

**MILLWOOD PLANNING COMMISSION**  
**REGULAR MEETING**  
March 23, 2010  
**MEETING MINUTES**

1. Call to Order. The Regular Meeting of the Millwood Planning Commission was called to order by Chairperson John Newman at 6:02 p.m. March 23, 2010 at the Millwood City Hall. Members present were: John Newman, Bobbie Beese, Kelly Stravens and Dan Hansen. Staff present: Tom Richardson, City Planner, Brian Werst, City Attorney, Ray Oligher, planning intern.

2. Approval of Minutes. Ms. Beese noted four corrections in the minutes for the February 22, 2010 meeting, including the wrong months stated in the Minutes section, and the reference to City of Cheney and the correct time in item 4. Ms. Beese moved to approve the minutes as corrected. Motion seconded by Mr. Stravens. Motion carried unanimously.

3. Public Hearing: 2001 Comprehensive Plan Amendment Docket.

a. CPA 10-06 Accessory Buildings:

Mr. Richardson reviewed the discussion of the proposed changes for accessory buildings. He said he mailed a notice to all the property owners in the UR-1 zone. He presented a list of issues discussed at the previous meeting and some suggested alternative solutions. He distributed a list of existing accessory buildings in the UR-1 zone which are larger than the 1,200 sq ft limit.

The following persons spoke in favor of allowing larger buildings: Richard Gardner, 10114 E Dalton, Jim Kline, 10008 E Dalton Ave, Les Peters, 10303 E Empire, Chuck Lindquist, Steel Structures of America, Ken Bain, 9913 E Dalton, Sheila Peters, 10303 E Empire, Stan Peterson, 10407 E Empire. The points made were that larger buildings are less of a problem on larger parcels than on smaller parcels in the west part of Millwood; this area of Millwood has more of a country feel; property owners today need more storage area and want to store larger vehicles than previously; allowing larger buildings would allow property owners to replace numerous smaller structures on their sites. Melissa Spivey, 3312 N Dale Rd, said larger buildings need to fit in the landscape of the community; larger buildings belong in the country. Mr. Bain asked to permit buildings larger than 1,200 sq ft in the UR-2 also or to rezone his property to UR-1.

Commissioners expressed support for larger buildings on larger lots, but were concerned about allowing buildings that are too large, and want to limit the discussion at this time to the UR-1 zone. There was also concern that we should not allow buildings which do not support the comprehensive plan and the Growth Management Act. Mr. Hansen said he was concerned that we would be allowing buildings that would not allow the density of development that is intended to become urban residential in the comp plan. Mr. Richardson noted that the long, narrow shape of the existing lots will make it difficult to meet the density allowed in the plan. Ms Beese pointed out that the UR-1 zone requires larger lots than the UR-2 zone. There was agreement that 2,400 sq ft would be too much as the maximum size permitted outright, but that the limit should be raised for larger lots in that zone.

The commissioners directed staff to prepare a draft to include:

1. Limit changes to the UR-1 zone only,
2. Delete the limitation of 75% of the volume of the main building,
3. Maintain the 10 ft setback for buildings taller than 15 ft,
4. Maintain 1,200 sq ft maximum size for lots smaller than 10,000; increase to 1,500 for lots larger than 10,000 up to ½ acre; increase to 1,800 sq ft for lots larger than ½ acre,
5. Allow larger buildings than what is permitted in #4 with a conditional use permit,
6. Increase the maximum height for the peak to 25 ft and 16 ft for the height of the wall,
7. In no case shall any accessory building be larger than 2,400 (?) sq ft in area.

b. CPA 10-01 Historic Preservation:

Mr. Hansen and Ms. Beese said that they own properties in the Millwood historic district. No one objected to their participation in the amendment process for historic preservation.

Mr. Richardson handed out materials that were received yesterday from the applicants.

Vikkie Naccarato explained the text developed by the historical group on the history, historic resources, goals and objectives to be included in the draft of the chapter. She explained how adopting the amendment would help to protect homes like hers which is on the national register.

Mr. Richardson explained that property tax incentives cannot be given unless the city has Certified Local Government (CLG) recognition by the State of Washington. The city would also be eligible for grants to promote historic preservation.

Mr. Werst noted that adoption of CLG status is not part of the comp plan, but would be in the implementation of the plan. He said he appreciated the discussion this evening about positive approach with incentives and education rather than regulations that would stunt growth.

Mr. Richardson said he and Ray Oligher would work up a final draft for the next meeting.

Discussion of the sign code amendments was deferred due to the late hour.

Ms. Beese moved to continue the hearing to the next regular meeting on April 26, 2010. Motion seconded by Mr. Stravens. Motion carried.

4. VAR 10-01 Josey and Cheryl Booth –Written Recommendation. Ms. Beese noted a correction in section e on the second page which should read “two feet,” and the year of construction on the second page should read “1952.” Mr. Newman moved to approve the written recommendation approving the Booth variance as amended. Motion seconded by Mr. Stravens. Motion carried unanimously.

5. Staff Report. Mr. Richardson reminded commissioners about the Arbor Day - Clean Up day set for April 17.

Mr. Hansen announced that a local group is planning a community garden at the former Pumpkin Patch location north of the river.

6. Public Comments. None.

7. Adjournment. Mr. Newman moved for adjournment. Motion seconded by Mr. Stravens. Motion carried. The next meeting of the planning commission will be Monday, April 26.

The meeting was adjourned at 8:13 p.m.

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Chairperson

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Secretary