Dwelling Units

Associate Planner Sherrie Ringstad explained that the Mill Creek Municipal Code (MCMC) Amendments are being proposed as a result of recent state legislation relating to Accessory Dwelling Units (ADU). Senate Bill 6617 was passed by the State Legislature in March 2020, which requires Washington cities to adopt or amend their development regulations, no later than July 1, 2021, to remove any requirement for the provision of off-street parking for an ADU located within one-quarter mile of a major transit stop. She noted that the proposed amendments make the MCMC compliant. In addition, a definition for major transit stop was added, as well as an amendment correcting an inconsistency in the Code.

Ms. Ringstad noted that the legislature is currently considering a revision that would require cities to allow ADUs up to 1,000 square feet. She asked the Commission if they would support such an amendment and would be interested in making it a part of the proposed revisions. After a brief discussion, it was the consensus of the Commission that they weren't interested in making a recommendation to increase the allowed size of an ADU at this time.

Ms. Ringstad advised the Commission that a public hearing will be scheduled for April 15 for the Commission to take public testimony and make a formal recommendation to the City Council on the ADU amendments.

Update on The Farm at Mill Creek Development

Senior Planner Christi Schmidt gave a brief presentation updating the Commission on the status of The Farm development. The presentation included two drone videos showing both the development and the wetland mitigation area.

VI. ADJOURNMENT

Chair Eisner adjourned the meeting with the consensus of the Commission at 8:00 p.m.

Submitted by:

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Sherrie Ringstad, Associate Planner