



**Periodic Update –
City Council &
Planning Commission
Joint Meeting 7/14/26**

Updates to the City Development Regulations

City of Millwood Deadline is:

- ***Millwood Development Regulations
- by December 2026***

Overview

- **The Washington State Growth Management Act (GMA) requires cities and counties to adopt comprehensive plans and development regulations for their communities and conduct a periodic update of those documents every ten (10) years.**
- **The Comprehensive Plan portion of the periodic update has been completed and the updates to the development regulations are in process.**
- **The City must make revisions necessary to comply with changes to WA State law, update best available science, and update development regulations to be consistent with the updated City Comprehensive Plan as well as for internal consistency.**
- **The joint meeting today will focus on an overview of proposed modifications to the Development Regulations, that include revisions made from the Planning Commission Public Workshop on June 24th.**

Checklist Navigation		
Section I: Comprehensive Plan	Section II: Development Regulations	Appendices
LAND USE ✓	CRITICAL AREAS	APPENDIX A: HOUSING UNIT MINIMUMS PER POPULATION ✓
HOUSING ✓	ZONING CODE	APPENDIX B: ELEMENT UPDATES UNDER HB 1181 ✓
CAPITAL FACILITIES ✓	SHORELINE MASTER PROGRAM	Reviewed all applicable sections of the MMC for consistency, clarity, and cross-reference corrections, and updated as needed
UTILITIES ✓	RESOURCE LANDS	
TRANSPORTATION ✓	ESSENTIAL PUBLIC FACILITIES	
SHORELINE ✓	SUBDIVISION CODE	
ESSENTIAL PUBLIC FACILITIES ✓	STORMWATER	
TRIBAL PLANNING ✓	ORGANIC MATERIALS MANAGEMENT	
CLIMATE CHANGE & RESILIENCY ✓	IMPACT FEES	
ECONOMIC DEVELOPMENT ✓	CONCURRENCY & TDM	
PARKS & RECREATION ✓	TRIBAL PARTICIPATION	
OPTIONAL ELEMENTS ✓	REGULATIONS FOR OPTIONAL ELEMENTS	
CONSISTENCY ✓	PROJECT REVIEW PROCEDURES	
PUBLIC PARTICIPATION ✓	PLAN & REGULATION AMENDMENTS	

