

## MEMORANDUM

TO: Planning Commission  
FROM: Tom Rogers, Planning and Development Services Manager  
DATE: November 9, 2018  
SUBJECT: NOVEMBER 15, 2018 PLANNING COMMISSION MEETING

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The Planning Commission will hold its regularly scheduled meeting at 7:00 p.m. on Thursday, November 15, 2018, in the Council Chambers. The meeting will consist of a Public Hearing for the proposed Code Amendments related to Code Enforcement. We will also have a Work Session to begin our review of Small Cell Wireless Facilities:

### Public Hearing on Proposed Code Amendments

Staff reviewed the Mill Creek Municipal Code (MCMC) and determined that it could be modified to clarify and better communicate the intent of the Code with respect to Code Enforcement and make it easier for staff to enforce the Code. Several minor amendments were presented to the Planning Commission in a work session last month. The Planning Commission will formally consider the proposed amendments at a public hearing and, if acceptable, make a recommendation to the City Council.

### Small Cell Wireless Facilities

To give the Planning Commission an introduction to this topic, we will be watching a PowerPoint prepared by Ogden Murphy Wallace regarding the FCC Small Cell Order and Washington Cities. The presentation includes an overview of FCC Small Cell Order, a discussion of FCC permitting shot clocks, and the practical implications of FCC Small Cell Rule in Washington. The Planning Commission will be reviewing proposed Code Amendments to address the FCC Order in the coming months.

If you have any questions prior to the meeting, please call me at (425) 921-5721.

If you are unable to attend the meeting, please contact Sherrie at (425) 921-5717 or at [sherrie@cityofmillcreek.com](mailto:sherrie@cityofmillcreek.com). We look forward to meeting with you next Thursday evening.



# PLANNING COMMISSION AGENDA

15728 Main Street, Mill Creek, Washington 98012 - (425) 745-1891

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**November 15, 2018**

**Regular Meeting  
7:00 p.m.**

	TIME
I. CALL TO ORDER	7:00 p.m.
II. ROLL CALL	7:01 p.m.
III. APPROVAL OF MINUTES	7:05 p.m.
A. Planning Commission Meeting of November 15, 2018 <sup>(1)</sup>	
IV. PUBLIC HEARING	7:06 p.m.
A. Proposed Amendments to the Mill Creek Municipal Code Regarding Code Enforcement <sup>(2)</sup>	
V. WORK SESSION	7:20 p.m.
A. Introduction to Small Cell Wireless Facilities	
VI. FOR THE GOOD OF THE ORDER	7:55 p.m.
VII. ADJOURNMENT	8:00 p.m.

**ATTACHMENTS:**

1. Planning Commission Minutes from Meeting of October 18, 2018
2. Planning Commission Resolution 2018-165 with Attached Staff Report

*We are trying to make our public meetings accessible to all members of the public. If you need special accommodations, please call City Hall three days prior to this meeting (425) 745-1891.*

**CITY OF MILL CREEK  
PLANNING COMMISSION MEETING MINUTES  
October 18, 2018**

Draft

I. CALL TO ORDER:

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

II. ROLL CALL:

Chair Stan Eisner  
Vice Chair Matthew Nolan  
Commissioner Steven Maloney  
Commissioner Brian Hyatt  
Commissioner Daniel Mills  
Commissioner Jennifer Parker  
Commissioner Dennis Teschlog

Staff:  
Tom Rogers, Planning & Dev. Services Manager  
Christi Amrine, Senior Planner  
Sherrie Ringstad, Associate Planner

III. ELECTION OF OFFICERS

Election of Chair

**MOTION: Commission Mills nominated Stan Eisner to serve in the position of Chair, seconded by Commissioner Hyatt. The motion was approved unanimously.**

Election of Vice Chair

**MOTION: Chair Eisner nominated Matthew Nolan to serve in the position of Vice Chair, seconded by Commissioner Mills. The motion was approved unanimously.**

III. APPROVAL OF MINUTES

Planning Commission Meeting of January 19, 2017

**MOTION: Vice Chair Nolan moved, seconded by Commissioner Teschlog, to approve the January 19, 2017 minutes as presented. The motion was approved unanimously.**

IV. WORK SESSION

Proposed Amendments to the Mill Creek Municipal Code

Associate Planner Ringstad noted that the proposed amendments being considered by the Planning Commission this evening are related to Code Enforcement. She explained that the responsibility for enforcing the land use code was transferred from the Community Services Officer in the Police Department to the Development Services Department. Since that time several issues have come up relating to portions of the MCMC that were not clear or hard to enforce. She noted that the presentation includes a discussion of the issue, the potential solution, followed by the proposed Code language.

