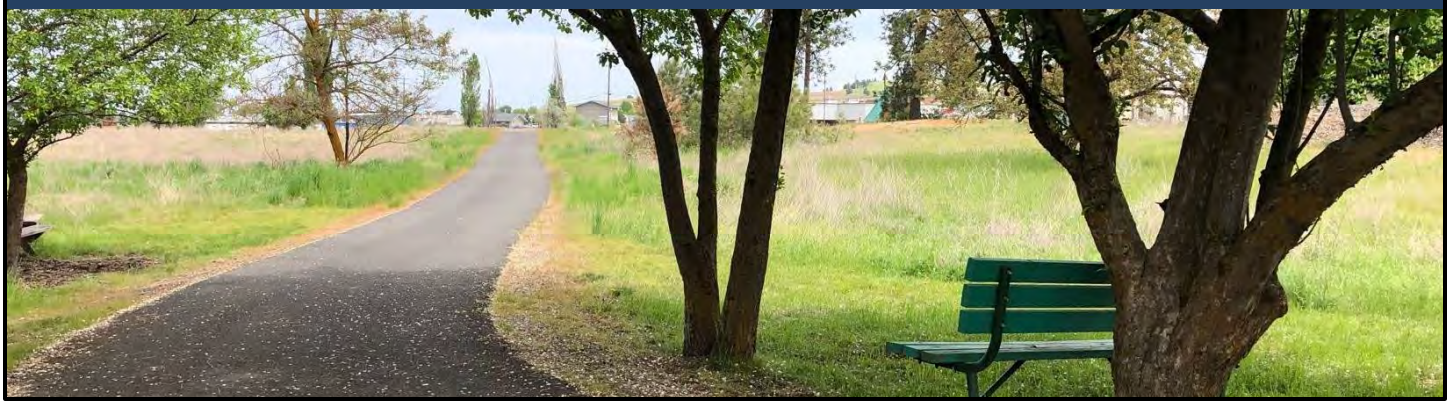
City of Medical Lake

Comprehensive Plan
2019 Update

SCJ ALLIANCE
CONSULTING SERVICES



Contents

TABLE OF TABLES

TABLE OF FIGURES

Chapter 1 Introduction

As mandated by Washington State's Growth Management Act (GMA), the City of Medical Lake is updating its 2007 comprehensive plan. This revises policies from that plan, includes new policies informed by community input, and incorporates policy direction from other plans and documents adopted since the 2007 update. This plan satisfies GMA requirements for mandatory elements found in RCW 36.70A.070, covering both the scope and content indicated in the code, and reflects review of Spokane County's Countywide Planning Policies. It is provided to address the growth and maintenance of the City through the year 2037.

As with all plans, this document is only a start. The City and the community at-large must begin and maintain its implementation, including budgeting and initiating necessary investments; adopting new regulations as may be necessary; and developing more detailed departmental, area or topic-specific plans to carry Medical Lake's long-term vision forward.

Background

History

Incorporated in 1890, Medical Lake's history is closely tied to the natural features of the area. Originally, Native American tribes inhabited the region. The Native Americans believed in the healing properties of the lake water. The first European settlers in the area were also attracted to the lakes and other natural resources found nearby. In 1872 Andrew Lefevre, a French-Canadian, discovered the lake while searching for lost sheep, and decided to bathe in it. He found that the pain from is rheumatism was gone, and thus named the lake "Lac de Medicine," or Medical Lake, as it is still called.

From the 1880's until the early part of the 20th century, Medical Lake remained a flourishing town and popular vacation destination. The lake was dredged of most of its mineral deposits over the years and began to show the effects of adjacent land development. Algae blooms appeared, diminishing the lake's desirability. Tourism plummeted and many people left Medical Lake as businesses followed in rapid succession.

The construction of Fairchild Air Force Base a few miles north in 1943 offered the community new economic growth. In 1964, the city installed a sewer system, but by this time the lake quality had degraded to the point where recovery to a pristine state was questionable. In 1986, an aerator was installed in the lake to increase oxygen levels and decrease algae blooms, bringing the lake back to

life. The lake now takes center stage, with the city nestled on the one side, and houses, recreational trails, and state land surrounding it. A general idea for the setting of Medical Lake within the greater region can be seen in Figure 1.1. More detailed maps can be found later in this document.

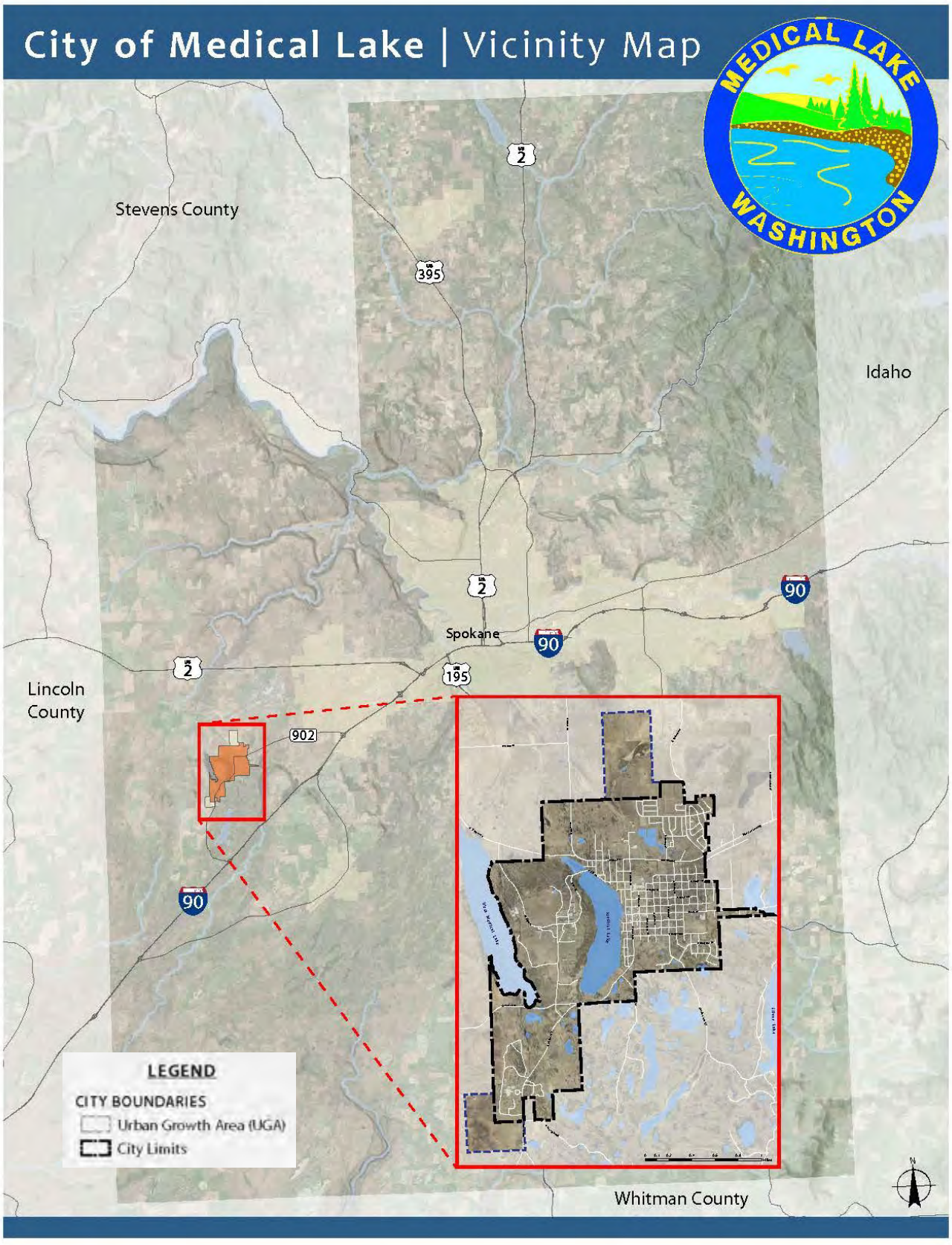
Geographic Setting

The City of Medical Lake is at a convergence of unique geological attributes on the West Plains, at an elevated landscape (2,420 feet), 14 miles south and west of Spokane in Spokane County (See Figure 1.1). The community is located between Interstate−90 and Highway 2, with access from State Route 902, Brooks Road, Lake Street, and Espanola Road. Fairchild Air Force Base is 3.9 miles to the north, Airway Heights is 8.3 miles northeast, Cheney is 9.2 miles southeast, and Reardan is 15 miles northwest. Rock formations, the water cycle, plants, and wildlife are all aspects of the micro-region creating the edge of the expansive rain shadow of the Cascade Mountain Range and the climb to the Great Divide.

The foundation material of the lakebed and the adjoining community is basalt bedrock exposed in areas. The soil consists of unconsolidated silty-clay alluvium to the north and south of the lake. Groundwater, rain and snow are the primary sources of recharge for the lake, while evaporation, groundwater and irrigation are primary discharges. A transition point from the scabland ecosystem and the forests to the east creates a blending of high desert plants and Ponderosa pines. The wildlife that is found in the area is also consistent with this edge ecology including whitetail deer, birds, and fish.

Image 1.1 Welcome Sign, North Entrance to Medical Lake

Figure 1.1 Medical Lake Vicinity Map



Purpose & Process

Medical Lake's Comprehensive Plan is a decision-making tool. The plan reflects the residents' chosen path into the future by anticipating changes in the community and laying out policies and programs to guide the city in managing these changes. It serves as a basis for making responsible decisions while respecting multiple points-of-view, addressing land use availability and compatibility, financial capability, provision of governmental and social services, and environmental suitability.

Historically, land use planning and regulation has been the responsibility of local government in Washington State. The prevailing philosophy in Washington is that local governments are closest to the people and best understand community land use. Land use planning has been and continues to be a process of applying knowledge and foresight to guide and coordinate future actions. It is action-oriented because people want to capture opportunities to make their communities better places to live, solve problems to improve or maintain the community's quality of life, and create a future that realizes the community's goals and dreams.

Planning is also a legal process. State laws, county policies, city ordinances, and procedural requirements govern both public and private decisions about land use. Different values are reflected in local land use planning, just as they are in most issues in a constitutional republic society. The desire for land has been a primary driver of the way communities develop. In the United States, land is both a symbol of the natural world and a space where human activities take place.

Medical Lake's Comprehensive Plan is consistent with the intent of the Washington State Growth Management Act (GMA), RCW 36.70A, as amended. It is also consistent with Spokane County's County-Wide Planning Policies (CWPP) and is based on locally established visions, goals and policies as adopted by an extensive public participation process expressing the community's commitment to planning for its future.

This introduction chapter summarizes the requirements of the GMA and then outlines the current population and projected population growth for the city. These will both guide how this comprehensive plan is to be used.

State Requirements and the Growth Management Act (GMA)

In 1990 the State Legislature enacted the GMA in response to findings that uncoordinated growth and a lack of common goals toward land conversation pose a threat to public health, safety and general welfare

and to the environment and opportunities for sustainable economic development. Table 1.1 outlines the planning goals of the GMA for guiding the development of comprehensive plans and land use regulations for municipalities and counties planning under the GMA's requirements.

Table 1.1 Planning Goals of the Growth Management Act

Planning Goals	Description
Urban Growth	Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.
Sprawl	Reduce the inappropriate conversion of undeveloped land into sprawling low-density development.
Transportation	Encourage efficient, multi-modal transportation systems that are based on regional priorities and coordinated with county and city comprehensive plans.
Housing	Encourage the availability of affordable housing to all economic segments of the population of this state, promote a variety of residential densities and housing types and encourage preservation of existing housing stock.
Economic Development	Encourage economic development throughout the state that is consistent with adopted comprehensive plans, promote economic opportunity for all citizens of the state, especially for unemployed and for disadvantaged persons, and encourage growth in areas experiencing insufficient economic growth, all within the capacities of the state's natural resources, public services and public facilities.
Property Rights	Property rights shall not be taken for public use without just compensation having been made. The property rights of landowners shall be protected from arbitrary and discriminatory actions.
Permits	Applications for both state and local permits should be processed in a timely manner to insure predictability.
Natural Resource Industries	Maintain and enhance natural resource-based industries, including productive timber, agricultural and fisheries industries. Encourage the conservation of productive forestlands and productive agricultural lands and discourage incompatible uses.
Open Space and Recreation	Encourage the retention of open space and development of recreation opportunities, conserve fish and wildlife habitat, increase access to natural resource lands and water and develop parks.
Environment	Protect the environment and enhance the state's high quality of life, including air and water quality and the availability of water.
Citizen Participation	Encourage the involvement of citizens in the planning process and ensure coordination between communities and jurisdictions to reconcile conflicts.
Public Facilities and Services	Ensure that public facilities and services necessary to support development shall be adequate to serve the development at the time development is available for occupancy and use without decreasing current service levels below locally established minimum standards.
Historic Preservation	Identify and encourage the preservation of lands, sites and structures that have historical or archeological significance.

In addition to identifying planning goals, GMA also specifies mandatory and optional comprehensive plan elements (Table 1.2), which must (if mandatory) or may (if optional) be included in a jurisdiction's comprehensive plan.

Table 1.2 Mandatory & Optional Comprehensive Plan Elements

Mandatory	Optional
Capital Facilities	Community Design
Housing	Economic Development
Land Use	Parks and Recreation
Transportation	Solar Energy and Energy Conservation
Utilities	Natural Environment
	Others related to physical development

Besides the five mandatory elements, Medical Lake has chosen to incorporate Community Design, Economic Development, Parks and Recreation, and Natural Environment as optional chapters of their Comprehensive Plan.

Consistency

A very important principle of GMA is consistency between:

- Comprehensive plans and the planning goals identified in RCW 36.70A.020
- Municipal and county comprehensive plans
- Comprehensive plans of each community/county with those of neighboring municipalities and counties
- Comprehensive plan elements (internal consistency)
- Comprehensive plans and development regulations
- Comprehensive plans and capital facilities
- Comprehensive plans and state agency actions
- Comprehensive plans and regional transportation plans

This "Consistency Doctrine" has its beginnings in the State Planning Enabling Act of 1935 and has been continually strengthened by state statutes and court decisions.

Concurrency

A second principle of GMA is concurrency, meaning that public facilities and services must be developed at a pace concurrent with the new land uses they are intended to serve; maintaining adopted level-of-service standards as demand changes. The concurrency requirement is especially forceful regarding transportation:

"…local jurisdictions must adopt and enforce ordinances which prohibit development approval if the development causes the

level-of-service…to decline below the standards adopted in the …comprehensive plan, unless transportation improvements or strategies to accommodate the impacts of development are made concurrent with the development" RCW 36.70A070(6)(b)

Taken together, the various requirements of GMA suggest a strong relationship between urban growth and public facilities and services necessary to serve that growth. This relationship is further enhanced by the concept of Urban Growth Areas, where land development and public infrastructure improvements are programmed concurrently. To accomplish these new planning requirements, the GMA expressly authorized the use of innovative techniques, including impact fees.

Countywide Planning Policies (CWPP)

In 1991, the GMA was amended requiring counties to adopt countywide planning policies in cooperation with their municipalities. These policies are written statements used to establish a countywide framework from which county and city comprehensive plans are developed, adopted and implemented. The framework helps ensure county and city comprehensive plans are consistent with each other and the intent of GMA. However, it is important that the countywide planning policies guide the subsequent adoption of comprehensive plans without overly constraining with excessive detail. RCW 36.70A.210 (3) requires policies at a minimum to:

- Implement RCW 36.70A.110
- Promote contiguous and orderly development and provisions of urban services to such development
- Provide for public capital facilities of regional or statewide importance
- Provide for countywide transportation facilities
- Consider the need for affordable housing
- Provide for joint, county and city, planning within urban growth areas
- Analyze fiscal impacts

This comprehensive plan follows the countywide planning policies for Spokane County. A copy of the 2011 Spokane Countywide Planning Policies can be found on the county's website.

Planning Process

Planning is an attempt to deal with change in a well thought out and structured manner. The comprehensive plan develops written and graphical aspects of future land use and development based on foreseeable changes in the community. The goals and policies of the plan guide public and private decision-makers so land use and development decisions reflect the desires and wishes of the overall community. The community can reexamine and amend its plan annually as conditions change, keeping it an accurate and effective tool. An effective comprehensive plan relies on community involvement, ideally including the participation of the entire community. This ensures that all interests are heard and taken into consideration for the final plan development. This process includes public workshops and design charrettes, mail surveys, and public comment at the Planning Commission and City Council meetings and hearings.

A vital and mandatory component of any plan is citizen participation. This stems from the philosophy that planning bodies should not plan for the community but with the community. If a planned vision of the city's future is to become a reality, the fastest way of achieving it is by public dialogue and public interpretation. When the comprehensive plan is being amended or undergoing a major review, the notification and involvement of the public is not just to be a part, but a vital part of the process. This involvement will be accomplished by holding at least one public hearing on any proposed amendment for the purpose of receiving public testimony.

In the development of this Comprehensive Plan update, the city gathered input from the citizens of Medical Lake through a public workshop during the spring of 2019. At this same time, the city also administered a short mini-poll survey to gather feedback on the direction and policy ideas presented in the updated Comprehensive Plan. The results from these public outreach events were generally in favor of the updated plan.

Historic and Current Population Growth

Historically, Medical Lake has had a steady population growth. Census data taken every ten years is the foundation from which the state receives its official population numbers. Yearly population estimates are conducted by the state to track population growth and distribute sales tax allotments and other funding the state provides based upon the estimated growth statistics. Table 1.3 shows the city's population growth from 1900 to 2018.

For a more detailed snapshot of the current demographics in Medical Lake see Appendix B.

Table 1.3 Medical Lake Population Growth 1900-2018

Year	Population	Year	Population
1900	516		
1910	927+	2010	5,060
1920	1,254+	2011	4,910*
1930	1,671+	2012	4,920*
1940	2,114+	2013	4,945*
1950	4,488	2014	4,965*
1960	4,765	201 5	4,945*
1970	3,529	2016	4,945*
1980	3,600	2017	4,990*
1990	3,664	2018	4,990*
2000	3,758 (3,815)		

Source: Washington State Office of Financial Management (OFM), U.S. Census Bureau

Notes: (1) Figures with a (+) can be considered unreliable due to Census errors of improperly including populations from Eastern State Hospital and Lakeland Village, which were not annexed into the city until 1947. The Census made attempts to correct these figures; however, these adjustments did not eliminate the errors of the original numbers. (2) Figures in parenthesis indicate a correction of the Census Bureau figures. (3) Figures with a (*) reflect OFM population estimates.

