



Planning Commission Special Meeting Minutes

Wednesday, May 13, 2026 at 6:00 PM

9103 E Frederick Ave.

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1. CALL TO ORDER & ROLL CALL

The Planning Commission Special Meeting was called to order by Commissioner Ankney at 6:02pm. A quorum was present.

PRESENT

Commissioner Mike Ankney
Commissioner Bobbie Beese
Commissioner Jay Molitor
Commissioner Karina Chernioglo

ABSENT

Commissioner Bill Rickard

2. APPROVAL OF MEETING AGENDA

Motion was made by Commissioner Molitor, Seconded by Commissioner Chernioglo to approve the meeting agenda.

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

3. ACTION ITEMS

a. Periodic Update - Requested Modifications from 4/29/26 meeting (Review Tracker 5-4-26)

Ms. Tainio discussed review tracker edits from April 29 were incorporated and reflected in the packet.

b. Periodic Update - Review Title 16, Subdivisions (4-30-26)

Ms. Tainio discussed Title 16 describing it as a heavy lift with numerous historical references back to 1954 through 2022 which are now reconciled by consolidating RCW language, removing duplicative or incorrect language and moving processing requirements into Title 14. Ms. Tainio asked the Commission if they had any questions or clarification for Title 16.

Ms. Tainio and the Commission discussed cleaning and streamlining Title 16 (subdivisions) with several wording, procedural and cross-reference fixes were agreed upon. The discussion included clarifying language on "safe walking conditions for students" to broaden to include "other pedestrians", along with density language (minimum vs maximum) and lot-size/density references removing the word "minimum" where it is not applicable. Ms. Tainio and the Commission discussed the definition of Alley and ADU access rules with a strong consensus to treat alleys as secondary access only, noting practical implications being the City does not maintain or plow an Alley and should not be treated as the primary access.

Ms. Tainio explained subdivision types with short subdivisions being 9 or fewer lots, standard being 10 or more lots and unit-lot subdivisions being individual lots may not meet individual setbacks/coverage, but the overall parent parcel must meet standards.

Commissioner Molitor asked for clarification on scratched-out fees of \$250 per-lot deposit, Ms. Tainio noted she will reference "adopted fee schedules" for per-lot deposits and other plan/utility fees to allow flexibility and avoid inconsistencies. The Commission and Ms. Tainio discussed public hearings and publication costs on notices, noting they can be expensive. Ms. Tainio discussed removing routine requirements and replaced with site postings, property owner mailings for the 250 boundaries, when possible, website postings and email lists also as primary notice mechanisms, with publication only when legally required or practical.

4. PUBLIC REMARKS

Public Remarks are an opportunity for citizens to address the Planning Commission either in-person or by submitting their remarks to remarks@millwoodwa.us. We ask that in-person speakers limit themselves to two minutes and follow the Citizen Participation Guidelines Policy as posted on the City of Millwood website www.millwoodwa.us/government#CityCouncil or available at City Hall prior to this meeting.

No comments were made.

5. SET NEXT MEETING - May 27, 2026 at 6:00pm

a. Anticipated Agenda Items:

Periodic Update - Review Draft Development Regulations Updates

6. ADJOURNMENT

Commissioner Ankney discussed the road work coming up on Argonne along with the North-South freeway, emphasizing the need to let residents know once these construction projects are complete these are 30-year plans and will help improve traffic flow through Millwood.

Ms. Tainio gave update on a planning grant that the City may potentially be a match for in which she will focus on sending in that application.

Commissioner Ankney and Commissioner Beese gave reminder of the neighborhood block party that is joint between the City and Hutton Hope where the kids will be serving free pizza on May 15, 2026.

Commissioner Ankney moved to adjourn the Planning Commission Special Meeting, Seconded by Commissioner Beese at 7:25 pm.