**2024 - 2025
Comprehensive Plan
(Adopted)**

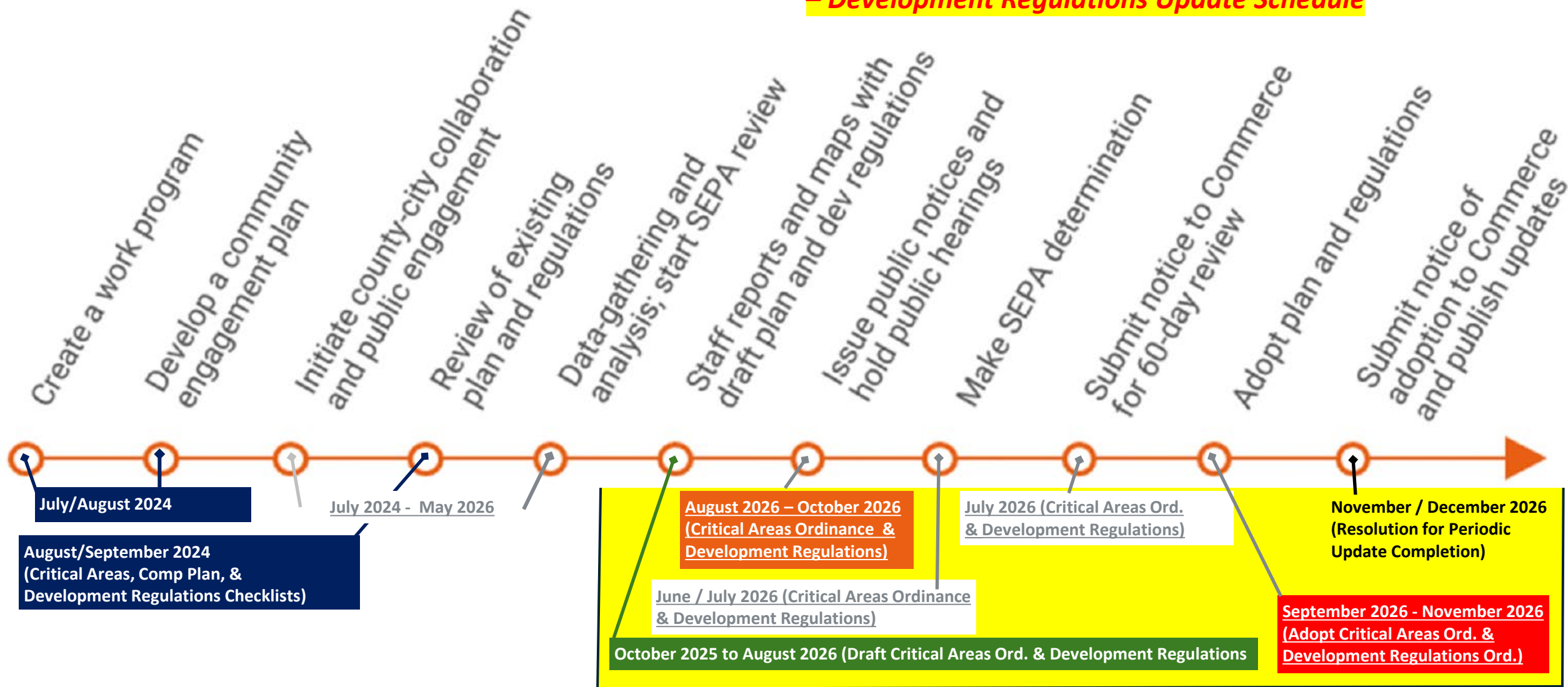
**2025 - 2026
Development Regulations
(Reviewed for Updates)**

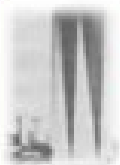
**2024 - 2025 Comprehensive Plan
2026 Development Regulations**

Periodic update process overview

City of Millwood Adopted Schedule for 2026 Periodic Update (Work Plan Res. 2024-03 w/ Administrative Updates)

– Development Regulations Update Schedule





Comprehensive Plan & Development Regulations Periodic Update 2026



<https://www.millwoodwa.us/periodic-updates>



Chapter 18.08 Critical Areas
Chapter 15.04-15.16-15.20
Construction

Title 16 Subdivisions

Title 14 Land Use

Title 17 Zoning

Ch. 17.04 Use-Zones

Ch. 17.06 Table of Permitted Uses

Ch. 17.08-17.18 Residential

**Ch. 17.20-17.36 Commercial,
Industrial, Public**

Ch. 17.38 General Provisions

**Ch. 17.42 Wireless
Telecommunication Facilities**

**Ch. 17.44 Administration
and Enforcement**

Ch. 17.48 Essential Public Facilities

Title 17 Appendix A Definitions

**March 2026 –
Comprehensive Plan
Adoption – Complete**



**Development Regulations
Update – In Process**



**December 2026 –
Final Deadline**

Many New Housing Element Requirements

Local housing element to:

- 1) Conduct an **inventory and analysis of all housing needs**
–by income, PSH and emergency housing
- 2) **Identify sufficient capacity of land** for identified housing needs
- 3) Plan for and accommodate housing for all income brackets.
policies for middle housing
- 4) **Make adequate provisions for all housing needs**, including
“document barriers to housing availability such as gaps in
local funding, development regulations, etc.”
- 5) Address **racially disparate impacts, displacement, exclusion
and displacement risk** in housing through policies and
regulations

*Housing for All Planning Tool
(HAPT) – Spokane County*

Millwood Comprehensive Plan Section 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.