Population Forecast

The Washington Office of Financial Management (OFM) provides official forecasts for each county in Washington state every five years. The most recent population forecasts made were for the 2017-2037 time period. In 2016, the Spokane Board of County Commissioners passed a resolution (See Appendix A) establishing the OFM medium level projection as the official projection for Spokane County's growth over the 20-year period of 2017-2037. The resolution provides a breakdown of population growth for each municipality within Spokane County, including Medical Lake. Table 1.4 provides the 2018 populations for the city and the county, as well as the low, medium, and high OFM projections for both.

Table 1.4 OFM Population Projections

OFM Population Forecasts	Medical Lake (ML)	Spokane County	ML Growth 2018-2037
2018 Estimated Pop.	4,990	507,950	-
2037 Forecast Pop. - Low	5,931	573,770	18.9%
2037 Forecast Pop. – Med	6,042	583,409	21.1%
2037 Forecast Pop. – High	6,111	589,418	22.5%

Source: Spokane Board of County Commissioners Resolution 16-0553

The city experienced significant growth from 2000-2010, when the population grew by nearly 33%, from 3,815 to 5,060 people. However, in recent years the OFM population numbers have estimated a population of less than 5,000, indicating a slight decrease in population from 2010. Due to this variation in recent historical population trends, the OFM medium projection growth rate seems to be a reasonable choice for establishing a future population number. Therefore, the City of Medical Lake will plan for a population of 6,042 people by 2037. This means that the city will need to accommodate 1,052 new residents by 2037, which is a growth of 21.1% from the 2018 population. The remainder of this comprehensive plan is dedicated to outlining how the city intends to plan for this increase in population and accompanying needs.

Chapter 2 Plan Concept

Purpose and Intent

This chapter identifies the vision for the Medical Lake community, presents an assessment of current issues, and outlines the goal, policy, and action frameworks that guide the rest of the plan. Comprehensive land use planning relies on a strong and clear relationship between these goals and the public interest. Any land use regulation and any expenditure of public funds must advance the public interest. This chapter provides this critical link, documenting the various issues as identified by the community and addressing them through proposed visions and goals.

Vision Statement

The vision statement represents what community members most value about their community and provides snapshot of what the community aims to be like at some point in the future. Medical Lake originally created a vision statement for the 1994 plan update, and this vision statement was used again in the 2007 update. This vision statement has been slightly altered to be more consistent with GMA requirements and the structural changes of the current plan update. The updated vision statement reads as follows:

> *"People here are actively involved in local government and community affairs. As a result, Medical Lake is a community with a small-town feel, sense of safety, and a focused, prosperous, and slowly growing central business district. The community provides a range of opportunities for small business development that offer affordable services and promote entrepreneurship, craftsmanship, and small-scale manufacturing These local businesses are developed at urban intensities to distinguish between the populated community and the surrounding rural/agricultural lands.*
>
> *The transportation system moves people and vehicles efficiently and safely within and through Medical Lake, effectively accessing land in the community through a high-quality system of tree-lined streets, trails, and sidewalks.*
>
> *The community's public facilities, services and utilities are high quality, fully maintained, and cost-effective, ensuring the necessary facilities, services, and utilities can adequately serve development as it is occupied and used without impacting service quality.*

The parks and recreation systems are available to all people within the community and are enhanced and expanded as the city grows.

Medical Lake's neighborhoods are mostly single-family, yet they still provide for a variety of densities and housing types for greater housing choice and opportunity for a variety of needs, and in a manner that preserves, protects and strengthens existing neighborhoods.

There is a balance between population and employment. The character of the community remains, but growth is also important to Medical Lake's continued development as a financial, industrial, business, recreational, and cultural center for this region of Spokane County.

The community enjoys a functional and attractive natural, built and social environment, fostering a sense of pride."

The City of Medical Lake's main challenge into the future is to cultivate what the community feels is unique and important while accommodating future growth and development and meeting the requirements of GMA. This comprehensive plan provides guidance on how to facilitate new development that encourages preservation, maintenance and enhancement of the unique characteristics of Medical Lake.

Community Issues

The issues in Table 2.1 are included in the comprehensive plan to focus the plan's goals and policies, targeting the plan's direction to tackle those problems and opportunities considered most pressing at the time of the plan's writing. This list captures today's context and shapes what Medical Lake residents now envision for themselves for the year 2037.

Table 2.1 Community Issues

Planning Element	Issue
Land Use	The City of Medical Lake's attractive and balanced mix of residential and non-residential uses may shift if there is significant future growth.
	The City of Medical Lake may grow and expand, requiring careful management to sustain the community's existing quality of life.
	The City of Medical Lake needs to recognize the potential for new development opportunities and ensure this development happens where and when the city wants it to occur.
	The City of Medical Lake has experienced rapid residential growth, and these newer neighborhoods may not feel part of the overall community.
	The City of Medical Lake's downtown, though appropriately scaled, is not prospering.
	The City of Medical Lake provides numerous jobs for non-Medical Lake residents, with a large daytime population offering opportunities that are not fully realized.
Transportation	The community's trail network is largely seen as only a recreational resource and not as a practical transportation alternative.
	The community's transportation facilities prioritize autos and freight, more consistent with regional transportation system priorities than local desires.
	The city faces increasing operational costs and demand for maintenance and improvements, but a decreasing budget to do so.
	The main thoroughfares (SR-902, Brooks Rd, Lake St) need safety and beautification enhancements.
	The city recognizes a portion of its community is dependent on public transit as their primary mode of transportation.
Public Services	The city needs to make sure the trail system is safe and available for use to everyone in the community.
	The city's current Level-of-Service (LOS) standards are not clear and may not be achievable.
	The city's schools are excellent and there is good spirit of cooperation between the school district and the city.
	The city's park system is a great asset to city residents, and it should remain a prominent aspect in the community.
	Costs to the city continue to increase and the city's budget fluctuates with additional revenue challenges likely.

	The city recognizes the necessity of allowing essential public facilities in its community, but is committed to protecting its residents when such facilities are necessary in a manner consistent with the county's siting process.
	Domestic water availability – and the ways in which availability is determined - limits the community's reinvestment and development opportunities.
Parks & Recreation	The importance of providing park and recreational opportunities to all Medical Lake residents may drive up costs in the parks and recreation system.
	The city recognizes the growing need to take care of its existing park facilities as acquisition and development costs rise and city revenues decline.
	The community's diverse recreational interests require the City to adapt its system over time.
	The city offers numerous parks and recreational opportunities to its residents, but not all opportunities are easily accessible.
	The city can improve the way it uses various land uses in conjunction with recreational opportunities.
Housing	Neighborhoods are not as conveniently linked for pedestrian travel as they should be.
	Medical Lake's emphasis as a community of single-family homes can make higher-intensity housing development a challenge.
	New growth and development may impact existing neighborhoods.
	The city continues to experience diversification in its population necessitating a variety of housing choices.
	The city continues to experience diversification of its special-needs population in need of affordable housing options, including retirees, single-parent households, individuals with disabilities and fixed/low-income households.
Economic Development	Because the city is so close to Spokane and surrounding communities, it must establish itself as filling a "niche" of specialty, attraction-oriented enterprises.
	The city's downtown is in a state of change, providing opportunities to reestablish itself as the community's centerpiece.
	The city recognizes the importance of encouraging light industry and small-scale manufacturing to help diversify the city's economy and provide an employment base to the community.
	The city recognizes that many of its residents work outside the community.
	The city recognizes its proximity to Spokane International Airport, I-90/US 395 and US 2 allows it to establish itself as a center or hub for light industry and small-scale manufacturing.

Community Design	The term "rural" is undefined, creating confusion over the essential characteristics and attributes informing and expressing community design.
Natural Environment	The community's wetlands, lakes and shorelines are vulnerable to encroachment and misuse, requiring dedicated enforcement of conservation policies and regulations.

Goals, Policies, and Actions Framework

The tables below present the nuts and bolts of the comprehensive plan, listing the goals, policies, and actions that put the plan into motion.

Goals are broad statements indicating a general aim or purpose to be achieved. A goal is a direction setter. It is an ideal future state or condition related to the public health, safety or general welfare toward which planning, and implementation actions are directed. A goal is a general expression of community values and is somewhat abstract in nature. Consequently, a goal is generally not quantifiable, time-dependent, or suggestive of specific actions for its achievement.

Policies are statements providing guidelines for current and future decision-making or position-taking. A policy indicates a clear commitment of the Medical Lake City Council. It is an extension of the plan's goals, reflecting topical nuance as well as an assessment of conditions and how the City will respond.

Actions are initiatives, projects or programs to put policy into motion. Actions may include the development of more detailed and localized plans, formal agreements, regulations or other strategies necessary to realize community goals. Actions are immediately implementable through staff work programs and annual budget cycles. Every action must be supported by guiding policies, establishing the context within which the action is to be undertaken.

The following tables show how the goals, policies, and actions interrelate. In many cases, a single goal serves the needs of multiple planning topics. For instance, Goal 2 applies to the Land Use and Economic Development elements. In addition, single policies can serve the needs of multiple elements. Policy 5 relates to Land Use and Housing elements. This multiple-purpose orientation of goals and policies allows this single compilation to serve the entire plan, and the tables help users navigate how the goals and policies both serve multiple topics and interrelate with each other. In addition, implementing actions all have direct policy references, demonstrating how these actions will advance the plan's policy objectives. Where a single action has multiple policy references, that single action helps satisfy the needs of multiple objectives. The community can use these tables, then, to gauge the relative effectiveness of the various actions

and use that as a tool to prioritize what might be most important to implement. Table 2.2 below shows the abbreviations of each chapter listing as they are identified in the policy framework tables.

Table 2.2 Plan Element Abbreviations

Name	Abbreviation
Economic Development	ED
Land Use	LU
Transportation	XP
Community Design	CD
Parks, Recreation, and Open Space	PR
Housing	H
Public Services and Facilities	PF
Natural Environment	NE

Goals

Medical Lake identified 30 goals to guide this plan, listed in the Table 2.3. The table also includes references to the relevant plan elements and the policies and implementing actions designed to achieve each listed goal.

Table 2.3 Medical Lake Goals

Element Reference	Number	Goal	Policy Reference	Implementing Action
LU, CD	1	Maintain an attractive and balanced mix of land uses, ensuring the future character of the community.	3, 5, 6, 7, 8, 9, 10, 18, 20, 46, 49, 50, 55	3, 8, 9, 11, 33, 47, 50, 55, 58, 59, 60, 63, 65
LU, ED	2	Maintain an adequate supply of buildable land helping ensure new development can be accommodated in the manner envisioned by the city.	5, 10, 20, 26, 39, 46, 48	3, 6, 11, 33, 47, 50, 54, 57, 63, 65
LU, XP, PR, PF, CD	3	Have convenient, attractive, and visible pedestrian and bicycle access to community facilities and neighborhoods, making the trail system one of the state's best.	2, 6, 7, 11, 12, 14, 15, 16, 18, 31, 32, 33, 34, 35, 36, 37, 38, 39, 42, 43, 47, 48, 54, 56, 74, 75, 76	1, 2, 13, 14, 16, 18, 22, 30, 32, 33, 38, 40, 58
LU, ED	4	Have a pedestrian-oriented and prosperous downtown serving residents and tourists while protecting its historical and cultural character and attracting new business.	2, 3, 8, 11, 14, 16, 19, 49, 50, 55, 66	10, 42, 51, 52, 53, 54, 55, 56, 68, 69
LU, ED	5	Widen employment opportunities and provide jobs to city residents, while still providing jobs for non-community residents.	6, 7, 9, 10, 17, 20, 44, 49, 50, 51, 52	12, 48, 51, 53, 57, 68
XP	6	Use and maintain the transportation system effectively for all types of motorized and non-motorized transportation modes within the city and between Medical Lake and neighboring communities.	2, 6, 7, 11, 12, 13, 14, 15, 16, 17, 18, 19, 21, 26, 43, 56, 66, 76	4, 13, 14, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 30, 31, 32, 35, 38, 56, 58
XP	7	Improve pedestrian and vehicular safety along city streets, especially SR-902 and to enhance SR-902's ability to serve commercial land uses.	2, 3, 11, 12, 13, 14, 15, 16, 19, 56, 66, 76	4, 21, 22, 27, 38, 58
XP	8	Make public transportation available to all city residents and workers.	12, 15, 16, 17, 21, 66	26, 27

Element Reference	Number	Goal	Policy Reference	Implementing Action
PF	9	Ensure levels of service are reasonable and appropriate and the ability exists to maintain them over time.	13, 16, 17, 19, 21, 22, 23, 24, 26, 27, 28, 29, 30, 63, 64, 65, 66	17, 30, 31, 35, 36, 39
PF	10	Ensure all public facilities and services are in place, or expected to be in place, at the time development occurs.	16, 17, 21, 22, 23, 26, 27, 28, 29, 30, 63, 64, 65	39
PF, PR	11	Ensure adequate park, recreation and open spaces are provided for and maintained for the continued enjoyment of the community.	1, 21, 22, 23, 24, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 47, 48, 53, 63, 64, 65, 74, 75	1, 7, 13, 37, 38, 39, 41, 42, 43, 45, 46, 62, 65
PF	12	Provide services at a level that is fiscally sustainable.	17, 21, 22, 23, 24, 26, 27, 28, 29, 30, 34, 35, 36, 63, 64, 65	30, 35, 36, 39
PF	13	Adequately site essential public facilities without compromising surrounding neighborhood integrity and character and without hindering the overall livelihood of the community.	13, 21, 22, 23, 24, 27, 28, 29, 30, 42, 45, 54, 63, 64, 65	31, 40
PR, CD, LU, XP	14	Maximize physical and visual linkages of parks and recreational facilities to residential areas, public facilities (school, library, etc.) and commercial areas within the city and adjacent to the city, making them accessible for residents.	2, 12, 14, 16, 17, 18, 25, 31, 32, 33, 34, 35, 36, 37, 38, 39, 43, 47, 48, 53, 56, 75	14, 16, 20, 22, 27, 32, 35, 58, 59, 60
PR, PF	15	Emphasize the enhancements and maintenance of existing parks while creatively seeking ways to acquire and develop future recreational facilities.	15, 18, 25, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 47, 48, 53, 74, 75	1, 33, 34, 37, 38, 39, 43, 44, 46, 62, 65
PR	16	Promote multi-uses of the city's parks for the various interests of its residents.	25, 31, 32, 33, 34, 35, 36, 37, 38, 39, 43, 47, 48, 53, 73, 75	16, 41, 42, 45, 52, 62, 64, 65
H, CD, LU	17	Promote the detached single-family housing form through a variety of approaches and techniques.	5, 40, 41	15, 47, 63

Element Reference	Number	Goal	Policy Reference	Implementing Action
H, CD, LU	18	Preserve, protect and strengthen the vitality and stability of existing neighborhoods.	9, 10, 18, 22, 23, 31, 32, 33, 34, 35, 36, 40, 41, 42, 44, 49, 50, 53, 54, 67	6, 7, 8, 15, 38, 33, 47, 50
H, CD, LU, ED	19	Provide a variety of densities and housing types to promote greater choices and opportunities.	5, 17, 40, 41, 46, 49, 50	6, 9, 15, 47, 50, 54, 55, 56, 58, 59
H, LU	20	Meet a variety of needs including a broad range of health, social and affordable housing issues paying particular attention to senior citizens, low-income families, persons with disabilities and other special need populations.	5, 9, 17, 35, 36, 49, 50, 52, 53, 66	6, 7, 9, 11, 15, 47, 50
ED	21	Attract more recreation and tourism business to the city to invigorate its economic activity	2, 8, 9, 10, 20, 31, 32, 33, 34, 35, 36, 37, 38, 39, 48, 52, 53, 55	42, 52, 53, 68, 69
ED, CD, XP	22	Establish the city as a "drive to" not "drive thru" city experience without compromising the overall integrity of the community	3, 8, 9, 10, 18, 19, 20, 31, 32, 33, 34, 35, 36, 39, 44, 48, 53, 55, 76	3, 4, 14, 21, 22, 26, 27, 28, 29, 31, 32, 38, 43, 55, 56, 58, 59, 60
ED, LU	23	Establish a balance between jobs and housing to attract new employment and living opportunities.	9, 10, 20, 40, 41, 44, 49, 50, 51, 52	9, 50, 53, 54, 55, 63
ED	24	Take advantage of the city's close proximity to Spokane International Airport, I-90/US-395 and US 2 for the promotion of light industrial development	10, 20	51, 57, 68
CD, ED	25	Manage the city's overall image and enhance its overall appearance to convey pride and ownership in the community.	1, 3, 8, 10, 12, 18, 31, 32, 33, 34, 35, 36, 40, 41, 42, 44, 45, 53, 55, 67	10, 48, 49, 52, 55, 58, 59, 60, 69
CD, NE	26	Incorporate natural areas into the community's overall development scheme.	1, 4, 18, 57, 58, 59, 60, 61, 62, 67, 70, 71, 72	17, 28, 33, 43, 61, 62, 63, 64, 65, 66, 67

Element Reference	Number	Goal	Policy Reference	Implementing Action
NE	27	Utilize the community's existing and future natural open space in a manner that preserves the ecological process of the natural environment, as well as preserving the small-town character of the city.	4, 57, 58, 59, 60, 61, 62, 67, 70, 71	5, 17, 61, 62
NE	28	Ensure no net loss of wetlands as a result of development activities.	4, 26, 57, 58, 59, 60, 61, 62, 67, 69, 70	17, 66, 67
NE, LU	29	Limit development activities within critical areas or adjacent to resource lands to minimize impacts to the natural environment, as well as protect the public health, safety and general welfare of the community	4, 26, 57, 58, 59, 60, 61, 62, 67, 69, 71	3, 63, 65
NE, LU, PR	30	Manage the shorelines of the city within the intent of the Washington State Shorelines management Act and the city's Shoreline Master Program, and subsequently maintain compatibility between this comprehensive plan and the Shoreline Master Plan.	4, 57, 58, 59, 60, 61, 62, 67, 69	63, 65, 66, 67

Policies

Table 2.4 lists the policies that support the goals from above. The table outlines which plan elements, goals, and actions that the policies support.

