



Planning Commission Regular Meeting Agenda

Wednesday, January 28, 2026 at 6:00 PM

9103 E Frederick Ave.

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- 1. CALL TO ORDER & ROLL CALL**
- 2. APPROVAL OF MEETING AGENDA**
- 3. APPROVAL OF MINUTES**

- a. [Motion to approve meeting minutes as presented or with any modifications.](#)

- 4. ACTION ITEMS**

- a. Planning Commissioner Appointments Discussion w/ Mayor Beese
 - b. [Periodic Update - Public Hearing on Draft Comprehensive Plan Part 2](#)

- 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.

- 6. CITY PLANNER REPORT**

- a. [City Planning Report for December 2025](#)

- 7. COMMISSIONER COMMENTS**

- 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**



Planning Commission Regular Meeting Minutes

Wednesday, September 24, 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 Wu to approve the agenda as presented.

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

3. APPROVAL OF MINUTES

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

Motion made by Commissioner Beese, Seconded by Commissioner Molitor to approve the August 27th, 2025 minutes as presented.

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

4. ACTION ITEMS

a. Periodic Update - Public Hearing on Draft Comprehensive Plan

Commissioner Ankney opened the public hearing at 6:05 pm. He asked if any of the Commissioners had any conflicts of interest in this matter.

Ms. Tainio discussed the steps that have been completed to finalize the Comprehensive Plan and made note that there is one public hearing left.

The Commission discussed the transportation forecast information, the accuracy of the households by income and race data as well as Table 11-8 of the Millwood Capital Plan provided by Welch Comer regarding Peak Month Consumption Per Connection. Additionally, the Commission expressed concerns regarding additions to the Historic Preservation Commission chapter due to the adoption of Ordinance 524 and discussed getting feedback from City Council to reopen the HPC chapter of the 2026 Periodic Update to make changes.

Public Hearing Remarks:

Tina Siefert, 10507 E Empire, suggested adding a footnote below the water consumption report to help clear up any confusion that may transpire from the information provided by Welch Comer.

The public testimony was closed at 6:49 pm.

Motion made by Commissioner Rickard, Seconded by Commissioner Wu for a recommendation of approval with modifications, the modification being the rewrite of the first paragraph under table 11-8 on page 206 to start with "according to Welch Comer"
Voting Yea: Commissioner Ankney, Commissioner Beese, Commissioner Molitor, Commissioner Rickard, Commissioner Wu

5. PUBLIC REMARKS

Todd Beese, 8610 E South Riverway, requested the next meeting be changed to make the public available for the Meet the Candidates event.

6. CITY PLANNER REPORT

a. City Planning Report

Ms. Tainio presented the August 2025 Planning Report.

7. COMMISSIONER COMMENTS

Commissioner Beese expressed concerns that there was no consideration for the Comprehensive Plan regarding the fencing around the IEP property and the removal of trees during the Argonne Congestion Relief project.

Commissioner Wu detailed that she was informed by the Mayor that she no longer met the qualifications to be on the Planning Commission and it would be her last meeting, she did not want to step down from her position, the Commission expressed their frustration regarding her removal.

Commissioner Ankney expressed concern regarding the Argonne Construction project traffic control plan.

8. SET NEXT MEETING – October 29, 2025 at 6:00pm (*request meeting be rescheduled to October 28, 2025*)

a. Anticipated Agenda Items:

- Periodic Update - Review/discuss Draft Critical Areas Ordinance Updates

Motion made by Commissioner Wu, Seconded by Commissioner Rickard to move the October 29th meeting to October 28th, 2025 at 6:00 pm.

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

9. ADJOURNMENT

Motion made by Commissioner Molitor, Seconded by Commissioner Beese to adjourn the Planning Commission Meeting at 7:14 pm.

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



Planning Commission Special Meeting Minutes

Tuesday, October 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

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

3. APPROVAL OF MINUTES

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

Commissioner Ankney expressed his frustration with the wording on Section 7 of the September 24th minutes regarding Commissioner Wu's departure announcement, he explained Commissioner Wu was informed by the Mayor that she no longer met the qualifications to be on the Planning Commission and that the September 24th meeting would be her last meeting, she did not want to step down from her position, the Commission was disappointed and frustrated by her removal and wanted that to be reflected in the minutes. The Commissioners discussed Commissioner Wu's removal from the Commission, and authorized Chairman Ankney to draft a letter to Mayor Freeman asking for clarification and the reasoning for her removal.

Commissioner Beese explained that her Commissioner Comments in Section 7 of the September 24th minutes did not accurately portray the comments she made, instead stating that she expressed concerns that there was no consideration for the Comprehensive Plan in regard to the fencing around the IEP property and the removal of trees during the Argonne Construction project.

Motion made by Commissioner Beese, Seconded by Commissioner Rickard to postpone the approval of the September minutes until the next meeting.

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

4. ACTION ITEMS

- a. Periodic Update - Millwood Comprehensive Plan Climate Change & Resiliency Element - Climate Vulnerability Assessment

(Draft goals and policies will be developed following feedback on vulnerability assessments)

Graham Zickefoose and Katherine Allison with Cascadia Consulting Group gave a presentation on the climate element requirements, policy audit on existing policies, climate impacts on health and well-being, infrastructure community and natural resources, as well as goals and policies.

The Commission asked for clarification on the way Millwood's location was explained in the presentation and if the shoreline management plan was being reflected, they also requested more data on the flood risk assessment.

Commissioner Beese asked for clarification on whether the Commission can make changes to the suggestions the consultants provided, Ms. Tainio explained that the consultants are looking for feedback to make adjustments. Commissioner Beese expressed concerns that because it's a consortium this could become too generic and not properly serve Millwood.

- b. Periodic Update - Draft Critical Areas Ordinance Review

Ms. Tainio discussed that she went through Chapter 18.08 Critical Areas and incorporated comments made by Fish and Wildlife, made sure all requirements for GMA were incorporated for the update, and checked for consistency. Ms. Tainio explained that site-potential tree height is replacing the riparian buffers as it is the best available science according to Fish and Wildlife and reported several changes made to the Priority Habitats and Species section.

The Commission discussed the species list on Table 18.08.050A, the crossed-out sections regarding misdemeanor/civil violations, and qualifications for a wildlife corridor.

- c. Periodic Update - Comprehensive Plan 60 Day Review Comments Presentation & Feedback

Ms. Tainio discussed the comments and adjustments requested by Fish and Wildlife and the Department of Commerce.

The Commission discussed the adjustment request made by Fish and Wildlife in section 5.2 regarding the IEP property and agreed to have Ms. Tainio present their concerns regarding this adjustment to Council. They discussed adjusting the verbiage from north bank to north side in reference to the Centennial Trail under section 5.7.

5. PUBLIC REMARKS

LaDonna Dement, 10306 E Empire, expressed her concerns about the Commission's contribution level with the water resources.

Todd Beese, 8610 E South Riverway, reiterated Ms. Dement's concerns and asked that the Commission get involved in the water wholesaling discussion.

6. CITY PLANNER REPORT

- a. City Planning Report

Ms. Tainio presented the September 2025 Planning Report.

The Commission discussed the potential mixed-use building and its latest update.

7. COMMISSIONER COMMENTS

Commissioner Molitor echoed the public remarks regarding staying apprised of the water wholesaling.

Commissioner Ankney explained that his understanding was that Commissioner Wu did not want to step down from the Commission, he felt like the Mayor overstepped and should have discussed

the matter with him as the Chairman of the Commission, expressed a need to have a younger member on the Commission and wanted to find a way to get Ms. Wu back on the Commission.

The Commission discussed their frustration over Ms. Wu's removal and how invaluable she was to the Commission.

Motion made by Commissioner Molitor, Seconded by Commissioner Rickard to have Commissioner Ankney draft a letter to Mayor Freeman regarding Ms. Wu's departure.

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

8. **Set Next Meeting – November 26, 2025 at 6:00pm** *(request meeting be cancelled due to Thanksgiving Holiday per the Periodic Update Work Plan or rescheduled)*

Special Joint City Council & Planning Commission Meeting on December 9, 2025 at 5:00pm

Anticipated Agenda Items:

- Periodic Update - Introduction to Development Regulations Update Requirements

December 31, 2025 - Planning Commission Meeting Cancellation due to New Year's Holiday (per the Periodic Update Work Plan)

9. **ADJOURNMENT**

Motion made by Commissioner Rickard, Seconded by Commissioner Molitor to adjourn the Planning Commission meeting at 7:54 pm.

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



Joint City Council - Planning Commission Special Meeting Minutes

Tuesday, December 09, 2025 at 5:00 PM

9103 E Frederick Ave.

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1. CALL TO ORDER & ROLL CALL

Mayor Freeman called the Special Joint City Council and Planning Commission meeting to order at 5:00 pm. A quorum of both the City Council and the Planning Commission were present.

PRESENT

Council Member Shawna Beese
Council Member Shaun Culler
Council Member Dan Sander
Council Member Kelly Stravens

ABSENT

Council Member Andy Van Hees

PRESENT

Commissioner Ankney
Commissioner Rickard
Commissioner Molitor
Commissioner Beese

2. PRESENTATIONS

a. 2026 Periodic Update - Introduction to Development Regulations Update Requirements

Ms. Tainio presented on the development regulations element of the periodic update. She reported where the Planning Commission is at on the periodic update checklist and timeline, the updated housing element requirements, barriers to housing development, zoning categories, as well as some possible Millwood housing scenarios.

Commissioner Beese remarked how the recordkeeping of the lots will be a massive undertaking. Ms. Tainio explained that this is tracked by a deed restriction on the title.

Council Member Culler asked if Commerce had finalized all ADU and setback rules. Ms. Tainio explained that ADU's had been done for a few years and everything with tier 3 is mostly finalized with a few adjustments every so often.

Council Member Sander asked if the water and sewer standards are in the development standards, Ms. Tainio explained that in the Millwood Municipal Code there are sections that do have water and sewer provisions.

3. COUNCIL - COMMISSION REMARKS

Mayor Freeman discussed that he reviewed the last Planning Commission meeting recording and explained why he removed Ms. Wu from the Commission. Since she moved out of the City of

Millwood, and historically the City has not allowed someone who has lived outside the City to be on the Commission, she was removed.

Ms. Beese disagreed with Mayor Freeman, stating that someone who lived outside of Millwood had been on the Commission. Mayor Freeman explained that if the Planning Commission wants to allow citizens outside of Millwood to be a part of the Commission, they need to have Council approve and have it documented.

Council Member Beese discussed allowing Commissioners who move to serve for a year to allow time to find a new Commissioner, but she does not want to allow non-residents to join the Commission. Council Member Sander discussed that Ms. Wu could attend meetings as an audience member, he also didn't want to open up the Commission to non-residents.

Commissioner Ankney discussed that there is a desire to have Ms. Wu be reinstated into the Commission and that Ms. Wu would also like to be back. He also asked that Council codify the requirements to be a member of the Planning Commission and define resident.

Commissioner Molitor asked why Planning Commission Chairman Ankney was not informed of the decision to remove Ms. Wu. Mayor Freeman explained that he wasn't under the impression that he made the decision on his own, that he and Ms. Wu had an understanding of why she wouldn't be a part of the Commission, he also stated he assumed Ms. Wu was discussing this issue with the Chairman of the Commission.

4. ADJOURNMENT

Motion made by Commissioner Molitor, Seconded by Commissioner Rickard to adjourn the Joint City Council - Planning Commission Meeting at 6:04 pm.

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

Motion made by Council Member Stravens, Seconded by Council Member Culler to adjourn the Joint City Council - Planning Commission Meeting at 6:04 pm..

Voting Yea: Council Member Beese, Council Member Culler, Council Member Sander, Council Member Stravens



MILLWOOD PLANNING DEPARTMENT

STAFF REPORT TO THE

PLANNING COMMISSION

FILE NO.: 2026 COMPREHENSIVE PLAN PERIODIC UPDATE

(PART 2)

STAFF REPORT DATE: January 21, 2026

HEARING DATE AND LOCATION: January 28, 2026, beginning at 6:00 p.m., Millwood City Hall 9103 E. Frederick Ave. Millwood, WA 99206.

PROPOSAL DESCRIPTION: 2026 Comprehensive Plan Periodic Update (Part 2) - adds some additional clarifications to the Housing Element to comply with a recent GMHB case and adds the Climate Change and Resiliency Element that was coordinated with Spokane County.

PROPOSAL LOCATION: City of Millwood

APPLICANTS: N/A (City of Millwood)

CITY CONTACT: Amanda Tainio, Contract City Planner

PROPOSAL PROCESSING:

The following summarizes key public participation and review procedures for this proposal:

Application Submitted:	N/A
City Council / Planning Commission Joint Meeting (Kickoff):	July 9, 2024
Planning Commission Meetings:	July 2024 - January 2026
Millwood Comprehensive Plan Climate Change & Resiliency Element - Climate Vulnerability Assessment	October 28, 2025
Millwood Periodic Update Webpage Information, City Newsletter Articles, Social Media Posts, & Periodic Update Email Group Notifications:	August 2024 - January 2026
City Council (Periodic Update Public Participation & Work Plan Adoption):	August 13, 2024 (Administratively Modified January 5, 2026)
Millwood Daze 2024:	August 24, 2024
City Council (Community Survey Review / Approval):	September 10, 2024
Spokane County coordinated Climate Change & Resiliency Element:	Fall 2024 - January 2026
Public Engagement	Fall 2024 - December 2025

<i>Climate Policy Technical Advisory Committee</i>	<i>Fall 2024 - Fall 2025</i>
<i>Policy Audit</i>	<i>Fall 2024 - Spring 2025</i>
<i>Climate Risk and Vulnerability Assessment for Resilience Sub-Element</i>	<i>Winter 2025 - Fall 2025</i>
<i>Spokane County Climate Change and Resiliency Community Survey</i>	<i>Summer 2025 - Fall 2025</i>
<i>Draft Element</i>	<i>Fall 2025 - Winter 2026</i>
<i>Millwood Community Survey & Community Visioning:</i>	<i>September - October 2024</i>
<i>City Council / Planning Commission Joint Meeting (Community Survey Results & Land Capacity Analysis Presentation):</i>	<i>December 10, 2024</i>
<i>Stakeholder Interviews / Correspondence:</i>	<i>January 2025 - January 2026</i>
<i>Notice of Public Hearing (4/30/25) Issued:</i>	<i>April 18, 2025</i>
<i>Notice of Public Hearing (4/30/25) Published:</i>	<i>April 18, 2025</i>
<i>Notice of Public Hearing (4/30/25) Posted:</i>	<i>April 18, 2025</i>
<i>Planning Commission Public Hearing (Ch. 1, 2, 3, & 4, updated Community Visioning and Goals, Policies, and Actions Framework & new Draft Comprehensive Plan Parks and Recreation Element):</i>	<i>April 30, 2025</i>
<i>City Council / Planning Commission Joint Meeting (Periodic Update Overview & Status Presentation w/ Draft Housing Element and integration with Land Use / Capital Facilities and Utilities Elements):</i>	<i>July 8, 2025</i>
<i>SEPA Checklist and Non-Project DNS Threshold Determination Review (Part 1):</i>	<i>August 8, 2025 - August 25, 2025</i>
<i>Notice of Public Hearings (8/27/25 & 9/24/25) & SEPA Availability Issued (Part 1):</i>	<i>August 8, 2025</i>
<i>Notice of Public Hearings (8/27/25 & 9/24/25) & SEPA Availability Published (Part 1):</i>	<i>August 11, 2025</i>
<i>Notice of Public Hearings (8/27/25 & 9/24/25) & SEPA Availability Posted (Part 1):</i>	<i>August 15, 2025</i>
<i>Millwood Daze 2025:</i>	<i>August 23, 2025</i>
<i>Planning Commission Public Hearing (Draft Comprehensive Plan w/ Chapter 10 Millwood Park Master Plan featured):</i>	<i>August 27, 2025</i>
<i>WA State Dept. of Commerce & State Agency 60 Day Review (Part 1):</i>	<i>August 28, 2025 - October 27, 2025</i>

<i>City Council (Periodic Update Status & City Council Review Process Presentation):</i>	<i>September 9, 2025</i>
Staff Report Issuance (Part 1):	By September 17, 2025
Planning Commission Public Hearing:	September 24, 2025
City of Millwood City Council Review / Public Hearing(s):	Anticipated to be October 14, 2025 & November 12, 2025
Adoption of Updated Millwood Comprehensive Plan (Part 1)	November 12, 2025
<i>City Council / Planning Commission Joint Meeting:</i>	December 9, 2025
SEPA Checklist and Non-Project DNS Threshold Determination Review (Part 2):	January 6, 2026 - January 20, 2026
Notice of Public Hearing 1/28/26 & SEPA Availability Issued (Part 2):	January 6, 2026
Notice of Public Hearing 1/28/26 & SEPA Availability Posted (Part 2):	January 7, 2026
Notice of Public Hearing 1/28/26 & SEPA Availability Published (Part 2):	January 7, 2026
WA State Dept. of Commerce & State Agency 60 Day Review:	January 6, 2026 - March 7, 2026

REGULATORY AUTHORITY FOR AMENDMENT REVIEW:

- WAC 365-196 - Growth Management -- Procedural Criteria for Adopting Comprehensive Plans and Development Regulations.
- RCW 36.70A - Growth Management -- Planning By Selected Counties and Cities.
- RCW 43.21C - State Environmental Policy Act
- WAC 197-11 - SEPA Rules
- Millwood Municipal Code (MMC) including Section 14.04.020 - Amendments to comprehensive plan.

APPROVAL CRITERIA: Millwood Municipal Code (MMC) including Section 14.04.020 - Amendments to comprehensive plan (as applicable for the Periodic Update).

MMC 14.04.020 - Amendments to comprehensive plan (as applicable for the Periodic Update).

A. Any property owner(s) or their representatives; any citizen, agency, neighborhood association, or other party; or the department, planning commission, or city council may suggest amendments to Millwood's adopted comprehensive plan.

~~1. Sixty (60) days prior to November 1 in each calendar year, the city shall notify the public that the amendment process has begun. Notice shall be distributed as follows:~~

- ~~a. Notice published in an appropriate regional or neighborhood newspaper or trade journal;~~
- ~~b. Notice posted on all of the city's official public notice boards; and~~
- ~~c. Copy of the notice sent to all agencies, organizations, and adjacent jurisdictions with an interest.~~

~~2. The suggested amendments shall be in writing with a qualifying statement(s) that explains how the amendments would increase public health, welfare, and safety, and/or be in any other way beneficial to the public.~~

~~3. Applications shall be made on forms provided by the city.~~

~~4. The suggested amendments shall be docketed and maintained by the city clerk and will be renewed annually during a public hearing at the January planning commission meeting.~~

5. All docketed applications shall be reviewed concurrently, on an annual basis and in a manner consistent with RCW 36.70A.130(2). ~~Applications registered after November 1 of the previous calendar year and before November 1 of the current calendar year shall be included in the annual review. Those registered after November 1 of the calendar year shall be placed on the register for review at the following annual review.~~

6. Emergency Amendments. The city may review and amend the comprehensive plan when the city council determines that an emergency exists or in other circumstances as provided for by RCW 36.70A.130(2)(a).

B. Comprehensive plan amendments require at least one open record public hearing before the planning commission. After receiving the planning commission's written recommendation on proposed amendments, the city council may conduct one or more hearings on proposed amendments.

However, except as otherwise provided in (3) in this subsection, if the city council chooses to consider a change to an amendment to a comprehensive plan or development regulation, and the change is proposed after the opportunity for public review and comment has passed under the city's procedures, an opportunity for review and comment on the proposed change shall be provided before the city council votes on the proposed change.

1. A notice of public hearing shall include the following:

- a. The citation, if any, of the provision that would be changed by the proposal along with a brief description of that provision;
- b. A statement of how the proposal would change the affected provision;
- c. A statement of what areas, comprehensive plan designations, zones, or locations will be directly affected or changed by the proposal;
- d. The date, time, and place of the public hearing;
- e. A statement of the availability of the official file; and

f. A statement of the right of any person to submit written comments to the planning commission and to appear at the public hearing of the planning commission to give oral comments on the proposal.

2. Notice for the public hearing shall be made at a minimum of ten days prior to the public hearing by posting the notice at three public notice boards within the town, and publishing the notice in a newspaper of general circulation. The notice shall briefly describe the amendments to be considered.

3. An additional opportunity for public review and comment is not required under this subsection if:

- a. An environmental impact statement has been prepared under chapter 43.21C RCW for the pending resolution or ordinance and the proposed change is within the range of alternatives considered in the environmental impact statement;
- b. The proposed change is within the scope of the alternatives available for public comment;
- c. The proposed change only corrects typographical errors, corrects cross-references, makes address or name changes, or clarifies language of a proposed ordinance or resolution without materially changing its effect;
- d. The proposed change is to a resolution or ordinance making a capital budget decision as provided in RCW 36.70A.120; or
- e. The proposed change is to a resolution or ordinance enacting a moratorium or interim control adopted under RCW 36.70A.390.

C. Following the public hearing, the planning commission shall consider the applications concurrently, and shall prepare and forward a recommendation of proposed action for all applications to the city council. The planning commission shall take one of the following actions:

- 1. If the planning commission determines that the proposal should be adopted, it may, by a majority vote, recommend that the city council adopt the proposal. The planning commission may make modifications to any proposal prior to recommending the proposal to city council for adoption. If the modification is substantial, the planning commission must conduct a public hearing on the modified proposal;
- 2. If the planning commission determines that the proposal should not be adopted, it may, by a majority vote, recommend that the city council not adopt the proposal; or
- 3. If the planning commission is unable to take either of the actions specified in subsections (C)(1) or (2) of this section, the proposal will be sent to city council with the notation that the planning commission makes no recommendation.

D. During its annual review of the suggested amendments, the city shall base its review on the following criteria:

- 1. The city may approve comprehensive plan amendments and area-wide zone map amendments if it finds that:

- a. The proposed amendment bears a substantial relationship to the public health, safety, welfare, and protection of the environment; and
- b. The proposed amendment is consistent with the requirements of RCW Chapter 36.70A and with the portion of the city's adopted plan not affected by the amendment;
- c. The proposed amendment responds to a substantial change in conditions beyond the property owner's control applicable to the area within which the subject property lies;
- d. The proposed amendment corrects an obvious mapping error; or
- e. The proposed amendment addresses an identified deficiency in the comprehensive plan.