Issue #1

Ms. Ringstad noted that the MCMC prohibits inoperable vehicles from being stored in the front yard. The issue is created by the definition of inoperable vehicle, which includes vehicles without current license tabs. She stated that staff believes the intent of the Code is to prohibit junk vehicles and is proposing to replace the term inoperable vehicle with junk vehicle. This would also include adding a definition of junk vehicle.

Issue #2

Associate Planner Ringstad noted that the MCMC prohibits RVs and boats from being stored in a front yard. The Code does not allow for temporary parking for purposes of cleaning and loading. Staff is proposing adding an exception to the code to allow for temporary parking for RVs and boats for a period not to exceed 72 hours.

*Proposed Code Language*

17.22.080.B Vehicle parking.

B. No recreation vehicle, boat, trailer, or ~~inoperable~~ junk vehicle shall be parked or stored in any front yard or front yard setback area including the driveway. Exception: Recreational vehicles and boats may be temporarily parked in the front yard setback area for purposes of cleaning and/or loading for a period not to exceed 72 hours. Any vehicles stored in a side yard shall be fully screened from view from any public right-of-way; see MCMC [17.22.070](#).

14.01.030 – Definitions

“Junk Vehicle” means a vehicle certified under RCW 46.55.230 as meeting at least three of the following requirements:

- (a) is three years old or older;
- (b) is extensively damaged, such damage including but not limited to any of the following: a broken window or windshield, or missing wheels, tires, motor, or transmission;
- (c) is apparently inoperable;
- (d) has an approximate fair market value equal only to the approximate value of the scrap in it.

Development Services Manager Rogers noted that the definition was taken from the RCWs.

Issue #3

Ms. Ringstad noted that the MCMC currently prohibits Commercial Vehicles in excess of 6,000 pounds total gross weight from being parked on any lot in a residential zone. She stated that the 6,000 pound distinction is unrealistic since a large truck meets this definition. Staff is recommending removing the 6,000 pound qualifier and adding a definition for Commercial Vehicle.

Issue #4

The MCMC does not currently specifically prohibit construction equipment from being parked on a residential lot. Language is proposed that would add motorized construction equipment to the list of Commercial Vehicles that cannot be parked on a residential lot, with the exception of equipment being used in conjunction with an approved construction project.

*Proposed Code Language*

17.22.080.C Vehicle parking.

C. Commercial Vehicles. No commercial vehicles, ~~or~~ combination of vehicle and trailer, or any type of motorized construction equipment ~~of 6,000 pounds total gross weight~~ shall be parked on any lot in a residential zone except for motorized construction equipment being used in conjunction with an approved construction project.

14.01.030 – Definitions

“Commercial vehicle” means any vehicle that is used or maintained for the transportation of persons for hire compensation, or profit, or is designed, used, or maintained primarily for the transportation of property and commodities; and

1. Is a motor vehicle having a declared gross weight in excess of ten thousand pounds; or
2. Is a motor vehicle having three or more axles.

Issue #5

Associate Planner Ringstad stated that the MCMC currently requires all buildings and structures to be maintained in original or better than original condition. This is an unrealistic expectation as well as being problematic to enforce. She said that the intent of the Code is to ensure that all buildings and structures are maintained in good repair.

*Proposed Code Language*

17.24.030 Maintenance.

- A. All buildings and other structures shall be maintained **in good repair** by the property owner ~~in original or better than original condition~~ with respect to exterior appearance and landscaping.
- B. All landscaped and open space areas and LID landscape features on or adjacent to the property, excluding public sidewalks and public rights-of-way subject to Chapter [12.06](#) MCMC, shall be maintained by the property owner, and shall be:
1. Kept free of litter, debris, invasive vegetation/weeds and obstructions.
  2. Maintained in a clean, neat and orderly fashion.
  3. Maintained consistent with design review board and other approved landscape plans if applicable.
  4. Kept free of inoperable vehicles.
  5. Maintained so that all deposited materials in garbage and recycle containers are wholly contained within the structure as required by MCMC [17.22.070](#). No litter or recyclable material shall be allowed to accumulate outside said containers. Containers shall be kept clean, free of odors and pests, shall not constitute a public nuisance and shall be maintained to meet the conditions of the design review board and/or other conditions of approval.