Table 2.4 Medical Lake Policies

Element Reference	Number	Policy	Goal Reference	Implementing Action
LU, PR, PF, CD	1	Encourage and facilitate acquisition and development of open space in new residential subdivisions and neighborhoods.	11, 16, 25, 26	6, 7, 60, 65
LU, XP, PR, PF, CD	2	Develop trails to link neighborhoods, commercial and industrial uses, natural areas, and parks, negotiating trail connections in project design, and increasing public awareness of the trail, bike and sidewalk system.	3, 4, 6, 7, 14, 21	1, 13, 14, 16, 33, 38, 44
LU, XP, ED, CD	3	Maintain the "retail front" along SR-902 to encourage pedestrian travel.	1, 4, 7, 22, 25	3, 4, 32, 60
LU, CD, NE	4	Design new development in compliance with critical areas ordinance.	26, 27, 28, 29, 30	5, 61, 65
LU, H	5	Allow accessory dwelling units	1, 2, 17, 19, 20	50
LU	6	Locate commercial development convenient to residential areas	1, 4, 6, 7, 20, 23	8, 9, 14, 15, 50
LU, H, ED, CD	7	Locate senior and special needs housing and other community buildings near services and/or the Central Business District	1, 4, 8, 18, 19, 20,	9, 40, 41, 70
LU, ED, CD	8	Encourage a clean and well-maintained central business district.	1, 4, 21, 22, 25	10, 58
LU, ED	9	Encourage a mixture of businesses.	1, 5, 18, 20, 21, 22, 23	8, 11, 50, 58, 59
LU, ED	10	Promote business relocation and/or new businesses starts.	1, 2, 5, 18, 21, 22, 23, 24, 25	4, 51, 55, 68
XP, PR, PF	11	Make walking and bike riding an attractive transportation alternative.	3, 4, 6, 7	1, 2, 14, 18, 22, 46, 38
XP, PF	12	Keep the transportation system safe for all users.	3, 6, 7, 8, 14, 25	4, 21
XP	13	Ensure adequate access for public safety vehicles and neighborhood evacuation.	6, 7, 9, 10, 13	4, 21
XP, CD	14	Upgrade the pedestrian environment along streets to increase sense of separation from traffic.	3, 4, 6, 7, 14	1, 14, 18, 22, 38

Element Reference	Number	Policy	Goal Reference	Implementing Action
XP, PF	15	Prioritize street network improvements ensuring the most important projects are completed first.	3, 6, 7, 8, 15	19, 20, 21, 22, 23, 28
XP, PF, CD	16	Encourage efficient and appropriate use of rights of way.	3, 4, 6, 7, 8, 9, 10, 14	1, 4, 13, 19, 20, 22, 24, 25, 27, 28, 29, 31, 32, 56, 58
XP	17	Work to increase bus service.	5, 6, 8, 9, 10, 12, 14, 19, 20	26, 27
XP, CD	18	Pursue beautification strategies in the community's transportation system, business districts, and neighborhoods.	1, 3, 6, 14, 15, 18, 22, 25, 26	4, 22, 28, 55, 58, 59, 60
XP	19	Implement creative and interesting traffic management techniques.	4, 6, 7, 9, 22	4, 18, 19, 22, 23, 26, 27, 30, 31, 32, 35, 56
PF, XP, PR	20	Find opportunities to cooperate with private development interests.	1, 2, 5, 21, 22, 23, 24	46, 54, 67
PF	21	Keep LOS standards appropriate and employ them in making land use decisions.	6, 8, 9, 10, 11, 12, 13	30, 31
LU, PF	22	Use land use decisions and other strategies to manage or reduce demand on public services and facilities.	9, 10, 11, 12, 13, 18	18, 31, 34, 35
LU, PF	23	Phase development to be compatible with availability of services and facilities.	2, 9, 10, 11, 12, 13, 18	31, 34, 46
LU, PF	24	Master plan utilities proposed to serve annexation areas.	9, 10, 11, 12, 13	36
LU, PF, PR	25	Supply adequate parkland and manage facilities to keep pace with changes in demand.	14, 15, 16	33, 34, 37, 38, 42, 43, 62
LU, PF, PR	26	Require development impact fees and land dedication.	2, 6, 9, 10, 11, 12, 28, 29	33, 35
PF	27	Pursue funding through other sources where possible	9, 10, 11, 12, 13, 15	2, 39, 51
LU, PF	28	Coordinate with Spokane County and other county jurisdictions to ensure fair-share distribution of essential public facilities without necessarily precluding them from locating in Medical Lake.	9, 10, 11, 12, 13, 15	44

Element Reference	Number	Policy	Goal Reference	Implementing Action
LU, PF	29	Coordinate with Spokane County and other county jurisdictions to ensure that impacts from essential public facilities to surrounding development are identified / mitigated.	9, 10, 11, 12, 13, 15	44
LU, PF	30	Coordinate with Spokane County and other county jurisdictions to ensure that impacts from essential public facilities to local budgets, services and facilities are identified and mitigated.	9, 10, 11, 12, 13, 15	44
PR	31	Ensure park and recreation facilities are easily visible and can be found with minimal effort	3, 11, 14, 15, 16, 18, 21, 22, 25	14, 33, 34, 37, 38, 42, 43, 62
PR	32	Enhance all city parks recreational programs.	3, 11, 14, 15, 16, 18, 21, 22, 25	14, 33, 34, 37, 38, 42, 43, 62
PR, PF	33	Encourage revenue-producing parks and recreation development opportunities.	3, 11, 14, 15, 16, 18, 21, 22, 25	14, 33, 34, 37, 38, 42, 43, 62
PR, PF	34	Leverage funding of park and recreational improvements.	3, 11, 12, 14, 15, 16, 18, 21, 22, 25	2
PR	35	Encourage and support recreational activities catered to senior citizens, retirees, families, teens and youth populations.	3, 11, 12, 14, 15, 16, 18, 20, 21, 22, 25	7, 16, 46, 38, 41, 42, 43, 44, 45, 46, 52
PR	36	Monitor community parks and recreation needs.	3, 11, 12, 14, 15, 16, 18, 20, 21, 22, 25	34, 65
PR	37	Increase public awareness of the recreational opportunities available in the City of Medical Lake.	3, 11, 14, 15, 16, 21	16, 46, 42
PR	38	Coordinate with all other recreation providers in the region to provide a full spectrum of parks and recreation opportunities.	3, 11, 14, 15, 16, 21	14, 33, 34, 37, 38, 42, 43, 62
PR, LU	39	Encourage private entities offering specialized recreational opportunities	2, 3, 11, 14, 15, 16, 21, 22	14, 33, 34, 37, 38, 42, 43, 62
H, LU, CD	40	Encourage single-family home ownership for low- and moderate-income households.	17, 18, 19, 23, 25	9, 15, 47, 70
H, LU, CD	41	Promote Medical Lake as a single-family town offering less expensive housing in a small-town setting.	17, 18, 19, 23, 25	9, 15, 47, 70

Element Reference	Number	Policy	Goal Reference	Implementing Action
H, LU, CD	42	Review development proposals for impact to surrounding neighborhoods	3, 13, 18, 25	33, 35
H, LU, CD	43	Strengthen linkages within and between neighborhoods	3, 6, 8, 14, 16	14
H	44	Encourage long-term residency	5, 17, 18, 22, 23, 25	7, 9, 47, 50, 54
LU, PR, XP, PF, H	45	Encourage citizen participation in civic activities and community planning efforts.	13, 25	34, 46, 48, 49, 52, 69
H, LU, CD	46	Encourage flexibility in residential housing types and project design, including manufactured homes and affordable housing	1, 2, 19	6, 9, 15, 47, 50, 54, 70
ED, PR, CD	47	Promote the city's recreational, historical and cultural resources including parks, trails, lakes and downtown.	3, 11, 14, 15, 16	14, 33, 34, 37, 38, 42, 43, 62
ED, LU, PR	48	Offer specialty retail establishments and recreational opportunities.	2, 3, 11, 14, 15, 16, 21, 22	10, 12, 42, 51, 52, 53, 54, 55, 56, 57, 68, 69
ED	49	Encourage jobs and housing in the downtown and encourage existing businesses to hire locally	1, 4, 5, 18, 19, 20, 23	3, 4, 10, 54, 55, 56
ED, LU, CD	50	Encourage a mix of retail, office, civic, cultural, social and residential uses in the downtown.	1, 4, 5, 18, 19, 20, 23	3, 4, 8, 10, 11, 50, 54, 55, 56, 58, 59
ED	51	Maintain and enhance natural resource based, value added industries.	5, 23, 29	42, 51, 53, 57, 68
ED	52	Establish an employment base for the city citizens and young people entering the workplace.	5, 20, 21, 23	12, 48, 49, 51, 53, 68, 69
CD	53	Support community events	11, 14, 15, 16, 18, 20, 21, 22, 25	46, 52, 69
CD, PF, LU	54	Establish residential neighborhoods as safe, clean and healthy places to live.	3, 13, 18	58
CD, LU, PF	55	Encourage appropriate development at community gateways and support community efforts to design, install and maintain entry markers.	1, 4, 21, 22, 25	4, 14, 29, 32, 37, 55, 58, 59
CD, XP, PR, PF	56	Make trails accessible to all residents and businesses to encourage physical activity.	3, 6, 7, 14	1, 13, 14, 16, 33, 38, 44
CD, LU, PF	57	Use natural areas to preserve habitat and to maintain function of ecologically sensitive areas	26, 27, 28, 29, 30	5, 17, 61, 62, 63, 64, 65, 66, 67

Element Reference	Number	Policy	Goal Reference	Implementing Action
NE, PR	58	Increase public awareness of the city's open space system	26, 27, 28, 29, 30	60, 65
NE, XP, PR	59	Encourage corridor development for pedestrian and wildlife routes	26, 27, 28, 29, 30	14, 18, 22
NE	60	Restore damaged wetlands within the city	26, 27, 28, 29, 30	43, 66, 67
NE	61	Maintain the quantity and quality of wetlands, riparian areas and critical areas within the jurisdiction, adopting storm water and critical areas ordinances as appropriate.	26, 27, 28, 29, 30	43, 66, 67
NE	62	Prevent erosion, landslide and earthquake damage to decrease potential harm to natural systems, to personal property and to life.	26, 27, 28, 29, 30	5, 17
PF	63	To establish alternative funding methods for project implementation rather than continued reliance on the city's current expense fund.	9, 10, 11, 12, 13	2, 30, 39
PF	64	Make capital budget decisions in conformance with the adopted comp plan.	9, 10, 11, 12, 13	2, 30, 39
PF	65	Ensure land use element is consistent with available funding and reassess the land use element if funding falls short.	9, 10, 11, 12, 13	30, 35, 59
PF	66	Ensure local transportation network attains minimum LOS standards by either identifying specific strategies to manage demand, increasing local transportation capacity in impacted areas, or reassessing applicability of applied LOS standard in impacted areas.	4, 6, 7, 8, 9, 20	30, 31
PF	67	Ensure that proposed regulatory or administrative actions do not result in an unconstitutional taking of private property	2, 18, 25, 26, 27, 28, 29, 30	6, 11, 63, 65
NE	68	Align and enforce goals, policies, best available science and best practice with the City of Medical Lake Shoreline Master Program manual and Shoreline Master Program	26, 27, 28, 29, 30	6
NE, LU	69	Limit development in or adjacent to fish and wildlife habitat areas that diminishes indicator species	26, 29, 30	17, 61, 65, 66, 67
NE	70	Develop guidelines for critical areas and natural lands that minimize species and habitat fragmentation due to development	26, 30	5, 17, 61, 63, 65
NE, LU	71	Avoid building on slopes greater than 40% because of high risk or life or property	26, 29	5, 17, 61, 62, 63

Element Reference	Number	Policy	Goal Reference	Implementing Action
PF, NE	72	Continue to coordinate with the Medical Lake School District for shared natural areas	26	45, 64
ED, PR	73	Sponsor Founder's Day and other community events such as the Fishermen Breakfast and the Bluegrass Festival	4, 16, 21, 25	41, 42, 52
PR, PF	74	Fund improvements and maintenance of public facilities including parks and trail systems through event sponsorship and grant applications.	3, 9, 10, 11, 15	13, 38, 39, 44, 45, 46
PR, PF	75	Promote exercise programs and special events by providing exercise stations, hosting bike races, marathons, and triathlons.	3, 10, 11, 16	16, 34, 38, 41, 42, 44, 45, 52
XP, H	76	Require new subdivisions to have sidewalks on both sides of the street.	3, 6, 7, 18, 20	1, 18, 20, 21, 22, 23, 38

Actions

The actions listed in Table 2.5 are intended to be budget-able tasks, suited for inclusion in annual work programs, budget requests, and meeting agendas. The table indicates the policies and goals these action items support, illustrating how each individual initiative here works toward fulfilling the plan's higher vision.

Table 2.5 Medical Lake Implementing Actions

Element Reference	Number	Implementing Action	Goal Reference	Policy Reference
XP, PR	1	Revise public works standards to regularly inventory and ensure the safety and adequacy of the trails network.	3, 11, 15	2, 11, 14, 16, 56
XP	2	Investigate ways to fund the writing of a bike way master plan.	3	11, 27, 34, 63, 64
LU, CD	3	Amend zoning to require "build-to" or zero setback placement of buildings in the central business district	1, 2, 22, 29	3, 49, 50,
XP, CD	4	Develop design and safety standards along SR-902 and Brooks Road, even in areas outside the central business district, by using landscaping, walls, and lighting to enhance the appearance and reduce traffic speed.	6, 7, 22	3, 10, 12, 13, 16, 18, 19, 49, 50, 55
NE	5	Update critical areas ordinances as appropriate and keep track of "best available science"	27	4, 57, 62, 68
LU, H	6	Require land dedication or payment in-lieu fees in all subdivisions and multi-family residential projects	2, 18, 19, 20	1, 46, 67
H, PR	7	Permit community gardens on residential vacant lots	11, 18, 20	1, 35, 44
LU	8	Revise zoning to allow variety in commercial development by allowing commercial development on smaller parcels and encouraging entrepreneurial home occupations, while ensuring compatibility with surrounding residential uses.	1, 18	6, 9, 50
LU, H	9	Revise zoning regulations to accommodate special needs housing and senior housing near commercial and institutional land uses.	1, 19, 20, 23	6, 7, 44, 46
ED	10	Establish a central business district cleanliness program	4, 25	8, 48, 49, 50

Element Reference	Number	Implementing Action	Goal Reference	Policy Reference
LU	11	Revise development regulations to allow a wide variety of uses	1, 2, 20	9, 50, 67
ED	12	Develop an incubation center with support resources for local start-ups and nonprofits and establish an incentive program to attract these enterprises.	5	10, 48, 51, 52
XP, PR	13	Develop a comprehensive trails master plan that reflects the community's vision for the future of the trail system.	3, 6, 11	2, 16, 56
XP	14	Develop a trails wayfinding program that identifies access points which connect pedestrian corridors, commercial areas, and institutional land uses.	3, 6, 14, 22	2, 6, 11, 14, 31, 32, 33, 38, 39, 43, 47, 55, 56, 59
LU, H	15	Revise development regulations to require pre-development meetings for subdivisions, detached housing and commercial development	17, 18, 19, 20	6, 46
XP, PR	16	Promote a "trails awareness week" or other programs to advertise the extent and quality of the community's trails.	3, 14, 16	2, 35, 37, 56
PF, NE	17	Inventory safety hazards & prioritize their abatement	9, 26, 27, 28	57, 62
XP	18	Identify ways to make pedestrian and public transport systems more compatible by creating Transportation Demand Management (TDM)	3, 6	11, 14, 19, 22, 59
XP	19	Enforce on-street parking regulations, especially where snow removal or narrow lane widths restrict vehicle movement	6	15, 16, 19
LU, XP	20	Revise standards to discourage cul-de-sac street layouts	6, 14	15, 16
XP	21	Conduct routine safety assessments for all city streets, including public opinion about which streets are viewed as safe or dangerous.	6, 7, 22	12, 13, 15
XP, CD	22	Revise street standards to provide for narrower curb-to-curb pedestrian crossing distances on arterials	3, 6, 7, 14, 22	11, 14, 15, 16, 18, 19, 59
XP	23	Maintain a 6-year street improvement program (TIP) and apply criteria to rank importance of individual projects.	6	15, 19
XP	24	Investigate prohibiting studded snow tires	6	16
XP	25	Create a crack sealing program	6	16

Element Reference	Number	Implementing Action	Goal Reference	Policy Reference
XP	26	Study feasibility of, identify a site for, and develop a park and ride facility for public transit.	6, 8, 22	17, 19
XP	27	Improve access to the public transit system by enhancing and maintaining the appearance and safety of bus stops.	6, 7, 8, 14, 22	16, 17, 19
XP, CD	28	Develop and adopt a street tree plan that includes suggested tree types and planting specifications	22, 26	15, 16, 18
XP	29	Develop a program that inventories roadside signs to ensure effectiveness, consistency, and compatibility.	22	16, 55
XP, PF	30	Review level of service standards as part of the annual budgeting process, ensuring that impacts from development are mitigated sufficiently to maintain the adopted levels of service.	3, 6, 9, 12	19, 21, 63, 64, 65, 66
XP, PF	31	Develop a concurrency ordinance and maintain a map of public facilities to ensure facilities are in place to serve the forecast demand and proposed development at the appropriate levels of service.	6, 9, 13, 22	16, 19, 21, 22, 23, 66
XP	32	Assess transportation network design for its ability to defer capacity-based improvements to SR-902 and Brooks Road by offering alternative routing or by encouraging use of alternative modes	3, 6, 14, 22	3, 16, 19, 55
LU, PR, CD	33	Revise zoning and subdivision regulations to require trail connections in residential subdivisions and encourage development of parks and/or trails in lieu of assessing impact fees.	1, 2, 3, 15, 18, 26	2, 25, 26, 31, 32, 33, 38, 39, 42, 47, 56
PR	34	Conduct periodic surveys of residents and field visits to assess park facility conditions and ensure they meet demand	15	22, 23, 25, 31, 32, 33, 36, 38, 39, 45, 47
PF, XP	35	Periodically review impact fees to ensure new development pays for the demand that it generates	6, 9, 12, 14	19, 22, 26, 42, 65
PF	36	Study utility rates and revise as necessary to ensure community members are paying their fair share of utility costs	9, 12	24
PR	37	Standardize signage and other visual components typical in parks and recreation development	11, 15	25, 31, 32, 33, 38, 39, 47, 55