Washington State Requirements

- Development standards for the selected middle housing types may not be more restrictive than those required for single-family homes.
- Permit and environmental review processes for middle housing must be the same as those for single-family homes.
- Design review for middle housing is limited to administrative design review.
- Within UGAs, at least two ADUs are allowed on all lots that meet the minimum lot size in zoning districts that allow for single-family homes.

Millwood Comprehensive Plan – Examples of Implementation Actions for Housing Infill

- #27 - Evaluate and improve, if necessary, zoning regulations related to housing density and type to ensure compatibility with historic neighborhoods, while also addressing and mitigating any racially disparate impacts that regulations may have on housing access and affordability.
- #28 - Evaluate development regulations to remove impediments to the development of low and moderate-income housing.
- #38 - Remove any local policies and/or regulations that have been determined to result in racially disparate impacts, displacement, and exclusion in housing (see demographics in Section 4.3 and the Housing Element in Chapter 6).
- #39 - Update zoning, development, and land division regulations to allow for infill development consistent with neighborhood scale and form.

TIER 3 CITIES MIDDLE HOUSING MODEL ORDINANCE

January 23, 2024

UPDATE | October 24, 2024

The Tier 3 provisions of this Middle Housing Model Ordinance apply to cities with a population of less than 25,000, that are within a contiguous urban growth area with the largest city in a county with a population of more than 275,000, based on 2020 Office of Financial Management population estimates.

***Model ordinances:** Preempt/supersede local development regulations if a city has not passed HB 1110 development regulations by the due date and remains in effect until the city takes all actions to implement RCW 36.70A.635.



Draft Millwood Development Regulations modifications in the periodic update:

➤ Make zoning changes to ensure capacity for all housing needs and reduce regulatory barriers

✓ **Table of Permitted Uses updates for housing uses (MMC 17.06.010 – Table 17.1)**

- Added 7 new Middle Housing uses plus Co-Living Housing and Senior Independent Housing
- Refined Residential / Commercial Mixed Use to allow for 3 types dependent on location (vertical mixed use developments, horizontal mixed use developments, and live-work buildings)
- Updated / Added Group Home & Supportive, Transitional, Emergency, and Permanent Housing (STEP), as required by WA State Law

USE	UR-1	UR-2	UR-3	C-1	C-2	I-1	PR P-1	USE REGULATIONS
Residential								
<u>Accessory Dwelling Units (ADU)</u>	C-S	C-S	C-S	C-X	X	X	X	17.16.010(A)
<u>Manufactured Home</u>	C-S	C-S	C-S	C-X	X	X	X	17.16.010(C)
Single Family	P	P	P	C-X	X	X	X	Only on lots without a commercial use
<u>Cottage Housing</u>	P	P	P	S	X	X	X	C-1 - Refer to Residential / Commercial Mixed Use 17.26.010(B)
<u>Stacked Flat</u>	P	P	P	X-S	X-S	X	X	C-1/C-2 - Refer to Residential / Commercial Mixed Use 17.26.010(B)
<u>Courtyard Apartments</u>	P	P	P	S	S	X	X	C-1/C-2 - Refer to Residential / Commercial Mixed Use 17.26.010(B)

USE	UR-1	UR-2	UR-3	C-1	C-2	I-1	PR P-1	USE REGULATIONS
Duplex	P	P	P	C-S	X-S	X	X	C-1/C-2 - Refer to Residential / Commercial Mixed Use 17.26.010(B)
<u>Triplex</u>	P	P	P	S	S	X	X	C-1/C-2 - Refer to Residential / Commercial Mixed Use 17.26.010(B)
<u>Fourplex</u>	X	P	P	S	S	X	X	C-1/C-2 - Refer to Residential / Commercial Mixed Use 17.26.010(B)
<u>Fiveplex</u>	X	X	P	S	S	X	X	C-1/C-2 - Refer to Residential / Commercial Mixed Use 17.26.010(B)
<u>Townhouses</u>	X	X	P	S	X	X	X	C-1 - Refer to Residential / Commercial Mixed Use 17.26.010(B)

