



Planning Commission Regular Meeting Minutes

Wednesday, July 29, 2026 at 6:00 PM

9103 E Frederick Ave.

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1. CALL TO ORDER & ROLL CALL

The Planning Commission Regular Meeting was called to order by Chairman Ankney at 6:02 pm. A quorum was present.

PRESENT

Commissioner Mike Ankney

Commissioner Jay Molitor

Commissioner Bill Rickard

ABSENT

Commissioner Bobbie Beese

Commissioner Karina Chernioglo

2. APPROVAL OF MEETING AGENDA

Motion made by Commissioner Rickard, Seconded by Commissioner Molitor to approve the meeting agenda.

Voting Yea: Chairman Ankney, Commissioner Rickard, Commissioner Molitor

3. APPROVAL OF MINUTES

- a. Motion to approve meeting minutes as presented or with any modifications.

Motion made by Commissioner Rickard, Seconded by Commissioner Molitor to approve the Meeting Minutes for May 27, 2026.

Voting Yea: Chairman Ankney, Commissioner Rickard, Commissioner Molitor

Motion made by Commissioner Molitor to approve the June 24, 2026 Meeting Minutes with modification to page 7, Seconded by Commissioner Rickard.

Voting Yea: Chairman Ankney, Commissioner Rickard, Commissioner Molitor

4. ACTION ITEMS

- a. Periodic Update - Review Requested Modifications (from 6/24/26 meeting / workshop & 60 day / SEPA review)

Ms. Tainio reviewed with the Commission the Requested Modifications from the 6/24/26 meeting / workshop & 60 day / SEPA review.

- b. Periodic Update - Residential Setbacks (from 7/14/26 joint meeting & public comment)

Ms. Tainio discussed at the 07/14/26 Joint meeting, Council Member Stravens asked about increasing side setbacks from 5ft to 7.5ft. Ms. Tainio discussed researching the tier 3 ordinance finding the recommended setback was 5ft (for a single-story home). Ms. Tainio

expressed concerns with changing the setback requirements and potentially causing limitations for building within UR2.

Commissioner Molitor and Chairman Ankney agreed on maintaining the side setbacks as is, throughout UR1, UR2 and UR3.

Motion made by Commissioner Molitor to keep setbacks for single story homes at 5ft, Seconded by Chairman Ankney.

Voting Yea: Chairman Ankney, Commissioner Molitor

Voting Nay: Commissioner Rickard

Ms. Tainio discussed a resident's proposal/question on why are ADU's are allowed to have a zero-lot-line on an alleyway, but not a home. The Commission agreed if both sides of an alleyway are built right up to the road, then the possibility of garbage trucks or EMS needing access would be restricted. The Commission agreed to maintain everything as written.

c. 2027 Budget - Proposed Projects Discussion

Ms. Tainio discussed the proposed projects for 2027, explaining the Data Center Moratorium has a 6-month timeline. The Commission discussed the possibility of combining item 3 and 4 to be reviewed simultaneously, Ms. Tainio stated she will review the Docketed MMC Amendments (Item 3) and will follow up on the request.

5. PUBLIC REMARKS

Public Remarks are an opportunity for citizens to address the Planning Commission either in-person or by submitting their remarks to remarks@millwoodwa.us. We ask that in-person speakers limit themselves to two minutes and follow the Citizen Participation Guidelines Policy as posted on the City of Millwood website www.millwoodwa.us/government#CityCouncil or available at City Hall prior to this meeting.

There were no public remarks made or received.

6. CITY PLANNER REPORT

a. City Planning Report for June 2026

Ms. Tainio presented her City Planning Report for June 2026. Ms. Tainio provided an update on a permit for 3019 N Argonne, noting during the permit coordination process the siding material was proposed for metal siding and approved for cement board siding. Ms. Tainio discussed finding the building was finished with the unapproved metal siding and will be proceeding with Code Enforcement.

Ms. Tainio discussed submitting application for the planning for the recreation access grant for the Millwood park and hopes to hear back from technical review by mid-August.

7. COMMISSIONER COMMENTS

Commissioner Molitor and Commissioner Rickard made no comment.

Chairman Ankney discussed speaking about Code Enforcement requests at the Joint City Council Meeting and being informed that requests cannot be submitted anonymously, asking for the City to review that policy and allow for anonymous requests to be reported.

8. SET NEXT MEETING -

Planning Commission Public Hearing - August 26, 2026 at 6:00 PM

a. Anticipated Agenda Items:

Periodic Update - Draft Development Regulations MMC Updates

9. ADJOURNMENT

Motion made by Commissioner Molitor, Seconded by Commissioner Rickard to adjourn the Planning Commission Regular Meeting at 6:49 pm.

Voting Yea: Chairman Ankney, Commissioner Rickard, Commissioner Molitor