Element Reference	Number	Implementing Action	Goal Reference	Policy Reference
PR, XP	38	Develop enhancement and maintenance plans for all parks and recreation, including the trails, bicycle, and pedestrian networks.	3, 6, 7, 11, 15, 22	2, 11, 14, 25, 31, 32, 33, 35, 38, 39, 47, 56
PR, PF	39	Target grants that require no more than 50% local match	9, 10, 11, 12, 15	27, 63, 64
PF	40	Conduct a study to determine the specific needs and desires of the community, especially those of more vulnerable populations such as teens, seniors, and the homeless population.	3, 13	7
PR	41	Develop separate recreation programs and activities targeted toward young people, families, and senior citizens.	11, 16	7, 35
PR, ED	42	Publicize and advertise the city's parks and recreational opportunities within the community and throughout the entire region	4, 11, 16, 21	25, 31, 32, 33, 35, 37, 38, 39, 47, 48, 51
PR, CD	43	Develop conceptual design plans for each of the city's parks and for the city's natural areas such as wetlands.	11, 15, 22, 26	25, 31, 32, 33, 35, 38, 39, 47, 60, 61
PR	44	Coordinate with Spokane County and the surrounding communities to maximize regional recreational opportunities.	15	2, 28, 29, 30, 35, 56
PR	45	Continue to coordinate with the Medical Lake School District, church groups and community groups to further recreational opportunities in the community	11, 16	35
PR	46	Establish public-private partnerships to provide public facilities and expand recreational opportunities in the city	11, 15	20, 23, 35
LU, H	47	Update residential development guidelines to permit small-lot single-family housing that is compatible with surroundings	1, 2, 17, 18, 19, 20	44, 46
PF	48	Publicize vacancies for local commissions and widely advertise for City Council candidacy	5, 25	45, 52
PF	49	Develop an annual citizen recognition program for outstanding civic service	25	45, 52
LU, H	50	Revise zoning and subdivision standards as necessary to encourage a variety of housing options including residential located above street-level commercial, accessory dwelling units, and cluster housing.	1, 2, 18, 19, 20, 23	5, 6, 9, 44, 46, 50

Element Reference	Number	Implementing Action	Goal Reference	Policy Reference
ED	51	Create a web page with information and assistance for starting a business and research avenues for loans and grants to promote new business development.	4, 5, 24	10, 27, 48, 51, 52
ED, PR	52	Establish a series of summer community events including free concerts featuring local talent and a farmer's market that focuses on local merchants and crafts.	4, 16, 21, 25	35, 45, 48, 53
ED	53	Develop incentives for employers to hire local workers.	4, 5, 21, 23	48, 51, 52
ED, H	54	Look for partnerships to build unique housing opportunities downtown	2, 4, 19, 23	20, 44, 46, 48, 49, 50
ED, CD	55	Create design guidelines for the downtown business district and sponsor community competition for signage design.	1, 4, 19, 22, 23, 25	10, 18, 48, 49, 50, 55
ED, XP	56	Amend the city parking standards to allow for flexibility in the parking requirement, ensuring efficient use of space for the Central Business District	4, 6, 19, 22	16, 19, 49, 50
ED	57	Study industrial lands and needs for the Spokane West Plains in relation to Medical Lake	2, 5, 24	48, 51
PF, CD, XP	58	Develop maintenance and design standards to ensure that neighborhood centers maintain intimate scale, provide for a variety of uses, and minimize reliance on automobiles for transportation	1, 3, 6, 7, 14, 19, 22, 25	8, 9, 16, 18, 50, 54, 55
CD	59	Establish a design assistance program to involve staff in early stages of project design and include an advisory design review process for new large-scale residential and mixed-use projects.	1, 14, 19, 22, 25	9, 18, 50, 55, 65
CD	60	Establish a public art program to beautify city entry points and enhance welcome signs with consistent branding and design.	1, 14, 22, 25	1, 3, 18, 58
NE	61	Acquire land in or near critical areas for conservation	26, 27	4, 57
NE, PR	62	Study the possibility of incorporating natural areas as part of the city's parks system	11, 15, 16, 26, 27	25, 31, 32, 33, 38, 39, 47, 57
NE, LU	63	Revise development regulations to allow clustering and the transfer of development rights	1, 2, 17, 23, 26, 29, 30	57, 67

Element Reference	Number	Implementing Action	Goal Reference	Policy Reference
NE, PR	64	Develop and incorporate environmental education into recreational programs	16, 26	57
LU, NE, PR	65	Re-evaluate land use regulations to include provisions for setting aside natural areas, open space and critical areas	1, 2, 11, 15, 16, 26, 29, 30	1, 4, 36, 57, 58, 67
NE	66	Inventory and develop a list of needs for wetlands	26, 28, 30	57, 60, 61
NE	67	Identify and create a work plan for wetland restoration on city owned lands and identify privately owned wetlands	26, 28, 30	20, 57, 60, 61
ED	68	Develop a business resource guide with an inventory and map of existing businesses	4, 5, 21, 24	10, 48, 51, 52
ED	69	Develop a Program of Events in the center of town	4, 21, 25	45, 48, 52, 53
H	70	Identify ways to increase awareness of vulnerable populations including homeless families and school kids and develop programs that provide assistance to them.	19, 20, 23, 25	7, 46

Chapter 3 Land Use

Purpose and Intent

The Land Use Chapter of the Comprehensive Plan is central to the entire planning process. The land use patterns are what determine the character of the community and dictate the types and locations of future development. This element of the plan determines the traffic patterns and the ability or inability to effectively alter those patterns over time. It can be sensitive or insensitive to the natural and physical characteristics existing within the community and, overall, it is the primary element that will determine the quality of life for the citizens of Medical Lake. This chapter presents the preferred land use alternative as selected by the city.

Existing Land Use

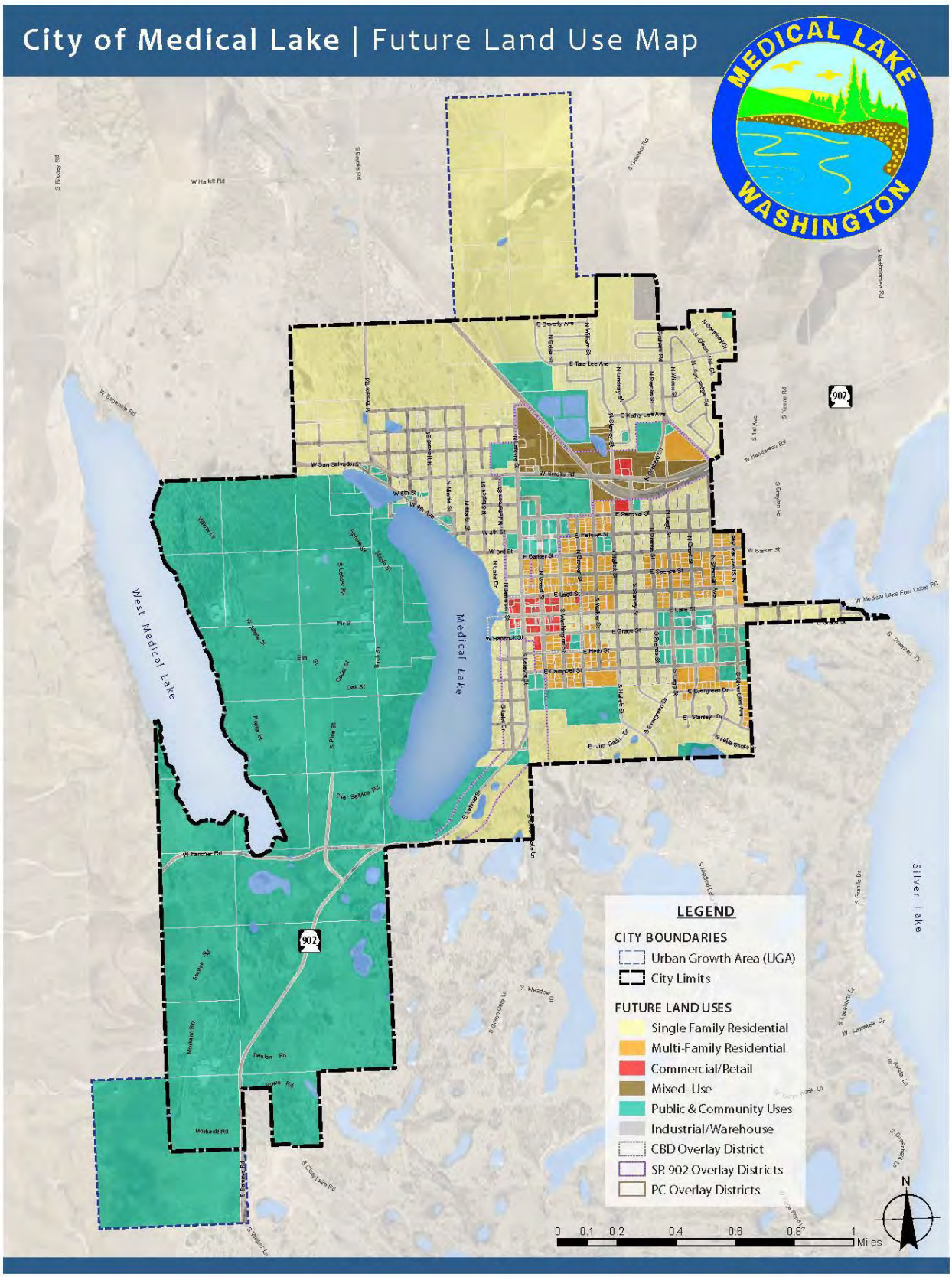
The city's corporate boundary encompasses approximately 3.6 square miles or 2,303.5 acres. The community's top three biggest uses of land are: community institutional (state land) at 1,184.4 acres (51%), residential at 372.4 acres (16%) and vacant land at 305.9 acres (13%). These three uses consume approximately 80% of the available land. There is little acreage used for commercial, industrial, or open space.

Table 3.1 City of Medical Lake Land Use

City of Medical Lake	Land Use	
	Acres	Percent
Residential	372.4	16.3
Commercial	11.3	0.5
Community Institutional	1184.4	51.4
Vacant	305.9	13.3
Lakes	130.7	5.7

The use of land within the corporate boundary of Medical Lake is shown in Figure 3.1.

Figure 3.1 Medical Lake Land Use Map



Existing Zoning

Zoning is important because it establishes where development can occur, and for residential land, at what density. The city currently has nine zoning districts. Figure 3.2. shows the distribution of zoned land in the city.

Residential Zones

Single-family Residential (R-1) – Provides for single-family residential development having a minimum lot size of 6,000 sq. ft. and a density of 7.3 du/ac. The R-1 zone intends to stabilize and preserve the single-family residential neighborhoods.

Single-family Planned Residential (R-1P) – Provides for single-family residential development having a minimum lot size of 6,000 sq. ft. and a density of 7.3 du/ac. The R-1P zone intends to stabilize and preserve single-family residential neighborhoods by encouraging single-family planned unit developments five acres or larger in size and processed in accordance with Chapter 17.34 of the city's zoning ordinance entitled 'Planned Unit Development'.

Two-family/Duplex Residential (R-2) – Provides for single- and two-family residential development having a minimum lot size of 9,500 sq. ft. and a density of 9.2 du/ac. The R-2 zone encourages two dwellings per lot.

Multi-family Residential (R-3) – Provides for multi-family development having a minimum lot size of 11,000 sq. ft. for two units and 2,000 sq. ft. for each additional unit. The maximum allowable density is 18.3 du/ac.

Commercial Zones

Commercial Zone (C-1) – Provides a place and creates an environment which encourages the location of varied retail, office, residential, civic and recreation activities which benefits and contributes to the overall economic vitality of the community.

Mixed Use Zone (MC-1) – Provides area(s) where a mixture of compatible commercial, offices, hotel, theaters, multi-family residential, civic and recreational activities which benefits and contributes to the overall economic vitality of the community. It further intends to ensure that adequate open-space and development regulations will create a favorable environment for abutting uses as well as ensuring the compatibility and harmonious existence of development within mixed use zoned property.

Industrial Zone

Light Industrial (L-1) – Provides light industrial uses, such as, but not limited to, metal-working, warehousing and storage, furniture and cabinetry finishing and selling and servicing of farm equipment while ensuring such uses are compatible with the character of the community.

Institutional Zone

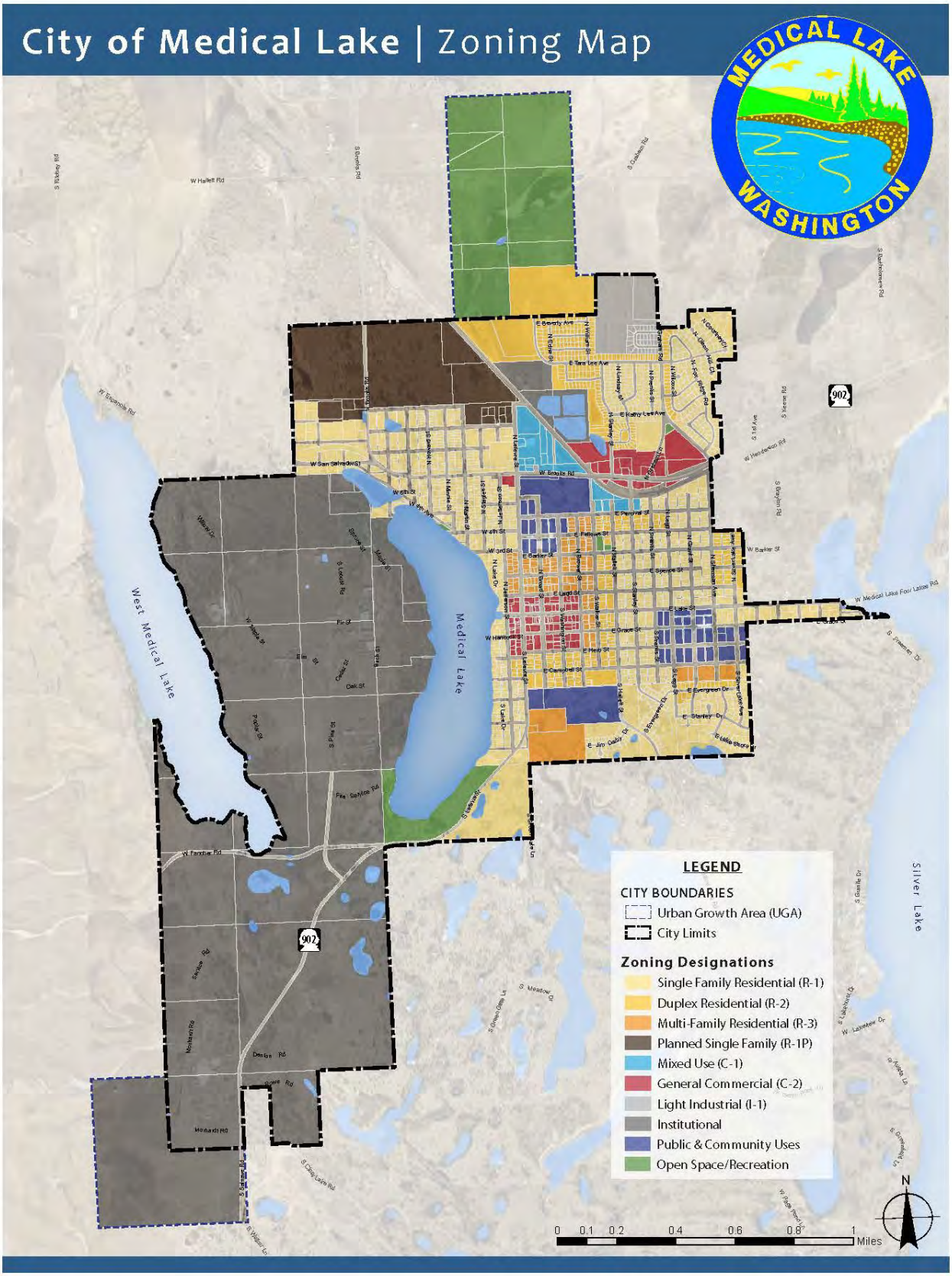
Institutional District (I) – Provides for governmental uses, primarily those on state-owned land and for schools and public-owned facilities, including but not limited to, streets and sidewalks, domestic water systems, storm and sanitary sewer systems.

Open Space Lands

Parks and Open Space Zoning – Provides for the protection of open space, natural physical features and scenic resources while protecting and encouraging community recreational facilities.

Existing land use and zoning differences are isolated and are mostly found in the community's core where intensified land uses are expected.