2. The city must also consider the following factors prior to approving comprehensive plan amendments:

- a. The effect upon the physical environment;
- b. The effect on open space, streams, and rivers;
- c. The compatibility with and impact on adjacent land uses and surrounding neighborhoods;
- d. The adequacy of and impact on community facilities including utilities, roads, public transportation, parks, recreation, and schools;
- e. The benefit to the neighborhood, city, and region;
- f. The quantity and location of land planned for the proposed land use type and density and the demand for such land;
- g. The current and projected population density in the area; and
- h. The effect upon other aspects of the comprehensive plan.

E. Transmittal to the state of Washington. At least sixty (60) days prior to final action being taken by the city council, the Washington State Department of Commerce (WSDC) shall be provided with a copy of the amendments in order to initiate the sixty-day comment period. No later than ten days after adoption of the proposal, a copy of the final decision shall be forwarded to WSDC.

F. Within sixty (60) days of receipt of the planning commission's findings and recommendations, the city council shall consider the findings and recommendations of the commission concerning the application and may hold a public hearing pursuant to council rules. The department shall distribute notice of the council's public hearing pursuant to MMC 14.04.020(B). All annual amendments to the comprehensive plan shall be considered concurrently. By a majority vote of its membership, the city council shall:

- 1. Approve the application;
- 2. Disapprove the application;
- 3. Modify the application. If the modification is substantial, the council must either conduct a public hearing on the modified proposal in accordance to subsection (B) above; or
- 4. Refer the proposal back to the planning commission for further consideration.

PROPOSAL SUMMARY: The Washington State Growth Management Act (GMA) requires cities and counties to adopt comprehensive plans and development regulations for their communities. The City of Millwood has adopted a comprehensive plan and development regulations in accordance with the provisions of the Washington State Growth Management Act (GMA). Additionally, a GMA periodic update of a comprehensive plan and related development regulations must be conducted every ten (10) years. The City must make revisions necessary to comply with changes to WA State law, update data and best available science, and may consider changes to the vision, goals, and policies contained in the City Comprehensive Plan. The City must be up-to-date with the requirements of the GMA, including the periodic update requirements, to be eligible for grants and loans from certain state infrastructure programs. Updated Millwood Comprehensive Plan (Part 1) was adopted on November 12, 2025 under Ordinance 551. Part 2 adds some additional clarifications to the Housing Element to comply with a recent GMHB case and adds the Climate Change and Resiliency Element that was coordinated with Spokane County. The City of Millwood 2026 Comprehensive Plan Periodic Update contains the following (with the portions modified/added in Part 2 highlighted):



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Comprehensive Plan Amendments & Updates

Date	Type	Ordinance	Element(s)
October 4, 2010	Amendment	403	Historic Preservation
December 6, 2010	Amendment	406	Capital Facilities
December 13, 2011	Amendment	424	Capital Facilities
May 8, 2012	Amendment	433	Land Use
August 13, 2013	Amendment	447	Land Use
January 20, 2014	Amendment	454	Land Use
February 10, 2015	Amendment	471	Land Use
September 10, 2019	Periodic Update	Resolution 2019-05	All
October 8, 2019	Amendment	501	Land Use Map
April 12, 2022	Amendment	524	Historic Preservation
April 12, 2022	Amendment	525	Transportation
November 12, 2025	Periodic Update	551	All
<u>TBD 2026</u>	<u>Periodic Update</u>	<u>TBD</u>	<u>Housing and Climate Change/Resiliency</u>

Chapter Listing	Number	Goal	Implementing Policy
ED			
HP	G.13	Retain the historic atmosphere of Millwood while contributing to its future economic development.	9, 10, 11
HP	G.14	Pursue the acquisition of historic data and the accumulations of collections that have relevance to Millwood's local heritage and identify a central storage site for these collections.	9, 10, 13
HP	G.15	Provide public awareness of, and education about, Millwood's rich local heritage through participation in local events.	1, 9, 10
<u>CR</u>	<u>G.16</u>	<u>Strengthen Millwood's infrastructure and emergency response capacity to prepare for, respond to, and recover from extreme heat, wildfire, smoke, and flood events enhancing community safety, reliability, and resilience (Emergency Management).</u>	<u>46, 47, 48, 49, 50, 51</u>
<u>CR</u>	<u>G.17</u>	<u>Enhance Millwood's natural and built areas such as parks, streetscapes, and local waterways through tree planting, water conservation, and native landscaping to build resilience to climate hazards (Ecosystems).</u>	<u>52, 53, 54, 55</u>
<u>CR</u>	<u>G.18</u>	<u>Strengthen partnerships and community capacity to prepare for and respond to climate-related hazards (Partnerships and Community).</u>	<u>56, 57, 58, 59, 60, 61</u>

Policies / Objectives

Table 3-3: Policies / Objectives

Chapter Listing	Number	Policy / Objective	Goal Reference	Implementing Action
LU ED	P.01	Coordinate business, City and community efforts, and investment to enhance Millwood's central business district.	G.01 G.03 G.06 G.12 G.15	1, 2, 3, 4, 5, 7, 11, 10, 19, 25, 26
LU H	P.02	Ensure commercial building design standards are appropriate and effective.	G.01	1, 2, 3, 7, 25, 26

Chapter Listing	Number	Policy / Objective	Goal Reference	Implementing Action
PR	P.45	Provide safe small/neighborhood scale public river access which accommodates a canoe/kayak put-in	G.02 G.09 G.12	13, 22, 24, 35
<u>CR</u>	<u>P.46</u>	<u>Assess and retrofit infrastructure such as transportation routes, water, and wastewater systems to reduce vulnerability to flooding, extreme heat, and wildfire impacts.</u>	<u>G.16</u>	
<u>CR</u>	<u>P.47</u>	<u>Encourage new and existing development to include features that improve comfort, save resources, and manage heat and stormwater through trees, green spaces, and efficient design.</u>	<u>G.16</u>	
<u>CR</u>	<u>P.48</u>	<u>Support expansion of energy resilience by developing microgrids, integrating renewable energy, strategically undergrounding power lines, and backup power systems for critical facilities.</u>	<u>G.16</u>	
<u>CR</u>	<u>P.49</u>	<u>Support programs and resources to educate and protect residents during heat and wildfire smoke events, including resilience hubs, cooling centers, subsidies for in-home air conditioning, DIY air filters, and public outreach on heat safety and safe sheltering in place for residents who prefer to remain at home during emergencies prioritize households with vulnerable residents (e.g., low-income seniors).</u>	<u>G.16</u>	
<u>CR</u>	<u>P.50</u>	<u>Partner with Spokane County Emergency Management, Spokane Regional Health District, and surrounding local jurisdictions to ensure essential services (e.g., emergency shelters, water systems,</u>	<u>G.16</u>	

Chapter Listing	Number	Policy / Objective	Goal Reference	Implementing Action
		<u>and health facilities) remain operational during power outages and emergencies.</u>		
<u>CR</u>	<u>P.51</u>	<u>Integrate formal notification protocols that integrate climate hazard information, evacuation routes, shelter locations, and resources for vulnerable populations into Millwood's emergency planning.</u>	<u>G.16</u>	
<u>CR</u>	<u>P.52</u>	<u>Establish water-efficient landscaping and irrigation practices for City properties, and partner with local utilities to help property owners, homeowners, renters and businesses reduce outdoor water use and prepare for drought.</u>	<u>G.17</u>	
<u>CR</u>	<u>P.53</u>	<u>Support the preservation, protection, and restoration of the Spokane River corridor, adjacent riparian areas, and connected habitat corridors to maintain and improve water quality, restore natural hydrologic and ecological functions, enhance drought and flood resilience, and protect critical salmon habitat and wildlife movement.</u>	<u>G.17</u>	
<u>CR</u>	<u>P.54</u>	<u>Expand planting and maintenance of native drought- and fire-resistant trees and plants, prioritizing areas with limited tree canopy and barren land and communities most vulnerable to climate impacts. Encourage preservation of existing trees and plants in new development to improve shade, air quality, and habitat while reducing heat and fire risks.</u>	<u>G.17</u>	
<u>CR</u>	<u>P.55</u>	<u>Maintain and enhance Millwood Park and Interurban Trail, and green spaces, as community assets that</u>	<u>G.17</u>	

Chapter Listing	Number	Policy / Objective	Goal Reference	Implementing Action
		<u>provide shade, reduce urban heat, and serve as demonstration sites for native landscaping, water-wise irrigation, and habitat restoration, while improving access to nature for overburdened communities and all residents.</u>		
<u>CR</u>	<u>P.56</u>	<u>Collaborate with regional partners, including Spokane County and local nonprofits, to pursue funding for local resilience and hazard mitigation projects such as updates to the Spokane County Emergency Management Comprehensive Emergency Management Plan, March 2024.</u>	<u>G.18</u>	
<u>CR</u>	<u>P.57</u>	<u>Expand targeted multi-language outreach to residents before, during, and after emergency and climate hazard events through partnerships with Spokane County, local nonprofits, businesses, and faith-based organizations.</u>	<u>G.18</u>	
<u>CR</u>	<u>P.58</u>	<u>Integrate wildfire preparedness, heat safety, and air quality protection into City communications and community events to increase resident awareness.</u>	<u>G.18</u>	
<u>CR</u>	<u>P.59</u>	<u>Coordinate with the Spokane Conservation District and Spokane Valley Fire to share regional wildfire preparedness information and smoke safety resources with residents and local organizations.</u>	<u>G.18</u>	
<u>CR</u>	<u>P.60</u>	<u>Support ongoing training and capacity-building opportunities for City staff, volunteers, and local organizations to strengthen</u>	<u>G.18</u>	

Chapter Listing	Number	Policy / Objective	Goal Reference	Implementing Action
		<u>Millwood's ability to prepare for and respond to climate-related hazards.</u>		
CH	P.61	Integrate efforts around climate planning, hazard mitigation planning, emergency planning, land use planning, and other disciplines so that the plans and actions are supportive of each other and cross reference each other, as applicable (i.e. City of Millwood's participation in the Spokane County Emergency Management Comprehensive Emergency Management Plan, March 2021)	8.18	

Implementing Actions

Table 3-4: Implementing Actions

Number	Action	Policy
1	Develop a Central Business District Plan for development along Argonne Road which includes parking locations with wayfinding signage, inclusion of public art, utilizing green infrastructure / low impact development, and street trees consistent with Millwood's Tree City designation.	1, 2, 3, 4, 5, 6, 8, 9, 10, 11, 12, 13, 15, 19, 20, 25, 27, 28, 29, 31, 36
2	Initiate a Parking Study along Argonne Road to better understand how parking is being utilized in the Central Business District and where opportunities exist.	1, 2, 4, 5, 6, 10, 11, 12, 19, 25, 28, 31, 36
3	Develop and adopt design standards for commercial development.	1, 2, 3, 4, 5, 6, 10, 11, 17, 28, 31, 36, 39
4	Provide an interconnected bike and pedestrian trails system that connects to the Spokane River and Millwood's public parks.	1, 6, 8, 13, 24, 28, 31, 36, 42
5	Invite the Millwood Community Association to identify infrastructure opportunities or needs.	1, 13, 15, 27, 28, 30, 31, 32, 34, 36, 43

Table 6-10: Summary of Capacity By Zoning Category

Summary of Capacity by Zoning Category			
Zone Category	Residential Unit Capacity *	Assigned Zone Category	Capacity in Zone Category
Residential (UR-1)	10	Low Density	10
Residential (UR-2)	10	Moderate Density	10
Residential (UR-3)	33	Low-Rise Multifamily	33
Low-Intensity Commercial / Mixed Use (C-2)	55	Low-Rise Multifamily (Mixed Use)	68
General Commercial (C-1) **	13		
Light Industrial (I-1) **	5	Temporary Emergency Housing	5
ADUs***	65	ADUs	65
Total Units:			121 Units + 65 ADUs + 5 Temporary

* Unit capacity was adjusted based on factors included in Table 6-9 above and is consistent with Table 6-12 below for assumed density / development standards

** Temporary emergency housing would be allowed in both C-1 & I-1; however I-1 has been utilized to demonstrate capacity based on factors included in Table 6-9

*** ADUs are permitted in UR-1, UR-2, and UR-3 Zones. Adjusted capacity is based on a 5% participation rate as identified in Table 6-9

Table 6-11 below is the data that has been provided, consistent with the HAPT for Spokane County with Millwood's allocated share of 106 units, broken down by income level plus 5 emergency housing beds for temporary housing needs.

Table 6-11: City of Millwood HAPT

City of Millwood	Permanent Housing Needs by Income Level (% of Area Median Income)							Emergency Housing Needs (Temporary)	
	Total Allocated Units (2020-2046)	0 - 30%							
		Non PSH	PSH*	>30-50%	>50-80%	>80-100%	>100-120%		>120%
0.14% Share of Spokane County Housing Growth									
Existing (Estimate)	820	27	0	147	413	142	37	54	0
Future Allocation **	106	30	9	21	12	7	6	21	5
* Permanent Affordable Housing (PSH)		** Development regulations need to allow for the construction of housing units allocated							

Table 6-12 utilizes the data in Table 6-8, Table 6-9, and Table 6-10 to show that Millwood meets or exceeds the allocated and assigned share of Spokane County's permanent housing needs by income band as well as meeting the assigned emergency housing needs for temporary beds.

Table 6-12: City of Millwood HAPT Capacity

City of Millwood	Permanent Housing Needs by Income Level (% of Area Median Income)							Emergency Housing Needs (Temporary)
0.14% Share of Spokane County Housing Growth	Total Allocated Units (2020-2046)	0 - 30%		>30-50%	>50-80%	>80-100%	>100-120%	>120%
		Non PSH	PSH*					
Existing (Estimate)	820	27	0	147	413	142	37	54
Future Allocation**	106	30	9	21	12	7	6	21
Capacity Based on Assumed Density & Development Standards	121 Units + 65 ADUs + 5 Temporary	30	9	25	58	9	32	23
* Permanent Affordable Housing (PSH)		** Development regulations need to allow for the construction of housing units allocated						
>50-80% includes ADUs in UR-2 / UR-3 Zones & >80-100% includes ADUs in UR-1 Zone. Capacity accounts for replacement of 54 existing units on underutilized land.								

The City of Millwood utilized the “methodology for estimating affordable housing funding gap” contained in the Commerce HB 1220 Housing Book 2. The methodology was utilized to roughly estimate the gap in funding associated with capital costs for new affordable housing development. Results are described below.

City of Millwood Estimated Affordable Housing Funding Gap

1. Total annual affordable housing units needed: Per Table 6-11 above, 60 units are needed in the 0-50% AMI brackets. For a twenty (20) year planning period, this would result in an average of 3 new units needed per year to meet Millwood’s allocated need.
2. Average annual units produced: Millwood has not had any recent affordable housing production.
3. Gap in annual affordable housing production: The total gap in average annual production in Millwood is 3 units (total annual affordable housing units needed minus average annual units produced).
4. Gap in funding: Based on 3 units and a Spokane County average cost per unit of \$217,419 (in 2022 \$ per Book 2 Exhibit 25), the rough estimated funding gap is \$652,257 per year (excluding money paid by tenants/occupants).

6.6 BARRIERS TO HOUSING DEVELOPMENT

Reviewing past projects, analyzing current projects and data, discussions with developers and community members, Comprehensive Plan and development regulations code review, and research were the methods utilized to determine the likely barriers to housing development in Millwood.

As discussed in Section 6.4 above, for the City of Millwood, the most likely factors contributing to housing affordability and housing supply issues that the City can potentially address are:

- Development regulations (adding a variety of middle housing types as permitted uses, reducing minimum lot sizes to be consistent with adopted bulk density standards, reducing off-street parking requirements, updating ADU regulations, reducing setbacks/lot coverage/impervious surface standards, etc.).
- Process obstacles (increasing SEPA Threshold Exemptions and Infill Exemptions, streamlining of permitting processes, and subdivision process streamlining).
- Offsetting limited land availability (maximizing use of land through development regulation modifications listed above and encouraging infill development).
- Addressing funding gaps (exploring funding options and incentives for affordable housing including pre-approved designs).
- Additionally, continued coordination with Spokane Transit for transit system improvements can contribute to reducing affordable housing barriers in Millwood.

The minimal development that Millwood has had and/or approved in recent years is trending in the direction of meeting local needs and maximizing permitted densities.

Chapter 3 includes goals, policies/objectives, and an actions framework to address affordable housing such as:

- Goal: A larger variety of housing options.
 - Policy: Limit barriers to development caused by institutional requirements, as appropriate.
 - Policy: Encourage the development of low and moderate-income housing in places close to services and easily served by transit.

CHAPTER 12 – CLIMATE CHANGE & RESILIENCY ELEMENT

~~Currently being developed in coordination with Spokane County. Anticipate inclusion in the Millwood Comprehensive Plan in 2026.~~

12.1 PURPOSE

~~Millwood is developing a Climate Element to increase local resilience to climate change impacts and hazards. Climate change is a current and continuing threat to our community, environment, and economy; climate impacts, such as rising annual temperatures, increased frequency and intensity of wildfires and wildfire smoke, and changes in precipitation patterns, have cascading impacts across the community.~~

12.2 LEGISLATIVE CONTEXT

~~In 2023, Washington House Bill (HB) 1181 introduced a new requirement under the Growth Management Act (GMA), calling for cities and counties to integrate climate change policies into all future comprehensive plan updates. The GMA sets the following goals for climate change and resiliency:~~

Ensure that comprehensive plans, development regulations, and regional policies, plans, and strategies adapt to and mitigate the effects of a changing climate; support reductions in greenhouse gas emissions and per capita vehicle miles traveled; prepare for climate impact scenarios; foster resiliency to climate impacts and natural hazards; protect and enhance environmental, economic, and human health and safety; and advance environmental justice. (RCW 36.70A.070(9))

~~Under HB 1181, Millwood is required to develop a Climate Resilience sub-element as part of its 2026 Comprehensive Plan Update. This Climate Chapter seeks to elevate and address key climate issues facing the Millwood community. Specifically, it aims to build community resilience to climate change impacts~~

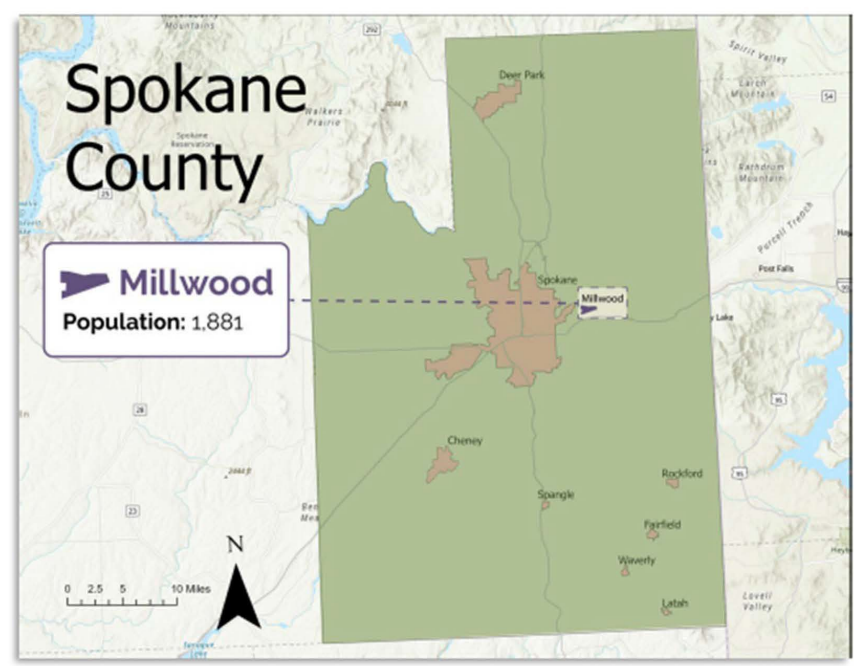
~~The Millwood Climate Element was developed in tandem with the Spokane County Climate Element, and goals and policies are in alignment under Commerce’s requirements. Both the Spokane County and Millwood Climate Elements were funded by Commerce’s Climate Commitment Act.~~

12.3 EXISTING CONDITIONS AND CLIMATE VULNERABILITY ASSESSMENT



Extreme Weather Events and Climate Impacts

~~The City of Millwood, located in east central Spokane County right near the city of Spokane and Spokane Valley, is home to 1,881 residents (Map 12-1). The city is suburban, surrounded by housing on its east and west borders, a state highway and railway to the south, and the Spokane River to the north. Millwood faces potential risks from existing and future climate hazards, including to community health and safety, natural resources and ecosystems, and built infrastructure.~~



Map 12-1: Location of Millwood within Spokane County, Washington, included in the Climate Vulnerability Assessment.

The following extreme weather events and climate impacts are expected in Millwood. See the Spokane County Climate Vulnerability Assessment for a full discussion of all potential extreme weather and climate impacts.

- **Increased annual temperature:** Higher annual temperatures with an expected 9.5°F temperature increase by 2100 and more frequent extreme heat events.
- **Wildfire and wildfire smoke:** Increased wildfire activity and risk from extreme heat and heightened drought conditions, raising wildfire and wildfire smoke impacts.
- **Changing precipitation:** Changes to precipitation patterns, with more winter precipitation falling as rain rather than snow, increasing streamflow and risk of flooding.