<u>USE</u>	UR-1	UR-2	UR-3	C-1	C-2	I-1	PR <u>P-1</u>	<u>USE REGULATIONS</u>
Residential								
Multi-Family	CUP	X	P	C-S	X-S	X	X	<u>17.10.030 (UR-1), C-1/C-2 - Refer to Residential / Commercial Mixed Use 17.26.010(B)</u>
<u>Co-Living Housing</u>	<u>CUP</u>	<u>X</u>	<u>P</u>	<u>S</u>	<u>S</u>	<u>X</u>	<u>X</u>	<u>17.10.030 (UR-1), C-1/C-2 - Refer to Residential /</u>
								<u>Commercial Mixed Use 17.26.010(B)</u>
<u>Senior Independent Housing</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>S</u>	<u>S</u>	<u>X</u>	<u>X</u>	<u>C-1/C-2 - Refer to Residential / Commercial Mixed Use 17.26.010(B)</u>
Residence attached to commercial use <u>Residential / Commercial Mixed Use</u>	X	X	X	C-S	C-S	X	X	C-1 - 17.22.010 C-2 - 17.26(B) <u>17.26.010(B)</u>

<u>USE</u>	UR-1	UR-2	UR-3	C-1	C-2	I-1	PR <u>P-1</u>	<u>USE REGULATIONS</u>
<u>Group Home & Supportive, Transitional, Emergency, and Permanent Housing (STEP)</u>								
Group Home (I-A) / <u>Adult Family Home (AFH)</u>	P	P	P	CUP <u>P</u>	CUP <u>P</u>	X	X	
Group Home (I-B)	P	CUP	X	P <u>CUP</u>	CUP	X	X	<u>CUP 17.44.070 - 130</u>
Group Home (I-C)	X	X	X	X	CUP	X	X	<u>CUP 17.44.070 - 130</u>
Group Home Class II	X	X	X	CUP	X	CUP	X	<u>CUP 17.44.070 - 130</u>
<u>Permanent Supportive Housing (PSH)</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>X</u>	<u>P</u>	<u>X</u>	
<u>Transitional Housing</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>X</u>	<u>P</u>	<u>X</u>	
<u>Emergency Housing (Indoor)</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>P</u>	<u>X</u>	<u>P</u>	<u>X</u>	
<u>Emergency Shelter (Indoor)</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>P</u>	<u>X</u>	<u>P</u>	<u>X</u>	

- ✓ **MMC Title 17 Zoning** – Updates for compliance w/ state law, conformity w/ Countywide Planning Policies for Spokane County, use and design refinements including incorporation of driveway requirements, off-street parking design, pedestrian access, and loading spaces for commercial uses, incorporation of Blue Zone principals such as urban agriculture updates, consistency, & clarity
- ✓ **MMC Chapter 17.08 - 17.18 Residential (UR-1, UR-2, and UR-3 Zones)**
 - Removed requirement for frontage on a public street and reduced front lot line widths to allow for infill development that may utilize a private driveway / access and utility easement for the rear of the lot
 - Removed minimum lot size requirement and referenced consistency with adopted Bulk Density Standards in Millwood Comprehensive and utilization of lot width/depth, setbacks, and maximum building/lot coverage to define lot sizes
 - Updated ADU standards to be consistent with WA State Law which will allow for a significant increase in ADUs
 - Updated parking requirements to be consistent with WA State Law
 - Added provisions for new housing in existing buildings (per RCW 35A.21.440)
 - Added provisions for an increased density bonus for affordable housing located on property owned by a religious organization (per RCW 36.70A.545)
 - Added provisions for retrofits of existing buildings for residential housing and accommodation for passive house requirements (per RCW 36.70A.810 & 812)
 - Added provisions for conversion of single-family homes to middle housing
 - Updated residential design requirements based on adopted Comprehensive Plan Design Policies and Implementing Actions