Figure 3.2 Medical Lake Zoning Map



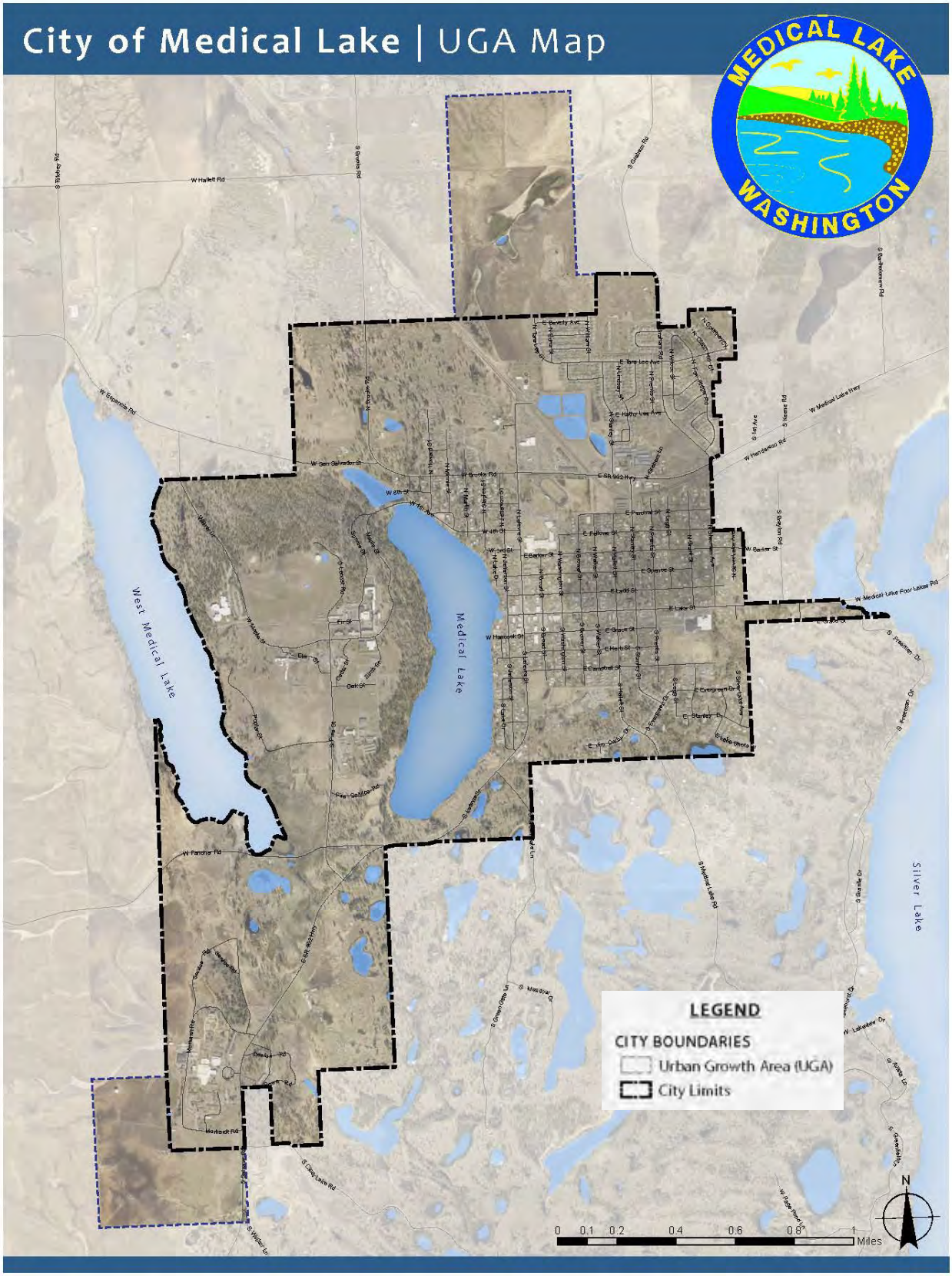
Land Use Demand and Forecast

As communities develop their vision for the future, they make decisions about how much land they will need for population growth over a 20-year period. The GMA encourages communities to direct population growth into urban areas. The Urban Growth Area (UGA) is one of the major tools provided by the GMA for deciding where urban development should be encouraged and where the limits to that development should end. UGA's are areas where growth and higher densities are expected and supported by urban services. Counties, in consultation with cities, assign expected 20-year population growth figures to cities. These population growth figures are the basis for determining the amount of acreage needed to be included in the UGA.

The city's corporate boundary encompasses approximately 3.6 square miles including approximately 51% state property. In 1997 the UGA covered approximately 279 acres, 52 acres in the southwest adjacent to state property and 227 acres to the north adjacent to the rapidly developing Fox Hollow Subdivision. The city's 2005 UGA encompasses approximately another 169 acres to the north. The city's total current planning area including the UGA covers approximately four square miles. Figure 3.3 shows the current UGA.

Medical Lake is projected to have a population increase of about 1,052 residents by the year 2037. This increase in residents translates to increased demands on land and facilities. Because of the need to facilitate growth the city will encourage intensification of its core area, preservation and conservation of ecologically sensitive areas, and a paced expansion into its UGA. The increase in population will increase demands on schools, parks, open space, and public services. Although there will be increases in land demand, the planning commission has expressed its desire to retain Medical Lake's character and to project that character into future growth areas. The existing corporate boundary of the city of Medical lake and its associated expansion areas to the north and southwest comprises its urban growth area as approved by the County Commissioners in 1997. In order to ensure that all the cities and towns in Spokane County were consistent in their planning, the Steering Committee of Elected Officials adopted a Land Quantity Methodology for establishing UGA's. The steps for creating the land quantity analysis looked at points that included land supply, growth and development, land need, and some intangible factors such as critical areas, unavailable land, partially used land, and public land.

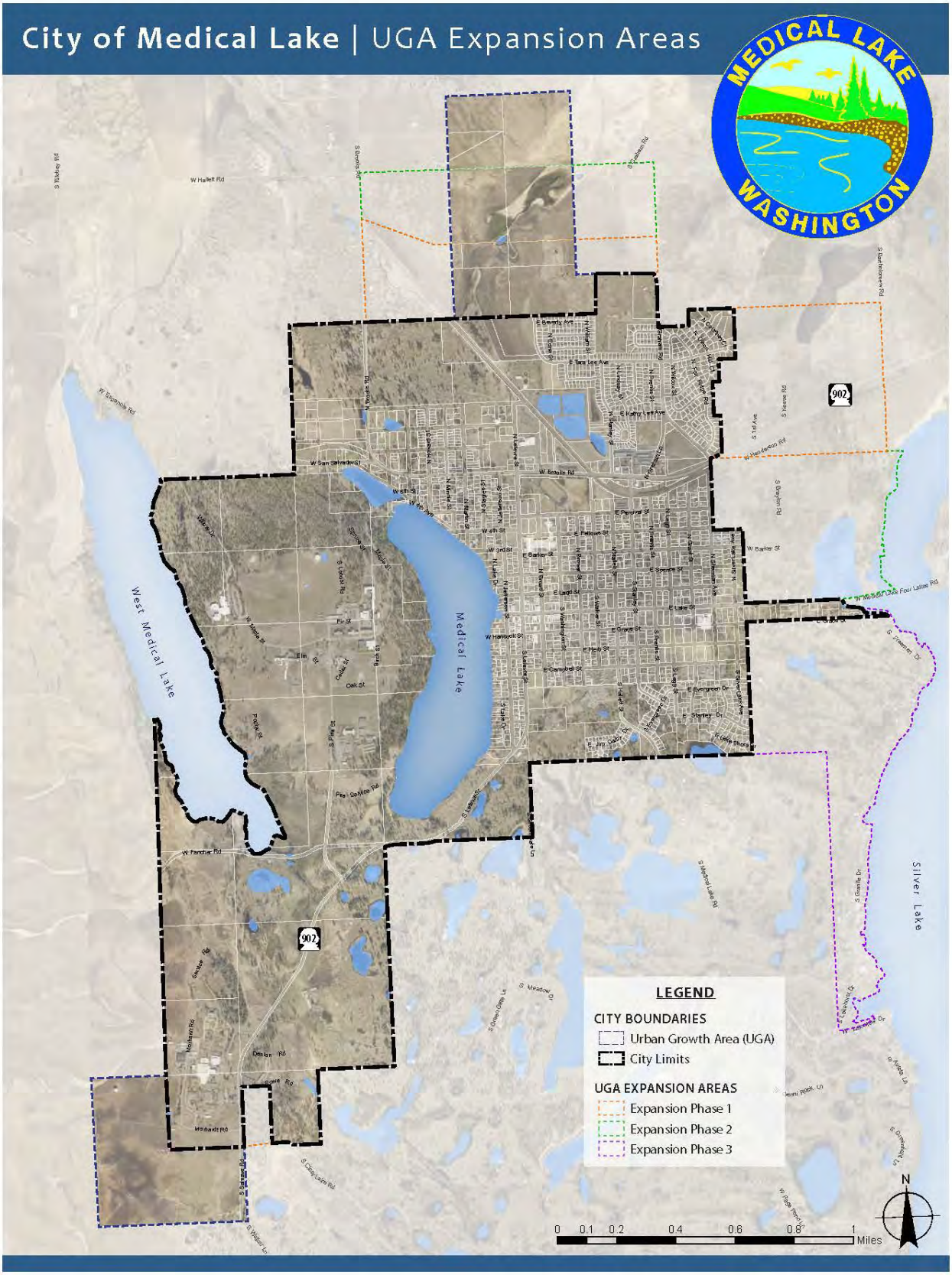
Figure 3.3 Medical Lake Corporate Boundary and Current UGA



Urban Growth Area Expansion

After performing a new land quantity analysis, it was quite clear that amending the 1997 UGA to include more land was needed to provide for the projected growth. The proposed UGA includes land that modifies the eastern and northern boundaries to allow for a connection to Brooks Road beyond the railroad tracks and east to Graham Road. The growth areas to the east will accommodate the expected growth and will allow for the provision of public services to the east of the rapid developing neighborhoods in the Fox Ridge Subdivision. The expanded UGA in Figure 3.4 shows this growth in three phases, which will allow the city to grow to areas confined to the north and east while conserving ecologically sensitive and other constrained land south of the city's current corporate boundary.

Figure 3.4 Proposed Urban Growth Area



Urban Form Factors

Several methods are used to figure out how communities should manage change. Some consider growth rates, while others consider expansion and land consumption. Medical Lake chose to consider "urban form factors," examining elements that have shaped the community and attempting to maintain them as the community grows. Maintaining and building upon the urban form factors such as linkages, walkability and institutions will ensure that the Medical Lake of the future is similar to the Medical Lake of today. The preferred land use plan incorporates these future growth patterns, establishing a system of land uses that reinforces linkages, institutions and pedestrian access.

Current Land Use Patterns

Current land use patterns reflect a common method of small-town growth. The core evolved into a finely grained urban center featuring small-lot commercial development and a nearby mix of residential types and densities. Land nearer the community's edge developed into a more homogenous, single-family residential land use pattern. The community's existing zoning pattern is designed to continue this type of development, assigning single-family zoning to the undeveloped land adjacent to city limits and encouraging an overall decreasing density as development moves away from the core.

The planning commission considered this pattern of growth and believes that land use designations at the edge of town should be changed to match the more mixed-character development patterns that are seen near the city core. This pattern, which encourages walkability and local business development, is what makes Medical Lake uniquely successful. The commission recommends no changes for land uses in the core and along State Route 902.

Linkages

Medical lake is a well-connected community with regional roadway linkages to the north, east, and south, with a dense grid of local streets and a system of trails for non-automotive users.

Medical Lake's trail system is emerging as a unifying community element; with land uses developing to take advantage of trail access. The trail system is one of the region's best, featuring an extensive network for both bicycles and pedestrians. Coney Island Park, Waterfront Park, and the Fox Hollow subdivisions have designs that emphasize connections to the trail system and welcome trail access.

Medical Lake is served by a system of roads addressing local and regional transportation needs. The road system integrates local access,

collector and arterial streets. Lefevre Street, a section of State Route 902 running north-south through the central business district, as well as Brooks Road and Lake Street, link the city to Interstate 90 and serve as the primary regional arterials.

Walkability

If Medical Lake desires a walkable community, it must provide for commercial uses located within five-minutes of residential neighborhoods. The existing developed areas, with the exception of eastern entries, provide for safe, accessible, attractive walking environments. The eastern areas create poor walking environments, mostly because commercial uses that would serve the residential areas are too distant from where residents live for easy access. The Planning Commission can use this five-minute guideline to assist with its allocation of additional commercial or industrial property to serve outlying areas of the city as they develop north of SR-902.

Institutions

Image 3.1 Entrance to Eastern State Hospital

Medical Lake institutions including the schools, parks, churches and community center are spread across the community's central area. Eastern State Hospital, occupying the entire western quarter of the city, is an exception. This pattern of distributed institutional uses enhances the community's reliance on trails and adds to the mixed-use character of the core. Churches serve local congregations and parks serve immediate neighborhoods. Children are able to walk to school. The planning commission identified the convenient dispersion of institutional uses as a desirable feature, seeking to continue encouraging this type of institutional dispersion into development of new areas. A requirement that new development in outlying areas provide land for schools, parks and other publicly oriented uses is needed to gain the desired patterns of development.

Opportunity Areas

The opportunity areas fall under three categories: commercial areas, institutional areas and growth areas (UGA).

Commercial Areas – The commercial areas include the two major nodes for retail development in Medical Lake. The existing central business district provides opportunities in that there are existing vacant parcels ready to accommodate infill development. As the city's population increases the central core will be able to offer a mix of housing alternatives in close proximity to retail uses to meet changing housing demand. The other commercial opportunity area lies north

and east of SR-902/Lefevre Street intersection. This area, planned for mixed-use development, will present opportunities for mixed retail and residential land uses. This area is within sight distance of the downtown core and has the potential to serve as a solid visual anchor to establish Lefevre Street as a principal community boulevard.

Institutional Areas – The State's hospital complex is a large institutional opportunity area to the west of the downtown core. This site developed an extensive trails network that can be accessed by expanding the city's trail network. The treatment and residential facilities provide more than one-hundred jobs and a convenient, enjoyable linkage to the institutional complex, can serve to boost the community's pedestrian activity, encourage interaction between town residents and facility staffers and increase access to Medical Lake's western shoreline.

Growth Areas – The growth areas present some of the community's most challenging opportunities. These areas should be developed in a manner which maintains Medical Lake's present urban character. Since the growth areas are north of the city's current corporate boundary, where in some places the elevation rises 250 feet (Olsen Hill), the traditional low-density R-1 zoning seems appropriate. This area also borders the 65 (dB) Day-Night Average Sound Level (DNL) noise contour of Fairchild Air Force Base giving credence to low density housing.

Preferred Alternative

The preferred land use alternative suggests variety in the north and south, more intensity in all commercial areas and a foundation of pedestrian access. The city will also seek to integrate the State's property to the west into its comprehensive trail system. This alternative also establishes a system of overlay zones. Overlay zones build on the underlying zoning, by establishing additional or stricter standards and criteria. These standards apply in addition to those of the underlying zone. Overlay zoning can be an effective tool for communities to use in protecting specific resources.

This preferred land use alternative includes land use designations consisting of residential, mixed use, commercial, public and industrial lands, and incorporates an air base noise overlay and a central business district overlay.

Single-Family Residential (SFR) – The SFR land use designation is intended to provide for the development of housing at approximately four to seven (7) dwelling units per gross acre. This density range anticipates development of homes on individual lots or the development of duplexes or detached second units under certain conditions. This designation is applied to areas already developed into single-family neighborhoods and to areas expected to develop in

lower-density residential patterns. In some areas (where slopes exceed 7%), the city may apply a hillside version of this designation, indicating that topographical constraints may reduce the achievable density.

Multi-Family Residential (MFR) - This land use designation accommodates the construction of townhouses, condominiums and other detached housing, providing a target density of four (4) to fifteen (15) units per acre. Included in this designation are areas already used for apartments or other detached housing and those areas expected to have multi-family developments occur.

Mixed-Use (MU) – The mixed-use designation applies to land most suitable for development as a combination of commercial and residential uses. Such combinations can be found in or near the central business district and at the intersection of SR-902 and Lefevre Street. The allowable uses within this district would be neighborhood commercial, service commercial and multi-family residential catering to compatible vertical (where apartments are located above a retail use) or horizontal (where condominiums occupy a portion of a parcel that also hosts a retail use) mixing.

Commercial (C) – The commercial land use designation applies to all land suitable for commercial development, including the central business district and those areas along SR-902 capable of supporting retail, services or office projects. Uses in this designation include the community retail, service or office uses typically found in smaller towns.

Public/Institutional (PI) – Public and institutional uses, including hospitals, treatment centers, city offices, schools, parks and churched populate this land use designation. This designation is applied to parcels of land now owned by public or private institutions.

Industrial (I) – The industrial designation is intended to provide for the creation of local jobs in a manner consistent with the character of the community. The types of uses permitted in this district would be light industrial in nature, providing employment in a non-polluting manner and minimizing traffic, noise, air quality and light impacts on nearby properties and the local circulation system.

Overlay Districts

The GMA requires that local governments encourage flexible and innovative land use techniques to accommodate growth in suitable areas, while protecting the environment, and to protect rural resources and sensitive areas. Flexible and innovative techniques alter some of the short comings of traditional zoning. Traditional zoning can also discourage creative site design. Traditional zoning places priority on the separation of land uses, making it difficult to create mixed use

neighborhoods. An overlay is a zone that is placed on a zoning map over traditional zoning districts. Lands affected by an overlay zone are subject to the rules of the underlying zone, as well as the rules of the overlay zone. Overlay zoning can be applied to a wide array of public interests, particularly, overlays can play an important role in the protection of environmentally sensitive areas, natural areas, critical areas, historic districts, viewshed protection and shorelines to name a few.