Impacts on Health and Well-being

While climate change will affect all residents, certain groups face greater risks. According to the U.S. Census Bureau (2023), local demographics highlight key populations who may be especially vulnerable:

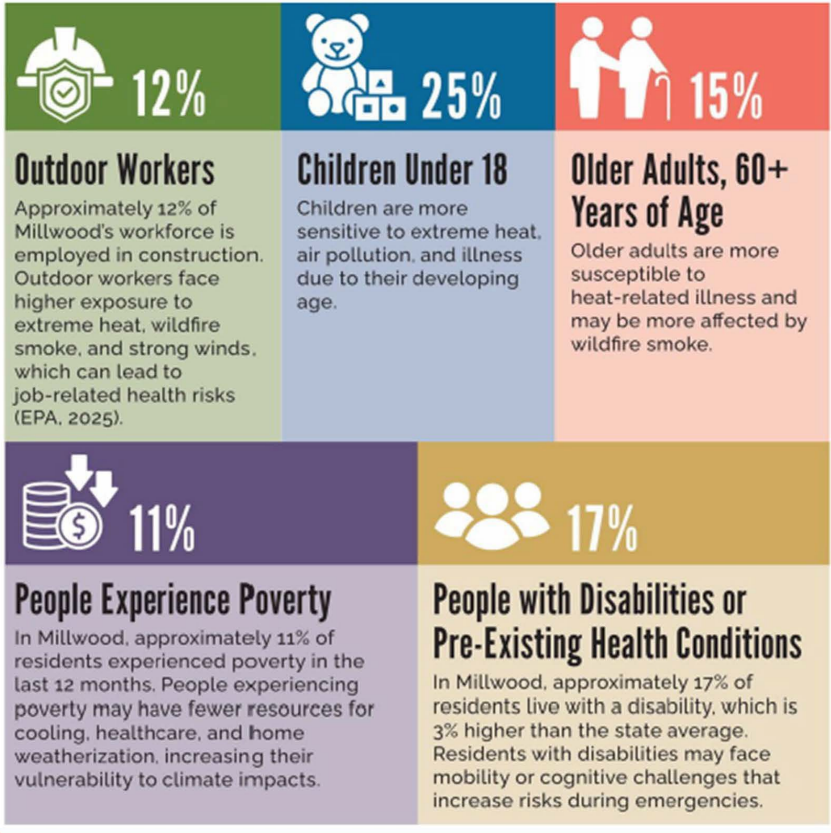
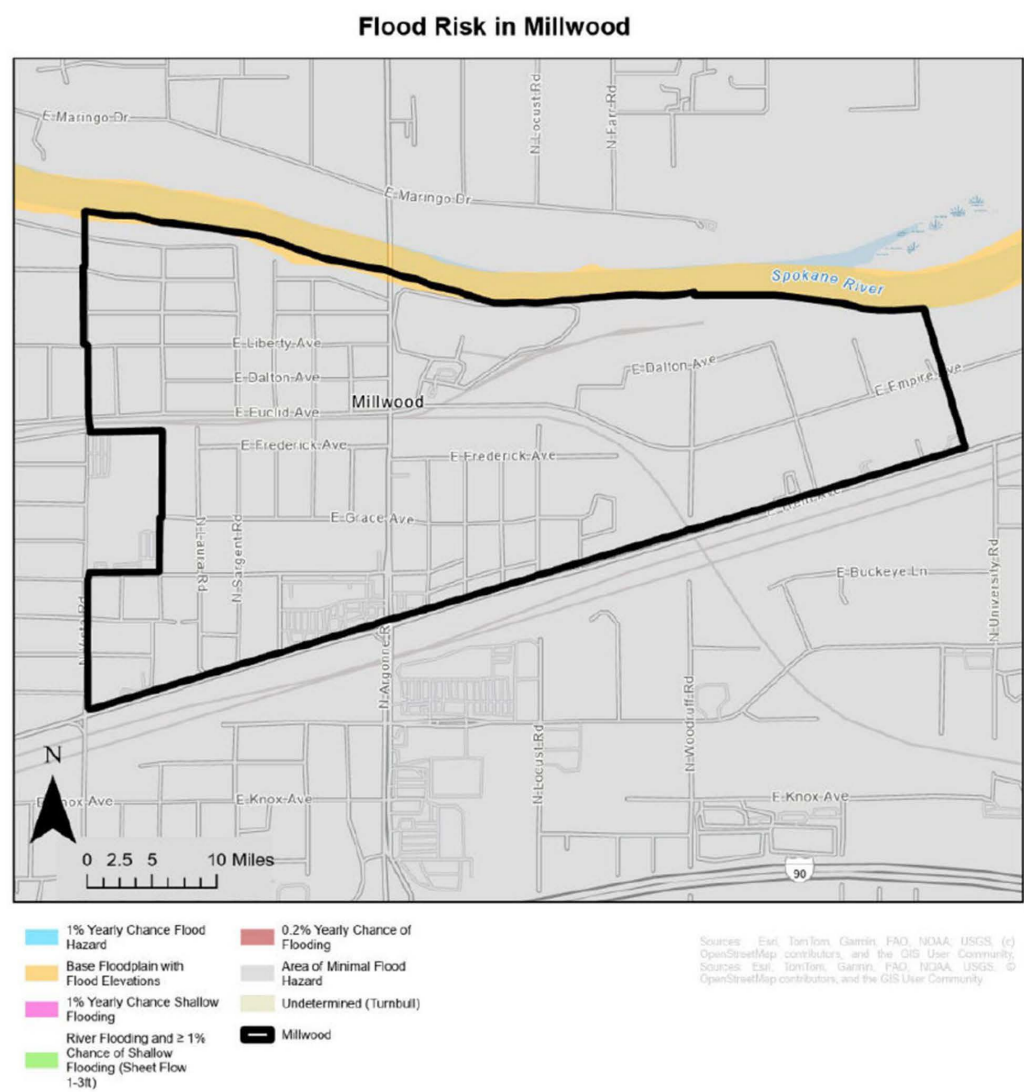


Figure 12-1: Key populations who may be especially vulnerable to climate change (U.S. Census Bureau (2023))

 Impacts on Infrastructure, Community and Natural Resources

Millwood is located just south of the Spokane River. According to the Federal Emergency Management Agency (FEMA) floodplain map (Map 12-2), there is some localized flooding risk along the river's shoreline. Depending on changing climate conditions, flooding could potentially impact homes, roads, and industries situated close to the Spokane River. It's important to note that FEMA floodplain maps may underestimate future flood risks, as they do not fully account for the effects of a changing climate.



Map 12-2: Flood Risk in Millwood WA, FEMA Flood Risk Data

Extreme weather and climate events such as wildfire smoke, extreme heat, and flooding will affect all residents of Millwood and place added stress on the city’s infrastructure and natural resources. Although Millwood’s direct wildfire risk is relatively low, nearby fires could still force evacuation. Displacement places added strain on emergency systems, disrupts medical care, and increases stress and instability for residents. Wildfire smoke traveling from other areas can further degrade local air quality, impacting outdoor activity and visibility.

In Millwood, limited tree cover and extensive paved areas intensify heat exposure, creating harsh conditions for people walking, biking, or waiting for transit. Hotter nights further limit opportunities for

cooling, disrupt sleep, and increase stress, while households face rising costs to keep homes safe and livable during extreme heat. Wildfire smoke and extreme heat compound these risks, with smoke triggering asthma, weakening the immune system, affecting brain development in children, and worsening heart, lung, and memory issues among older adults.



Resilience Opportunities

Millwood has several opportunities to strengthen resilience:

- ✓ **Transportation options:** As a busy commuter and freight corridor, Millwood can reduce risks by improving traffic management, expanding sidewalks and bike paths, improving public transit access, and planning detour routes to keep emergency response moving during floods or severe weather.
- ✓ **Spokane River stewardship:** Restoring riparian areas along the Spokane River with trees and native plants can both reduce flood and erosion risks and improve water quality.
- ✓ **Protecting health:** With many drivers and outdoor workers in Millwood, providing shaded rest areas, clean-air shelters, and hydration stations at community facilities could help residents cope with wildfire smoke and extreme heat.

12.4 RESILIENCE GOALS AND POLICIES

See Millwood’s **Housing and Land Use Elements** for policies that promote affordable and accessible housing near transportation developments.

See the **Essential Public Facilities and Utilities Elements** for policies that promote sustainable management of stormwater infrastructure to promote ecosystem and community health.

See the **Land Use and Parks & Recreation Elements** for policies that promote the use of best available science and habitat restoration efforts.

See the **Transportation Element** for policies that promote a safe, accessible, and reliable transportation network.

The Millwood Climate Element builds on and aligns with the Spokane County Climate Element’s overarching resilience goals and policies. Together, these plans strengthen regional coordination on climate preparedness, reduce risks to people, infrastructure, and ecosystems, and support a thriving, resilient future for all communities in the County. In accordance with the Washington State Department of Commerce’s requirements for the Climate Element sub-element (RCW 36.70A.020 and HB 1181, 2023), this section addresses the three resilience planning requirements by:

- Addressing natural hazards created or aggravated by climate change, including flooding, drought, heat, smoke, wildfire, and other changes to temperature and precipitation patterns;
- Identifying, protecting, and enhancing natural areas to foster climate resilience and support safe species migration; and

- Strengthening community resilience to climate impacts by addressing social, economic, and built-environment factors, and advancing environmental justice.

Millwood Comprehensive Plan Section 3.6 provides information on critical areas in the City of Millwood.

Refer to Section 3.2 for Climate Change & Resiliency (CR) Goals and Policies addressing Emergency Management, Ecosystems, and Partnerships and Community, in addition to supplemental CR goals, policies, and implementing actions previously adopted by the City of Millwood.

ENVIRONMENTAL REVIEW: In accordance with WAC 197-11, notice was given that a SEPA Checklists had been completed on the periodic update to the Comprehensive Plan. The City of Millwood determined that the proposals would have no significant adverse environmental impacts and issued a Determination of Nonsignificance (DNS) on August 8, 2025 for Part 1 and January 6, 2026 for Part 2. Copies of the SEPA Checklists and the Non-Project DNS Threshold Determinations were available for review beginning on August 8, 2025 through 4pm, August 25, 2025 and January 6, 2026 through 4pm, January 20, 2026. In addition to the publications and postings, notice was provided to:

- City of Millwood Staff, City Council, & Planning Commission
- City of Millwood Engineer
- Millwood Periodic Update Notice List
- Utility & Service Providers
- Public Agencies
- Adjacent Jurisdictions, Felts Field, and Tribes
- SEPA Review Agencies
- WA State Dept. of Commerce - Growth Management Services Contacts

REVIEWING AGENCIES: Agency comments received from the Notice of Public Hearing 1/28/26 & SEPA Availability for Part 2 and/or the 60-Day GMA Review for Part 2 (received as of January 20, 2026) have been summarized below and attached to this staff report.

- 1/13/26 - Washington Geological Survey (WGS), Washington Department of Natural Resources (DNR).
 - Language additions concerning hazard mitigation planning, coordination, and critical areas were incorporated into draft plan (January 20, 2026 version) and highlighted in green.

PUBLIC COMMENTS (WRITTEN): Public comments received from the Notice of Public Hearing 1/28/26 & SEPA Availability for Part 2 and/or the 60-Day GMA Review for Part 2 (received as of January 20, 2026) have been summarized below and attached to this staff report.

- None Received

HEARING PROCESS: The Planning Commission will conduct the hearings pursuant to MMC Title 14 including Section 14.04.020, as applicable for the Periodic Update. All interested persons may testify at the public hearing and may submit written comments and documents before or at the hearing. All hearings are conducted in facilities that are accessible to persons with physical disabilities. The City Council shall, after an examination of the Planning Commission's recommendation and reasons therefor, render the final decision.

STAFF ANALYSIS:

Legal Compliance

The Periodic Update Checklist for Fully-Planning Cities (July 2024 version) with additional checklist items for the housing element in the expanded housing checklist (reviewed by Commerce in December 2025), were utilized for the Comprehensive Plan Periodic Update with revisions made to the plan as needed.

Section I: Comprehensive Plan
LAND USE
HOUSING
CAPITAL FACILITIES
UTILITIES
TRANSPORTATION
SHORELINE
ESSENTIAL PUBLIC FACILITIES
TRIBAL PLANNING
CLIMATE CHANGE & RESILIENCY
ECONOMIC DEVELOPMENT
PARKS & RECREATION
OPTIONAL ELEMENTS
CONSISTENCY
PUBLIC PARTICIPATION

The proposed updated Comprehensive Plan was reviewed for consistency with WA State Law and was sent to the Washington State Department of Commerce and other state agencies on August 28, 2025 for the required 60-day state notification (under RCW 36.70A.106) for Part 1 and on January 6, 2026 for Part 2 to solicit agency comments. The 2026 Comprehensive Plan Periodic Update is complete per current requirements.

Consistency

Pursuant to WAC 365-196, one of the features of the Growth Management Act (GMA) is requiring that locally developed plans be internally consistent, consistent with county-wide planning policies and multicounty planning policies, and consistent with the plans of other counties and cities where there are common borders or related regional issues. Additionally, development regulations adopted to implement the comprehensive plans must be consistent with such plans. WAC 365-196-500 outlines internal consistency and WAC 365-196-800 outlines the relationship between development regulations and comprehensive plans.

<u>File #</u>	<u>Comprehensive Plan Analysis</u>
2026 Comprehensive Plan Periodic Update (Part 1 and Part 2)	<i>As currently written, internal consistency requirements have been met.</i> Millwood Comprehensive Plan 2026 - 2046 (Part 1 Adopted November 12, 2025 & Part 2 Draft January 20, 2026).
<u>File #</u>	<u>Development Code/Zoning Analysis</u>
2026 Comprehensive Plan Periodic Update (Part 1 and Part 2)	<i>Consistent w/ GMA requirements, development regulations will need to be updated for consistency with the adopted Comprehensive Plan. No zone changes are required in order to accommodate Millwood's future growth.</i> Millwood Municipal Code (MMC), current as of October 22, 2025.

MMC Section 14.04.020 - Amendments to comprehensive plan (as applicable).

D. During its annual review of the suggested amendments, the city shall base its review on the following criteria:

1. The city may approve comprehensive plan amendments and area-wide zone map amendments if it finds that:
 - a. The proposed amendment bears a substantial relationship to the public health, safety, welfare, and protection of the environment; and
 - b. The proposed amendment is consistent with the requirements of RCW Chapter 36.70A and with the portion of the city's adopted plan not affected by the amendment;
 - c. The proposed amendment responds to a substantial change in conditions beyond the property owner's control applicable to the area within which the subject property lies;
 - d. The proposed amendment corrects an obvious mapping error; or
 - e. The proposed amendment addresses an identified deficiency in the comprehensive plan.

The January 20, 2026 (Part 2) version of the City of Millwood 2026 Comprehensive Plan Periodic Update meets all applicable criteria for amendment.
2. The city must also consider the following factors prior to approving comprehensive plan amendments:
 - a. The effect upon the physical environment;

- b. The effect on open space, streams, and rivers;
- c. The compatibility with and impact on adjacent land uses and surrounding neighborhoods;
- d. The adequacy of and impact on community facilities including utilities, roads, public transportation, parks, recreation, and schools;
- e. The benefit to the neighborhood, city, and region;
- f. The quantity and location of land planned for the proposed land use type and density and the demand for such land;
- g. The current and projected population density in the area; and
- h. The effect upon other aspects of the comprehensive plan.

All of the factors above have been considered in review and completion of the City of Millwood 2026 Comprehensive Plan Periodic Update (Part 1 and Part 2).

STAFF SUMMARY

- A. The Growth Management Act was established in the State of Washington in 1990 to provide a framework for land use planning and development regulation.
- B. Spokane County and the cities within it were mandated to plan under the GMA in 1993.
- C. As a City within Spokane County, Millwood crafted a Comprehensive Plan and Development Regulations which reflect and implement the community's vision for land use.
- D. The Growth Management Act, RCW 36.70A.130 requires the City of Millwood to enact a Comprehensive Plan, and to review and revise, if necessary, the Plan and development regulations periodically (currently every 10 years) to ensure that it complies with the requirements of the Growth Management Act.
- E. Updates to the City of Millwood Comprehensive Plan must be consistent with the Countywide Planning Policies for Spokane County, as amended, and must plan to accommodate the urban growth projected to occur within the next 20 years as well as the City's housing allocation.
- F. The WA State Department of Commerce provided a "Periodic Update Checklist for Cities" to guide cities through the periodic update requirements along with guidance for updating comprehensive plan elements such as housing to comply with recent changes to the GMA.
- G. The City of Millwood completed the "Periodic Update Checklists for Cities" to determine which elements of the Comprehensive Plan would need to be reviewed and updated.
- H. Millwood also prepared a Land Capacity Analysis (LCA) consistent with the Countywide Planning Policies for Spokane County, as well as a Racially Disparate Impacts Analysis (RDI) and updates to its Housing Element consistent with guidance provided by the Washington State Department of Commerce for Tier 3 cities and the expanded housing checklist (December 2025) that incorporates recent Growth Management Hearings Board (GMHB) decisions (with Millwood Comprehensive Plan Housing Element modifications included in Part 2 of the update process).

- I. Part 1 of Millwood’s 2026 Comprehensive Plan Periodic Update was adopted on November 12, 2025 and the January 28, 2026 Planning Commission Public Hearing is for Part 2 (additional clarifications added to the Housing Element to comply with a recent GMHB case and addition of the Climate Change and Resiliency Element that was coordinated with Spokane County).
- J. Millwood’s 2026 Comprehensive Plan Periodic Update process has followed the City of Millwood Periodic Update Public Participation Plan and the Periodic Update Work Plan that were adopted by the City Council on August 13, 2024 with administrative adjustments and modifications completed for the Periodic Update Work Plan in order to maintain substantial progress on the Periodic Update. Extensive public participation opportunities were provided, consistent with these plans, including meeting SEPA and 60-Day review requirements.
- K. The periodic update review process will continue in 2026 with updates to the critical areas ordinance and development regulations to be consistent with the updated Millwood Comprehensive Plan and the “Periodic Update Checklists for Cities”, following the City of Millwood Periodic Update Public Participation Plan and the Periodic Update Work Plan (as adjusted/modified), along with SB 5558 passed in April 2025 that provides a final compliance deadline of December 2026.
- L. The review process for Millwood’s 2026 Comprehensive Plan Periodic Update complies with MMC requirements, as applicable, and WA State Law.
- M. Millwood Comprehensive Plan 2026 - 2046 (Part 1 Adopted November 12, 2025 & Part 2 Draft January 20, 2026) has met internal consistency review.

ATTACHMENTS:

- Exhibit 1 Modified pages from City of Millwood Comprehensive Plan - 2026 Periodic Update (PART 2 Draft 1-20-26)
- Exhibit 2: Draft Millwood Climate Element 12-29-25/1-5-26 (prepared by Spokane County) - *incorporated into PART 2 Draft 1-5-26 & 1-20-26*
- Exhibit 3: Notice of Planning Commission Public Hearing 1-28-26 and SEPA Availability
- Exhibit 4: 2026 Millwood Comprehensive Plan Periodic Update (Part 2) - SEPA Packet 1-6-26
- Exhibit 5: Agency/Public Comments received from Notice of Public Hearing 1/28/26 & SEPA Availability for Part 2 and/or the 60-Day GMA Review for Part 2 (received as of January 20, 2026)

The complete City of Millwood Comprehensive Plan - 2026 Periodic Update (PART 2 Draft 1-20-26) is available on the City website - <https://www.millwoodwa.us/periodic-updates>.

DRAFT RECOMMENDATIONS FOR THE PLANNING COMMISSION

Option 1: Recommendation of approval

The Planning Commission recommends approval of the City of Millwood Comprehensive Plan - 2026 Periodic Update (PART 2 Draft 1-20-26) and finds that the factors in MMC Section 14.04.020(D)(2) have been considered and the criteria in MMC Section 14.04.020(D)(1), as applicable, have been met.

Option 2: Recommendation of approval with modification(s)

The Planning Commission recommends approval with modification(s) of the City of Millwood Comprehensive Plan - 2026 Periodic Update (PART 2 Draft 1-20-26) and finds that the factors in MMC Section 14.04.020(D)(2) have been considered and the criteria in MMC Section 14.04.020(D)(1), as applicable, have been met. The following proposed modification(s) are to be included with the recommendation:

- 1.

Option 3: Recommendation of denial

The Planning Commission recommends denial of the City of Millwood Comprehensive Plan - 2026 Periodic Update (PART 2 Draft 1-20-26) and finds that the factors in MMC Section 14.04.020(D)(2) have not been considered and/or the criteria in MMC Section 14.04.020(D)(1), as applicable, have not been met.

Option 4: Forward to City Council without Planning Commission recommendation

The Planning Commission requests the City of Millwood Comprehensive Plan - 2026 Periodic Update (PART 2 Draft 1-20-26) be sent to City Council with the notation that the Planning Commission makes no recommendation on the proposed plan.

Pursuant to MMC 14.04.020(F), the city council shall consider the findings and recommendations of the commission and may hold a public hearing pursuant to council rules. The department shall distribute notice of the council's public hearing pursuant to MMC 14.04.020(B). All annual amendments to the comprehensive plan shall be considered concurrently. By a majority vote of its membership, the city council shall:

1. Approve the application (*Part 2 updated Comprehensive Plan*);
2. Disapprove the application (*Part 2 updated Comprehensive Plan*);
3. Modify the application (*Part 2 updated Comprehensive Plan*). If the modification is substantial, the council must either conduct a public hearing on the modified proposal in accordance to MMC 14.04.020(B); or
4. Refer the proposal back to the planning commission for further consideration.