Commissioner Teschlog noted that the maintenance section of the Code still contains the term inoperable vehicle in item B.4 and suggested that it also be replaced with the term junk vehicle similar to the previous modification discussed.

IX. FOR THE GOOD OF THE ORDER

Development Services Manager Tom Rogers noted that an economic development study is currently proposed in the budget for the subarea along Mill Creek Boulevard from 164<sup>th</sup> Street to Main Street. This area is approaching a time when it may be redeveloped. He noted that there is a lot of room to work with in the right-of-way and there are both challenges and opportunities. If the Council funds the study, the Commission would be involved in creating the subarea plan. Several Commissioners were very supportive of the idea of doing a subarea plan and asked if it would be appropriate to make a recommendation to Council.

**MOTION: Vice Chair Nolan moved that the Planning Commission make a recommendation to the City Council to fund an economic development study of the subarea south of the Town Center along Mill Creek Boulevard to 164th Street SE for the potential to enhance the City's tax base, make the best and highest use of the property, and provide more of a gathering spot. The motion was seconded by Chair Eisner and passed unanimously.**

Mr. Rogers added that another item the Commission will be working on is revisions to the Code regarding Small Cell wireless facilities. The FCC recently adopted a new rule that goes into effect in January. The Small Cells aren't currently addressed in the Code and the City needs to incorporate some aesthetic standards, because we won't be able to prohibit small cell facilities in residential areas.

X. ADJOURNMENT

**MOTION: Chair Eisner adjourned the meeting with the consensus of the Commission at 7:50 p.m.**

Submitted by:

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Sherrie Ringstad, Associate Planner

**PLANNING COMMISSION RESOLUTION NO. 2018-165**

A RESOLUTION OF THE CITY OF MILL CREEK )  
PLANNING COMMISSION, RECOMMENDING )  
APPROVAL TO THE MILL CREEK CITY COUNCIL )  
OF AMENDMENTS TO THE MILL CREEK ) FINDINGS,  
MUNICIPAL CODE SECTION 14.01.030 ) REASONS AND  
DEFINITIONS, SECTION 17.22.080 VEHICLE ) RECOMMENDATIONS  
PARKING, AND SECTION 17.24.030 )  
MAINTENANCE. )  
)

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WHEREAS, the Planning Commission is charged with the responsibility for conducting public hearings on proposed regulations concerning the use of land in the City of Mill Creek or amendments to existing regulations and for making recommendations to the City Council for appropriate action on such proposed land use regulations, as set forth in RCW chapter 35A.63 and Mill Creek Municipal Code Chapters 4.10 and 14.03; and

WHEREAS, RCW 36.70A.040 and 36.70A.120, portions of the Growth Management Act, require the City to adopt development regulations, including zoning regulations, to implement the City's Comprehensive Plan; and

WHEREAS, the intent of the amendments is to clarify and better communicate the intent of the Code and improve staff's ability to enforce the Code; and

WHEREAS, on October 23, 2018, the City issued a SEPA threshold Determination of Non-Significance for the proposed amendments to the Development Code; and

WHEREAS, on November 7, 2018, the comment period for the Determination of Non-Significance expired. No comments were received; and

WHEREAS, notice of a public hearing before the Planning Commission on the proposed amendments was duly posted at City Hall on November 6, 2018, pursuant to MCMC Section 14.07.030(A); and

WHEREAS, notice of the public hearing before the Planning Commission on the proposed amendments was duly advertised in the Everett Herald on November 8, 2018, in accordance with MCMC 14.07.030; and

WHEREAS, on October 23, 2018, the proposed amendments were submitted to the Washington State Department of Commerce for review, as required by RCW 36.70A.106; and

WHEREAS, a staff report to the Planning Commission was prepared to present, analyze, and recommend to the Planning Commission adoption of the proposed amendments to the development code; and

WHEREAS, on November 15, 2018, the Planning Commission held a public hearing on the proposed amendments to the development code; and

WHEREAS, the Planning Commission considered the staff report, attached hereto as **Exhibit A** and incorporated in full by this reference, and the proposed amendments to the MCMC and found that the proposed amendments are consistent with the City's Comprehensive Plan, the Growth Management Act, MCMC Chapter 17.38, and other applicable state and federal law, including the Comprehensive Plan, and will benefit the public health, safety, and welfare.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF MILL CREEK AS FOLLOWS:

Section 1: The Planning Commission finds the proposed amendments as described within the Planning Commission staff report, attached and incorporated in full by this reference as **Exhibit A**, are consistent with and implement the policies of the Comprehensive Plan, the Growth Management Act, and other applicable state and federal law, and further finds that the proposed Amendments make appropriate provisions for and further the public health, safety and general welfare.

