



Planning Commission Special Meeting Minutes

Monday, June 09, 2025 at 5:30 PM

9103 E Frederick Ave.

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1. CALL TO ORDER & ROLL CALL

Commissioner Ankney called the meeting to order at 5:32 pm. A quorum was present.

PRESENT

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

ABSENT

Commissioner Savannah Wu

2. APPROVAL OF MEETING AGENDA

Motion made by Commissioner Molitor, Seconded by Commissioner Beese to approve the agenda as presented.

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

3. APPROVAL OF MINUTES

a. Motion to approve May, 28, 2025 meeting minutes as presented or with any modifications.

4. ACTION ITEMS

a. Periodic Update - Tier 3 City Overview

Ms. Tainio went over the Tier 3 City requirements from the updated October 2024 Model Ordinance regarding ADU's, major transit stops, parking for middle housing, middle housing types and parking for ADU's.

b. Periodic Update - Continued discussion on modifications to Draft Comprehensive Plan Land Use & Housing Elements

Ms. Tainio explained that she had incorporated the changes discussed at the last meeting. The Commission discussed scale and form wording, four stories in the C-1 Zone and pictures of townhomes that would best represent Millwood.

c. Periodic Update - Continued discussion on Racially Disparate Impacts (RDI) Analysis Policy Evaluation (G.06, P.11, & Action #39 Highlighted)

Commissioner Beese reviewed the Racially Disparate Impacts Analysis Policy #11 and Goal #6. At Ms. Tainio's request Commissioner Beese submitted some suggested rewrites for those two items. The Commission approved of the suggested language changes and thanked Commissioner Beese for her work. Commissioner Beese raised concerns about the accuracy

of the data regarding Millwood's diversity numbers. Ms. Tainio stated that she would contact commerce for clarification and bring back information at the next meeting.

A brief recess was taken 6:24 pm for technical issues; the meeting resumed at 6:27 pm with Commissioners Beese, Rickard, Ankney & Beese all present.

The Commissioners discussed housing types that would best fit the UR-2 zone.

5. PUBLIC REMARKS

Shawna Beese - City Council Member, 3610 N Sargent, thanked the Commission for their work on the Comprehensive Plan and asked for clarification on unit lot subdivisions and minimum lot sizes.

Todd Beese, 8610 E South Riverway, thanked staff and the Planning Commission for their work.

6. COMMISSIONER COMMENTS

Commissioner Ankney thanked the audience for their attendance.

7. SET NEXT MEETING

The next regularly scheduled Planning Commission meeting set for June 25, 2025 will be cancelled due to staffing issues. The Planning Commission will have a special meeting on July 1, 2025 at 6:00 pm. There will also be a Joint Special Planning Commission - City Council Meeting on July 8, 2025 at 5:00 pm.

8. ADJOURNMENT

Motion made by Commissioner Rickard, Seconded by Commissioner Molitor to adjourn the Planning Commission Meeting at 6:43 pm.

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