



Planning Commission Regular Meeting Minutes

Wednesday, January 28, 2026 at 6:00 PM

9103 E Frederick Ave.

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1. CALL TO ORDER & ROLL CALL

Meeting called to order by Commissioner Ankney at 6:00pm. A quorum was present.

PRESENT

Commissioner Mike Ankney

Commissioner Jay Molitor

Commissioner Bill Rickard

2. APPROVAL OF MEETING AGENDA

Motion was made by Commissioner Rickard, Seconded by Commissioner Molitor.

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

3. APPROVAL OF MINUTES

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

Motion made by Commissioner Rickard to approve all three sets of minutes, Seconded by Commissioner Molitor.

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

4. ACTION ITEMS

- a. Planning Commissioner Appointments Discussion w/ Mayor Beese

Commissioner Ankney introduced Mayor Beese and expressed honor, Chairman Ankney noted his 10 plus years' service on Planning Commission without prior mayor attendance. Mayor Beese and Chairman Ankney committed to quarterly or semi-annual mutual meeting attendance.

Mayor Beese discussed vacancy of Ms. Savannah Wu resulted from her moving and failing the residency requirement, Ms. Wu is no longer a commissioner and cannot be retained unless reappointed and meeting residency rules. Mayor Beese explained Ordinance currently states commissioners 'may or may not' be residents, legal counsel advised clarifying to require residency but cautioned against adding multiple qualifiers, overall Ordinance change would not retroactively restore Ms. Wu.

Mayor Beese committed to create a tracking chart with 90 days advance notice for term expirations. Mayor Beese discussed moving forward filling open vacancy per mayor appointment. Chairman Ankney requested participation in final candidate interview process for Planning Commission vacancy if multiple applicants apply. Mayor Beese agreed to update Chairman Ankney and explore how to move forward.

Commissioner Molitor requested clarification on identifying possibility of serving on Planning Commission. Mayor Beese explained traditional process starting with announcement,

receiving applications routed to the mayor, along with announcing to multiple channels including mayor newsletter, community groups and neighborhood advocates.

Mayor Beese discussed second vacancy and expiration of Commissioner's Bobbie Beese term on December 31, 2025, due to familial relationship to Commissioner Beese, Mayor Beese approached situation with caution emphasizing importance of public transparency. Mayor Beese discussed coordinating appointment recommendation per Planning Commission advisement.

Chairman Ankney addressed Ms. Bobbie Beese asking if she would like to continue serving on the Planning Commission. Ms. Bobbie Beese expressed interest in continuing to serve and continue significant projects that she would like to see through to completion.

Chairman Ankney expressed the Commission's strong recommendation of Ms. Bobbie Beese to retain her seat on the Council and requested the Mayor to present to City Council. Mayor Beese thanked Chairman Ankney and Commissioners. Mayor Beese reiterated Council Member Stravens strong endorsement on retaining Ms. Bobbie Beese.

b. Periodic Update - Public Hearing on Draft Comprehensive Plan Part 2

Ms. Tainio discussed Part Two comprised of the Climate Element with one small addition to the Housing Element required after the Growth Management Hearing Board case for Mercer Island. Ms. Tainio reviewed through commerce, and it meets all requirements. Ms. Tainio introduced Graham Zickefoose to present climate element.

Chairman Ankney opened the Public Hearing at 6:12 pm.

Ms. Tainio explained the addition to the housing element required based on the Growth Management Hearings case out of Mercer Island, which Congress has signed off on. Ms. Tainio reintroduced Mr. Zickefoose with Spokane County Planning.

Mr. Zickefoose presented on the climate element of Millwood's comprehensive plan update detailing requested changes implemented in current draft. Mr. Zickefoose introduced Ms. Catherine who explained the draft goals and policies remain unchanged since October, 2025, due to no further comments or feedback.

Commissioner Molitor request text color changed on Page 22 from green and red updated to more visible color. Chairman Ankney agreed.

Ms. Tainio explained DNR requested reference to current hazard mitigation plan. Ms. Tainio discussed Policy 56 references Spokane County Emergency Management Comprehensive Emergency Management Plan March 2021. Ms. Tainio explained Policy 61 requires integration and cross-referencing of climate, hazard mitigation, emergency and land-use planning.

Chairman Ankney requested Ms. Tainio consider text color in the future. Ms. Tainio noted Chairman Ankney's request.

Chairman Ankney asked if Planning Commission had questions for Ms. Catherine with Spokane County, no questions were made.

Ms. Tainio presented as the applicant for the City of Millwood. Ms. Tainio discussed required language based on Mercer Island case using Commerce rationale to estimate Millwood's shortage for affordable housing. Ms. Tainio discussed average of three new units needed per year to meet Millwood's allocated needs. Commissioner Molitor questioned cost per unit for affordable housing seeming unrealistic. Ms. Tainio explained average cost per unit information was supplied by Spokane County.

Ms. Tainio discussed staff report detailing comprehensive plan part one and two are internally consistent, GMA requirements and development regulations will need to be updated for

consistency. Ms. Tainio explained four draft recommendation options for the Planning Commission to choose to move forward.

Chairman Ankney opened floor to public to testify. No comments made.

Chairman Ankney inquired Ms. Bobbie Beese whether she had any comments to add. Ms. Bobbie Beese explained she had review materials with no significant issues to be reported, with corrections made previously. Chairman Ankney thanked Ms. Bobbie Beese for comments.

Chairman Ankney Closed Public testimony at 6:25 pm.

Motion made by Commissioner Molitor to approve Option 1, Seconded by Commissioner Rickard.

Voting Yea: Commissioner Ankney, Commissioner Molitor, Commission Rickard.

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.

No remarks made.

6. CITY PLANNER REPORT

a. City Planning Report for December 2025

Ms. Tainio presented her December 2025 Planning Report.

Ms. Tainio reported February and March are anticipated dates for public hearings with City Council, with plans for a public workshop for the May meeting.

Chairman Ankney requested discussion of rescheduling November and December 2026 meetings, Ms. Tainio agreed on further discussion of schedule.

Chairman Ankney stated appreciation for Ms. Tainio's work.

7. COMMISSIONER COMMENTS

Chairman Ankney shared insights on his position with Spokane Regional Transportation Commission regarding future Sullivan-Trent interchange project and anticipates largest traffic impact on Argonne. Chairman Ankney emphasized importance of communication and collaboration between local authorities.

Chairman Ankney and Commissioners congratulated Ms. Roderick on running her first meeting without guidance of Ms. Cassel.

8. SET NEXT MEETING – February 25, 2026 at 6:00pm

a. Anticipated Agenda Items:

- Periodic Update - Review/discuss Draft Development Regulations Updates (including CAO)

9. ADJOURNMENT

Motion made by Commissioner Rickard, Seconded by Commissioner Molitor to adjourn the Planning Commission Regular Meeting at 6:33 pm.

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