Section 2: The Planning Commission adopts the findings, conclusions, and recommendations contained in the staff report, attached as **Exhibit A**, except as may be expressly modified herein by **Exhibit B**, attached and incorporated in full by this reference.



Section 3: The Planning Commission therefore recommends to the City Council adoption of the proposed Amendments as set forth in **Exhibit A** and as may be further modified by specific action of the Planning Commission as set forth in **Exhibit B**.

Passed in open meeting this 15<sup>th</sup> day of November 2018, by a vote of \_\_\_\_\_ for, \_\_\_\_\_ against and \_\_\_\_\_ abstaining.

CITY OF MILL CREEK PLANNING COMMISSION

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STAN EISNER, PLANNING COMMISSION CHAIR

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TOM ROGERS, PLANNING COMMISSION SECRETARY

ATTACHMENT:     Exhibit A – Staff Report  
                      Exhibit B – Planning Commission Motion

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**EXHIBIT A  
DEPARTMENT OF COMMUNITY DEVELOPMENT  
STAFF REPORT  
TO THE MILL CREEK PLANNING COMMISSION**

**PART I - SUMMARY INFORMATION**

- PUBLIC HEARING:** November 15, 2018
- REQUESTED ACTION:** Review of Mill Creek Municipal Code Amendments that have been proposed to clarify and better communicate the intent of the Code with regard to Code Enforcement and improve staff's ability to enforce the Code. The proposed regulations will apply citywide.
- SITE LOCATION:** City of Mill Creek
- PROPONENT:** City of Mill Creek  
15728 Main Street  
Mill Creek, Washington 98012
- COMPREHENSIVE  
PLAN DESIGNATION:** Not applicable.
- ZONING DISTRICT:** Not applicable.

**PART II - STATUTORY REQUIREMENTS**

**SEPA COMPLIANCE:**

The proposed amendments to the MCMC are subject to the provisions of the State Environmental Policy Act (SEPA). The City's SEPA Official has determined that the proposed code amendments will not have a probable significant adverse impact on the environment. Thus, an Environmental Impact Statement (EIS) was not required.

On October 23, 2018, a Determination of Non-significance (DNS) was issued on the proposed code amendments. The comment period ended on November 7, 2018. No comments were received.

**PUBLIC NOTICE:**

Pursuant to Section 14.07.030 Mill Creek Municipal Code (MCMC), a notice of the public hearing was posted at Mill Creek City Hall on November 6, 2018, and published in the Everett Herald on November 8, 2018. All legal requirements for public notice have been satisfied.

**PART III - DESCRIPTION OF PROPOSED AMENDMENTS  
TO THE MILL CREEK MUNICIPAL CODE**

**ZONING ORDINANCE AMENDMENT:**

The provisions governing amendments to the text of the Development Code are found in Section 17.38.020, MCMC. This section states that text amendments may be initiated by the City Council, the Planning Commission, or City staff. The proposed amendments listed below have been initiated by City staff.

**MILL CREEK MUNICIPAL CODE AMENDMENTS RELATED TO CODE ENFORCEMENT**

In 2017 the responsibility for land use code enforcement transitioned from the Police Department to the Development Services Department. Upon taking responsibility for code enforcement, Development Services staff reviewed the Mill Creek Municipal Code (MCMC) and determined that it could be modified to clarify and better communicate the intent of the Code and improve staff's ability to enforce the Code. Following are several minor amendments that staff is proposing:

**SUMMARY OF PROPOSED ZONING TEXT AMENDMENTS:**

Staff Report Key
<ul style="list-style-type: none"><li>Proposed new text is shown with a <b><u>bold and underline</u></b>. Deleted text is shown in <del>red strike-through</del>.</li></ul>
Code Amendment #1 – MCMC Section 17.22.080.B Vehicle Parking
<p><b>Issue:</b> The MCMC prohibits recreational vehicles, boats, trailers, and <b>inoperable vehicles</b> from being stored in the front yard including the driveway. There have been some challenges enforcing the Code with regard to inoperable vehicles. The current definition of inoperable vehicle includes cars with invalid licensing. This means that an operable car in good repair would be considered inoperable simply because it does not have current tabs. There are a variety of reasons why the owner may not currently be using the vehicle and may have chosen not to renew the tabs, including the following recent examples:</p> <ul style="list-style-type: none"><li>Someone deployed in the armed forces</li><li>Grandparent saving the vehicle for a grandchild Owner works internationally or is gone for extended periods</li></ul>
<p><b>Staff Recommendation:</b> The intent of the MCMC is to not allow junk vehicles to be stored in the front yard/driveway. This can be addressed by deleting the term “inoperable vehicle” from the pertinent code section and replacing it with “junk vehicle.” A definition of junk vehicle will need be added to MCMC 14.01 – see Code Amendment #4 below.</p>

**Issue:** The MCMC also prohibits recreational vehicles and boats from being stored in the front yard. However, owners of an RV or boat that is generally stored off site in accordance with the Code periodically may want to temporarily park their RV or boat at their house for purposes of cleaning and/or loading.

**Staff Recommendation:** Add an exception to allow temporary parking of RVs and boats for purposes of loading and/or cleaning for a period not to exceed 72 hours.

**Proposed Text Amendments:**

**17.22.080.B Vehicle parking.**

B. No recreation vehicle, boat, trailer, or ~~inoperable vehicle~~ **junk** vehicle shall be parked or stored in any front yard or front yard setback area including the driveway, **except that recreation vehicles and boats may be temporarily parked in the front yard setback area for purposes of cleaning and/or loading for a period not to exceed 72 hours.** Any vehicles stored in a side yard shall be fully screened from view from any public right-of-way; see MCMC 17.22.070.

**Code Amendment #2 – MCMC Section 17.22.080.C Vehicle Parking**

**Issue:** The MCMC currently prohibits Commercial Vehicles in excess of 6,000 pounds total gross weight from being parked on any lot in a residential zone. The 6,000 pound distinction is unrealistic since a large truck meets this definition (e.g., a Ford F350 weighs 8,000 pounds).

**Staff Recommendation:** Remove the 6,000 pound qualifier and add a definition of Commercial Vehicle to the MCMC 14.01 definition section – see Amendment #4 below.

**Issue:** The MCMC does not currently prohibit construction equipment from being parked on a residential lot.

**Staff Recommendation:** Add motorized construction equipment to the list of Commercial Vehicles that cannot be parked on a residential lot, with the exception of equipment currently being used in conjunction with an approved construction project.

**Proposed Text Amendments:**

**17.22.080.C Vehicle parking.**

C. Commercial Vehicles. No commercial vehicles or combination of commercial vehicle and trailer ~~of 6,000 pounds total gross weight~~, **or any type of motorized construction equipment** shall be parked on any lot in a residential zone **except for motorized construction equipment currently being used in conjunction with an approved construction project.** (Ord. 2010-717 § 2 (Exh. B); Ord. 2005-609 § 2)

### Code Amendment #3 – MCMC Section 17.24.030 Maintenance

**Issue:** The MCMC currently requires all buildings and structures to be maintained in original or better than original condition. This is an unrealistic expectation and is problematic to enforce.

**Staff Recommendation:** The intent of the Code is to ensure that all buildings and structures be maintained in good repair so staff proposes to change the Code to reflect that.

#### Proposed Text Amendments:

##### 17.24.030 Maintenance.

A. All buildings and other structures shall be maintained by the property owner **in good repair** ~~in original or better than original condition~~ with respect to exterior appearance and landscaping.

B. All landscaped and open space areas and LID landscape features on or adjacent to the property, excluding public sidewalks and public rights-of-way subject to Chapter 12.06 MCMC, shall be maintained by the property owner, and shall be:

1. Kept free of litter, debris, invasive vegetation/weeds and obstructions.
2. Maintained in a clean, neat and orderly fashion.
3. Maintained consistent with design review board and other approved landscape plans if applicable.

4. Kept free of ~~inoperable~~ **junk** vehicles.

5. Maintained so that all deposited materials in garbage and recycle containers are wholly contained within the structure as required by MCMC 17.22.070. No litter or recyclable material shall be allowed to accumulate outside said containers. Containers shall be kept clean, free of odors and pests, shall not constitute a public nuisance and shall be maintained to meet the conditions of the design review board and/or other conditions of approval.