✓ **MMC Title 16 Subdivisions**

- Increased short plats from 4 lots to 9 lots
- Added provisions for Unit Lot Subdivisions (ULS) to short plat and subdivision regulations
- Added provisions for Administrative Lot Splits (ALS)
- Clarified and streamlined regulations

✓ **MMC Title 14 Land Use and Chapter 17.44**

- The sections have been streamlined to reflect local project review requirements in state law and updated for consistency as well as current best practices such as addressing standards

✓ **MMC Chapter 17.20 - 17.36 Commercial, Industrial, Public (C-1, C-2, I-1, I-2, and P-1 Zones)**

- Updated setbacks to provide consideration for adjoining residential zones, providing clarification and consistency for development standards, and incorporating provisions in WA State Law
- Added provisions for new housing in existing buildings (per RCW 35A.21.440) and focused C-1 allowed residential on higher density mixed use with commercial
- Outlined requirements and options for commercial shared parking
- Updated parking requirements to be consistent with WA State Law and added residential / mixed use parking requirements as well as bicycle parking

✓ **MMC Chapter 17.38 General Provisions**

- Inclusion of state law requirements
- Clarified administrative exceptions & added alternative methods of compliance
- Clarified non-conforming use, structure, & lot provisions
- Added Green Infrastructure & Low-Impact Development (LID) provisions
- Updated fencing regulations to be easier to utilize
- Enhanced sidewalks, trails, shared roadways, and complete streets
- Provided graphic for clear-view triangle

✓ **MMC Chapter 15.04 – 15.20 (Construction)**

- Clearly identified Building Official
- Updated adopted building code list
- Updated for current administration practices, consistency, and clarity

➤ **MMC Chapter 18.08 (Critical Areas)**

- ✓ Inclusion of state law requirements including best available science, updated definitions, etc.
- ✓ Updated for consistency and clarity



Millwood Housing Scenarios

UR-1 Rear Infill Scenario

w/ Unit Lot Subdivision

28,900 Sq. Ft. Lot w/ 64 Ft. Wide Front Lot Line split into Parent Lot & 2 ULS Lots for 1 Story Duplex, 10 Ft. - 12 Ft. Wide Private Driveway (utility & access easement)

- Parent Lot - Existing Home w/ 816 sq. ft. footprint & Shop (Approx. 13,900 Sq. Ft. Lot)
- ULS Lots #2 & #3 - Approx. 2,000 Sq. Ft. Unit Lots w/ Private Open Space
- Approx. 11,000 sq. ft. Common Space

UR-1 Development Regulations	
Minimum Lot Area	N/A
Maximum Lot Area	1 Acre
Minimum Front Lot Width	50 ft.
Minimum Lot Depth	Minimum Lot Depth same as Minimum Lot Width; however, depth may need to be larger to account for setbacks, etc. when using the minimum front lot width.
Building Setbacks	
Front	25 ft.
Rear	25 ft.
Side	
1 Story / Height up to 20'	5 ft.
1.5 Story / Height up to 28'	10 ft.
2 Story / Height up to 35'	15 ft.
Flanking Side	15 ft.
Maximum Building Coverage	40%
Maximum Total Lot Coverage	60%
Building Height (Maximum)	35 ft.
Accessory Buildings	25 ft.



Scenarios are for approximate examples only. A full code review would be required prior to project approval.

UR-1 Infill Scenario w/ Administrative Lot Split for Single Family Home

22,400 Sq. Ft. Parent Parcel @ 1 unit per 5,000 sq. ft. = 4 Units

Lot #1 - 15,768 Sq. Ft. Parent Lot & Lot #2 (Administrative Lot Split) - 6,632 Sq. Ft. Lot @ 1 unit per 5,000 sq. ft. = SFH or SFH + 1-2 ADUs (lots created through new residential lot split process are exempt from the detailed middle housing requirements of RCW 36.70A.635)

- Both the parent lot and the newly created lot must meet the minimum lot size allowed under applicable development regulations (consistent w/ adopted Bulk Density Standards & utilization of lot width/depth, setbacks, and maximum building/lot coverage to define lot sizes).
- If a lot split results in a new lot of a size that would allow for further land division, the lot is not eligible for an administrative split.
- A city may not impose a limit on the total number of dwelling units allowed on the parent lot or newly created lot that is less than the number of dwelling units allowed by the underlying zoning of the parent lot prior to the administrative lot split (i.e. 4 unit limit).