ATTACHMENT - EXHIBIT 1:
MODIFIED PAGES FROM CITY OF MILLWOOD COMPREHENSIVE PLAN - 2026 PERIODIC UPDATE
(PART 2 DRAFT 1-20-26)



Comprehensive Plan



2026 - 2046



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Comprehensive Plan Amendments & Updates

Date	Type	Ordinance	Element(s)
October 4, 2010	Amendment	403	Historic Preservation
December 6, 2010	Amendment	406	Capital Facilities
December 13, 2011	Amendment	424	Capital Facilities
May 8, 2012	Amendment	433	Land Use
August 13, 2013	Amendment	447	Land Use
January 20, 2014	Amendment	454	Land Use
February 10, 2015	Amendment	471	Land Use
September 10, 2019	Periodic Update	Resolution 2019-05	All
October 8, 2019	Amendment	501	Land Use Map
April 12, 2022	Amendment	524	Historic Preservation
April 12, 2022	Amendment	525	Transportation
November 12, 2025	Periodic Update	551	All
<u>TBD 2026</u>	<u>Periodic Update</u>	<u>TBD</u>	<u>Housing and Climate Change/Resiliency</u>

Chapter Listing	Number	Goal	Implementing Policy
ED			
HP	G.13	Retain the historic atmosphere of Millwood while contributing to its future economic development.	9, 10, 11
HP	G.14	Pursue the acquisition of historic data and the accumulations of collections that have relevance to Millwood's local heritage and identify a central storage site for these collections.	9, 10, 13
HP	G.15	Provide public awareness of, and education about, Millwood's rich local heritage through participation in local events.	1, 9, 10
<u>CR</u>	<u>G.16</u>	<u>Strengthen Millwood's infrastructure and emergency response capacity to prepare for, respond to, and recover from extreme heat, wildfire, smoke, and flood events enhancing community safety, reliability, and resilience (Emergency Management).</u>	<u>46, 47, 48, 49, 50, 51</u>
<u>CR</u>	<u>G.17</u>	<u>Enhance Millwood's natural and built areas such as parks, streetscapes, and local waterways through tree planting, water conservation, and native landscaping to build resilience to climate hazards (Ecosystems).</u>	<u>52, 53, 54, 55</u>
<u>CR</u>	<u>G.18</u>	<u>Strengthen partnerships and community capacity to prepare for and respond to climate-related hazards (Partnerships and Community).</u>	<u>56, 57, 58, 59, 60, 61</u>

Policies / Objectives

Table 3-3: Policies / Objectives

Chapter Listing	Number	Policy / Objective	Goal Reference	Implementing Action
LU ED	P.01	Coordinate business, City and community efforts, and investment to enhance Millwood's central business district.	G.01 G.03 G.06 G.12 G. 15	1, 2, 3, 4, 5, 7, 11, 10, 19, 25, 26
LU H	P.02	Ensure commercial building design standards are appropriate and effective.	G.01	1, 2, 3, 7, 25, 26

Chapter Listing	Number	Policy / Objective	Goal Reference	Implementing Action
PR	P.45	Provide safe small/neighborhood scale public river access which accommodates a canoe/kayak put-in	G.02 G.09 G.12	13, 22, 24, 35
<u>CR</u>	<u>P.46</u>	<u>Assess and retrofit infrastructure such as transportation routes, water, and wastewater systems to reduce vulnerability to flooding, extreme heat, and wildfire impacts.</u>	<u>G.16</u>	
<u>CR</u>	<u>P.47</u>	<u>Encourage new and existing development to include features that improve comfort, save resources, and manage heat and stormwater through trees, green spaces, and efficient design.</u>	<u>G.16</u>	
<u>CR</u>	<u>P.48</u>	<u>Support expansion of energy resilience by developing microgrids, integrating renewable energy, strategically undergrounding power lines, and backup power systems for critical facilities.</u>	<u>G.16</u>	
<u>CR</u>	<u>P.49</u>	<u>Support programs and resources to educate and protect residents during heat and wildfire smoke events, including resilience hubs, cooling centers, subsidies for in-home air conditioning, DIY air filters, and public outreach on heat safety and safe sheltering in place for residents who prefer to remain at home during emergencies prioritize households with vulnerable residents (e.g., low-income seniors).</u>	<u>G.16</u>	
<u>CR</u>	<u>P.50</u>	<u>Partner with Spokane County Emergency Management, Spokane Regional Health District, and surrounding local jurisdictions to ensure essential services (e.g., emergency shelters, water systems,</u>	<u>G.16</u>	

Chapter Listing	Number	Policy / Objective	Goal Reference	Implementing Action
		<u>and health facilities) remain operational during power outages and emergencies.</u>		
<u>CR</u>	<u>P.51</u>	<u>Integrate formal notification protocols that integrate climate hazard information, evacuation routes, shelter locations, and resources for vulnerable populations into Millwood's emergency planning.</u>	<u>G.16</u>	
<u>CR</u>	<u>P.52</u>	<u>Establish water-efficient landscaping and irrigation practices for City properties. and partner with local utilities to help property owners, homeowners, renters and businesses reduce outdoor water use and prepare for drought.</u>	<u>G.17</u>	
<u>CR</u>	<u>P.53</u>	<u>Support the preservation, protection, and restoration of the Spokane River corridor, adjacent riparian areas, and connected habitat corridors to maintain and improve water quality, restore natural hydrologic and ecological functions, enhance drought and flood resilience, and protect critical salmon habitat and wildlife movement.</u>	<u>G.17</u>	
<u>CR</u>	<u>P.54</u>	<u>Expand planting and maintenance of native drought- and fire-resistant trees and plants, prioritizing areas with limited tree canopy and barren land and communities most vulnerable to climate impacts. Encourage preservation of existing trees and plants in new development to improve shade, air quality, and habitat while reducing heat and fire risks.</u>	<u>G.17</u>	
<u>CR</u>	<u>P.55</u>	<u>Maintain and enhance Millwood Park and Interurban Trail, and green spaces, as community assets that</u>	<u>G.17</u>	

Chapter Listing	Number	Policy / Objective	Goal Reference	Implementing Action
		<u>provide shade, reduce urban heat, and serve as demonstration sites for native landscaping, water-wise irrigation, and habitat restoration, while improving access to nature for overburdened communities and all residents.</u>		
<u>CR</u>	<u>P.56</u>	<u>Collaborate with regional partners, including Spokane County and local nonprofits, to pursue funding for local resilience and hazard mitigation projects such as updates to the Spokane County Emergency Management Comprehensive Emergency Management Plan, March 2021.</u>	<u>G.18</u>	
<u>CR</u>	<u>P.57</u>	<u>Expand targeted multi-language outreach to residents before, during, and after emergency and climate hazard events through partnerships with Spokane County, local nonprofits, businesses, and faith-based organizations.</u>	<u>G.18</u>	
<u>CR</u>	<u>P.58</u>	<u>Integrate wildfire preparedness, heat safety, and air quality protection into City communications and community events to increase resident awareness.</u>	<u>G.18</u>	
<u>CR</u>	<u>P.59</u>	<u>Coordinate with the Spokane Conservation District and Spokane Valley Fire to share regional wildfire preparedness information and smoke safety resources with residents and local organizations.</u>	<u>G.18</u>	
<u>CR</u>	<u>P.60</u>	<u>Support ongoing training and capacity-building opportunities for City staff, volunteers, and local organizations to strengthen</u>	<u>G.18</u>	

Chapter Listing	Number	Policy / Objective	Goal Reference	Implementing Action
		<u>Millwood's ability to prepare for and respond to climate-related hazards.</u>		
C5	P.61	Integrate efforts around climate planning, hazard mitigation planning, emergency planning, land use planning, and other disciplines so that the plans and actions are supportive of each other and cross reference each other, as applicable (i.e. City of Millwood's participation in the Spokane County Emergency Management Comprehensive Emergency Management Plan, March 2021)	G.18	

Implementing Actions

Table 3-4: Implementing Actions

Number	Action	Policy
1	Develop a Central Business District Plan for development along Argonne Road which includes parking locations with wayfinding signage, inclusion of public art, utilizing green infrastructure / low impact development, and street trees consistent with Millwood's Tree City designation.	1, 2, 3, 4, 5, 6, 8, 9, 10, 11, 12, 13, 15, 19, 20, 25, 27, 28, 29, 31, 36
2	Initiate a Parking Study along Argonne Road to better understand how parking is being utilized in the Central Business District and where opportunities exist.	1, 2, 4, 5, 6, 10, 11, 12, 19, 25, 28, 31, 36
3	Develop and adopt design standards for commercial development.	1, 2, 3, 4, 5, 6, 10, 11, 17, 28, 31, 36, 39
4	Provide an interconnected bike and pedestrian trails system that connects to the Spokane River and Millwood's public parks.	1, 6, 8, 13, 24, 28, 31, 36, 42
5	Invite the Millwood Community Association to identify infrastructure opportunities or needs.	1, 13, 15, 27, 28, 30, 31, 32, 34, 36, 43

Table 6-10: Summary of Capacity By Zoning Category

Summary of Capacity by Zoning Category			
Zone Category	Residential Unit Capacity *	Assigned Zone Category	Capacity in Zone Category
Residential (UR-1)	10	Low Density	10
Residential (UR-2)	10	Moderate Density	10
Residential (UR-3)	33	Low-Rise Multifamily	33
Low-Intensity Commercial / Mixed Use (C-2)	55	Low-Rise Multifamily (Mixed Use)	68
General Commercial (C-1) **	13		
Light Industrial (I-1) **	5	Temporary Emergency Housing	5
ADUs***	65	ADUs	65
Total Units:			121 Units + 65 ADUs + 5 Temporary
<i>* Unit capacity was adjusted based on factors included in Table 6-9 above and is consistent with Table 6-12 below for assumed density / development standards</i> <i>** Temporary emergency housing would be allowed in both C-1 & I-1; however I-1 has been utilized to demonstrate capacity based on factors included in Table 6-9</i> <i>*** ADUs are permitted in UR-1, UR-2, and UR-3 Zones. Adjusted capacity is based on a 5% participation rate as identified in Table 6-9</i>			

Table 6-11 below is the data that has been provided, consistent with the HAPT for Spokane County with Millwood’s allocated share of 106 units, broken down by income level plus 5 emergency housing beds for temporary housing needs.

Table 6-11: City of Millwood HAPT

City of Millwood	Permanent Housing Needs by Income Level (% of Area Median Income)							Emergency Housing Needs (Temporary)	
	Total Allocated Units (2020-2046)	0 - 30%							
		Non PSH	PSH*	>30-50%	>50-80%	>80-100%	>100-120%		>120%
0.14% Share of Spokane County Housing Growth									
Existing (Estimate)	820	27	0	147	413	142	37	54	0
Future Allocation**	106	30	9	21	12	7	6	21	5
* Permanent Affordable Housing (PSH)		** Development regulations need to allow for the construction of housing units allocated							

Table 6-12 utilizes the data in Table 6-8, Table 6-9, and Table 6-10 to show that Millwood meets or exceeds the allocated and assigned share of Spokane County’s permanent housing needs by income band as well as meeting the assigned emergency housing needs for temporary beds.

Table 6-12: City of Millwood HAPT Capacity

City of Millwood	Total Allocated Units (2020-2046)	Permanent Housing Needs by Income Level (% of Area Median Income)							Emergency Housing Needs (Temporary)
0.14% Share of Spokane County Housing Growth		0 - 30%		>30-50%	>50-80%	>80-100%	>100-120%	>120%	
		Non PSH	PSH*						
Existing (Estimate)	820	27	0	147	413	142	37	54	0
Future Allocation**	106	30	9	21	12	7	6	21	5
Capacity Based on Assumed Density & Development Standards	121 Units + 65 ADUs + 5 Temporary	30	9	25	58	9	32	23	5
* Permanent Affordable Housing (PSH)		** Development regulations need to allow for the construction of housing units allocated							
>50-80% includes ADUs in UR-2 / UR-3 Zones & >80-100% includes ADUs in UR-1 Zone. Capacity accounts for replacement of 54 existing units on underutilized land.									

The City of Millwood utilized the “methodology for estimating affordable housing funding gap” contained in the Commerce HB 1220 Housing Book 2. The methodology was utilized to roughly estimate the gap in funding associated with capital costs for new affordable housing development. Results are described below.

City of Millwood Estimated Affordable Housing Funding Gap

1. Total annual affordable housing units needed: Per Table 6-11 above, 60 units are needed in the 0-50% AMI brackets. For a twenty (20) year planning period, this would result in an average of 3 new units needed per year to meet Millwood’s allocated need.
2. Average annual units produced: Millwood has not had any recent affordable housing production.
3. Gap in annual affordable housing production: The total gap in average annual production in Millwood is 3 units (total annual affordable housing units needed minus average annual units produced).
4. Gap in funding: Based on 3 units and a Spokane County average cost per unit of \$217,419 (in 2022 \$ per Book 2 Exhibit 25), the rough estimated funding gap is \$652,257 per year (excluding money paid by tenants/occupants).

6.6 BARRIERS TO HOUSING DEVELOPMENT

Reviewing past projects, analyzing current projects and data, discussions with developers and community members, Comprehensive Plan and development regulations code review, and research were the methods utilized to determine the likely barriers to housing development in Millwood.

As discussed in Section 6.4 above, for the City of Millwood, the most likely factors contributing to housing affordability and housing supply issues that the City can potentially address are:

- Development regulations (adding a variety of middle housing types as permitted uses, reducing minimum lot sizes to be consistent with adopted bulk density standards, reducing off-street parking requirements, updating ADU regulations, reducing setbacks/lot coverage/impervious surface standards, etc.).
- Process obstacles (increasing SEPA Threshold Exemptions and Infill Exemptions, streamlining of permitting processes, and subdivision process streamlining).
- Offsetting limited land availability (maximizing use of land through development regulation modifications listed above and encouraging infill development).
- Addressing funding gaps (exploring funding options and incentives for affordable housing including pre-approved designs).
- Additionally, continued coordination with Spokane Transit for transit system improvements can contribute to reducing affordable housing barriers in Millwood.

The minimal development that Millwood has had and/or approved in recent years is trending in the direction of meeting local needs and maximizing permitted densities.

Chapter 3 includes goals, policies/objectives, and an actions framework to address affordable housing such as:

- Goal: A larger variety of housing options.
 - Policy: Limit barriers to development caused by institutional requirements, as appropriate.
 - Policy: Encourage the development of low and moderate-income housing in places close to services and easily served by transit.

CHAPTER 12 – CLIMATE CHANGE & RESILIENCY ELEMENT

~~Currently being developed in coordination with Spokane County. Anticipate inclusion in the Millwood Comprehensive Plan in 2026.~~

12.1 PURPOSE

~~Millwood is developing a Climate Element to increase local resilience to climate change impacts and hazards. Climate change is a current and continuing threat to our community, environment, and economy; climate impacts, such as rising annual temperatures, increased frequency and intensity of wildfires and wildfire smoke, and changes in precipitation patterns, have cascading impacts across the community.~~

12.2 LEGISLATIVE CONTEXT

~~In 2023, Washington House Bill (HB) 1181 introduced a new requirement under the Growth Management Act (GMA), calling for cities and counties to integrate climate change policies into all future comprehensive plan updates. The GMA sets the following goals for climate change and resiliency:~~

Ensure that comprehensive plans, development regulations, and regional policies, plans, and strategies adapt to and mitigate the effects of a changing climate; support reductions in greenhouse gas emissions and per capita vehicle miles traveled; prepare for climate impact scenarios; foster resiliency to climate impacts and natural hazards; protect and enhance environmental, economic, and human health and safety; and advance environmental justice. (RCW 36.70A.070(9))

~~Under HB 1181, Millwood is required to develop a Climate Resilience sub-element as part of its 2026 Comprehensive Plan Update. This Climate Chapter seeks to elevate and address key climate issues facing the Millwood community. Specifically, it aims to build community resilience to climate change impacts~~

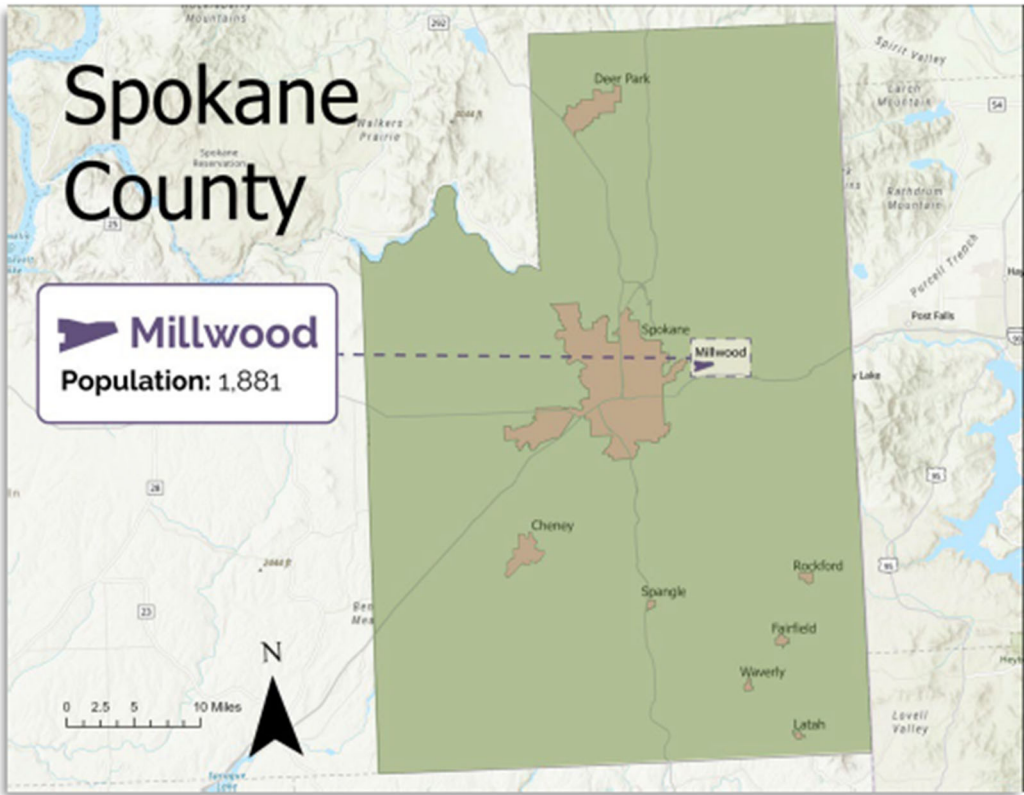
~~The Millwood Climate Element was developed in tandem with the Spokane County Climate Element, and goals and policies are in alignment under Commerce’s requirements. Both the Spokane County and Millwood Climate Elements were funded by Commerce’s Climate Commitment Act.~~

12.3 EXISTING CONDITIONS AND CLIMATE VULNERABILITY ASSESSMENT



Extreme Weather Events and Climate Impacts

~~The City of Millwood, located in east central Spokane County right near the city of Spokane and Spokane Valley, is home to 1,881 residents (Map 12-1). The city is suburban, surrounded by housing on its east and west borders, a state highway and railway to the south, and the Spokane River to the north. Millwood faces potential risks from existing and future climate hazards, including to community health and safety, natural resources and ecosystems, and built infrastructure.~~



Map 12-1: Location of Millwood within Spokane County, Washington, included in the Climate Vulnerability Assessment.

The following extreme weather events and climate impacts are expected in Millwood. See the Spokane County Climate Vulnerability Assessment for a full discussion of all potential extreme weather and climate impacts.

- **Increased annual temperature:** Higher annual temperatures with an expected 9.5°F temperature increase by 2100 and more frequent extreme heat events.
- **Wildfire and wildfire smoke:** Increased wildfire activity and risk from extreme heat and heightened drought conditions, raising wildfire and wildfire smoke impacts.
- **Changing precipitation:** Changes to precipitation patterns, with more winter precipitation falling as rain rather than snow, increasing streamflow and risk of flooding.

