



Planning Commission Regular Meeting Minutes

Wednesday, May 28, 2025 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 6:00 pm. A quorum was present.

PRESENT

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

2. APPROVAL OF MEETING AGENDA

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

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

3. APPROVAL OF MINUTES

4. ACTION ITEMS

- a. Periodic Update - Discuss modifications to Draft Comprehensive Plan Land Use & Housing Elements

Ms. Tainio and the Commission discussed how the Felts Field overlay impacted Millwood, types of housing units that should be allowed in each of the residential and commercial zones, UR2 zone single family homes, increase height of buildings in the C1 zone to four stories maximum, maximum density calculations, future land use, GMA requirements, housing demographics, Millwood housing market, affordability of housing types and residential capacity.

Motion made by Commissioner Ankney, Seconded by Commissioner Molitor to accept the following formula when the calculation of density results in a fraction, fractions of 0.50 or greater will be rounded up, while fractions less than 0.50 will be rounded down.

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

- b. Periodic Update - Racially Disparate Impacts (RDI) Analysis Overview & Discussion

Ms. Tainio went over the data provided by the Washington State Department of Commerce and the US census regarding Millwood's racial makeup.

Ms. Tainio and the Commission discussed the racial data, data discrepancies between the Department of Commerce and the US Census, Millwood properties with racial covenants, and verbiage changes to several of the goals and policies.

Ms. Tainio asked Commissioner Beese to work on rewording Goal 6 and Policy 11 for Commission review at the next meeting.

Commissioner Ankney called for a 5-minute recess at 7:54 pm. The Planning Commission reconvened at 7:59 pm. Commissioner Ankney completed a roll call; all Commissioners were present.

5. PUBLIC REMARKS

Tina Seifert, 10507 E Empire, expressed concerns regarding three- and four-story buildings being allowed in the C 1 zone when they abut a residential zone, and asked for clarification on the number of allocated housing units for Millwood versus the number of allocated people.

6. CITY PLANNER REPORT

a. Ms. Tainio presented her April 2025 planning report.

7. COMMISSIONER COMMENTS

Commissioner Beese commended Amanda for her work on the periodic update.

Commissioner Molitor expressed concern about not being informed regarding updates on the audit findings and the IEP tax reduction.

Commissioner Ankney agreed with Commissioner Molitor that the Commissioners and Board members should be updated and expressed concern regarding apprenticeship utilization for the Argonne Congestion Relief Project.

8. SET NEXT MEETING - June 25, 2025 at 6:00 pm.

Ms. Cassels will not be able to attend the June 25, 2025 meeting. The Commissioners decided to have a special meeting on June 9, 2025 at 5:30 pm.

9. ADJOURNMENT

Motion made by Commissioner Molitor, Seconded by Commissioner Wu to adjourn the Planning Commission Regular Meeting at 8.30 pm.

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