Scenarios are for approximate examples only.
A full code review would be required prior to project approval.

UR-1 Development Regulations		
Minimum Lot Area		N/A
Maximum Lot Area		1 Acre
Minimum Front Lot Width		50 ft.
Minimum Lot Depth		Minimum Lot Depth same as Minimum Lot Width; however, depth may need to be larger to account for setbacks, etc. when using the minimum front lot width.
Building Setbacks		
Front		25 ft.
Rear		25 ft.
Side		
1 Story / Height up to 20'		5 ft.
1.5 Story / Height up to 28'		10 ft.
2 Story / Height up to 35'		15 ft.
Flanking Side		15 ft.
Max. Building Coverage		40%
Max. Total Lot Coverage		60%
Building Height (Maximum)		35 ft.
Accessory Buildings		25 ft.

UR-2 Development Regulations	
Minimum Lot Area	N/A
Maximum Lot Area	1 Acre
Minimum Front Lot Width	40 ft.
Minimum Lot Depth	Minimum Lot Depth same as Minimum Lot Width; however, depth may need to be larger to account for setbacks, etc. when using the minimum front lot width.
Building Setbacks	
Front & Rear	25 ft.
Side	
1 Story / Height up to 20'	5 ft.
1.5 Story / Height up to 28'	10 ft.
2 Story / Height up to 35'	15 ft.
Flanking Side	15 ft.
Max. Building Coverage	40%
Max. Total Lot Coverage	60%
Building Height (Maximum)	35 ft.
Accessory Buildings	20 ft. (25 ft. w/ ADU)

UR-2 Historic District Infill Scenario w/ Administrative Lot Split

14,000 Sq. Ft. Parent Parcel @ 1 unit per 3,600 sq. ft. = 4 Units

Lot #1 - 9,700 Sq. Ft. Lot @ 1 unit per 3,600 sq. ft. = SFH w/ 1-2 ADUs

&

Lot #2 (Admin. Lot Split) - 4,300 Sq. Ft. Lot @ 1 unit per 3,600 sq. ft. = SFH or SFH + 1-2 ADUs

No More Than 4 Units Total on Both Lots



Scenarios are for approximate examples only. A full code review would be required prior to project approval.

UR-2 Infill Scenario w/ Unit Lot Subdivision or Short Plat

40,802 Sq. Ft. Parent Parcel @ 1 unit per 3,600 sq. ft. = 11 Units

Approx. Lot #1 - 29,638 Sq. Ft. Parent Lot,

Approx. Lot #2 - 4,300 Sq. Ft. Lot & Lot #3 - 6,864 Sq. Ft. Lot w/ SFH or

Middle Housing Unit + 1-2 ADUs Each



Scenarios are for approximate examples only. A full code review would be required prior to project approval.



Lot #1 - Existing home is approx. a 1,000 sq. ft. footprint (picture above).

Picture below is a multi-story example of the same footprint that would fit within the scale and form of UR-2 (Admin. Design Standards)



UR-2 Development Regulations

Minimum Lot Area	N/A
Maximum Lot Area	1 Acre
Minimum Front Lot Width	40 ft.
Minimum Lot Depth	Minimum Lot Depth same as Minimum Lot Width; however, depth may need to be larger to account for setbacks, etc. when using the minimum front lot width.
Building Setbacks	
Front & Rear	25 ft.
Side	
1 Story / Height up to 20'	5 ft.
1.5 Story / Height up to 28'	10 ft.
2 Story / Height up to 35'	15 ft.
Flanking Side	15 ft.
Maximum Building Coverage	40%
Maximum Total Lot Coverage	60%
Building Height (Maximum)	35 ft.
Accessory Buildings	20 ft. (25 ft. w/ ADU)