Impacts on Health and Well-being

While climate change will affect all residents, certain groups face greater risks. According to the U.S. Census Bureau (2023), local demographics highlight key populations who may be especially vulnerable:

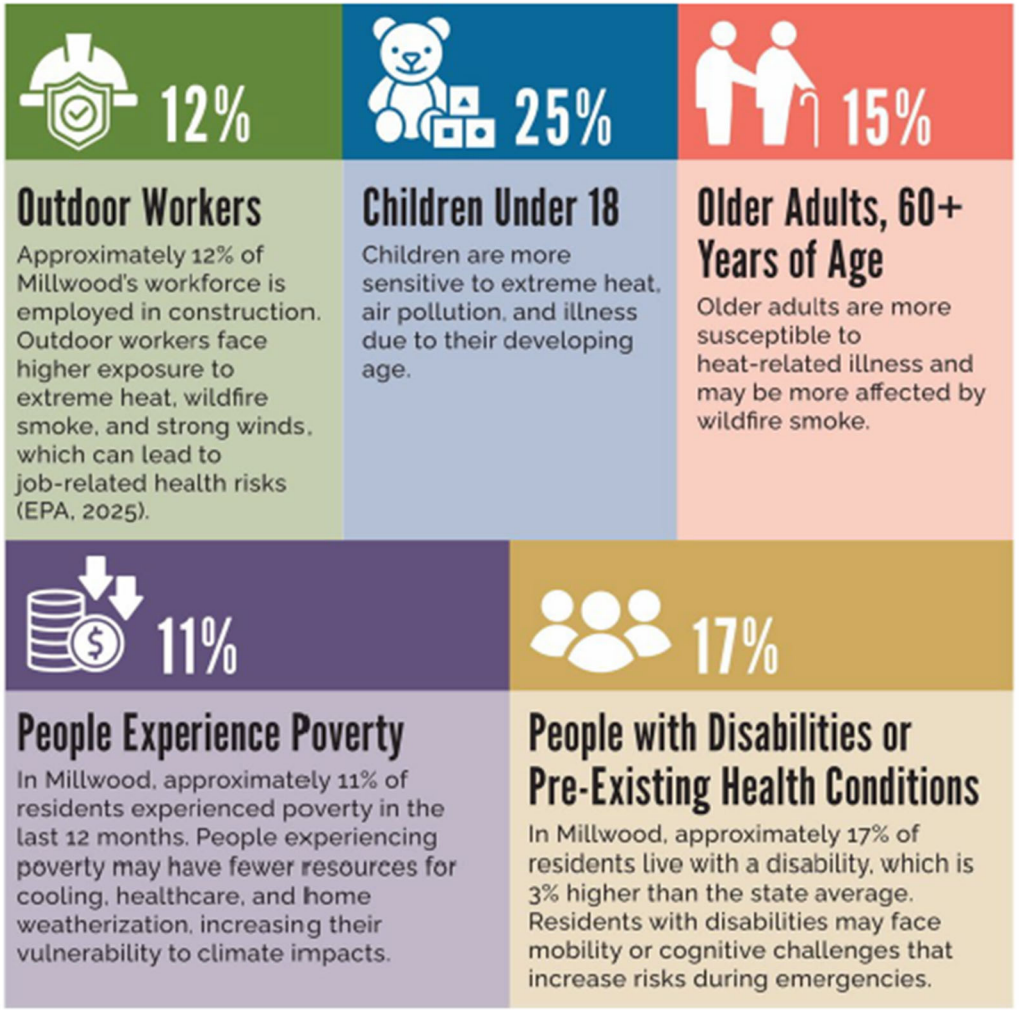


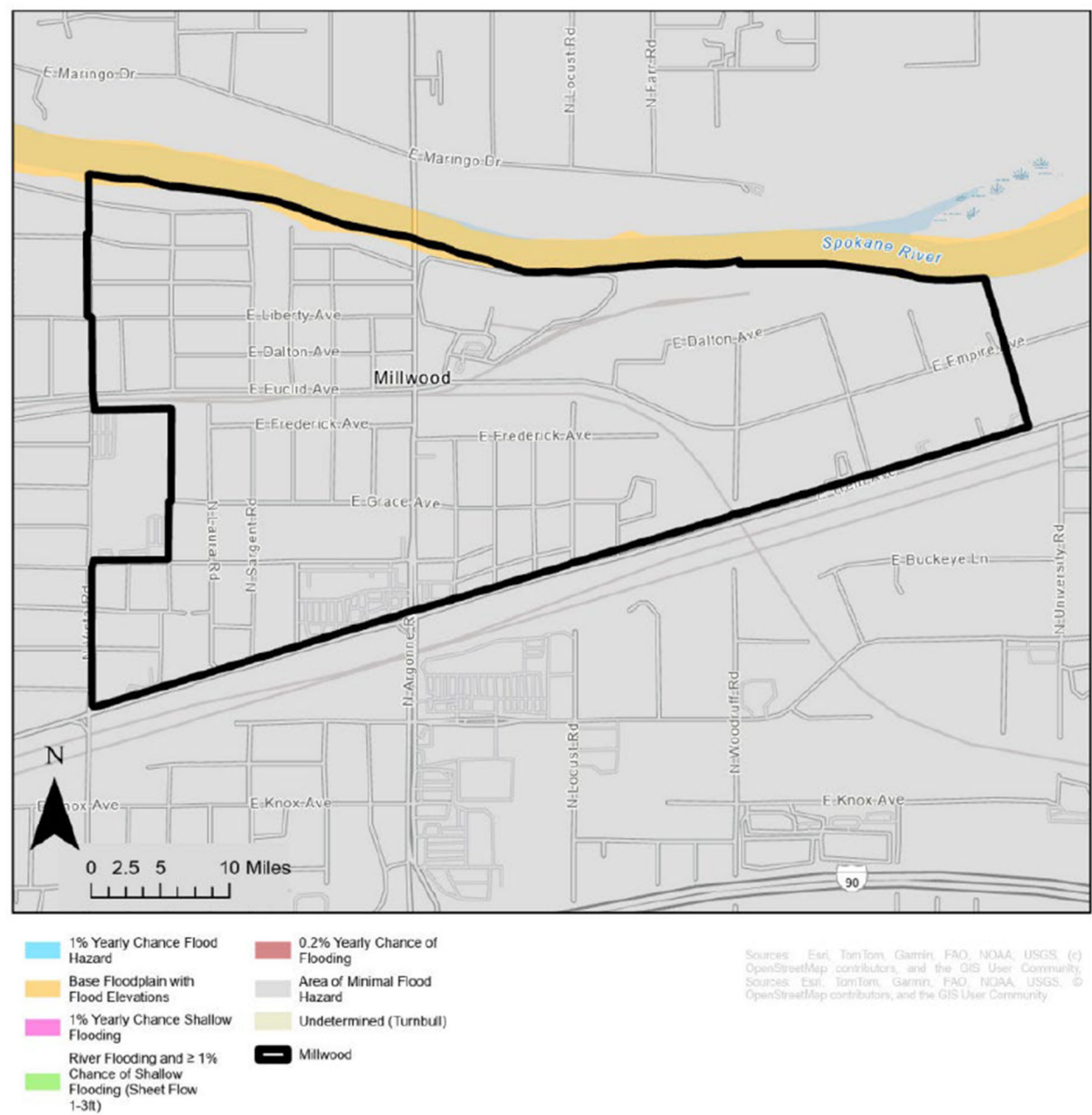
Figure 12-1: Key populations who may be especially vulnerable to climate change (U.S. Census Bureau (2023))



Impacts on Infrastructure, Community and Natural Resources

Millwood is located just south of the Spokane River. According to the Federal Emergency Management Agency (FEMA) floodplain map (Map 12-2), there is some localized flooding risk along the river's shoreline. Depending on changing climate conditions, flooding could potentially impact homes, roads, and industries situated close to the Spokane River. It's important to note that FEMA floodplain maps may underestimate future flood risks, as they do not fully account for the effects of a changing climate.

Flood Risk in Millwood



Map 12-2: Flood Risk in Millwood WA, FEMA Flood Risk Data

Extreme weather and climate events such as wildfire smoke, extreme heat, and flooding will affect all residents of Millwood and place added stress on the city’s infrastructure and natural resources. Although Millwood’s direct wildfire risk is relatively low, nearby fires could still force evacuation. Displacement places added strain on emergency systems, disrupts medical care, and increases stress and instability for residents. Wildfire smoke traveling from other areas can further degrade local air quality, impacting outdoor activity and visibility.

In Millwood, limited tree cover and extensive paved areas intensify heat exposure, creating harsh conditions for people walking, biking, or waiting for transit. Hotter nights further limit opportunities for

cooling, disrupt sleep, and increase stress, while households face rising costs to keep homes safe and livable during extreme heat. Wildfire smoke and extreme heat compound these risks, with smoke triggering asthma, weakening the immune system, affecting brain development in children, and worsening heart, lung, and memory issues among older adults.



Millwood has several opportunities to strengthen resilience:

- ✓ **Transportation options:** As a busy commuter and freight corridor, Millwood can reduce risks by improving traffic management, expanding sidewalks and bike paths, improving public transit access, and planning detour routes to keep emergency response moving during floods or severe weather.
- ✓ **Spokane River stewardship:** Restoring riparian areas along the Spokane River with trees and native plants can both reduce flood and erosion risks and improve water quality.
- ✓ **Protecting health:** With many drivers and outdoor workers in Millwood, providing shaded rest areas, clean-air shelters, and hydration stations at community facilities could help residents cope with wildfire smoke and extreme heat.

12.4 RESILIENCE GOALS AND POLICIES

See Millwood’s **Housing and Land Use Elements** for policies that promote affordable and accessible housing near transportation developments.

See the **Essential Public Facilities and Utilities Elements** for policies that promote sustainable management of stormwater infrastructure to promote ecosystem and community health.

See the **Land Use and Parks & Recreation Elements** for policies that promote the use of best available science and habitat restoration efforts.

See the **Transportation Element** for policies that promote a safe, accessible, and reliable transportation network.

The Millwood Climate Element builds on and aligns with the Spokane County Climate Element’s overarching resilience goals and policies. Together, these plans strengthen regional coordination on climate preparedness, reduce risks to people, infrastructure, and ecosystems, and support a thriving, resilient future for all communities in the County. In accordance with the Washington State Department of Commerce’s requirements for the Climate Element sub-element (RCW 36.70A.020 and HB 1181, 2023), this section addresses the three resilience planning requirements by:

- Addressing natural hazards created or aggravated by climate change, including flooding, drought, heat, smoke, wildfire, and other changes to temperature and precipitation patterns;
- Identifying, protecting, and enhancing natural areas to foster climate resilience and support safe species migration; and

- Strengthening community resilience to climate impacts by addressing social, economic, and built-environment factors, and advancing environmental justice.

Millwood Comprehensive Plan Section 5.6 provides information on critical areas in the City of Millwood.

Refer to Section 3.2 for Climate Change & Resiliency (CR) Goals and Policies addressing Emergency Management, Ecosystems, and Partnerships and Community, in addition to supplemental CR goals, policies, and implementing actions previously adopted by the City of Millwood.

ATTACHMENT - EXHIBIT 2:
DRAFT MILLWOOD CLIMATE ELEMENT 12-29-25/1-5-26 (PREPARED BY SPOKANE COUNTY) -
INCORPORATED INTO PART 2 DRAFT 1-5-26 & 1-20-26

Millwood, Washington Climate Element

January 5, 2026



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Climate Element, Millwood

Purpose

Millwood is developing a Climate Element to increase local resilience to climate change impacts and hazards. Climate change is a current and continuing threat to our community, environment, and economy; climate impacts, such as rising annual temperatures, increased frequency and intensity of wildfires and wildfire smoke, and changes in precipitation patterns, have cascading impacts across the community.

Legislative Context

In 2023, Washington House Bill (HB) 1181 introduced a new requirement under the Growth Management Act (GMA), calling for cities and counties to integrate climate change policies into all future comprehensive plan updates. The GMA sets the following goals for climate change and resiliency:

Ensure that comprehensive plans, development regulations, and regional policies, plans, and strategies adapt to and mitigate the effects of a changing climate; support reductions in greenhouse gas emissions and per capita vehicle miles traveled; prepare for climate impact scenarios; foster resiliency to climate impacts and natural hazards; protect and enhance environmental, economic, and human health and safety; and advance environmental justice. (RCW 36.70A.070(9))

Under HB 1181, Millwood is required to develop a Climate Resilience sub-element as part of its 2026 Comprehensive Plan Update. This Climate Chapter seeks to elevate and address key climate issues facing the Millwood community. Specifically, it aims to build community resilience to climate change impacts

The Millwood Climate Element was developed in tandem with the Spokane County Climate Element, and goals and policies are in alignment under Commerce's requirements. Both the Spokane County and Millwood Climate Elements were funded by Commerce's Climate Commitment Act.

Existing Conditions and Climate Vulnerability Assessment



Extreme Weather Events and Climate Impacts

The City of Millwood, located in east central Spokane County right near the city of Spokane and Spokane Valley, is home to 1,881 residents (Figure 1). The city is suburban, surrounded by housing on its east and west borders, a state highway and railway to the south, and the Spokane River to the north. Millwood faces potential risks from existing and future climate hazards, including to community health and safety, natural resources and ecosystems, and built infrastructure.

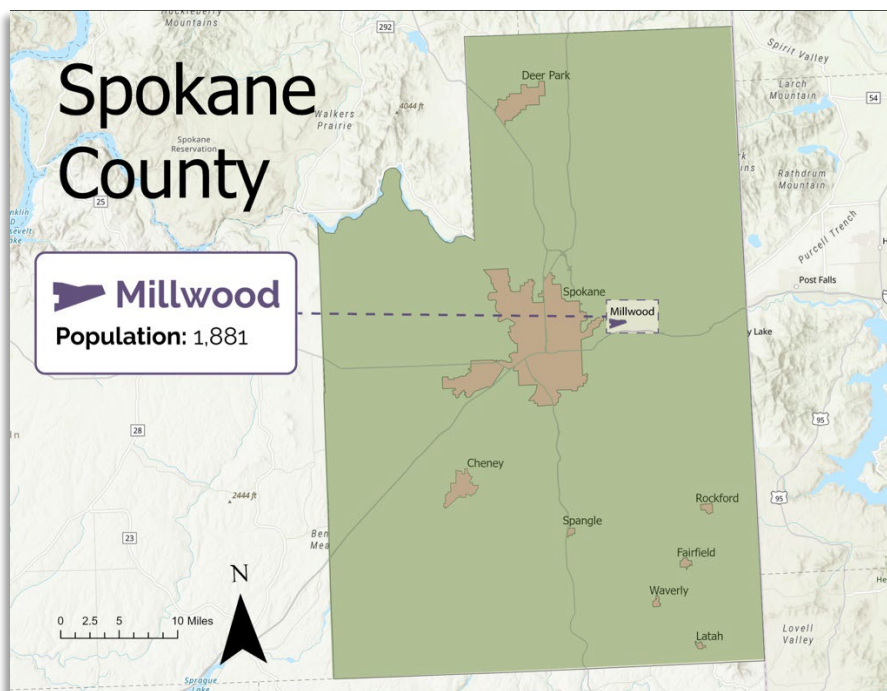


Figure 1. Location of Millwood within Spokane County, Washington, included in the Climate Vulnerability Assessment.

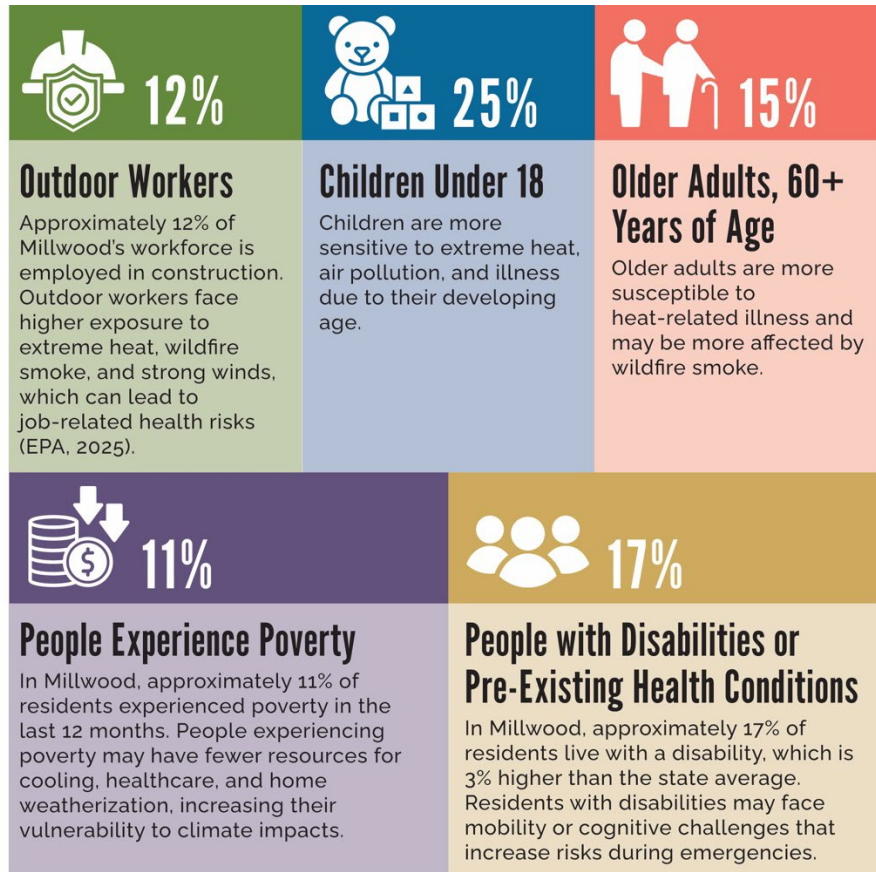
The following extreme weather events and climate impacts are expected in Millwood. See the Spokane County Climate Vulnerability Assessment for a full discussion of all potential extreme weather and climate impacts.

- **Increased annual temperature:** Higher annual temperatures with an expected 9.5°F temperature increase by 2100 and more frequent extreme heat events.
- **Wildfire and wildfire smoke:** Increased wildfire activity and risk from extreme heat and heightened drought conditions, raising wildfire and wildfire smoke impacts.
- **Changing precipitation:** Changes to precipitation patterns, with more winter precipitation falling as rain rather than snow, increasing streamflow and risk of flooding.



Impacts on Health and Well-being

While climate change will affect all residents, certain groups face greater risks. According to the U.S. Census Bureau (2023), local demographics highlight key populations who may be especially vulnerable:



Impacts on Infrastructure, Community and Natural Resources

Millwood is located just south of the Spokane River. According to the Federal Emergency Management Agency (FEMA) floodplain map (Figure 2), there is some localized flooding risk along the river's shoreline. Depending on changing climate conditions, flooding could potentially impact homes, roads, and industries situated close to the Spokane River. It's important to note that FEMA

floodplain maps may underestimate future flood risks, as they do not fully account for the effects of a changing climate.

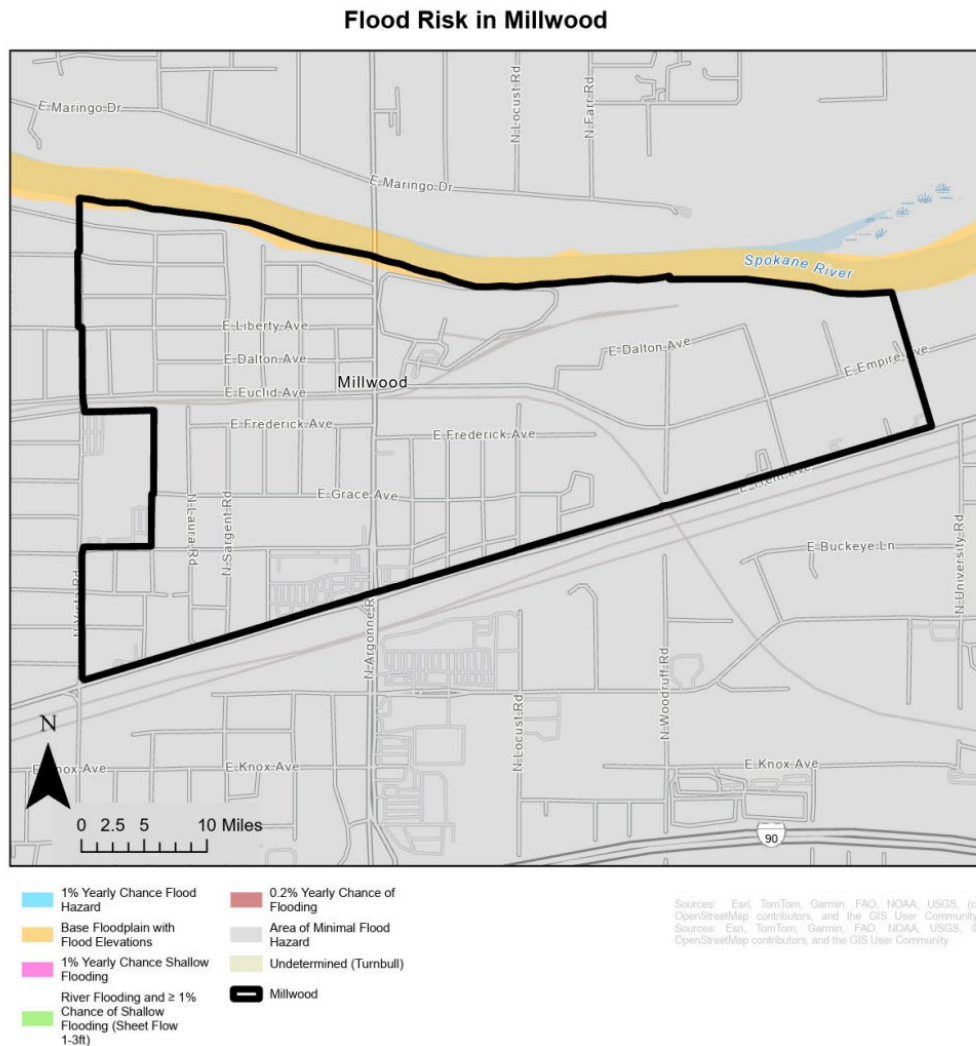


Figure 2. Flood Risk in Millwood WA, FEMA Flood Risk Data

Extreme weather and climate events such as wildfire smoke, extreme heat, and flooding will affect all residents of Millwood and place added stress on the city's infrastructure and natural resources. Although Millwood's direct wildfire risk is relatively low, nearby fires could still force evacuation. Displacement places added strain on emergency systems, disrupts medical care, and increases stress and instability for residents. Wildfire smoke traveling from other areas can further degrade local air quality, impacting outdoor activity and visibility.

In Millwood, limited tree cover and extensive paved areas intensify heat exposure, creating harsh conditions for people walking, biking, or waiting for transit. Hotter nights further limit opportunities for cooling, disrupt sleep, and increase stress, while households face rising costs to keep homes safe and livable during extreme heat. Wildfire smoke and extreme heat compound these risks, with

smoke triggering asthma, weakening the immune system, affecting brain development in children, and worsening heart, lung, and memory issues among older adults.



Resilience Opportunities

Millwood has several opportunities to strengthen resilience:

- ✓ **Transportation options:** As a busy commuter and freight corridor, Millwood can reduce risks by improving traffic management, expanding sidewalks and bike paths, improving public transit access, and planning detour routes to keep emergency response moving during floods or severe weather.
- ✓ **Spokane River stewardship:** Restoring riparian areas along the Spokane River with trees and native plants can both reduce flood and erosion risks and improve water quality.
- ✓ **Protecting health:** With many drivers and outdoor workers in Millwood, providing shaded rest areas, clean-air shelters, and hydration stations at community facilities could help residents cope with wildfire smoke and extreme heat.

Resilience Goals and Policies

See Millwood's **Housing and Land Use Elements** for policies that promote affordable and accessible housing near transportation developments.

See the **Essential Public Facilities and Utilities Elements** for policies that promote sustainable management of stormwater infrastructure to promote ecosystem and community health.

See the **Land Use and Parks & Recreation Elements** for policies that promote the use of best available science and habitat restoration efforts.

See the **Transportation Element** for policies that promote a safe, accessible, and reliable transportation network.

The Millwood Climate Element builds on and aligns with the Spokane County Climate Element's overarching resilience goals and policies. Together, these plans strengthen regional coordination on climate preparedness, reduce risks to people, infrastructure, and ecosystems, and support a thriving, resilient future for all communities in the County. In accordance with the Washington State Department of Commerce's requirements for the Climate Element sub-element (RCW 36.70A.020 and HB 1181, 2023), this section addresses the three resilience planning requirements by:

- Addressing natural hazards created or aggravated by climate change, including flooding, drought, heat, smoke, wildfire, and other changes to temperature and precipitation patterns;
- Identifying, protecting, and enhancing natural areas to foster climate resilience and support safe species migration; and

- Strengthening community resilience to climate impacts by addressing social, economic, and built-environment factors, and advancing environmental justice.

Emergency Management

Goal 1: Strengthen Millwood's infrastructure and emergency response capacity to prepare for, respond to, and recover from extreme heat, wildfire, smoke, and flood events enhancing community safety, reliability, and resilience.

CE-1.1. Assess and retrofit infrastructure such as transportation routes, water, and wastewater systems to reduce vulnerability to flooding, extreme heat, and wildfire impacts.

