



Planning Commission Regular Meeting Minutes

Wednesday, June 24, 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 6:00 pm. A quorum was present.

PRESENT

Commissioner Mike Ankney
Commissioner Bobbie Beese
Commissioner Jay Molitor
Commissioner Bill Rickard
Commissioner Karina Chernioglo

2. APPROVAL OF MEETING AGENDA

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

Voting Yea: Commissioner Ankney, Commissioner Rickard, Commissioner Molitor, Commissioner Beese, Commissioner Chernioglo

3. APPROVAL OF MINUTES

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

Motion made by Commissioner Chernioglo, Seconded by Commissioner Molitor to approve the Meeting Minutes for the Planning Commission Special Meeting on May 13, 2026.

Voting Yea: Commissioner Ankney, Commissioner Rickard, Commissioner Molitor, Commissioner Beese, Commissioner Chernioglo

4. ACTION ITEMS

- a. Periodic Update - Review Requested Modifications (from 5/27/26 meeting)

Ms. Tainio presented the requested modifications from the 5/27/26 meeting to the Commission and opened the room for any questions.

Commissioner Molitor requested clarification on ADU addressing. Commissioner Beese explained ADU numbering as the first ADU becomes B, second C and the primary house retains its historical address.

Chairman Ankney thanked everyone for their good work.

- b. Periodic Update -Public Workshop Presentation (Development Regulations)

Ms. Tainio discussed she will present the Public Workshop Presentation and explained the workshop format will allow the Commission to converse with members of the public free

flowing without testimony. Ms. Tainio explained the Workshop will provide an overview of proposed modifications to the regulations and attendees are encouraged to ask questions or provide comments for discussion.

Ms. Tainio presented the Public Workshop Presentation starting with a brief overview that GMA requires cities to update the comprehensive plan and development regulations every 10 years. Ms. Tainio discussed the comp plan was completed back in November, a slight adjustment was made for climate and one sentence in housing was added and was adopted in March. Ms. Tainio discussed the Commission is currently at the tail end of the development regulations portion. Ms. Tainio explained changes were made to update everything in accordance with Washington state law with best available science for critical areas, and development regulations were updated to be consistent with the City comprehensive plan as well as internally.

Ms. Tainio outlined the next steps include: CEPA review and public hearing notification, Planning Commission public hearing at the end of August, recommendation to Council in September, two council readings in September/October and adoption in mid-October and a Resolution for the entire periodic update completion by end of November, one month ahead of statutory deadline.

Commissioner Beese requested clarification on the minimum 10 feet driveway requirements, expressing concern on how larger emergency vehicles are able to gain access to the lot. Ms. Tainio explained projects with constrained rear access will require coordination with the fire district to confirm turnaround and radius/clearance requirements with expectations of case-by-case handling for very deep rear infill lots.

Ms. Tainio presented examples of model scenario outcomes with the proposed zoning and design review updates, using properties within Millwood to help assess outcomes. The Commission and Ms. Tainio discussed design standards, Ms. Tainio noted it is optional to include within the update, the Commission chose to keep design standards to help create guidelines on features within a lot.

Chairman Ankney asked the audience if there were any further remarks or comments before closing the public workshop. Council Member Seifert was in the audience and thanked the Commission for their hard work and for being ahead of schedule.

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.

Chloe Clark, 8609 E Courtland Ave, presented a formal statement after doing some research of the ordinances specifically on camper and trailer use as dwellings. Ms. Clark stated she was looking for ordinances on long term storage and how size and placement of recreational vehicles being stored on properties, asking for direction from the Commission on where to find more information. Ms. Clark stated she wanted to propose a review with concern of neighbors in the area, noting most people with recreation vehicles seem to store them in a way that is respectful to other neighbors, however there are a few that are not. Ms. Clark provided a copy of her proposal to the Commission.

Todd Beese, 8610 East South Riverway, thanked the Commission, Ms. Tainio and Ms. Gill for their hard work. Mr. Beese gave information on a bike ride and walk on July 4th at 9:00 am which will start behind Bottles and wished to see everyone there.

6. CITY PLANNER REPORT

- a. City Planning Report for May 2026

Ms. Tainio presented her City Planning Report for May 2026.

7. COMMISSIONER COMMENTS

Chairman Ankney stated he sits on the Advisory Board for SRTC. He highlighted a few upcoming projects on I-90 encouraging other Commissioners to read up on upcoming projects. Chairman Ankney also gave reminder for the STA ballot that renews the sales tax that goes to STA if approved it will be till 2048, if not it expires January 1st, 2029, emphasizing the importance to keep STA funded.

Commissioner Chernioglo thanked the Commission and the City for everyone for providing a very wonderful and supportive group to work with, stating it is truly a pleasure and is looking forward to seeing more positive reinforcement and direction for the City. Commissioner Chernioglo thanked the public for their attendance.

Commissioner Beese, Commissioner Molitor and Commissioner Rickard had no comment.

8. SET NEXT MEETING - Special Joint Planning Commission & City Council Workshop - July 14, 2026 at 5:00 PM

Commissioner Chernioglo stated she will be unable to attend the July 14th special meeting, and the July 29th regular meeting.

Commissioner Beese stated she will not be in attendance at the July 14th special meeting, and the July 29th regular meeting, noting her and Commissioner Chernioglo are not traveling together.

- a. Periodic Update - Review Draft Development Regulations MMC Updates
- b. Cancellation of July 29th Planning Commission Meeting?

Chairman Ankney confirmed with Commissioner Rickard and Commissioner Molitor they will be in attendance for a quorum at the July 29th Planning Commission Regular Meeting, in preparation for the August 26th Public Hearing.

- c. Periodic Update Planning Commission Public Hearing - Scheduled for August 26, 2026

9. ADJOURNMENT

Motion made by Commissioner Molitor, Seconded by Commissioner Beese to adjourn the Planning Commission Regular Meeting at 7:53 pm.

Voting Yea: Commissioner Ankney, Commissioner Rickard, Commissioner Molitor, Commissioner Beese, Commissioner Chernioglo