Commercial Development Regulations

	C-1	C-2
Building Setbacks		
Front Setback	25 ft. min.	25 ft. max.
Parking	15 ft. min.	See 17.24.020 & 030
Rear Yard Setback	15 ft. min.	15 ft. min.
Side Yard Setback	5 ft. min.	0 ft.
Flanking Street	15 ft. min.	0 ft.
Abutting Residential Zone (up to 2 Story Height / 30 ft.)	15 ft. min.	5 ft.
Abutting Residential Zone (up to 3 Story Height / 35 ft.)	20 ft. min.	10 ft.
Abutting Residential Zone (up to 4 Story Height / 48 ft.)	25 ft. min.	15 ft.
Maximum Total Lot Coverage	85% (Res. /Com. MU) 70% (Commercial Only)	
Building Height	up to 3 stories / 35 ft. max. or 4 stories / 48 ft. for mixed use	
Building Height - Trent Frontage	Up to 4 stories / 48 ft. max.	

There are some exceptions when street or alley separates the parcel from an abutting residential zone, for roof-mounted solar panels, & for retrofits of existing buildings for housing

C-1/C-2 Mixed Use Infill Scenario (Vertical, Horizontal, or Live-Work Mixed Use)



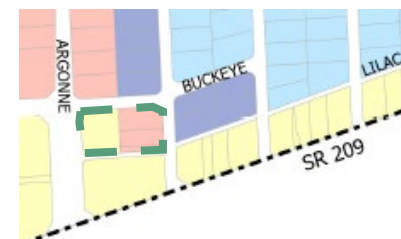
MMC 17.26.010 Supplementary Use Regulations (C-1 & C-2)

B. Residential / Commercial Mixed Use Residential uses:

- a1. Required minimum percentage of uses are identified within the definition in Appendix A; if they are combined in the same development and structure with any of the permitted uses;
- b2. For buildings that front Argonne Rd., Euclid Ave., or Trent Ave., non-residential uses must front the public right-of-way; however, residential uses are permitted on upper floors and on the ground floor, provided that it represents less than fifty (50) percent of the ground floor area.
- c3. Horizontal mixed use is not allowed within the Millwood Historic District, only vertical mixed use and live-work buildings are permitted.

Residential floor area is permitted on the ground floor, provided that it represents less than fifty (50) percent of the ground floor area, and non-residential uses front on the public right-of-way.

Land Use Classification	
■	Residential (UR-1)
■	Residential (UR-2)
■	Residential (UR-3)
■	Public Reserve (P-1)
■	General Commercial (C-1)
■	Low-Intensity Commercial/Mixed Use (C-2)



Anticipated Completion Schedule

- **Non-Project SEPA Review – conducted June 26, 2026 to July 12, 2026**
- **GMA 60 Day Notice of Intent to Adopt Amendment - June 26, 2026 to August 25, 2026**
- **Special Joint Planning Commission & City Council Workshop - July 14, 2026 at 5pm**
- **Planning Commission Regular Meeting - July 29, 2026 at 6:00pm**
- **Planning Commission Regular Meeting / Public Hearing - Scheduled for August 26, 2026 at 6:00pm**
- **City Council Regular Meeting / Public Hearing & Ordinance 1st Reading - Planned for September 8, 2026 at 6:00pm**
- **City Council Regular Meeting / Public Hearing & Ordinance 2nd Reading / Adoption + Periodic Update Completion Resolution 1st Reading - Planned for October 13, 2026 at 6:00pm**
- **City Council Regular Meeting w/ Periodic Update Completion Resolution 2nd Reading - Planned for November 10, 2026 at 6:00pm**

Periodic Update

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City Council & Planning Commission Joint Meeting 7/14/26



CITY OF

MILLWOOD

Questions /
Comments?