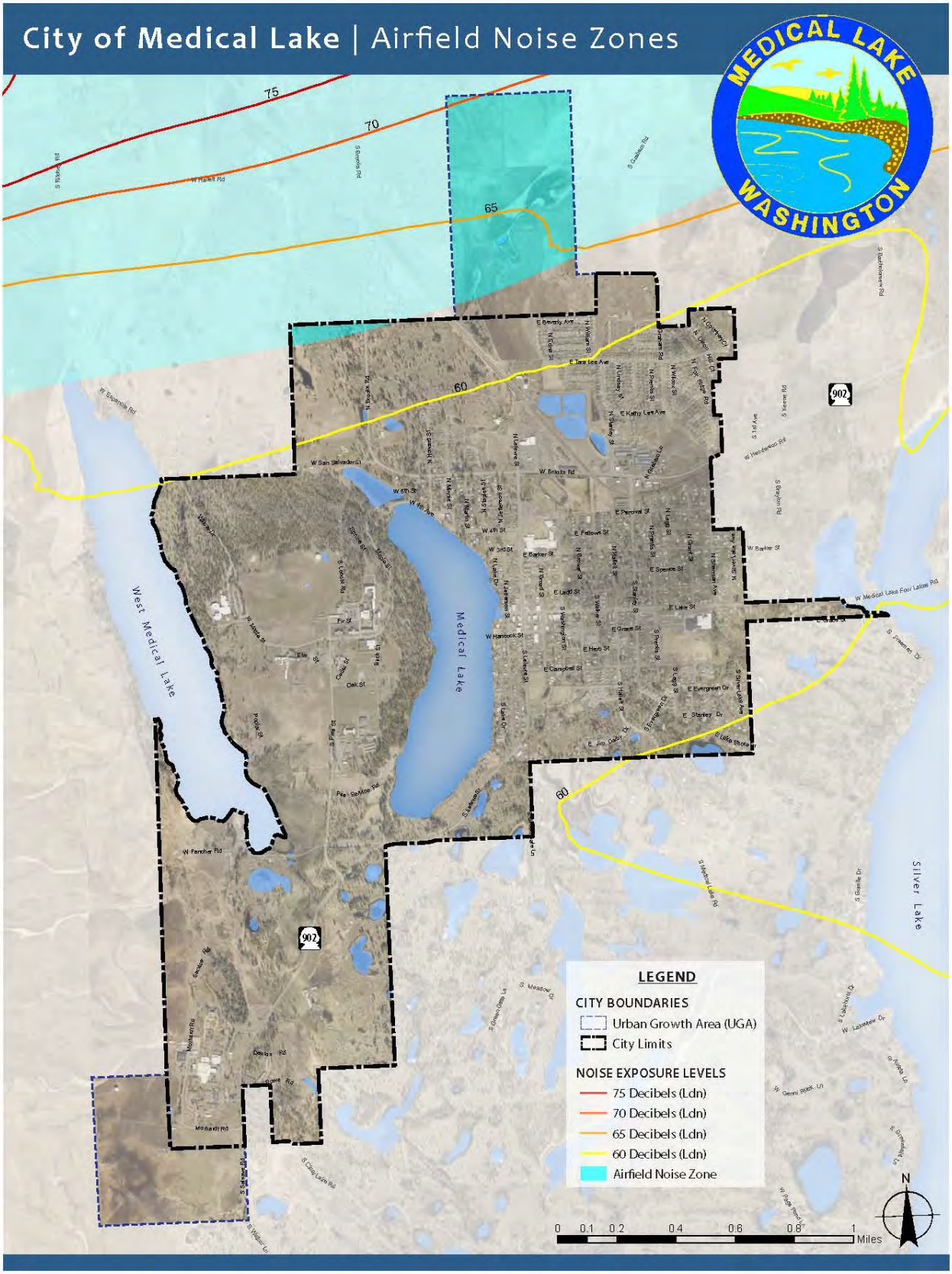
Central Business District Overlay (CBD)

This overlay district draws special attention to projects proposed within the community's central business district. A zoning overlay applied to this area calls for buildings to be constructed at the street line, reducing parking standards, allowing the mixing of residential and commercial uses, applying special design requirements for facades, encouraging two or three-story construction and providing sign standards crafted to enhance the CBD's intimate scale. Prospects are generally modest for the retailing community in Medical Lake. The overlay zone should foster change through design, private sector recruitment and aesthetics. In general, a comprehensive plan is intended to provide a broad policy direction which is then implemented through more specific development regulations and capital expenditure programs. Comprehensive plans do not, however, typically address the more immediate needs and concerns of individual neighborhoods or distinct areas of the community. In order to address issues of a specific area of the city a sub-area plan is often adopted. The purpose of a sub-area plan is to set specific goals and policies which provide direction to the city as to what policies should be adopted for a particular area of the city, in this case the Central Business District. Retail activity often serves as an indicator of community vigor and wellbeing. A vibrant and attractive retail community will assist in attracting and retaining major employers. Also, local retailing of sufficient quantity and demand will successfully attract and keep residents from venturing outside the community thus reducing the amount of retail leakage the city often finds itself in because of the surrounding and easily assessable commercial centers.

Air Base Noise Overlay (ABN)

As Medical Lake grows to the north, it will encroach into areas within the 65 (dB) Day-Night Average Sound Level (DNL) noise contour of Fairchild AFB as seen in Figure 3.5. This overlay district identifies areas within this contour line and suggests the creation of a zoning overlay to implement design standards mitigating noise impacts. The standards may include the requirement to install double-paned windows and self-closing doors in residential projects, the recording of "aviation" easements as part of subdivisions to notify potential purchasers of the Air Force Base's "right-to-fly" or other standards to achieve compatibility and reinforce continued air operations.

Figure 3.5 Air Base Noise Overlay Zone



Chapter 4 Transportation

Purpose and Intent

This chapter addresses both the motorized and non-motorized transportation needs of the city and represents the policy directing current and future transportation needs. It also identifies conditions of the existing traffic circulation system, as well as street classifications, design standards, level-of-service (LOS) standards and discusses and identifies the transportation issues and problems facing the city now and in the future.

The relationship between transportation and land use is one of continuous interaction. Availability of transportation facilities and resources are major factors in determining land use development patterns. Similarly, the use of land through land use designations (zoning) significantly influences the need and location for new transportation facilities, as well as the necessity for ongoing repair and maintenance of existing transportation facilities. As a result of this interdependency between land use and transportation, the City of Medical Lake has made a conscious effort to ensure coordinated planning occurs between the Land Use and Transportation elements. It should also be noted that the remaining chapters in this Comprehensive Plan are coordinated with the Land Use and Transportation chapters, ensuring effective and efficient planning.

Transportation and Concurrency

GMA specifies that new development will be prohibited unless transportation strategies and/or improvements to accommodate the impacts of that development are made concurrently with the development. These improvements and/or strategies must be in place, or financially planned for, within six years for use by the new development. GMA also requires the transportation plan contain a funding analysis of the recommended transportation projects. This analysis covers funding needs, funding resources and a multiple-year financing plan. This ensures that a community's transportation plan is both affordable and achievable. The plan must discuss how additional funds will be raised or how land use assumptions will be re-evaluated to make the transportation plan affordable and achievable if analysis reveals issues.

Transportation Choices and Modes

Trail

The city provides an expansive 20-mile pedestrian-oriented transportation network. This system of trails, bike lanes, and sidewalks offers the community places for leisure, recreation, and exercise. Over the years it has become the highlight and a primary reason for living in the city. The city recognizes that more can be done to improve its trails, bike lanes, and sidewalks even though the pedestrian network exceeds that normally found in a city the size of Medical Lake.

Image 4.1 Pedestrian Path

The city's sidewalks are in need of repair and expansion, especially in the older, established residential areas of the community. Sidewalks are a key ingredient to good pedestrian-oriented transportation systems. There is a pride and desire to expand the network, which fits with the need to establish distinct and defined connections between the various activity centers of the community including neighborhoods, schools, parks, and shopping areas. There is also no regional trail system in place connecting the city to surrounding communities, other than by existing roads. As Medical Lake continues to develop, it will draw people from outlying areas into the city. The city values pursuit of the development of a regional pedestrian network of trails and bike paths with neighboring communities.

Public Transit

Medical Lake receives bus service from the Spokane Transit Authority (STA), a public transit service provider for the Spokane metropolitan region. Currently, direct bus service is provided from the city to the West Plains Transit Center via STA Route 62. Major stops include Downtown Medical Lake at the Medical Lake Center, the Eastern State Hospital Campus, Lakeland Village, and along SR-902. Route 62 connects to the West Plains Transit Center located just off Interstate 90 Exit 272. The West Plains Transit Center provides connections to STA Route 64, which provides service to downtown Spokane's STA Plaza and to Cheney. This new transit center is also expected to provide service in the near future to Airway Heights and other destinations on the West Plains, without needing to transfer in downtown Spokane. STA also provides the community paratransit service for intra-city and inter-city travel. Paratransit service is available to those who qualify under the Americans with Disabilities Act (ADA), where physical and/or mental disabilities prevent regular service provisions. Qualified riders of the

Image 4.2 Transit Stop, Medical Lake Center

paratransit service make arrangements by telephone with STA for trips within the service area. The van service can be provided as needed or on regularly scheduled times and days.

Rail

A rail freight line enters the city at its eastern boundary along the south side of SR-902. It then crosses over SR-902 in north-central Medical Lake before exiting the northern boundary of the city. This rail line is operated by the Palouse River Coulee City Railroad, with minimal trains traveling through the city. A lighted crossing is provided at the SR-902 crossing as well at the Stanley Street crossing, although no light bars are included.

Freight

Freight routes pass through Medical Lake along State Route 902 and Brooks Road. Spokane Regional Transportation Council reports that these are all T-3 routes, a WSDOT classification meaning that they carry 300,000 to 4 million tons of freight per year.

Air

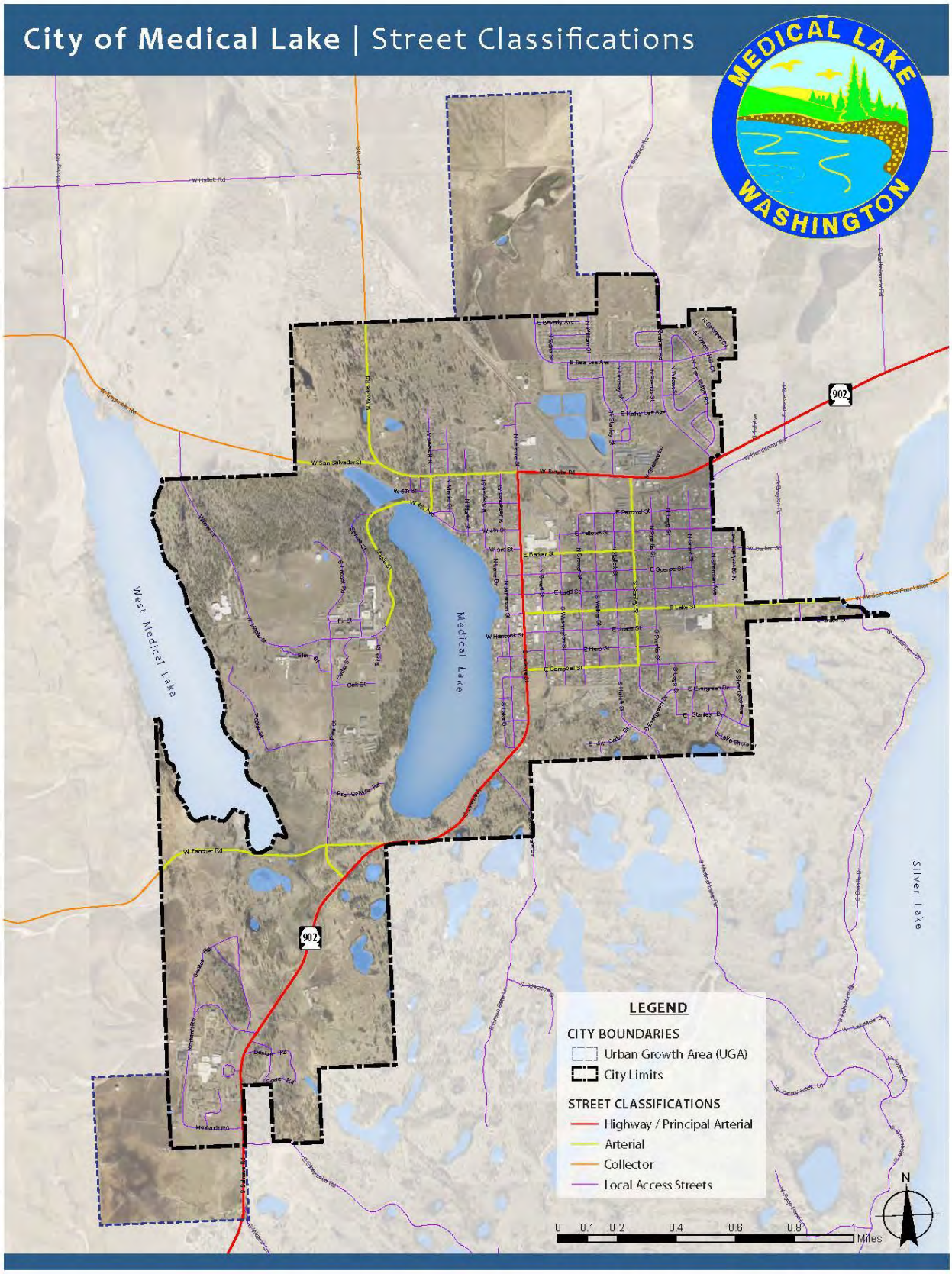
Medical Lake is located approximately ten miles west of Spokane International Airport, a full-service airport with commercial flights to major cities in the United States, Canada, and Mexico. The airport also serves air cargo purposes. Ground service via taxi or airport shuttle is provided to and from Medical Lake to the airport. Bus service is provided via STA but requires a changeover in downtown Spokane making this an unlikely alternative until the planned STA bus services expansions are implemented.

Roads

Medical Lake's road connections are shown in Figure 4.1. The city's primary accesses are by State Route 902 (SR-902), Brooks Road, and Lake Street. Brooks Road connects to SR-902 from the north boundary of the city. SR-902 connects to Interstate 90 (I-90) at the Medical Lake Exit (Exit 272), approximately four miles to the east. SR-902 functions within the city as a principal arterial, traversing the city from northeast to southwest, and has the greatest impact on the city's vehicular traffic volume and circulation patterns. Lake Street provides east-west access through the city and connects to I-90 at Exit 270.

Brooks Road connects the city to US Highway 2 about six miles north of town. Craig Road, located north of the city along SR-902 provides a direct route to Airway Heights and FAFB. Salvador/Espanola Road, which branches off Brooks Road to the west, connects the city to the community of Espanola and provides access to West Medical Lake and Eastern State Hospital Complex. Lake Street and Hallett Street/South Medical Lake Road provide access to the Silver Lake community, located just outside the city's eastern/southeastern boundaries.

Figure 4.1 Medical Lake Street Classifications



Street Classifications

The Washington State Department of Transportation (WSDOT) developed a Functional Classification System (FCS) for municipalities to use in guiding street classification. This system ensures consistent designations of streets in jurisdictions throughout Washington State. The Spokane Regional Transportation Council (SRTC) is the designated Metropolitan Planning Organization (MPO) for transportation issues in Spokane County, and has designated the streets within the city as shown in Table 4.1.

Table 4.1 Medical Lake Street Classifications

Street Classification	Street Description	Medical Lake Streets
Principal Arterial	Streets and roadways connecting primary community centers with major facilities. Principal arterials serve through traffic with limited direct access to abutting land uses.	• SR-902 (Medical Lake Road, Lefevre Street, South Medical Lake/Tyler Road and Salnave Road) • Brooks Road
Minor Arterial	Streets and roadways connecting community centers to principal arterials, with partially controlled and infrequent access to abutting land uses.	• Lake Street • Medical Lake/Four Lakes Road • San Salvador/ Espanola Road • West Medical Lake Road
Collector Arterial	Streets and roadways connecting residential neighborhoods with smaller community centers and facilities as well as access to minor and principal arterials. Through traffic is a lesser priority and access to abutting land uses is a greater priority.	• Campbell Street • Stanley Street • Graham Road • Spruce Street • Maple Street • Pine Street
Local Street	Streets and roadways providing access to abutting land uses as well as principal, minor and collector arterials. Through traffic is not a priority.	Non-arterial streets fall into this category.
Access Street	Perform a variety of functions with the primary purpose of providing access to abutting land uses. Through traffic is not encouraged and buses and heavy trucks are not recommended except as needed for commercial or industrial uses. Also serve as easements for utilities and open spaces between buildings and as an element to the urban environment.	Typically, these are alleys and other small, narrow public rights-of-way.

Level-of-Service Standards

Principal, minor, and collector arterials are measured against established standards to determine if a street or street segment is operating at an acceptable level of service (LOS). The LOS is based upon community needs. When a street or street segment falls below this standard, it is an indication that traffic volume is exceeding the street's traffic carrying capacity or that traffic controls including stop signs and turning or traveling lanes are not adequate.

The city has adopted "Link" (A-F) LOS standards as a minimum criterion for the quality of service provided at peak hours for roadways on all principal, minor, and collector arterials in the city that handle significant levels of local traffic. These standards are as follows:

LOS A – Primary free flow traffic operations at an average travel speed. Vehicles are completely unimpeded in their ability to maneuver within the traffic stream. Stopped delays at intersections are minimal.

LOS B – Reasonable unimpeded traffic flow operates at average travel speeds. The ability to maneuver within the traffic stream is only slightly restricted and stopped delays are not bothersome. Drivers are not generally subject to appreciable tensions.

LOS C – Stable traffic flow operations. However, the ability to maneuver and change lanes in mid-block locations may be more restricted than in LOS B, and longer queues and/or adverse signal coordination may contribute to lower average travel speeds. Motorists will experience appreciable tension while driving.

LOS D – Small increases in traffic flow may cause substantial increases in approach delays and decreases in arterial speed. This may be due to adverse signal progression, inappropriate signal timing, high volumes, or some combination of these.

LOS E – Significant delays in traffic flow operations and lower operating speeds. Conditions are caused by some combination of adverse signal progression, high signal density, extensive queuing at critical intersections and inappropriate signal timing.

LOS F – Traffic flow operations at extreme low speeds. Intersection congestion is likely at critical signalization locations, with high approach delays resulting. Adverse signal progression is frequently a contributor to this condition.

WSDOT has established LOS "D" for principal arterials as the minimum acceptable standard for roads in urban areas. Streets and roadways operating at this level are considered to be operating at capacity. A LOS "C" at peak hours is reasonable and an achievable standard for the City of Medical Lake's principal arterial roadways. According to WSDOT and city data, these city arterials are operating at LOS "A"

standards. The city has adopted LOS "C" as its standard for their principal, minor, and collector arterials.

Traffic Volumes

Vehicular traffic within the city is primarily generated by Eastern State Hospital, downtown Medical Lake, the north side businesses, and residential neighborhoods. The community schools also generate traffic mainly during the school year (September to June). Principal arterials carry the heaviest traffic with traffic loads progressively decreasing through the street classifications. Traffic counts for select road segments from the year 2015 are shown for city streets (Table 4.2) and SR-902 (Table 4.3). These numbers were provided by WSDOT and SRTC.

SRTC provided numbers from their travel demand model for the base year of 2015 and the forecast for 2040. SRTC's model contains inventories of existing transportation facilities as well as housing, shopping, and employment data for the area. The model takes into account trip generation, trip distribution, mode-choice, and trip assignment to forecast current and future traffic volumes. Numbers from this model were provided by SRTC per block for the entire city. Blocks were aggregated to specific street segments. For each segment, the block with the largest sum of traffic forecasts in each direction were designated as the segment count, as presented in Table 4.2 for city streets, and Table 4.3 for SR-902 segments.