CE-1.2. Encourage new and existing development to include features that improve comfort, save resources, and manage heat and stormwater through trees, green spaces, and efficient design.

CE-1.3. Support expansion of energy resilience by developing microgrids, integrating renewable energy, strategically undergrounding power lines, and backup power systems for critical facilities.

CE-1.4. Support programs and resources to educate and protect residents during heat and wildfire smoke events, including resilience hubs, cooling centers, subsidies for in-home air conditioning, DIY air filters, and public outreach on heat safety and safe sheltering in place for residents who prefer to remain at home during emergencies prioritize households with vulnerable residents (e.g., low-income seniors).

CE-1.4. Partner with Spokane County Emergency Management, Spokane Regional Health District, and surrounding local jurisdictions to ensure essential services (e.g., emergency shelters, water systems, and health facilities) remain operational during power outages and emergencies.

CE-1.5. Integrate formal notification protocols that integrate climate hazard information, evacuation routes, shelter locations, and resources for vulnerable populations into Millwood's emergency planning.

Ecosystems

Goal 2: Enhance Millwood's natural and built areas such as parks, streetscapes, and local waterways through tree planting, water conservation, and native landscaping to build resilience to climate hazards.

CE-2.1. Establish water-efficient landscaping and irrigation practices for City properties . and partner with local utilities to help property owners, homeowners, renters and businesses reduce outdoor water use and prepare for drought.

CE-2.2. Support the preservation, protection, and restoration of the Spokane River corridor, adjacent riparian areas, and connected habitat corridors to maintain and improve water quality, restore natural hydrologic and ecological functions, enhance drought and flood resilience, and protect critical salmon habitat and wildlife movement.

CE-2.3. Expand planting and maintenance of native drought- and fire-resistant trees and plants, prioritizing areas with limited tree canopy and barren land and communities most vulnerable to climate impacts. Encourage preservation of existing trees and plants in new development to improve shade, air quality, and habitat while reducing heat and fire risks.

CE-2.4. Maintain and enhance Millwood Park and Interurban Trail, and green spaces, as community assets that provide shade, reduce urban heat, and serve as demonstration sites for native landscaping, water-wise irrigation, and habitat restoration, while improving access to nature for overburdened communities and all residents.

Partnerships and Community

Goal 3: Strengthen partnerships and community capacity to prepare for and respond to climate-related hazards.

CE-3.1. Collaborate with regional partners, including Spokane County and local nonprofits, to pursue funding for local resilience and hazard mitigation projects.

CE-3.2. Expand targeted multi-language outreach to residents before, during, and after emergency and climate hazard events through partnerships with Spokane County, local nonprofits, businesses, and faith-based organizations.

CE-3.3. Integrate wildfire preparedness, heat safety, and air quality protection into City communications and community events to increase resident awareness.

CE-3.4. Coordinate with the Spokane Conservation District and Spokane Valley Fire to share regional wildfire preparedness information and smoke safety resources with residents and local organizations.

CE-3.5. Support ongoing training and capacity-building opportunities for City staff, volunteers, and local organizations to strengthen Millwood's ability to prepare for and respond to climate-related hazards.

ATTACHMENT - EXHIBIT 3:
NOTICE OF PLANNING COMMISSION PUBLIC HEARING 1-28-26 AND SEPA AVAILABILITY

NOTICE OF PERIODIC UPDATE - PUBLIC HEARING

MILLWOOD PLANNING COMMISSION & AVAILABILITY OF SEPA CHECKLIST AND THRESHOLD DETERMINATION

HEARING DATE/TIME: Wednesday, January 28, 2026 at 6:00pm during the regularly scheduled City Planning Commission Meeting

HEARING LOCATION: Millwood City Hall 9103 E. Frederick Ave. Millwood, WA 99206

DECISION MAKING AUTHORITY: Millwood Planning Commission provides a recommendation to the Millwood City Council on updates to the Comprehensive Plan.

LOCATION OF PROPOSAL: City of Millwood

APPLICATION/DESCRIPTION OF PROPOSAL: This is a non-project action for the second part of a periodic update to the Comprehensive Plan for the City of Millwood in accordance with the WA State Growth Management Act (GMA) Periodic Update requirements. No zone changes are required in order to accommodate Millwood’s future growth and a substantial change in land use and travel demand is not anticipated within the City of Millwood. The second part adds some additional clarifications to the Housing Element to comply with a recent GMHB case and adds the Climate Change and Resiliency Element that was coordinated with Spokane County.

ENVIRONMENTAL DETERMINATION: In accordance with WAC 197-11, notice is hereby given that a SEPA Checklist has been completed for the 2026 Comprehensive Plan Periodic Update (Part 2). The City of Millwood has determined that the proposal will have no significant adverse environmental impacts and has issued a Determination of Nonsignificance (DNS). Copies of the SEPA Checklist and the DNS Threshold Determination will be available for review beginning on January 6, 2026. Comments on the DNS Threshold Determination should be sent to the City contact (SEPA Responsible Official) by 4pm, January 20, 2026.

HEARING PROCESS: The Planning Commission will conduct the hearing pursuant to MMC Title 14 including Section 14.04.020, as applicable for the Periodic Update. All interested persons may testify at the public hearing and may submit written comments and documents before or at the hearing. All hearings are conducted in facilities that are accessible to persons with physical disabilities. The City Council shall, after an examination of the Planning Commission's recommendation and reasons therefor, render the final decision.



STAFF REPORT AND INSPECTION OF FILE: A staff report will be available for inspection at least seven (7) calendar days before the January 28, 2026 public hearing. The file may be inspected at Millwood City Hall, 9103 E. Frederick Ave., between 7:00 am and 4:00 pm, Monday-Friday, excluding holidays. Copies of documents are available for purchase.

City Contact: Amanda Tainio, Contract City Planner - (509) 924-0960 or planner@millwoodwa.us.

Information is also available on the City website at <https://www.millwoodwa.us/periodic-updates>.

NOTICE: Individuals planning to attend the meeting who require special assistance to accommodate physical, hearing, or other impairments, please contact the City Clerk at (509) 924-0960 as soon as possible so that arrangements may be made.

ATTACHMENT - EXHIBIT 4:

2026 MILLWOOD COMPREHENSIVE PLAN PERIODIC UPDATE (PART 2) - SEPA PACKET 1-6-26



WAC 197-11-970
DETERMINATION OF
NON-SIGNIFICANCE (DNS)

FILE NUMBER: 2026 Comprehensive Plan Periodic Update (Part 2)

PROPONENT: City of Millwood

DESCRIPTION OF PROPOSAL: This is a non-project action for the second part of a periodic update to the Comprehensive Plan for the City of Millwood in accordance with the WA State Growth Management Act (GMA) Periodic Update requirements. No zone changes are required in order to accommodate Millwood’s future growth and a substantial change in land use and travel demand is not anticipated within the City of Millwood. The second part adds some additional clarifications to the Housing Element to comply with a recent GMHB case and adds the Climate Change and Resiliency Element that was coordinated with Spokane County.

LOCATION OF PROPOSAL: City of Millwood

LEAD AGENCY: City of Millwood

The lead agency for this proposal has determined that this proposal will not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030. We have reviewed the attached Environmental Checklist and other information on file with the lead agency. This information is available to the public on request.

- ☐ There is no comment period for this DNS
- ☐ This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS.
- ☒ **This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for at least 14 days from the date issued below.**

Comments regarding this DNS must be submitted to the SEPA Responsible Official by 4pm, 1/20/26.

SEPA RESPONSIBLE OFFICIAL: Amanda Tainio
Contract City Planner
Millwood City Hall 9103 E. Frederick Ave., Millwood, WA 99206
Phone: (509) 924-0960
Email: planner@millwoodwa.us

DATE ISSUED: January 6, 2026

SIGNATURE: Amanda Tainio

APPEAL: An appeal of this determination after it becomes final, may be made to the City of Millwood 9103 E. Frederick Ave., Millwood, WA 99206. The appeal deadline is twenty-one (21) calendar days after issuance/publication of this determination (Appeal Deadline 1/28/26). This appeal must be written, and the appellant should be prepared to make specific factual objections to the City’s threshold determination. Any required fees pursuant to the City’s adopted Fee Schedule shall be made at time of appeal submittal. Pursuant to WAC 197-11-680, appeals shall be limited to a review of a final threshold determination.

A copy of this SEPA determination has been provided to the Dept. of Ecology - Olympia, Dept. of Transportation - Spokane County, and Other Reviewing Agencies.

Notice was also printed in the 1/7/26 edition of the Spokesman Review.



MILLWOOD CITY HALL
9103 E. FREDERICK AVE, MILLWOOD, WA 99206
(509) 924-0960
INFO@MILLWOODWA.US

SEPA¹ Environmental Checklist

Purpose of checklist

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization, or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. **You may use “not applicable” or “does not apply” only when you can explain why it does not apply and not when the answer is unknown.** You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to **all parts of your proposal**, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for lead agencies

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B, plus the Supplemental Sheet for Nonproject Actions (Part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non projects) questions in “Part B: Environmental Elements” that do not contribute meaningfully to the analysis of the proposal.

¹ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/Checklist-guidance>

A.Background

1. Name of proposed project, if applicable:

City of Millwood 2026 Comprehensive Plan Periodic Update (Part 2)

2. Name of applicant:

City of Millwood

3. Address and phone number of applicant and contact person:

City of Millwood

9103 E Frederick Ave, Millwood, WA 99206

Phone: 509-924-0960

Contact: Amanda Tainio, Contract City Planner

4. Date checklist prepared:

January 6, 2026

5. Agency requesting checklist:

City of Millwood

6. Proposed timing of schedule (including phasing, if applicable):

A Planning Commission Public Hearing on the Draft Comprehensive Plan Housing Element modification and Climate Change/Resiliency Element (Chapter 12) addition is scheduled for January 28, 2026, followed by a Planning Commission recommendation, then City Council review potentially in February and March 2026, and State review with potential adoption by March/April 2026.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

Completion of the Periodic Update process for consistent development regulations by December 2026.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

SEPA review and DNS issued for 2017 Comprehensive Plan Periodic Update which had consistency for planned residential units and buildout as well as SEPA review and DNS for City of Millwood 2026 Comprehensive Plan Periodic Update (Part 1) in August 2025. The City of Millwood coordinated with Spokane County on the Climate Change and Resiliency Element. For their entire Comprehensive Plan and UGA expansion considerations, Spokane County completed a SEPA Checklist and issued a Determination of Significance in 2025 followed by EIS scoping and are currently in the DEIS/FEIS process for their growth alternatives.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

No pending applications or approvals would be affected. Once adopted by the City Council, the amended Comprehensive Plan and subsequent development regulations would regulate new development projects or activities/uses located within the City of Millwood.

10. List any government approvals or permits that will be needed for your proposal, if known.

Millwood Planning Commission recommendation; Washington State Dept. of Commerce Growth Management Services and State Agency 60 Day Review; and Millwood City Council adoption.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

This is a non-project action for the second part of a periodic update to the Comprehensive Plan for the City of Millwood in accordance with the WA State Growth Management Act (GMA) Periodic Update requirements. No zone changes are required in order to accommodate Millwood’s future growth and a substantial change in land use and travel demand is not anticipated within the City of Millwood. The second part adds some additional clarifications to the Housing Element to comply with a recent GMHB case and adds the Climate Change and Resiliency Element that was coordinated with Spokane County.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

This is a non-project action for the City of Millwood, located in Spokane County, WA and bordered by City of Spokane Valley to the west, south, and east, and unincorporated Spokane County that is within the Urban Growth Area (UGA) to the north.

B.Environmental Elements

1. Earth

a. General description of the site:

This is a non-project action for the City of Millwood which overall is generally flat with some steep slopes along the Spokane River.

Circle or highlight one: Flat, rolling, hilly, steep slopes, mountainous, other:

b. What is the steepest slope on the site (approximate percent slope)?

This is a non-project action for the City of Millwood which has a small section of over 30% slopes along the Spokane River.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them, and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

N/A - Non-Project Action

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

N/A - Non-Project Action

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

N/A - Non-Project Action

f. Could erosion occur because of clearing, construction, or use? If so, generally describe.

N/A - Non-Project Action

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

N/A - Non-Project Action

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any.

N/A - Non-Project Action

2. Air**a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.**

N/A - Non-Project Action

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

N/A - Non-Project Action

c. Proposed measures to reduce or control emissions or other impacts to air, if any:

N/A - Non-Project Action

3. Water**a. Surface:****1. Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If**

yes, describe type and provide names. If appropriate, state what stream or river it flows into.

This is a non-project action for the City of Millwood which has the Spokane River that is parallel to the northern boundary of the City.

- 2. Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.**

N/A - Non-Project Action

- 3. Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.**

N/A - Non-Project Action

- 4. Will the proposal require surface water withdrawals or diversions? Give a general description, purpose, and approximate quantities if known.**

N/A - Non-Project Action

- 5. Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.**

This is a non-project action for the City of Millwood which has a low risk of flooding per the June 2024 FEMA map which identifies only a Zone AE (1% annual chance of flooding) for the Spokane River and small portions of land south of the river.

- 6. Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.**

N/A - Non-Project Action

b. Ground:

- 1. Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give a general description, purpose, and approximate quantities if known.**

This is a non-project action for the City of Millwood and adequate public water is available within the City of Millwood.

- 2. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.**

This is a non-project action for the City of Millwood and adequate public sewer is available within the City of Millwood.

c. Water Runoff (including stormwater):

1. **Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.**

N/A - Non-Project Action

2. **Could waste materials enter ground or surface waters? If so, generally describe.**

N/A - Non-Project Action

3. **Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.**

N/A - Non-Project Action

- d. **Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:**

N/A - Non-Project Action

4. Plants

- a. **Check the types of vegetation found on the site:** N/A - Non-Project Action

- ☐ **deciduous tree:** alder, maple, aspen, other
- ☐ **evergreen tree:** fir, cedar, pine, other
- ☐ **shrubs**
- ☐ **grass**
- ☐ **pasture**
- ☐ **crop or grain**
- ☐ **orchards, vineyards, or other permanent crops.**
- ☐ **wet soil plants:** cattail, buttercup, bullrush, skunk cabbage, other
- ☐ **water plants:** water lily, eelgrass, milfoil, other
- ☐ **other types of vegetation**

- b. **What kind and amount of vegetation will be removed or altered?**

N/A - Non-Project Action

- c. **List threatened and endangered species known to be on or near the site.**

N/A - Non-Project Action

- d. **Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any.**

N/A - Non-Project Action

- e. **List all noxious weeds and invasive species known to be on or near the site.**

N/A - Non-Project Action

5. Animals

- a. **List any birds and other animals that have been observed on or near the site or are known to be on or near the site.**

Examples include:

- **Birds:** hawk, heron, eagle, songbirds, other:
- **Mammals:** deer, bear, elk, beaver, other:
- **Fish:** bass, salmon, trout, herring, shellfish, other:

N/A - Non-Project Action

- b. **List any threatened and endangered species known to be on or near the site.**

Various state or federally listed threatened or endangered species are known to be present in Spokane County and possibly the City of Millwood boundaries; however, this periodic update is a non-project action, not site specific.

- c. **Is the site part of a migration route? If so, explain.**

The City of Millwood area is part of the Pacific Flyway; however, this periodic update is a non-project action, not site specific.

- d. **Proposed measures to preserve or enhance wildlife, if any.**

N/A - Non-Project Action

- e. **List any invasive animal species known to be on or near the site.**

N/A - Non-Project Action

6. Energy and natural resources

- a. **What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.**

This is a non-project action for the City of Millwood and adequate utilities are available within the City of Millwood.

- b. **Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.**

N/A - Non-Project Action

- c. **What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any.**

N/A - Non-Project Action

7. Environmental health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur because of this proposal? If so, describe.

N/A - Non-Project Action

1. Describe any known or possible contamination at the site from present or past uses.

N/A - Non-Project Action

2. Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

N/A - Non-Project Action

3. Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

N/A - Non-Project Action

4. Describe special emergency services that might be required.

N/A - Non-Project Action

5. Proposed measures to reduce or control environmental health hazards, if any.

N/A - Non-Project Action

b. Noise

1. What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

N/A - Non-Project Action

2. What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site)?

N/A - Non-Project Action

3. Proposed measures to reduce or control noise impacts, if any:

N/A - Non-Project Action

8. Land and shoreline use

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

N/A - Non-Project Action

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses because of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?**

This is a non-project action for the City of Millwood and the City does not contain any working farm or forest lands.

- 1. Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how?**

N/A - Non-Project Action

- c. Describe any structures on the site.**

N/A - Non-Project Action

- d. Will any structures be demolished? If so, what?**

N/A - Non-Project Action

- e. What is the current zoning classification of the site?**

This is a non-project action for the City of Millwood and not site specific. No zone changes have been proposed as part of the periodic update.

- f. What is the current comprehensive plan designation of the site?**

This is a non-project action for the City of Millwood and not site specific. No changes have been proposed to the comprehensive plan land use designations as part of the periodic update.

- g. If applicable, what is the current shoreline master program designation of the site?**

This is a non-project action for the City of Millwood and not site specific. No shoreline master program designations have been proposed as part of the periodic update.

- h. Has any part of the site been classified as a critical area by the city or county? If so, specify.**

The City of Millwood does contain critical areas; however, this periodic update is a non-project action, not site specific.

- i. Approximately how many people would reside or work in the completed project?**

This is a non-project action for the City of Millwood and the Comprehensive Plan has been previously updated consistent with the City of Millwood's population allocation and housing share for Spokane County as well as employment capacity considerations.

- j. Approximately how many people would the completed project displace?**

N/A - Non-Project Action

- k. Proposed measures to avoid or reduce displacement impacts, if any.**

N/A - Non-Project Action

- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.**

This is a non-project action for the City of Millwood and the Comprehensive Plan has been reviewed for consistency as part of the periodic update process.

- m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:**

This is a non-project action for the City of Millwood and the City does not contain any agricultural or forest lands of long-term significance.

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.**

This is a non-project action for the City of Millwood and the Comprehensive Plan has been previously updated consistent with the City of Millwood’s housing share for Spokane County, based on the Housing for All Planning Tool (HAPT).

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.**

N/A - Non-Project Action

- c. Proposed measures to reduce or control housing impacts, if any:**

This is a non-project action for the City of Millwood and the Comprehensive Plan has been updated consistent with the WA State Growth Management Act (GMA) and specifically the Housing Goal.

10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?**

N/A - Non-Project Action

- b. What views in the immediate vicinity would be altered or obstructed?**

N/A - Non-Project Action

- c. Proposed measures to reduce or control aesthetic impacts, if any:**

N/A - Non-Project Action

11. Light and glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?**

N/A - Non-Project Action

- b. Could light or glare from the finished project be a safety hazard or interfere with views?**

N/A - Non-Project Action

- c. What existing off-site sources of light or glare may affect your proposal?**

N/A - Non-Project Action

- d. Proposed measures to reduce or control light and glare impacts, if any:**

N/A - Non-Project Action

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?**

This is a non-project action for the City of Millwood and the Comprehensive Plan includes an inventory of recreational opportunities in vicinity of the City of Millwood.

- b. Would the proposed project displace any existing recreational uses? If so, describe.**

N/A - Non-Project Action

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:**

N/A - Non-Project Action

13. Historic and cultural preservation

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.**

There are multiple historical buildings within the City of Millwood and the Comprehensive Plan contains information about the buildings; however, this periodic update is a non-project action, not site specific.

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.**

According to the DAHP WISAARD system, the City of Millwood is within the specified consultation area of the Coeur D'Alene Tribe of Indians. Additionally, the City consults with the Spokane Tribe of Indians on proposals; however, this periodic update is a non-project action, not site specific.

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.**

No specific assessments have been completed for this non-project action; however, the City will provide this SEPA Checklist to the Spokane Tribe and the Coeur d'Alene Tribe as part of the review process.

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.**

No changes to such resources are proposed as part of this non-project action; however, the City will provide this SEPA Checklist to the Spokane Tribe and the Coeur d'Alene Tribe as part of the review process.

14. Transportation

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.**

E. Trent Ave. (WA State Route 290) is the southern boundary to the City of Millwood with multiple public streets contained within the City limits; however, this periodic update is a non-project action, not site specific.

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?**

The City of Millwood is currently served by Spokane Transit; however, this periodic update is a non-project action, not site specific.

- c. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle, or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).**

The City of Millwood has planned for adequate multi-modal transportation; however, this periodic update is a non-project action, not site specific.

- d. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.**

The City of Millwood is bisected by rail and has Felt's Field Airport located west of the City; however, this periodic update is a non-project action, not site specific.

- e. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?**

The City of Millwood has planned for adequate multi-modal transportation; however, this periodic update is a non-project action, not site specific.

- f. Will the proposal interfere with, affect, or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.**

N/A - Non-Project Action

g. Proposed measures to reduce or control transportation impacts, if any:

The City of Millwood has planned for adequate multi-modal transportation; however, this periodic update is a non-project action, not site specific.

15. Public services

a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

The City of Millwood has planned for adequate public services; however, this periodic update is a non-project action, not site specific.

b. Proposed measures to reduce or control direct impacts on public services, if any.

N/A - Non-Project Action

16. Utilities

a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other:

This is a non-project action for the City of Millwood and adequate utilities are available within the City of Millwood.

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

N/A - Non-Project Action

C.Signature

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: Amanda Tainio

Type name of signee: Amanda Tainio

Position and agency/organization: City of Millwood, Contract City Planner

Date submitted: 1/6/26

D. Supplemental sheet for nonproject actions

Do not use this section for project actions.

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

Not likely. The proposal would not directly increase discharges to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise. The Comprehensive Plan and development regulations discourage future projects from discharging untreated pollutants and emissions. All future development and redevelopment would be subject to local, state and federal regulatory requirements, including building code, fire code, and surface water management standards.