### Code Amendment #4 – MCMC 14.01.030 – Definitions

**Issue:** The MCMC does not currently contain a definition for Commercial Vehicle.

**Staff Recommendation:** Add the following definition for Commercial Vehicle to MCMC 14.01 of the Code, which is based on the Department of Transportation definition.

#### Proposed Text Amendments:

~~“Inoperable motor vehicle” means any motor vehicle, which by reason of dismantling, disrepair, lack of licensing or other cause is either incapable of being propelled under its own power or is prevented by law from being propelled on a public highway.~~

**“Commercial vehicle” means any vehicle that is used or maintained for the transportation of persons for hire or compensation, or for profit, or is designed, used, or maintained primarily for the transportation of property, goods and commodities; and**

**1. Is a motor vehicle having a declared gross weight of ten thousand pounds or more; or**

**2. Is a motor vehicle having three or more axles.**

**Issue:** The MCMC currently uses the term “inoperable vehicle” and as mentioned in Code Amendment #1 above, staff is proposing to replace inoperable vehicle with “junk vehicle.”

**Staff Recommendation:** Delete definition of “Inoperable Vehicle” in its entirety and replace with a new definition for Junk Vehicle, based on the RCW definition.

**Proposed Text Amendments:**

**“Junk Vehicle” means a vehicle certified under RCW 46.55.230 as meeting at least three of the following requirements:**

**(a) is three years old or older;**

**(b) is extensively damaged, such damage including but not limited to any of the following: a broken window or windshield, or missing doors, hoods, wheels, tires, motor, or transmission;**

**(c) is apparently inoperable;**

**(d) has an approximate fair market value equal only to the approximate value of the scrap in it.**

#### **PART IV – FINDINGS, CONCLUSIONS, AND RECOMMENDATION**

The proposed amendments to the City’s Municipal Code have been prepared to be consistent with the Growth Management Act, applicable state and federal regulations, the City’s Comprehensive Plan, and the City’s development code amendment process contained in Chapter 17.38. As reflected below, the proposed amendments have been reviewed for consistency with these requirements and are found to be consistent with applicable local, state and federal regulations.

#### **FINDINGS AND CONCLUSIONS:**

1. In accordance with the Growth Management Act (GMA), specifically RCW 36.70A.040 and 36.70A.120, the City is required to adopt development regulations, including development regulations, to implement the City's Comprehensive Plan.
2. In accordance with the Mill Creek Municipal Code (MCMC) Chapter 17.38, the City has the authority to initiate amendments to the code.
3. A review of the MCMC revealed that certain housekeeping amendments would clarify the Code with respect to Code Enforcement provisions and improve staff’s ability to enforce the Code.
4. In accordance to MCMC Chapter 18.04, the proposed code amendments are subject to the provisions of the State Environmental Policy Act (SEPA). The City’s SEPA Official has

determined that the proposed code amendments will not have a probable significant adverse impact on the environment. Therefore, an Environmental Impact Statement (EIS) was not required.

5. On October 23, 2018, a Determination of Non-significance (DNS) was issued on the proposed code amendments. The comment period ended November 9, 2018. No comments were received and the DNS is deemed final.
6. Pursuant to Section 14.07.030 Mill Creek Municipal Code (MCMC), notice of public hearing was posted at Mill Creek City Hall on November 6, 2018, and published in the Everett Herald on November 8, 2018. All legal requirements for public notice have been satisfied.
7. On October 23, 2018, the proposed amendments were submitted to the Washington State Department of Commerce for review, as required by RCW 36.70A.106.
8. In accordance with Chapter 35A.63 RCW and MCMC Chapters 2.04 and 14.03, the City Council is charged with the responsibility of making decisions on amendments to the existing Mill Creek Municipal Code (MCMC) regulations.
9. The proposed amendments are consistent with the City's Comprehensive Plan, the Growth Management Act, MCMC Chapter 17.38, and other applicable state and federal law, will implement the Comprehensive Plan, and will benefit the public health, safety, and welfare.

**STAFF RECOMMENDATION:**

Notwithstanding citizen testimony and revisions made by the Planning Commission in response to said testimony, staff recommends that the Mill Creek Planning Commission adopt the preceding findings and conclusions and recommend to the Mill Creek City Council adoption of the proposed code amendments set forth herein.

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