

**FINDINGS AND RECOMMENDATIONS OF THE MILLWOOD PLANNING COMMISSION FOR  
2026 PERIODIC UPDATE - DEVELOPMENT REGULATIONS  
August 26, 2026**

**Background:**

1. The Growth Management Act was established in the State of Washington in 1990 to provide a framework for land use planning and development regulation.
2. Spokane County and the cities within it were mandated to plan under the GMA in 1993.
3. 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.
4. 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.
5. Updates to the City of Millwood development regulations must be consistent with the adopted Millwood Comprehensive Plan, the Countywide Planning Policies for Spokane County, and must implement the Comprehensive Plan to accommodate the urban growth projected to occur within the next 20 years as well as the City's housing allocation.
6. On July 21, 2026, the Board of County Commissioners of Spokane County officially adopted the Steering Committee of Elected Officials (SCEO) recommendation related to the Housing for All Planning Tool (HAPT), Housing Unit Growth Share Input for Housing Allocations, via Resolution 26-0375, which was the allocation that the City of Millwood utilized for the 2026 Periodic Update to the City Comprehensive Plan and development regulations.
7. 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 development regulations, to comply with recent changes to the GMA.
8. The City of Millwood completed the "Periodic Update Checklists for Cities" to determine which portions of the city development regulations would need to be reviewed and updated, in addition to updates necessary for consistency, as well as reviewing updated WA State laws and guidance provided by the Washington State Department of Commerce for Tier 3 cities.
9. Millwood's 2026 Periodic Update process for development regulations updates, 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.
10. Extensive public participation opportunities were provided, consistent with these plans, including meeting SEPA and 60-Day review requirements, as outlined in the Staff Report to the Planning Commission File No.: 2026 Periodic Update (Development Regulations) with a Non-Project DNS Threshold Determination issued on June 26, 2026 and the WA State Dept. of Commerce & State Agency 60 Day Review / Notice of Intent to Adopt (Draft Development Regulations, Submittal ID #2026-S-12987) from June 26, 2026 - August 25, 2026.

11. Consistent with guidance from the WA State Department of Commerce following the City of Mercer Island case, the City Council reviewed Millwood's proposed regulatory and financial incentives for housing on June 9, 2026 and provided direction to utilize the proposed regulatory incentives contained in the draft development regulations updates and predominantly existing financial incentives, with a City of Millwood webpage subsequently developed on July 23, 2026 to advertise financial incentives that are applicable to properties in the City of Millwood.
12. The draft city development regulations updates are consistent with the currently adopted Countywide Planning Policies for Spokane County (as amended and adopted April 22, 2025 via Spokane County Resolution No. 25-0207) and Millwood's adopted Comprehensive Plan (Ordinance 558), as well as being internally consistent, and consistent with GMA requirements including updated Accessory Dwelling Unit standards, Tier 3 city guidance, local project review requirements, and critical areas update requirements to meet the 2026 periodic update requirements for fully planning jurisdictions, as applicable to the City of Millwood.
13. A staff report to the Planning Commission for the development regulations portion of the 2026 Periodic Update was issued on August 6, 2026, posted on the City's Periodic Update webpage on August 17, 2026, and emailed to the periodic update notice group.
14. The Millwood Planning Commission held a properly noticed Public Hearing on August 26, 2026, for the development regulations portion of the 2026 Periodic Update where they voted 4-0 to recommend approval of the updated development regulations utilizing Option 2 with modifications, to the City Council. Commissioner Ankney, Commissioner Beese, Commissioner Chernioglo, and Commissioner Molitor were in attendance, Commissioner Rickard was absent.

#### **Planning Commission Findings:**

##### **Option 2: Recommendation of approval with additional modification(s)**

The Planning Commission recommends approval of the 2026 Millwood Periodic Update (Draft Development Regulations), as currently proposed, and finds that the criteria in MMC Section 14.12.150(B), as applicable, have been met. The following additional modification(s) are to be included with the recommendation:

1. Proposed modifications to MMC Chapter 18.08, Critical Areas (Sections 18.08.020 & 18.08.075) based on WA State DOH Office of Drinking Water / Wellhead Protection Review

#### **Conclusion(s):**

1. The review and update process for Millwood's 2026 Periodic Update of city development regulations has complied with MMC requirements, as applicable, WA State Law and WA State Department of Commerce Guidance, the City of Millwood Periodic Update Public Participation Plan, and the City of Millwood Periodic Update Work Plan, as outlined in the staff report to the Planning Commission for the development regulations portion of the 2026 Periodic Update.
2. The City of Millwood's 2026 Periodic Update of city development regulations meets all applicable criteria for amendment under MMC Section 14.12.150(B).

3. Comments received throughout the periodic update review process have been considered.
4. The 2026 Periodic Update of the Millwood Development Regulation (Planning Commission Recommendation 8/26/26) has met internal consistency review and is consistent with the adopted Millwood Comprehensive Plan, the Countywide Planning Policies for Spokane County, and implements the Comprehensive Plan to accommodate the urban growth projected to occur within the next 20 years as well as the City's housing allocation.
5. Procedural requirements have been met for the 2026 Periodic Update of the Millwood Development Regulations.
6. A subsequent Notice of Adoption must be submitted to the WA State Department of Commerce Growth Management Services within 10 days of adoption by the Millwood City Council.
7. The 2026 Periodic Update completion deadline for the City of Millwood is December 31, 2026.

Signed this 27th day of August 2026.



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Mike Ankney, Chair

ATTEST



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Amanda Tainio, Contract City Planner