- Proposed measures to avoid or reduce such increases are:**

The Comprehensive Plan's goals and policies direct the City to promulgate development regulations that protect, preserve and enhance the natural environment and limit impacts from the built environment. The zoning code regulates use and activities or development practices that are commonly associated with toxic or hazardous discharge and air emissions, or otherwise mandates mitigation for environmental impacts. The City's storm water management, critical area, and shoreline regulations are designed to avoid or reduce adverse environmental impacts.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

Not likely. The Comprehensive Plan establishes goals and policies aimed at protecting fish and wildlife habitat and preserving vegetation, including trees, to reduce runoff and erosion, as well as improving air quality. Provisions of the MMC and Millwood's Shoreline Master Program (SMP) would require planned growth to avoid, minimize, or otherwise compensate for impacts to plants, animals, fish, and marine life.

- Proposed measures to protect or conserve plants, animals, fish, or marine life are:**

The Comprehensive Plan supports effective implementation and administration of critical areas, stormwater, tree preservation, and other environmental protection provisions. These regulations will offer protection for the Spokane River, wetlands, and other areas where fish and animals may have habitat, by limiting uses, maintaining buffers, and avoiding or mitigating potential impacts. Project proposals will undergo individual SEPA review, as applicable.

3. How would the proposal be likely to deplete energy or natural resources?

Not likely. The proposed Comprehensive Plan and subsequent code amendments would not directly result in depletion of energy or natural resources, although future development allowed by policy and regulations will result in incremental increases in energy consumption. Extractive or resource based industries such as mining and forestry are prohibited throughout the City of Millwood.

- **Proposed measures to protect or conserve energy and natural resources are:**

The Comprehensive Plan aims to increase the use of public transit and provide pedestrian supportive neighborhoods to reduce the reliance on automobiles and conserve energy. Natural features, including regulated critical areas and public open spaces, are the focus of numerous Comprehensive goals and policies that call for protection, preservation, restoration, and enhancement.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection, such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

Not likely. The proposed Comprehensive Plan and development regulations set forth in the MMC provide for the protection and conservation of environmentally sensitive areas and support the responsible use of public access/recreational sites and cultural or historic sites. The City does not have any farmlands or wilderness areas.

- **Proposed measures to protect such resources or to avoid or reduce impacts are:**

None required. Applicable provisions are already in place.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

Not likely. The Comprehensive Plan envisions population growth in the City. The Plan envisions its growth to occur on its vacant and underutilized parcels, and otherwise occur on developed residential lots as is permitted through recently passed WA State legislation. The Comprehensive Plan does not make allowances for incompatible land or shoreline use and is mindful to permit both the siting of new housing types and the preservation of existing housing stock. Uses in the shoreline have been unaffected by the Comprehensive Plan update and remain compatible with the Millwood Shoreline designations.

- **Proposed measures to avoid or reduce shoreline and land use impacts are:**

The Comprehensive Plan, as amended, in conjunction with subsequent development regulations, will ensure that future development is compatible or consistent with surrounding uses and the physical environment. The City's SMP will guide development in shoreline areas and will continue to protect other environmentally sensitive areas.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

The projected population increases incorporated into the previously adopted Comprehensive Plan are not expected to substantially change travel demand within the City of Millwood nor substantially increase demand on public services or utilities. Public works maintenance and improvements will continue to be installed consistent with the City's capital planning to maintain adopted level of service standards. Police, fire, utilities, and schools have sufficient capacity to serve the projected population growth and housing share.

- **Proposed measures to reduce or respond to such demand(s) are:**

The previously updated Transportation and Capital Facilities/Utilities Elements include goals, policies and improvement plans to provide public facilities, services, and utilities that will accommodate the City of Millwood and its projected growth. The City previously met with service providers and discussed/reviewed their long-range plans for consistency with Millwood's Comprehensive Plan.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

The proposed amendments do not conflict with local, state or federal laws. They are consistent with GMA goals, Horizon 2045 and 2050, and the Countywide Planning Policies for Spokane County. Additionally, the new Climate Change and Resiliency Element was coordinated with Spokane County.



Comprehensive Plan



2026 - 2046



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Comprehensive Plan Amendments & Updates

Date	Type	Ordinance	Element(s)
October 4, 2010	Amendment	403	Historic Preservation
December 6, 2010	Amendment	406	Capital Facilities
December 13, 2011	Amendment	424	Capital Facilities
May 8, 2012	Amendment	433	Land Use
August 13, 2013	Amendment	447	Land Use
January 20, 2014	Amendment	454	Land Use
February 10, 2015	Amendment	471	Land Use
September 10, 2019	Periodic Update	Resolution 2019-05	All
October 8, 2019	Amendment	501	Land Use Map
April 12, 2022	Amendment	524	Historic Preservation
April 12, 2022	Amendment	525	Transportation
November 12, 2025	Periodic Update	551	All
<u>TBD 2026</u>	<u>Periodic Update</u>	<u>TBD</u>	<u>Housing and Climate Change/Resiliency</u>

Chapter Listing	Number	Goal	Implementing Policy
ED			
HP	G.13	Retain the historic atmosphere of Millwood while contributing to its future economic development.	9, 10, 11
HP	G.14	Pursue the acquisition of historic data and the accumulations of collections that have relevance to Millwood's local heritage and identify a central storage site for these collections.	9, 10, 13
HP	G.15	Provide public awareness of, and education about, Millwood's rich local heritage through participation in local events.	1, 9, 10
<u>CR</u>	<u>G.16</u>	<u>Strengthen Millwood's infrastructure and emergency response capacity to prepare for, respond to, and recover from extreme heat, wildfire, smoke, and flood events enhancing community safety, reliability, and resilience (Emergency Management).</u>	<u>46, 47, 48, 49, 50, 51</u>
<u>CR</u>	<u>G.17</u>	<u>Enhance Millwood's natural and built areas such as parks, streetscapes, and local waterways through tree planting, water conservation, and native landscaping to build resilience to climate hazards (Ecosystems).</u>	<u>52, 53, 54, 55</u>
<u>CR</u>	<u>G.18</u>	<u>Strengthen partnerships and community capacity to prepare for and respond to climate-related hazards (Partnerships and Community).</u>	<u>56, 57, 58, 59, 60</u>

Policies / Objectives

Table 3-3: Policies / Objectives

Chapter Listing	Number	Policy / Objective	Goal Reference	Implementing Action
LU ED	P.01	Coordinate business, City and community efforts, and investment to enhance Millwood's central business district.	G.01 G.03 G.06 G.12 G. 15	1, 2, 3, 4, 5, 7, 11, 10, 19, 25, 26

Chapter Listing	Number	Policy / Objective	Goal Reference	Implementing Action
		play capacity while maintaining a historic connection.		
PR	P.44	Add small scale amenities to Butler Mini-Park to provide passive green space for the adjoining neighborhood.	G.02 G.05	13, 24, 35
PR	P.45	Provide safe small/neighborhood scale public river access which accommodates a canoe/kayak put-in	G.02 G.09 G.12	13, 22, 24, 35
<u>CR</u>	<u>P.46</u>	<u>Assess and retrofit infrastructure such as transportation routes, water, and wastewater systems to reduce vulnerability to flooding, extreme heat, and wildfire impacts.</u>	<u>G.16</u>	
<u>CR</u>	<u>P.47</u>	<u>Encourage new and existing development to include features that improve comfort, save resources, and manage heat and stormwater through trees, green spaces, and efficient design.</u>	<u>G.16</u>	
<u>CR</u>	<u>P.48</u>	<u>Support expansion of energy resilience by developing microgrids, integrating renewable energy, strategically undergrounding power lines, and backup power systems for critical facilities.</u>	<u>G.16</u>	
<u>CR</u>	<u>P.49</u>	<u>Support programs and resources to educate and protect residents during heat and wildfire smoke events, including resilience hubs, cooling centers, subsidies for in-home air conditioning, DIY air filters, and public outreach on heat safety and safe sheltering in place for residents who prefer to remain at home during emergencies prioritize households with vulnerable residents (e.g., low-income seniors).</u>	<u>G.16</u>	

Chapter Listing	Number	Policy / Objective	Goal Reference	Implementing Action
<u>CR</u>	<u>P.50</u>	<u>Partner with Spokane County Emergency Management, Spokane Regional Health District, and surrounding local jurisdictions to ensure essential services (e.g., emergency shelters, water systems, and health facilities) remain operational during power outages and emergencies.</u>	<u>G.16</u>	
<u>CR</u>	<u>P.51</u>	<u>Integrate formal notification protocols that integrate climate hazard information, evacuation routes, shelter locations, and resources for vulnerable populations into Millwood's emergency planning.</u>	<u>G.16</u>	
<u>CR</u>	<u>P.52</u>	<u>Establish water-efficient landscaping and irrigation practices for City properties. and partner with local utilities to help property owners, homeowners, renters and businesses reduce outdoor water use and prepare for drought.</u>	<u>G.17</u>	
<u>CR</u>	<u>P.53</u>	<u>Support the preservation, protection, and restoration of the Spokane River corridor, adjacent riparian areas, and connected habitat corridors to maintain and improve water quality, restore natural hydrologic and ecological functions, enhance drought and flood resilience, and protect critical salmon habitat and wildlife movement.</u>	<u>G.17</u>	
<u>CR</u>	<u>P.54</u>	<u>Expand planting and maintenance of native drought- and fire-resistant trees and plants, prioritizing areas with limited tree canopy and barren land and communities most vulnerable to climate impacts. Encourage preservation of existing trees and plants in new development</u>	<u>G.17</u>	

Chapter Listing	Number	Policy / Objective	Goal Reference	Implementing Action
		<u>to improve shade, air quality, and habitat while reducing heat and fire risks.</u>		
<u>CR</u>	<u>P.55</u>	<u>Maintain and enhance Millwood Park and Interurban Trail, and green spaces, as community assets that provide shade, reduce urban heat, and serve as demonstration sites for native landscaping, water-wise irrigation, and habitat restoration, while improving access to nature for overburdened communities and all residents.</u>	<u>G.17</u>	
<u>CR</u>	<u>P.56</u>	<u>Collaborate with regional partners, including Spokane County and local nonprofits, to pursue funding for local resilience and hazard mitigation projects.</u>	<u>G.18</u>	
<u>CR</u>	<u>P.57</u>	<u>Expand targeted multi-language outreach to residents before, during, and after emergency and climate hazard events through partnerships with Spokane County, local nonprofits, businesses, and faith-based organizations.</u>	<u>G.18</u>	
<u>CR</u>	<u>P.58</u>	<u>Integrate wildfire preparedness, heat safety, and air quality protection into City communications and community events to increase resident awareness.</u>	<u>G.18</u>	
<u>CR</u>	<u>P.59</u>	<u>Coordinate with the Spokane Conservation District and Spokane Valley Fire to share regional wildfire preparedness information and smoke safety resources with residents and local organizations.</u>	<u>G.18</u>	
<u>CR</u>	<u>P.60</u>	<u>Support ongoing training and capacity-building opportunities for City staff, volunteers, and local</u>	<u>G.18</u>	

Chapter Listing	Number	Policy / Objective	Goal Reference	Implementing Action
		<u>organizations to strengthen Millwood's ability to prepare for and respond to climate-related hazards.</u>		

Implementing Actions

Table 3-4: Implementing Actions

Number	Action	Policy
1	Develop a Central Business District Plan for development along Argonne Road which includes parking locations with wayfinding signage, inclusion of public art, utilizing green infrastructure / low impact development, and street trees consistent with Millwood's Tree City designation.	1, 2, 3, 4, 5, 6, 8, 9, 10, 11, 12, 13, 15, 19, 20, 25, 27, 28, 29, 31, 36
2	Initiate a Parking Study along Argonne Road to better understand how parking is being utilized in the Central Business District and where opportunities exist.	1, 2, 4, 5, 6, 10, 11, 12, 19, 25, 28, 31, 36
3	Develop and adopt design standards for commercial development.	1, 2, 3, 4, 5, 6, 10, 11, 17, 28, 31, 36, 39
4	Provide an interconnected bike and pedestrian trails system that connects to the Spokane River and Millwood's public parks.	1, 6, 8, 13, 24, 28, 31, 36, 42
5	Invite the Millwood Community Association to identify infrastructure opportunities or needs.	1, 13, 15, 27, 28, 30, 31, 32, 34, 36, 43
6	Annually apply for the Tree City USA designation.	10, 13, 15, 16, 19, 20, 36
7	Collaborate with housing agencies to locate and develop affordable housing options, identify partnerships with fiscally responsible agencies to manage and implement the development of housing utilizing public funds.	1, 2, 3, 4, 6, 12, 36, 39, 42
8	Provide public awareness of, and education about, Millwood's rich local heritage through local events that are city led and/or community led.	9, 10, 13, 36, 38

Table 6-10: Summary of Capacity By Zoning Category

Summary of Capacity by Zoning Category			
Zone Category	Residential Unit Capacity *	Assigned Zone Category	Capacity in Zone Category
Residential (UR-1)	10	Low Density	10
Residential (UR-2)	10	Moderate Density	10
Residential (UR-3)	33	Low-Rise Multifamily	33
Low-Intensity Commercial / Mixed Use (C-2)	55	Low-Rise Multifamily (Mixed Use)	68
General Commercial (C-1) **	13		
Light Industrial (I-1) **	5	Temporary Emergency Housing	5
ADUs***	65	ADUs	65
Total Units:			121 Units + 65 ADUs + 5 Temporary
<i>* Unit capacity was adjusted based on factors included in Table 6-9 above and is consistent with Table 6-12 below for assumed density / development standards</i> <i>** Temporary emergency housing would be allowed in both C-1 & I-1; however I-1 has been utilized to demonstrate capacity based on factors included in Table 6-9</i> <i>*** ADUs are permitted in UR-1, UR-2, and UR-3 Zones. Adjusted capacity is based on a 5% participation rate as identified in Table 6-9</i>			

Table 6-11 below is the data that has been provided, consistent with the HAPT for Spokane County with Millwood’s allocated share of 106 units, broken down by income level plus 5 emergency housing beds for temporary housing needs.

Table 6-11: City of Millwood HAPT

City of Millwood	Permanent Housing Needs by Income Level (% of Area Median Income)							Emergency Housing Needs (Temporary)	
	Total Allocated Units (2020-2046)	0 - 30%		>30-50%	>50-80%	>80-100%	>100-120%		>120%
		Non PSH	PSH*						
0.14% Share of Spokane County Housing Growth									
Existing (Estimate)	820	27	0	147	413	142	37	54	0
Future Allocation**	106	30	9	21	12	7	6	21	5
* Permanent Affordable Housing (PSH)		** Development regulations need to allow for the construction of housing units allocated							

Table 6-12 utilizes the data in Table 6-8, Table 6-9, and Table 6-10 to show that Millwood meets or exceeds the allocated and assigned share of Spokane County’s permanent housing needs by income band as well as meeting the assigned emergency housing needs for temporary beds.

Table 6-12: City of Millwood HAPT Capacity

City of Millwood	Total Allocated Units (2020-2046)	Permanent Housing Needs by Income Level (% of Area Median Income)							Emergency Housing Needs (Temporary)
0.14% Share of Spokane County Housing Growth		0 - 30%		>30-50%	>50-80%	>80-100%	>100-120%	>120%	
Existing (Estimate)		Non PSH	PSH*						
Existing (Estimate)	820	27	0	147	413	142	37	54	0
Future Allocation**	106	30	9	21	12	7	6	21	5
Capacity Based on Assumed Density & Development Standards	121 Units + 65 ADUs + 5 Temporary	30	9	25	58	9	32	23	5
* Permanent Affordable Housing (PSH)		** Development regulations need to allow for the construction of housing units allocated							
>50-80% includes ADUs in UR-2 / UR-3 Zones & >80-100% includes ADUs in UR-1 Zone. Capacity accounts for replacement of 54 existing units on underutilized land.									

The City of Millwood utilized the “methodology for estimating affordable housing funding gap” contained in the Commerce HB 1220 Housing Book 2. The methodology was utilized to roughly estimate the gap in funding associated with capital costs for new affordable housing development. Results are described below.

City of Millwood Estimated Affordable Housing Funding Gap

1. Total annual affordable housing units needed: Per Table 6-11 above, 60 units are needed in the 0-50% AMI brackets. For a twenty (20) year planning period, this would result in an average of 3 new units needed per year to meet Millwood's allocated need.
2. Average annual units produced: Millwood has not had any recent affordable housing production.
3. Gap in annual affordable housing production: The total gap in average annual production in Millwood is 3 units (total annual affordable housing units needed minus average annual units produced).
4. Gap in funding: Based on 3 units and a Spokane County average cost per unit of \$217,419 (in 2022 \$ per Book 2 Exhibit 25), the rough estimated funding gap is \$652,257 per year (excluding money paid by tenants/occupants).

6.6 BARRIERS TO HOUSING DEVELOPMENT

Reviewing past projects, analyzing current projects and data, discussions with developers and community members, Comprehensive Plan and development regulations code review, and research were the methods utilized to determine the likely barriers to housing development in Millwood.

As discussed in Section 6.4 above, for the City of Millwood, the most likely factors contributing to housing affordability and housing supply issues that the City can potentially address are:

- Development regulations (adding a variety of middle housing types as permitted uses, reducing minimum lot sizes to be consistent with adopted bulk density standards, reducing off-street parking requirements, updating ADU regulations, reducing setbacks/lot coverage/impervious surface standards, etc.).
- Process obstacles (increasing SEPA Threshold Exemptions and Infill Exemptions, streamlining of permitting processes, and subdivision process streamlining).
- Offsetting limited land availability (maximizing use of land through development regulation modifications listed above and encouraging infill development).
- Addressing funding gaps (exploring funding options and incentives for affordable housing including pre-approved designs).
- Additionally, continued coordination with Spokane Transit for transit system improvements can contribute to reducing affordable housing barriers in Millwood.

The minimal development that Millwood has had and/or approved in recent years is trending in the direction of meeting local needs and maximizing permitted densities.

Chapter 3 includes goals, policies/objectives, and an actions framework to address affordable housing such as:

- Goal: A larger variety of housing options.
 - Policy: Limit barriers to development caused by institutional requirements, as appropriate.
 - Policy: Encourage the development of low and moderate-income housing in places close to services and easily served by transit.

CHAPTER 12 – CLIMATE CHANGE & RESILIENCY ELEMENT

~~Currently being developed in coordination with Spokane County. Anticipate inclusion in the Millwood Comprehensive Plan in 2026.~~

12.1 PURPOSE

~~Millwood is developing a Climate Element to increase local resilience to climate change impacts and hazards. Climate change is a current and continuing threat to our community, environment, and economy; climate impacts, such as rising annual temperatures, increased frequency and intensity of wildfires and wildfire smoke, and changes in precipitation patterns, have cascading impacts across the community.~~

12.2 LEGISLATIVE CONTEXT

~~In 2023, Washington House Bill (HB) 1181 introduced a new requirement under the Growth Management Act (GMA), calling for cities and counties to integrate climate change policies into all future comprehensive plan updates. The GMA sets the following goals for climate change and resiliency:~~

Ensure that comprehensive plans, development regulations, and regional policies, plans, and strategies adapt to and mitigate the effects of a changing climate; support reductions in greenhouse gas emissions and per capita vehicle miles traveled; prepare for climate impact scenarios; foster resiliency to climate impacts and natural hazards; protect and enhance environmental, economic, and human health and safety; and advance environmental justice. (RCW 36.70A.070(9))

~~Under HB 1181, Millwood is required to develop a Climate Resilience sub-element as part of its 2026 Comprehensive Plan Update. This Climate Chapter seeks to elevate and address key climate issues facing the Millwood community. Specifically, it aims to build community resilience to climate change impacts~~

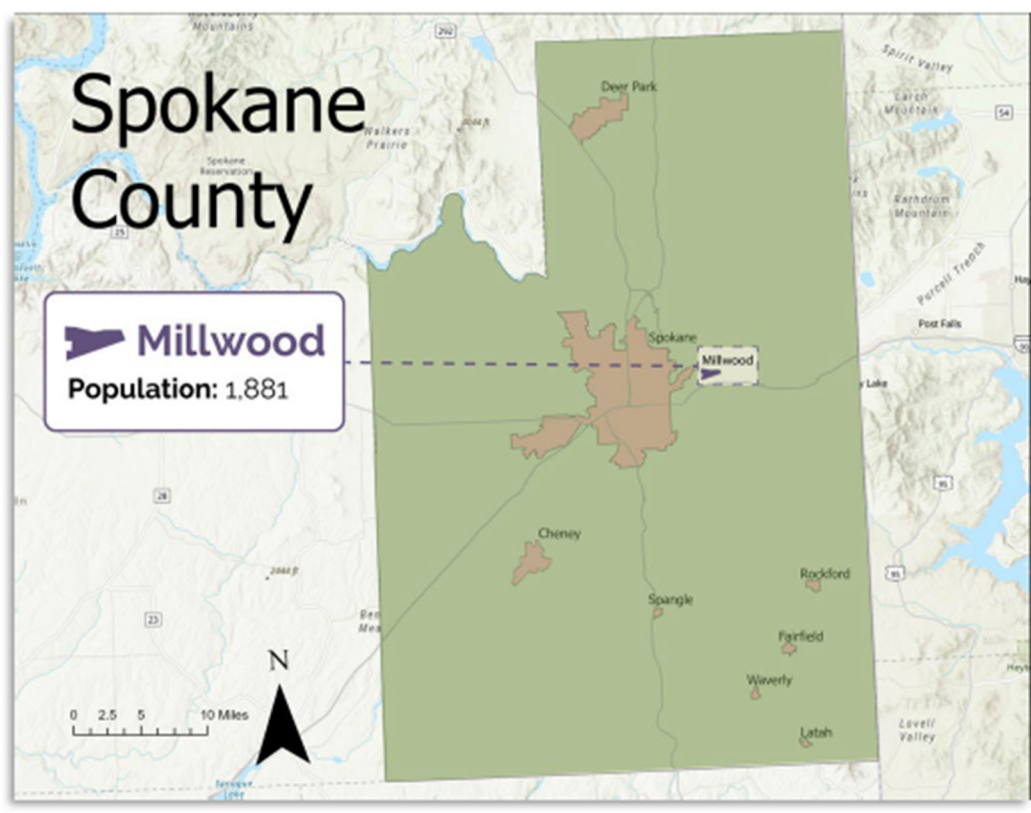
~~The Millwood Climate Element was developed in tandem with the Spokane County Climate Element, and goals and policies are in alignment under Commerce’s requirements. Both the Spokane County and Millwood Climate Elements were funded by Commerce’s Climate Commitment Act.~~

12.3 EXISTING CONDITIONS AND CLIMATE VULNERABILITY ASSESSMENT



Extreme Weather Events and Climate Impacts

~~The City of Millwood, located in east central Spokane County right near the city of Spokane and Spokane Valley, is home to 1,881 residents (Map 12-1). The city is suburban, surrounded by housing on its east and west borders, a state highway and railway to the south, and the Spokane River to the north. Millwood faces potential risks from existing and future climate hazards, including to community health and safety, natural resources and ecosystems, and built infrastructure.~~



Map 12-1: Location of Millwood within Spokane County, Washington, included in the Climate Vulnerability Assessment.