Table 4.2 2015 and 2040 Average Daily Volumes for Arterials

Road Segment	2015	2040	Change
Brooks Road (Lefevre Street to San Salvador Road)	5150	6620	28.5%
Brooks Road (San Salvador Road to North city limits)	1080	1660	53.7%
San Salvador Rd (Brooks Road to West city limits)	1370	2290	67.2%
Lake Street (Lefevre Street to Stanley Street)	340	580	70.6%
Lake Street (Stanley Street to Silver Lake Avenue)	1310	1730	32.1%
Stanley Street (SR-902 to Lake Street)	3920	5460	39.3%
Stanley Street (Lake Street to Campbell Street)	130	170	30.8%
Campbell Street (Lefevre Street to Stanley Street)	130	170	30.8%
Barker Street (Lefevre Street to Stanley Street)	1190	1710	43.7%

Table 4.3 2015 and 2040 Daily Traffic Volumes for State Route 902

SR-902 Segments	2015	2040	Change
East City Limit	11270	14950	32.7%
East City Limit to Stanley	9960	13500	35.5%
Stanley to Lefevre	6840	8720	27.5%
Brooks to Lake	3170	4300	35.6%
Lake to Campbell	690	1010	46.4%
Campbell to Jefferson	1630	2260	38.7%
Jefferson to South City Limits	1630	2260	38.7%

Table 4.4 lists actual counts provided by WSDOT along the same segments analyzed in tables 4.2 and 4.3. The 2018 numbers reveal that most principal arterials are not being used to capacity, minor arterials are well below the acceptable high-end traffic usage, and collectors are at a midpoint for use. However, there are concerns that vehicles are traveling too fast along these routes. Local and access streets were not included in this analysis.

Table 4.4 State Route 902 Traffic Counts 2018

SR-902 Segments	2018 Counts
East City Limit	8559
East City Limit to Stanley	6913
Stanley to Lefevre	6176
Brooks to Lake	4733
Lake to Campbell	3884
Campbell to Jefferson	2907
Jefferson to South City Limits	2833

Forecast Traffic Volumes

There is a strong relationship between land use and transportation. As growth in the community occurs and employment opportunities increase so does the amount of traffic that is generated. WSDOT maintains traffic counts along SR-902 and the city maintains counts for all other streets and primarily arterials. Based on existing traffic volume distribution patterns, it is reasonable to assume a similar distribution pattern will remain in the future. However, as the Fox Hollow and Fox Ridge areas build out and other areas of the community are developed, forecasted traffic volumes may shift somewhat. This will require periodic updating of the transportation plan to ensure the city can adequately meet the demands on the transportation system. Although traffic volumes may shift on specific street segments, the overall forecast traffic volume should remain constant.

In determining forecast traffic volumes, the city used the SRTC travel demand model numbers for 2040, which can be found in Tables 4.2 and 4.3 for city arterials and SR-902, respectively.

Projected increases along the city's primary, minor, and collector arterials show that the heaviest traffic volumes are found on SR-902 entering the city from the east and Brooks Road from SR-902 to the northwest city limits. The city has seen an increase in the amount of truck and freight traffic through the city. A decrease in Level of Service (LOS) reflects the increase in traffic volumes. The city anticipates being able to maintain a LOS "C" on its arterials given the projected traffic volumes. WSDOT has designated the LOS Standard for SR-902 as a LOS "C", thus forecasted traffic volumes and LOS align with WSDOT data.

The city's transportation system currently performs well and should adequately support increased traffic demands associated with new development. The city maintains the existing infrastructure with little investment for new facilities, although new investment is planned for its pedestrian-oriented transportation system. All funding for new streets and roads will continue to be the responsibility of developers, as outlined in Title 11 of the City of Medical Lake Municipal Code, which can be found on the city's website.

Transportation Demand Management

Image 4.3 Painted Bike Lane in Medical Lake

Transportation-Demand Management (TDM) briefly is described as being "the art of influencing traveler behavior for the purpose of reducing or redistributing travel demand." The primary purpose of TDM is to reduce the number of vehicles using highway facilities while providing a wide variety of mobility options for those who wish to travel. The objective of TDM is to promote efficient management of the transportation system within the city. One aspect of this is to provide incentives for reducing the single-occupant vehicle travel mode to and from the workplace, thereby increasing the frequency of people choosing alternative modes of travel such as walking, bicycling, or taking public transit. The city is setting an example for the community by participating in Spokane County's Commute Trip Reduction Program and by encouraging its major employers to do the same.

Transportation Improvement Projects

The city has several anticipated transportation improvement projects for the vehicular and pedestrian transportation systems on city-owned streets. Funding for transportation projects can come from various sources. Medical Lake has been successful in receiving Transportation Improvement Board (TIB) grants in the past, and there are current TIB funded projects occurring within the city at present. In many instances, additional funding sources for transportation projects are possible and there is also a potential to complete multiple projects in tandem.

For a detailed list of improvement projects see the city's Six Year Transportation Improvement Plan (TIP), which is updated and approved by city council annually. A map showing the most recent proposed projects in the Six Year TIP can be found in Appendix C.

Brooks Road and SR-902 are the busiest streets in the city, however they are not included in the TIP because Brooks Road is managed by the county and SR-902 is managed by WSDOT.

With the improvements outlined in the Six Year TIP, the city's transportation system will adequately support increased traffic demands associated with new development.

Chapter 5 Public Services & Facilities

Purpose and Intent

This Public Service and Facilities Chapter (also known as the Capital Facilities Plan) is the mechanism the city uses to coordinate its physical and fiscal planning. It promotes efficiency by requiring local government to set priorities for capital improvements over a long period of time. The Capital Facilities Plan (CFP) catalogs the existing facilities and utilities that serve the businesses and residents of the city. It identifies future improvements and projects, their costs and sources of funding to support the city's present and future population. This ensures the best and most efficient use of publicly available services and facilities in the community. It is commonly referred to as being the "Truth in Planning."

Typical capital facilities include transportation facilities (streets, trails, sidewalks, bikeways), parks and recreation facilities, solid waste collection and disposal facilities, sanitary sewer and wastewater treatment facilities, storm water drainage facilities, domestic water sources, along with storage and distribution facilities, public safety facilities (police, fire, and emergency medical services), public schools, libraries, and other capital facilities (such as City Hall). In many cases, new development creates an immediate need for new or expanded facilities. State law requires that adequate capital facilities be available concurrently with the demand created by new development. This means that facilities or services must be in place or that a financial commitment between city and the developer must be in place to provide the facilities and services within a specific time. In the GMA, this significant requirement is known as "concurrency".

This chapter will look at existing conditions and future expectations of the city's capital facilities. The CFP ensures that the city can support the type and intensity of growth it proposes for its 20-year planning horizon. The West Plains area surrounding Medical Lake is experiencing a steady rate of growth. As Medical Lake accommodates growth, infill residential development inside the city's current boundaries is reducing available vacant land. As remaining vacant land is developed more intensively, additional or expanded capital facilities will be required. In order to keep pace with new development and continue to serve the existing community, Medical Lake must carefully plan for and provide these essential capital facilities and services.

There are several reasons why cities should plan for major capital facilities and their costs. Besides being a good management practice, it allows the city to be eligible for specific grants and loans that are periodically made available by county, state, and federal agencies.

Other reasons for capital facility planning are to:

1. Integrate the need for, and eventual operation of, capital facilities within the city's annual budget.
2. Acquire ratings on bond issues when the city borrows money for capital facilities.
3. Provide capital facilities for land development that is envisioned by the land use element of the comprehensive plan.
4. Coordinate and provide consistency among the many plans developed specifically for providing capital improvements.
5. Ensure the timely provision of adequate facilities as required by the GMA.

Levels-of-Service

The level-of-service (LOS) standard is the principal criterion for identifying when capital improvements are needed. The CFP identifies the adopted LOS standards for each public facility, and requires new development be served by adequate facilities. LOS standards are quantifiable but may be lower than desired to balance land use decisions of the comprehensive plan. Existing LOS standards, adopted by City Council in the city's 2007 comprehensive plan, are listed in Table 5.1. The city has determined that some of these standards are inadequate to meet the city's future growth as well as the intent of this comprehensive plan. Table 5.2 lists suggested new LOS standards, and if implemented will ensure that public services and facilities will be available and adequate to meet the current and future needs of the city.

Table 5.1 Existing Level of Service Standards

Facility and/or Service	Adopted Standard
Police Protection	24/7 Coverage 6 Minute Response Time
Fire Protection	Fire Insurance Rating "6" 6 Minute Response Time
Emergency Medical Service	6 Minute Response Time
Transportation	Level-of-Service "C"
Domestic Water Supply	1,000 Gallons per Day per Equivalent Residential Unit (ERU)
Sanitary Sewer	280 Gallons per Day per ERU
Parks and Recreation	2.5 Acres per 1,000 Population

Table 5.2 Suggested Level of Service Standards

Facility and/or Service	Suggested Standard
Police Protection	24/7 Coverage
Fire Protection	Fire Insurance Rating "6" 6 Minute Response Time
Emergency Medical Service	6 Minute Response Time
Transportation	Level-of-Service "C" for arterials
Domestic Water Supply	1000 Gallons per Day per ERU
Sanitary Sewer	280 Gallons per Day per ERU
Parks and Recreation	Neighborhood Park – 2.5 acre per 1,000 population and ½ mile or within 5 minutes walking distance, not to cross a major arterial. Community Park – 5 acres per 1,000 population and 1 mile or within 15 minutes walking distance.
Trails	5 miles per 1,000 population and within ½ mile of a trail access point.
Natural Open Space	5 acres per 1,000 population and within 2 miles of any residence.
Stormwater Management	No net change from any pre-development to post-development conditions.
Schools	School Facilities Plan.
Street Cleaning	As required to meet Spokane Regional Clean Air Agency Requirements

Six- and Twenty-Year Forecast Demand

Six Year Interval – As previously mentioned the city's Capital Facilities Plan is the mechanism used to coordinate its physical and fiscal planning. The six-year interval of the plan requires identification of all capital projects during the first six-years following adoption or revision of the comprehensive plan. It also requires the location and cost of new facilities or expansion of existing facilities, identification of revenue sources that will be used to fund the facilities, and a determination that it is financially feasible. Dependable revenue sources must equal or exceed anticipated costs. The established levels-of-service for current residents are adequate and provide excess capacity for growth accommodation. The six-year interval of the CFP shows no capital projects being located within the existing city limits because of recent improvements.

Ten-year Interval – Demand on public services and facilities within ten years will likely occur outside the city limits, along the arterials leading to the east and north from Brooks Road. Most of this development is expected to occur north and west of the current northern boundary of the city into the adjusted Urban Growth Area.

Twenty-year Interval – The twenty-year interval extends to the limits of the UGA and considers potential reuse of State facilities around Medical Lake and West Medical Lake along with the possible development of land along Brooks Road, northwest of city limits.

Capital Facilities

Image 5.1 City Hall Facility

Inventory

City Hall – Originally constructed in 1949 with a major addition and remodel occurring in 1978, the building is masonry construction, two-stories in height, and still structurally sound. However, space in the building is limited, updating for new technologies is problematic, and ADA accessibility is a problem for the second floor. City Hall houses the fire station, former police department, offices for the Mayor, City Administrator, City Attorney, Finance Director, Recreation Department, and Customer Service staff. The General Fund needs to plan for the remodeling or the possible replacement of the building sometime in the future. In order to do so the remodeling or replacement of the building needs to be included in the capital facilities plan.

City Annex Building – Located behind City Hall, originally a bank, then the City's library, this structure houses the Planning, Building, and Code Enforcement Departments.

The Planning Department is responsible for all current and long-range planning activities of the city. The Building Department is responsible for all building permits, both new construction and remodeling, as well as on-site building inspections and plan review. The Code Enforcement Department enforces the City's nuisance codes as set forth in the Medical Lake Municipal Code.

Image 5.2 Public Library Facility

City Maintenance Building – This facility is located south along SR 902 near the public boat launch and is comprised of three separate buildings. Within or adjacent to these buildings are the city maintenance offices, equipment and parts storage facilities, and the city composting trailer dock. There are no plans for expansion or additions to these facilities, but improvements may be necessary as the Public Works Department pursues the addition and/or replacement of existing service and maintenance equipment.

Medical Lake Library – The Medical Lake Library is located southeast of the city's central business district. The building is a 4,000 sq. ft., city-owned building offering more than 500 books. The Spokane County Library District provides the library services.

Vacant Former Ball and Dodd Funeral Home Property – Purchased in 2002 by the city, all structures that were on the property have been removed and the property use undecided at this time.

Fire and EMS

The city's volunteer Fire and EMS Department is located within City Hall and provides fire and emergency medical response services. Services provided include:

- Fire safety and prevention education
- Fire suppression
- Emergency medical services – basic, intermediate, and advanced life support
- Water and ice rescue with an inter-agency agreement with Spokane County Sheriff's Department Water Rescue Team
- Public CPR and first aid classes
- Auto extrication

The Fire Department is currently responsible for providing fire and EMS within the city, including the DSHS campus, with a mutual aid agreement for the outlying vicinity. The Fire Department currently has three double bays for its six response vehicles, offices for fire officers, and a day room for volunteers to stay while on shift. All firefighters have completed fire academy, with many receiving specialized training including advanced wildland training, disaster preparedness training and ice rescue training. The city currently has a fire insurance rating of

"6" and the Fire Department provides an average response time of six to ten minutes for fire and medical emergencies when volunteers are available.

Table 5.3 Existing Fire Department Equipment

Vehicle	Type	Specifications
Engine 1	1995 Freightlirer FL-70	1000g/tank 1500 gpm
Engine 2	1992 Seagrave T-8500H	750g/tank 1500 gpm
Engine 3	1993 International	500g tank 1250 gpm
Attack 1	1992 Chevrolet Kodiak	750g/tank 205 gpm
Brush 1	1986 Chevrolet ¾ Ton	250g/tank 92 gpm
Medical Lake Command Vehicle	2003 Chevrolet K1500	
Water 1	2006 Zodiac	25hp Tohatsu Motor

Parks and Recreation

The city's Parks and Recreation system is outstanding, as recognized by local, regional, and state standards. The city currently manages eight facilities, covering more than one hundred acres of parks and natural areas, and over twenty miles of recreational trails and pedestrian ways. There is a cooperative relationship with the Medical Lake School District for facility use and recreational purposes. A complete and detailed analysis of the existing parks and recreation system can be found in Chapter 7.

Police and Public Safety

The city contracts with the Spokane County Sheriff's Office for police services. A Spokane County Sheriff's Office Deputy is located within the City 24 hours per day, seven days per week.

Public Works

Sewer System

Sewer Collection − The City of Medical Lake relies upon a combination gravity and pump system utilizing five major lift stations for system flows. The Barker St. Lift Station is located in the central part of the city, the Brown St. Lift Station is located on the eastern edge of the city, the South Lake Terrace Lift Station is located in the southwest section of the city, the Lake Shore Lift Station is located at the north end of Medical Lake and the Graham Rd. Lift Station is located in the northwest section of the city. Maps of the sewer system are available for review at City Hall in an atlas format.

Sewer Treatment − Sewage is treated at the city's Wastewater Treatment and Reclamation Plant located on Ellen Ave. The plant was constructed in 2001 and replaced a three-pond lagoon system. The plant is a tertiary treatment facility utilizing extended biological treatment that produces full contact reclaimed water. The plant has the capacity to treat one million gallons of wastewater per day and has two discharge locations − West Medical Lake and Deep Creek. The city contracts for the removal of dewatered sludge from the plant.

Infiltration − During the spring there are large amounts of groundwater inflow into the sewer collection system. The inflow is largely due to sump pumps employed by residences to keep the ground water from their basements and crawl spaces. It is estimated that forty percent of residents rely on sump pumps for these reasons.

Sewage Discharge − The city provides sewer service to 1,848 equivalent dwelling units (EDU), with an average wastewater flow into the treatment plant of 425,000 gallons per day. Maximum flow, due to infiltration, was 2,600,000 gallons per day. Current sewer rates are based on land uses shown in Table 5.4.

Table 5.4 Existing Sewer Rates

Account Type	Rate/Month ($)
Residential Units (Single Family, Multi-Family)	30.00
Garage and Service Stations without wash racks, Stores and Commercial Offices, Halls, Churches, General Repair Shops and Dry Cleaning.	41.61
Garages and Service Stations with wash racks	53.15
Restaurants, Cafes, Taverns and Laundries	67.10
Low Income/Handicapped	22.50
Schools	
Summer (High School & Middle School)	85.60
Summer (Elementary)	43.87
School Year	2.63

Stormwater Management

Stormwater Collection – The city's stormwater collection system consists of a series of pipes and ditches which collect stormwater runoff and distribute it to three discharge points. Runoff is captured in catch basins and piped to these discharge areas. The transport of stormwater is reliant on gravity with no system pumps. The Medical Lake discharge point has an oil-and-water separator, which treats road runoff before it flows into the lake. A ditch running adjacent to the WSDOT Railroad Line near the city's wastewater treatment plant is a second discharge area. The third discharge area is Silver Lake via a surface trench located just north of the South Lake Terrace Lift Station.

Because of the infiltration issues and sump pump use mentioned above, excess water is often dumped into the city's sewer collection system. This can result in certain sewer mains becoming surcharged and excessively high flows at the treatment plant. The city is exploring measures to address this situation.

There is no storm water collection fee being charged to residents. The present stormwater system is adequate except for the sump pump/sewer collection system problem.

Water System

Water Source – The City of Medical Lake takes water from the Grande Rhonde Aquifer via four wells. Three wells are shared by both the City and DSHS. Well #1 and #2, known as the Hallett Wells, and Well #3, known as the Lehn Rd. Well, are located to the west of the City in the Espanola area. The fourth and deepest well, Well #4, known as the

Craig Rd. Well, is located outside the city just southeast of the SR 902 and Craig Rd. intersection.

The water pumped from these wells is blended together throughout the City's distribution system. The City has an intertie with the Four Lakes Water District #10. The intertie connects the Craig Rd. Well to the Four Lakes Water District Craig Rd. Well, and either entity can supply the other water in the event of an emergency. The City also wholesales water to the Spokane Water District #16 (Strathview) via an intertie located at SR 902 and Welcome Rd. Water from all city wells is treated with chlorine to eliminate any microbial contamination of drinking water. The City also has executed an agreement for an intertie with the City of Spokane for 600 gallons per minute (gpm) of emergency water and 200 gpm of supplemental water. Construction of the intertie is anticipated to be completed by the fall of 2020. With the exception of the City of Spokane intertie, all of the city's water sources are located within the Grande Rhonde Aquifer. The city will have the capacity to receive approximately 3,000 gpm of potable water from all water sources. Table 5.5 summarizes well capacity, and for a comprehensive description of the city's water system please see the 2017 City of Medical Lake Water System Plan.