The following extreme weather events and climate impacts are expected in Millwood. See the Spokane County Climate Vulnerability Assessment for a full discussion of all potential extreme weather and climate impacts.

- **Increased annual temperature:** Higher annual temperatures with an expected 9.5°F temperature increase by 2100 and more frequent extreme heat events.
- **Wildfire and wildfire smoke:** Increased wildfire activity and risk from extreme heat and heightened drought conditions, raising wildfire and wildfire smoke impacts.
- **Changing precipitation:** Changes to precipitation patterns, with more winter precipitation falling as rain rather than snow, increasing streamflow and risk of flooding.

Impacts on Health and Well-being

While climate change will affect all residents, certain groups face greater risks. According to the U.S. Census Bureau (2023), local demographics highlight key populations who may be especially vulnerable:

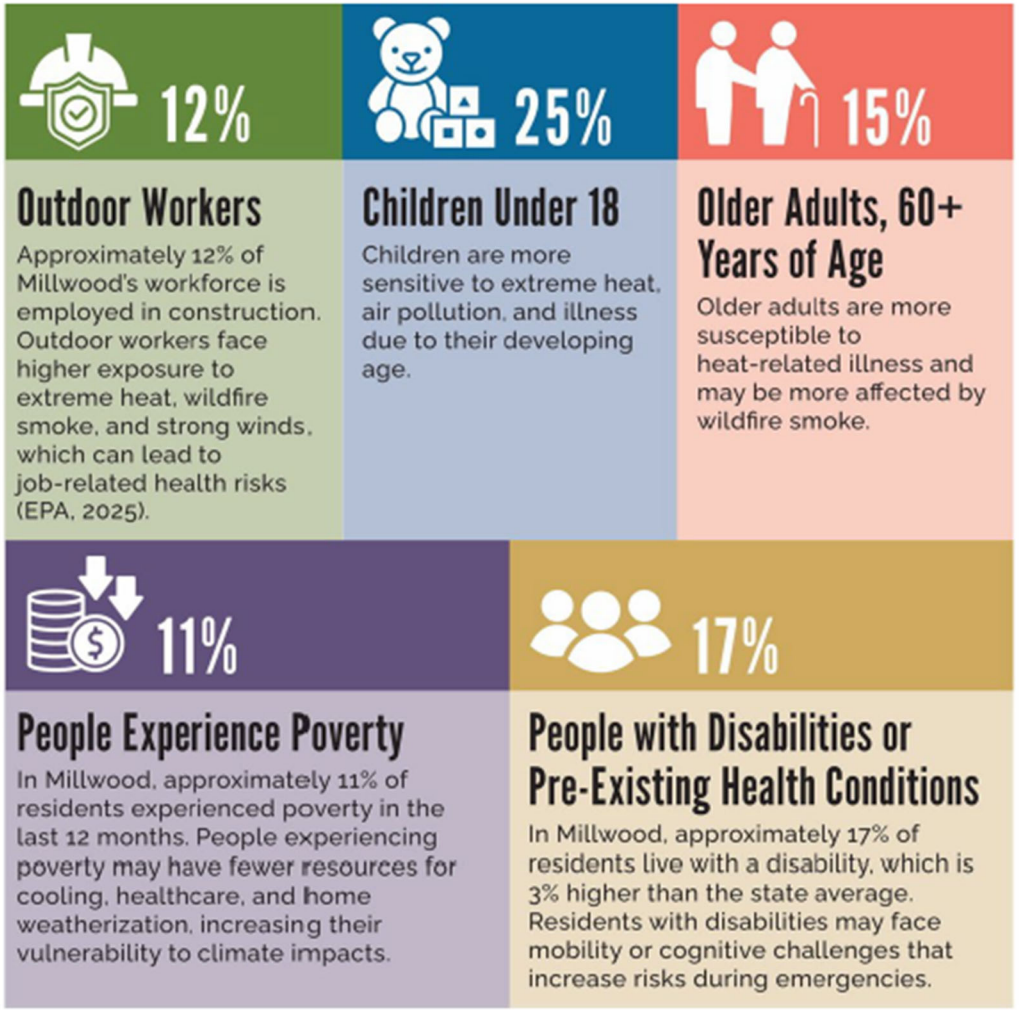


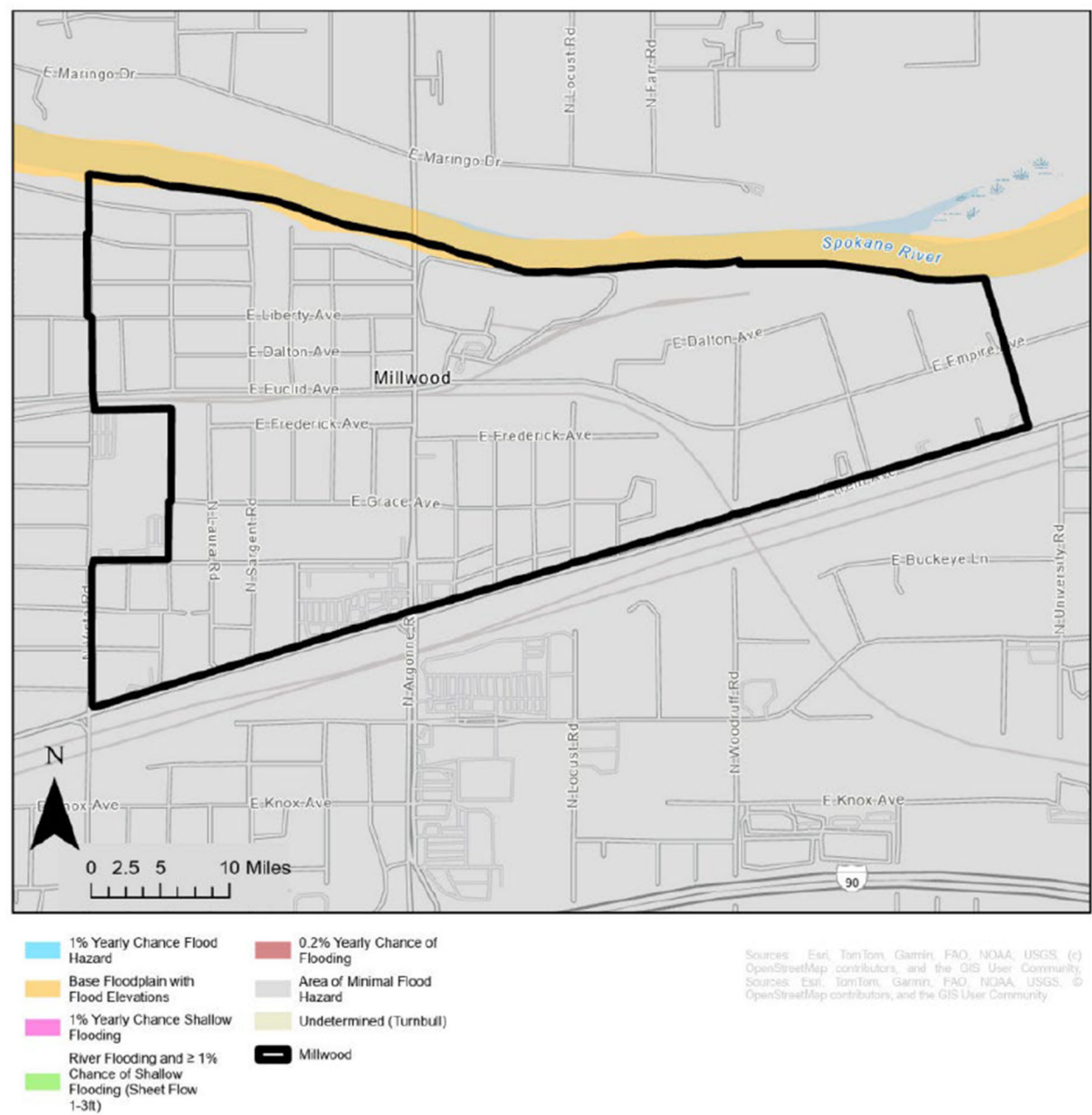
Figure 12-1: Key populations who may be especially vulnerable to climate change (U.S. Census Bureau (2023))



Impacts on Infrastructure, Community and Natural Resources

Millwood is located just south of the Spokane River. According to the Federal Emergency Management Agency (FEMA) floodplain map (Map 12-2), there is some localized flooding risk along the river’s shoreline. Depending on changing climate conditions, flooding could potentially impact homes, roads, and industries situated close to the Spokane River. It’s important to note that FEMA floodplain maps may underestimate future flood risks, as they do not fully account for the effects of a changing climate.

Flood Risk in Millwood



Map 12-2: Flood Risk in Millwood WA, FEMA Flood Risk Data

Extreme weather and climate events such as wildfire smoke, extreme heat, and flooding will affect all residents of Millwood and place added stress on the city’s infrastructure and natural resources. Although Millwood’s direct wildfire risk is relatively low, nearby fires could still force evacuation. Displacement places added strain on emergency systems, disrupts medical care, and increases stress and instability for residents. Wildfire smoke traveling from other areas can further degrade local air quality, impacting outdoor activity and visibility.

In Millwood, limited tree cover and extensive paved areas intensify heat exposure, creating harsh conditions for people walking, biking, or waiting for transit. Hotter nights further limit opportunities for

cooling, disrupt sleep, and increase stress, while households face rising costs to keep homes safe and livable during extreme heat. Wildfire smoke and extreme heat compound these risks, with smoke triggering asthma, weakening the immune system, affecting brain development in children, and worsening heart, lung, and memory issues among older adults.



Millwood has several opportunities to strengthen resilience:

- ✓ **Transportation options:** As a busy commuter and freight corridor, Millwood can reduce risks by improving traffic management, expanding sidewalks and bike paths, improving public transit access, and planning detour routes to keep emergency response moving during floods or severe weather.
- ✓ **Spokane River stewardship:** Restoring riparian areas along the Spokane River with trees and native plants can both reduce flood and erosion risks and improve water quality.
- ✓ **Protecting health:** With many drivers and outdoor workers in Millwood, providing shaded rest areas, clean-air shelters, and hydration stations at community facilities could help residents cope with wildfire smoke and extreme heat.

12.4 RESILIENCE GOALS AND POLICIES

See Millwood’s **Housing and Land Use Elements** for policies that promote affordable and accessible housing near transportation developments.

See the **Essential Public Facilities and Utilities Elements** for policies that promote sustainable management of stormwater infrastructure to promote ecosystem and community health.

See the **Land Use and Parks & Recreation Elements** for policies that promote the use of best available science and habitat restoration efforts.

See the **Transportation Element** for policies that promote a safe, accessible, and reliable transportation network.

The Millwood Climate Element builds on and aligns with the Spokane County Climate Element’s overarching resilience goals and policies. Together, these plans strengthen regional coordination on climate preparedness, reduce risks to people, infrastructure, and ecosystems, and support a thriving, resilient future for all communities in the County. In accordance with the Washington State Department of Commerce’s requirements for the Climate Element sub-element (RCW 36.70A.020 and HB 1181, 2023), this section addresses the three resilience planning requirements by:

- Addressing natural hazards created or aggravated by climate change, including flooding, drought, heat, smoke, wildfire, and other changes to temperature and precipitation patterns;
- Identifying, protecting, and enhancing natural areas to foster climate resilience and support safe species migration; and

- Strengthening community resilience to climate impacts by addressing social, economic, and built-environment factors, and advancing environmental justice.

Refer to Section 3.2 for Climate Change & Resiliency (CR) Goals and Policies addressing Emergency Management, Ecosystems, and Partnerships and Community, in addition to supplemental CR goals, policies, and implementing actions previously adopted by the City of Millwood.

ATTACHMENT - EXHIBIT 5:
AGENCY/PUBLIC COMMENTS RECEIVED FROM NOTICE OF PUBLIC HEARING 1/28/26
& SEPA AVAILABILITY FOR PART 2 AND/OR THE 60-DAY GMA REVIEW FOR PART 2
(RECEIVED AS OF JANUARY 20, 2026)

City Planner

From: Sears, Tricia (DNR) <Tricia.Sears@dnr.wa.gov>
Sent: Tuesday, January 13, 2026 12:30 PM
To: City Planner
Cc: Sears, Tricia (DNR); Alofaituli, Melissa (COM)
Subject: Millwood Comprehensive Plan Amendments (2026-S-11401): WGS comments

Hello Amanda,

In keeping with the interagency correspondence principles, I am providing you with comments on Millwood Comprehensive Plan Amendments (2026-S-11401).

For this proposal submitted via Planview, I looked at the proposal and focused on areas related to WGS work. Of note, but not limited to, I look for language around the geologically hazardous areas, mineral resource lands, mining, climate change, and natural hazards mitigation plans.

Specifically in this proposal, I reviewed the City of Millwood Comprehensive Plan 2026 Periodic Update (Part 2 Draft 1-5-26).pdf.

Kudos to you for making changes to the comprehensive plan!

On pages 5-9 of the pdf (labeled page 21, 28-31 at the bottom of the page), it is good to see the proposed goals. Suggest including a goal to or a statement about integrating efforts around the climate planning, hazard mitigation planning, emergency planning, land use planning, and other disciplines so that the plans and actions are supportive of each other and cross reference each other. Some comp plans include a list of the related plans like climate plans, hazard mitigation plans, and so forth.

On page 8, that is the only reference to hazard mitigation, and it does not mention the hazard mitigation plan, "Collaborate with regional partners, including Spokane County, to pursue funding for local resilience and hazard mitigation projects."

On pages 12-17 of the pdf, there is the Climate Change & Resiliency Element. There is mention of flood hazards and a map is included, great. There are three bullet points on pages 16-17 about addressing resilience planning requirements. Suggest including information about the critical areas in Millwood, such as stating what critical areas Millwood has. Some of the hazards that are impacted by climate change are critical areas. Having language linking these together can be useful.

Below, I include our usual language for this and future endeavors.

Recognizing the limitations of the current proposals, I want to mention that it would be great for you to consider these in current or future work, be it in your comprehensive plan, development code, and SMP updates, and in your work in general:

- Consider adding a reference to the definition of geologically hazardous areas, WAC 365-190-120, in other areas besides the CAO. In addition, consider adding a reference to WAC 365-196-480 for natural resource lands.
- Consider adding in other areas besides the CAO. If you have not checked our interactive database, the Washington Geologic Information Portal, lately, you may wish to do so. [Geologic Information Portal | WA - DNR](#)
- If you have not checked out our Geologic Planning page, you may wish to do so. [Geologic Planning | WA - DNR](#)

Thank you for considering our comments. If you have any questions or need additional information, please contact me. For your convenience, if there are no concerns or follow-up discussion, you may consider these comments to be final as of the 60-day comment deadline of 3/7/26.

Have a great day!

Tricia

Tricia R. Sears (she/her/hers)

Geologic Planning Liaison

Washington Geological Survey (WGS)

Washington Department of Natural Resources (DNR)

Cell: 360-628-2867 | Email: tricia.sears@dnr.wa.gov



Amanda Tainio, Principal

January 5, 2026

Memo To: Millwood City Council

RE: December 2025 Planning Report

Here is a summary of the planning activities for the month of December 2025:

- Permit/license/land use application review and processing:
 - 3608-3614 N Dale (BLA-2025-01) - Processing
 - 10103 E. Empire (MW-2025-0071) – Carport enclosure approval / Smartgov
 - Misc. zoning reviews / information / other jurisdiction SEPA reviews / staff assistance
- 2026 Periodic Update
 - 12/3/25 Planning Technical Advisory Committee (PTAC) Meeting
 - Research & Draft Development Regulations - Millwood Housing Scenarios w/ Presentation, Table of Permitted Uses, and Appendix A Definitions
 - Joint Planning Commission / City Council Meeting on December 9, 2025 at 5:00pm (Periodic Update -Introduction to Development Regulations Update Requirements)
 - 12/10/25 Steering Committee of Elected Officials (SCEO) Meeting
 - Winter newsletter article
 - Coordination w/ Spokane County on the Comprehensive Plan Climate Change & Resiliency Element
 - Adopted Comprehensive Plan - Proposed Housing Element modifications based on City of Mercer Island GMHB Decision & coordination w/ Commerce
 - Coordination w/ WDFW on Draft Critical Areas Ordinance (CAO) / preliminary review
 - Draft CAO modifications based on informal DOE & WDFW review
 - Community / agency engagement & webpage updates

- 2026 Periodic Update Work Plan

As I mentioned at the December 9th joint meeting presentation, I have had to utilize the administrative modification provision in the work plan (Resolution 2024-03) to fit with the work that Spokane County completed on Millwood's Comprehensive Plan Climate and Resiliency Element as well as some Housing Element modifications that were needed due to the City of Mercer Island Growth Management Hearings Board (GMHB) case. Additions/modifications to the Comprehensive Plan will be scheduled for the 1st Quarter of 2026 with the Critical Areas Ordinance (CAO) adoption being postponed to coincide with other MMC development regulations updates. The overall 2026 schedule is also being adjusted to reflect the



Amanda Tainio, Principal

Periodic Update Grant (PUG) updated deliverables and adjusted timelines. The City of Millwood is still on track for an on-time completion of the 2026 Periodic Update with a finalization Resolution anticipated by November 2026 (December 2026 deadline). Below is the updated work plan for 2026:

January 2026

- Planning Update Grant (PUG) D9, D10, and D11 Submittals
- Comprehensive Plan Climate & Resiliency Element and modified Housing Element SEPA Threshold Determination
- Submit 60 Day Notice of Intent to Adopt Amendments to DOC for the Draft Comprehensive Plan Climate & Resiliency Element and modified Housing Element (Comp Plan Part 2)
- Issue Notice of Planning Commission Public Hearing at least 10 days prior to public hearing
- January 13, 2026, City Council Meeting - Status updates for Periodic Update and Periodic Update Work Plan Modifications
- January 28, 2026, City Planning Commission Meeting - Public Hearing on the Draft Comprehensive Plan Climate & Resiliency Element and modified Housing Element (Comp Plan Part 2) + Planning Commission Recommendation
- Issue Notice of City Council Public Hearing at least 10 days prior to public hearing

February 2026

- February 10, 2026, City Council Meeting - Public Hearing on the Draft Comprehensive Plan Climate & Resiliency Element and modified Housing Element (Comp Plan Part 2) w/ Ordinance 1st Reading
- February 25, 2026, City Planning Commission Meeting - Discuss Draft Development Regulations Updates (including CAO)

March 2026

- March 10, 2026, City Council Meeting - Public Hearing on the Draft Comprehensive Plan Climate & Resiliency Element and modified Housing Element (Comp Plan Part 2) w/ Ordinance 2nd Reading / Adoption
- Submit Notice of Final Adoption of the updated Comprehensive Plan Climate & Resiliency Element and modified Housing Element (Comp Plan Part 2) to DOC within 10 days of adoption
- March 25, 2026, City Planning Commission Meeting - Review Draft Development Regulations Updates

April 2026

- April 14, 2026, City Council Meeting - Status updates for Periodic Update
- April 29, 2026, City Planning Commission Meeting - Review Draft Development Regulations Updates



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May 2026

- May 12, 2026, City Council Meeting - Status updates for Periodic Update
- May 27, 2026, City Planning Commission Meeting – Public Workshop on Draft Development Regulations Updates

June 2026

- Planning Update Grant (PUG) D8, D12, and D13 Submittals
- June 9, 2026, City Council Meeting - Status updates for Periodic Update
- June 24, 2026, City Planning Commission Meeting - Review Draft Development Regulations Updates

July 2026

- *July 14, 2026, Joint City Council / Planning Commission Special Meeting - Review Draft Development Regulations*
- July 14, 2026, City Council Meeting - Status updates for Periodic Update
- July 29, 2026, City Planning Commission Meeting - Review Draft Development Regulations Updates

August 2026

- SEPA Threshold Determination for Draft Development Regulations
- Submit 60 Day Notice of Intent to Adopt Amendments to DOC for Draft Development Regulations
- Issue Notice of Planning Commission Public Hearing at least 10 days prior to public hearing for Draft Development Regulations
- August 11, 2026, City Council Meeting - Status updates for Periodic Update
- August 26, 2026, City Planning Commission Meeting - Public Hearing on Draft Development Regulations
- Issue Notice of City Council Public Hearing at least 10 days prior to public hearing for Draft Development Regulations

September 2026

- September 8, 2026, City Council Meeting - Public Hearing on Draft Development Regulations w/ Ordinance 1st Reading
- September 30, 2026, City Planning Commission Meeting - *TBD (non-Periodic Update Development Regulations review)*



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October 2026

- October 13, 2026, City Council Meeting - Public Hearing on Draft Development Regulations w/ Ordinance 2nd Reading / Adoption & Periodic Update Completion Resolution
- Submit Notice of Final Adoption of the updated Development Regulations to DOC within 10 days of adoption
- October 28, 2026, City Planning Commission Meeting - *TBD (non-Periodic Update Development Regulations review)*

November 2026

- November 10, 2026, City Council Meeting - Periodic Update Completion Resolution
- Planning Update Grant (PUG) D14, D15, and D16 Submittals
- *November 25, 2026, City Planning Commission Meeting - Cancelled due to Thanksgiving Holiday?*

December 2026

- December 8, 2026, City Council Meeting
- *December 30, 2026, City Planning Commission Meeting - Cancelled due to New Year's Holiday?*

With best regards,
Amanda Tainio
Millwood Contract City Planner
planner@millwoodwa.us