Table 5.5 Existing Water Wells

Well	Capacity (gpm)	Depth (feet)	Date Drilled
1	570	440	1961
2	570	440	1978
3	650	960	1957
4	1200	1400	1990

Water Storage – Current water storage comes primarily from Well #4, with extra storage provided through the state's water system, when water from Well #1 and #2 are pumped into the state reservoirs. Well #4's water is stored in a 1,500,000-gallon reservoir built in 1997. The reservoir is in the northeast corner of the city. The capacity provided by the state is 3,555,000 gallons, although the effective storage is estimated to be 2,555,000 gallons. This discrepancy is caused by the head loss of the ineffective 1,000,000-gallon reservoir. Its current purpose is for emergency storage only. Table 5.6 gives the technical data for the city's water storage system.

Table 5.6 Existing Water Storage

Reservoir	Capacity (gallons)	Overflow Elevation (feet)	Tank Type	Year Built
#1	555,000	2,611	Concrete	1930
#2	2,000,000	2,641	Steel	1969
#3	1,000,000	2,619	Steel	1970
#4	1,500,000		Steel	1997

Water Treatment – Current chlorination treatment at the wells used by the city is completed before distribution into the water system and reservoirs.

Water Distribution – The current service area for the city includes all land within the city limits and extends east to Craig Rd. Distribution is contained within the city's corporate boundary and occurs through a series of water mains and customer service lines. The city also provides 200 gpm of water, through an inter-local agreement, to Strathview Water District #16 located on the east shore of Silver Lake because of a contaminated water source.

Water Consumption – Based on the city's 2019 Water System Plan the city has 1,848 Equivalent Dwelling Units (EDUs). The city pumped and purchased 271,032,000 gallons of water in 2017. Current billing rates to residents are $16.00 as a base rate and an escalating per gallon rate based on consumption. Commercial users pay the same rates.

Demand and Needs Assessment

Community Facilities

As mentioned in the inventory, City Hall and City Annex are likely to undergo significant remodeling. It is also anticipated the City's Maintenance Facility will undergo some expansion in the next ten years to accommodate additional equipment. Inclusion of the maintenance facility projects occurs in the Public Works portion of this section.

Fire and EMS

As volunteerism locally and nationally wanes, the Fire Department is faced with many challenges to manage the associated impacts of existing calls for service and those that also come with city expansion. Increased office, training, and storage space is one challenge facing the department. The Fire Department is also planning on increasing the size of its response fleet by adding at least four new vehicles over the next four years, depending on the amount of city growth.

The Fire Department is planning to construct a remote fire station in the next ten years to shorten response times and provide for expansion. This four-bay facility would be in the northwest part of the city to service the recent rapid development in the area. The Fire Department should also expand its current facility. This expansion would allow for much needed office, training, and storage space to accommodate the additional equipment. Grants, levies, contract negotiations, fire impact fees, and other creative financial opportunities can be used to help achieve needed expansion.

Parks and Recreation

The city currently manages over one hundred acres of parks and natural areas and over twenty miles of multiple-use trails and pedestrian ways. The importance of parks and recreation opportunities to the residents of the city shows in the commitment to parks, trails, natural areas and recreational programs and the city will continue to seek this commitment into perpetuity. Parks are adequate to meet the future demands (Table 5.7), with regional park facilities creating added parklands for a comprehensive system.

Table 5.7 Existing and Future Park and Recreational Demand

Activity/Facility	Standard per 1,000 people	Current Available	2018 Demand	2037 Demand	Future Needs
Neighborhood Parks	1 acre	6	5	6	0
Community Parks	3 acres	28	15	18	0
Regional Parks	None	45	N/A	N/A	None
Trails (miles)	5	16.5	25	30	13.5
Natural Areas & Open Space	5 acres	4	25	30	26
Overall	10 acres	55	50	60	5

Police and Safety – The City currently contracts with the Spokane County Sheriff's Office for police services and will continue to do so in the foreseeable future.

Public Works

Sewer System

Treatment Capacity– The city has an agreement for treating wastewater of State facilities after pre-treatment. Population projections for 2037 call for 6,042 residents in the city. Using 2018

treatment data, future demand can be determined by correlating treatment predictions with population forecasts. In 2018, treatment flows for the non-institutional population averaged approximately 146 gallons per day per person. Using the projected population of 6,042 it can be estimated the average daily treatment city-wide to be 882,132 gallons per day for the year 2037, with no improvements made to the existing collection system.

Present treatment capacity at the city's wastewater treatment plant is 1,000,000 gallons per day. This is greater than the projected average daily and maximum daily wastewater generation rates, which demonstrates the existing sewer collection system can potentially meet future growth demands if current capacity of the wastewater treatment plant is not significantly reduced. Table 5.8 helps define this capacity and demand analysis.

Table 5.8 Capacity and Demand for the City Sewer System

Demand for Sewer 2037	
2037 Population of 6,042	Gallons per Day
Average Daily Demand (146 gallons per person)	882,132
Maximum Capacity	1,000,000
Difference	+117,868

Sewer Collection – The current system can be expanded into areas without hookup as new development occurs. Ongoing improvements to the collection system are also necessary for repairs and infiltration problems. Undertaking these improvements consistently and in a timely fashion will lengthen the city treatment facility's functional life and enable it to perform treatment effectively and efficiently into the future.

Stormwater Management

Stormwater Collection – The city will need to add to the Stormwater collection systems as new areas of development occur. Increased development also increases the amount of runoff into the system, resulting in increased quantity. This creates the need for updating and expansion of the existing Stormwater collection system.

This plan adopts the Stormwater Management Manual for Eastern Washington (Washington Department of Ecology Publication 04-10-076, or as revised) which shall provide the preferred guidance for stormwater best management practices.

Water System

Water Capacity – Based on population projections for the city, approximately 6,042 people will be living in the city in 2037 which is equal to 2,238 EDUs (Equivalent Dwelling Units) based on the projected household size of 2.7. Using 2018 consumption data, future consumption can be determined by correlating consumption predictions with population forecasts.

In 2018, the City's average day demand (ADD) was 389 gallons per day (gpd) per EDU, and maximum day demand (MDD) was 1,315 gpd per EDU. Using the projected population consisting of 2,238 EDUs it can be estimated the average day demand city-wide will be 870,582 gpd for the year 2037, and the MDD will be 2,942,970 gpd.

With the addition of two booster stations at the existing DSHS interties and the purchase of 200 gallons per minute from the City of Spokane, the city will have the ability to pump and purchase enough water to supply 2,271 EDU at the ADD (Table 5.9). The city will not be able, however, to produce and purchase enough water to meet future MDD.

Table 5.9 Water System Capacity and Demand

2037 Water Capacity and Demand	
Population of 6,042	Gallons per Day
Average Daily Demand (ADD)	870,582
Maximum Daily Demand (MDD)	2,942,970
Maximum Capacity (at ADD)	2,271 EDU
Difference (at ADD)	(+) 33 EDU

Water Distribution – The city's water system plan finds that the existing 1.5 MG reservoir should be adequate to meet the city's 20-year projected needs, but that additional source facilities must be implemented to meet the projected 6-year needs.

Table 5.10 lists the planned water system projects and the years they will be completed for the city as part of its Capital Improvement Program.

Table 5.10 Water System Projects in Capital Improvement Plan

Water System Projects in the Capital Improvement Plan	
Project Name	Expected Completion Year
Spokane Intertie	2019
Staples/James St. (Water Main)	2020
Lake St./Hallett to Grant (Water Main)	2021
Lefevre St./Campbell to 4th (Water Main)	2022
Various projects to address lead service lines and/or components	Ongoing

Fiscal Summary

To better serve the community, it is necessary to inspect budgets and past expenditures within the city departments. An overview of total city revenue compared with each department shows the amount of funds spent within different categories (Table 5.10). This also creates a picture of spending patterns for future program and facility planning.

Table 5.11 Budget and Expenditures (2013-2019)

Category	2013	2014	2015	2016	2017	2018	2019
Fire & EMS							
Expenditures	268,001	121,691	118,347	159,429	291,962	123,873	135,519
Budget	295,349	125,000	128,162	215,000	316,131	162,267	160,875
Parks & Recreation							
Expenditures	248,106	356,659	202,448	205,920	175,773	187,524	219,170
Budget	271,208	376,161	215,428	216,336	192,833	199,849	238,798
Public Safety							
Expenditures	521,277	520,186	520,313	623,876	562,605	670,380	664,466
Budget	503,523	530,000	525,500	655,898	633,287	678,741	710,225
Streets							
Expenditures	412,477	231,825	455,397	188,037	324,695	368,854	279,497
Budget	1,244,421	461,975	486,258	225,824	337,815	390,885	530,377

Capital Facilities Program

The city's Capital Improvement Plan is a six-year plan covering anticipated capital improvements for the near future with estimated costs for completion and prospective revenue sources. Prioritizing capital projects is vital to short-term and long-term city operation.

Capital projects can be moved ahead or back accordingly as funding opportunities arise or as other opportunities reflecting favorably on the project present themselves. The Medical Lake City Council has final decision-making authority in all capital project amendments. The city regularly updates the Capital Improvement Plan, which can be found on file with the city.

Use of Impact Fees

The city currently collects school, parks, and fire facility impact fees (RCW 82.02.090) to mitigate development's impacts. The formula for calculating the impact fees is found in Chapter 16.05 of the Medical Lake Municipal Code. School impact fees are developed and regulated by the Medical Lake School District and are simply collected by the city and forwarded to the school district. Park impact fees are based on the number of units in a subdivision which correlates to people. Fire impact fees are based upon number of units for residential land use and square footage for commercial and institutional land uses.

Monitoring and Evaluation

Monitoring and evaluation are essential steps within the planning process. They assure the goals and programs will be maintained and monitored during implementation to ensure they do not change form unintentionally. They help determine if the intended outcome occurs and measures what those outcomes are producing sufficiently. Finally, they help decide whether the implemented strategy should be sustained, modified, or discontinued.

State Land Inventory

Eastern State Hospital - Eastern State Hospital, which is operated by the Washington State Department of Social and Health Services (DSHS), is a fully accredited psychiatric hospital providing inpatients psychiatric services for people with acute and chronic mental illness, forensic services for those not competent to stand trial, with mental and geriatric patients. In April 2019, the hospital had 276 patients with plans for the addition of 50 more "beds" by 2020.

Lakeland Village – The mission of Lakeland Village is to provide the care and services needed for adults with severe and profound developmental disabilities. Lakeland Village is operated by DSHS and as of April 2019 is home to 161 adults with developmental disabilities, including respite care.

Consolidated Support Services (CSS)– CSS provides maintenance services for both Eastern State Hospital and Lakeland Village facilities.

Pine Lodge Pre-Release – Formerly operated by the Washington State Department of Corrections (DOC) as a minimum-security correctional facility, the building now houses staff and is the operations center for CSS.

Utilities Inventory

Electricity – The city is served by Avista Utilities for its electricity needs. It is supplied on a demand basis and there are no current limitations of the utility to provide service.

Natural gas – The city is served by Avista Utilities for its natural gas needs.

Telephone – The city is served by CenturyLink for its telephone and internet needs.

Cable Television – The city is served by Davis Communications for its cable television needs.

Wireless Communications – The city is served by several wireless communication providers, including AT&T Wireless, Sprint PCS, and Verizon Wireless. Infrastructure for cell technology is upgraded as demand and technology changes.

Siting Essential Public Facilities

In accordance with the requirements of the Washington State Growth Management Act (GMA), and following an extensive policy review process by the Spokane County Growth Management Steering Committee, County-Wide Planning Policies (CWPPs) were adopted in 2011 regarding the siting of "Public Capital Facilities of a County-Wide or State-Wide Nature".

The GMA further requires local governments to develop a process for identifying and siting essential public facilities and to incorporate that process into their local comprehensive plans. As indicated and defined by WAC 365-195-340, essential public facilities can be difficult to site, and their location in a community may be locally unpopular. Local and state governments are charged by GMA with the task of ensuring that such facilities, as needed to support orderly growth and delivery of public services, are sited in a timely and efficient manner.

The Spokane County Regional Siting Process for Essential Public Facilities is intended to address the siting of essential public facilities not already sited by a local comprehensive plan and for which discretionary land use action is required. Essential public facilities of a county-wide or state-wide nature not already sited in a local comprehensive plan are eligible for review under this regional siting process. To begin this process, the facility must be designated as an essential public facility by the Spokane County Board of County Commissioners, must already be on the Spokane County inventory of essential public facilities, or must be on the Office of Financial Management's list of essential public facilities.

Once a project is determined to be an essential public facility, the project sponsor may either elect to follow the regional common siting process adopted by Spokane County and the City of Medical Lake or to pursue a land use permit directly with the city. However, by pursuing the regional common siting process the project sponsor provides for increased opportunity for public comment and a more comprehensive evaluation of the project.

The Spokane County Regional Siting Process for Essential Public Facilities was developed by a jurisdictional process consisting of Spokane County, as lead, and representatives of the small towns and cities of the county as well as the City of Spokane. The siting process was adopted by an interlocal memorandum of understanding and the siting process and the county's functional and qualitative analysis when siting essential public facilities

Chapter 6 Parks, Recreation, & Natural Areas

Purpose and Intent

Medical Lake is a community of rural character that values its open space and enjoys it through activities such as walking, jogging, biking, swimming, and picnicking. The intent of this chapter is to enhance and strengthen the city parks and recreation opportunities. Parks, natural areas, and recreation are a vital part of the Medical Lake Community and together serve to improve the overall quality of life. The opportunity for multiple forms of passive and active recreation creates a sense of community, establishes healthier residents, and brings visitors to the city.

This chapter of the comprehensive plan shall be considered the Medical Lake Parks and Recreation Master Plan, developing the path to potential Recreation and Conservation Office (RCO) and other grant funding sources. The following text creates the details required for RCO funding while meeting the local community needs for creating a continuing and successful parks and recreation system.

Parks Inventory

The city's park system includes seven (7) city parks and five (5) school facilities totaling approximately 96 acres including an extensive trail network, playfields, playgrounds, and natural open spaces. The park inventory identifies facilities using a visual assessment of conditions of each park that incorporated RCO Recreational Lands Inventory categories. The parks system analysis includes identification of parks by category and total park facilities using three categories: neighborhood, community, and regional. Table 6.1 defines each.

Table 6.1 Park Categories

Park Category	Definition
Neighborhood Park	Parks that serve residential areas within walking distance (approximately 1/2 mile). Park access is primarily pedestrian-oriented where uses do not cross major arterials for access. Children are primary users of the neighborhood parks, but facilities should provide activities for all age groups. Desirable size: 3-5 acres.
Community Park	Parks that serve a group of neighborhoods within a 1 to 2 miles radius of the park. Vehicle and pedestrian-oriented is encouraged. Diverse users demand a broader spectrum of facilities to satisfy their interests. Desirable size: 10-20 acres.
Regional Park	Parks that serve the community and the surrounding areas. Typical access is vehicular with pedestrian-oriented access encouraged. Regional parks offer specialized opportunities, but also provide facilities for all ages and interests. Desirable size: 30 or more acres.

Neighborhood Parks

Coney Island Park is a one-acre park adjacent to the Central Business District (CBD) located on Medical Lake. Facilities include picnic areas, public restrooms and limited parking. The park acts as a link, providing access to lake-based recreation and downtown activities, and is linked to the city's trail system. A natural seating amphitheater for community events and concerts is being developed.

North End Park is a two-acre park located on the north end of Medical Lake consisting primarily of open space, with areas for picnicking and viewing the lake. This park is linked to the city's trail system.

Peper Park is a quiet one-acre park located along the north shore of Medical Lake, frequented by the local geese and duck population. It is a great place to observe wildlife and is linked to the city's trail system.

Pioneer Park is just over one-acre located in the central neighborhood with apartments on two sides. There is play equipment, a skate park, picnic facilities and public restrooms. This park is a popular hangout for the school age population.

Wilcox Park is a half-acre park located on the edge of Fox Hollow subdivision to the north of the downtown. It includes a playground, picnic tables, and off-street parking.

Shepard Field is located in Fox Hollow and is an open field used for local soccer programs with public restrooms and parking.

Community Parks

Medical Lake Trail Picnic Site is a series of picnic sites along the Medical Lake Trail encompassing approximately ten (10) acres on the west shoreline of Medical lake. These areas are primarily natural with a more "backcountry" feel.

Image 6.1 Waterfront Park

Regional Parks

Waterfront Park is the largest city park with about forty-five (45) acres located on the southern shore of Medical Lake. It provides opportunities for recreation and leisure, including picnic areas, a swimming area and beach, a playground, boat launch, parking lot, and an active sports complex including two lit softball fields and three additional play fields. The park has over a mile of shoreline and includes the Medical Lake Trail.

School Facilities

School facilities are formally linked to the city's park system through a 1970s joint-use agreement. Thus, the terms of that agreement allow the City of Medical Lake to consider all school facilities community parks. By pre-arrangement with the city, school facilities can remain open and available for public use outside of school hours, events or activities. Below is a list of existing school facilities.

Image 6.2 Medical Lake High School

Medical Lake High School has approximately 15 acres of open areas and playfields including a lighted baseball field, two soccer field, open playfields, basketball courts and playground equipment.

Medical Lake Middle School and Elementary School complex has approximately ten acres of playfields and open space, including softball fields, a football/soccer field, open playfields, basketball courts and playgrounds.

Hallett Elementary School has approximately five (5) acres of playfields and open space, including a football/soccer field and open playfield, basketball courts and a playground.

Dora Burt & Reinking Fields are separate five-acre athletic field complexes adjacent to Hallett Elementary School located in the southern portion of the city and are home to two softball fields.

Trails Inventory

Medical Lake's Trail System includes an extensive multiple-use trail network covering approximately twenty (20) miles. Walking, jogging and biking are the primary uses on the trail, but in the wintertime, residents have been spotted using the trail for cross-country skiing and snowshoeing. The trail system is the city's pedestrian transportation spine linking the city's park, schools, downtown and residential neighborhoods. This interconnectedness gives residents access to a variety of activities, interests, and pursuits not available in many other small communities. The city's trail system (Table 6.2) is paved and provides multi-use or bicycle opportunities.

Table 6.2 Existing Trail Facilities

Trail	Length	Type	Surfacing
Medical Lake	3 miles	Multi-use	Asphalt
Fox Hollow	1 mile	Multi-use	Asphalt
Bike Lane System	10 miles	Biking	Asphalt
Sidewalk System	5 miles	Multi-use	concrete
Total	19.5 miles		

Image 6.3 Medical Lake Bike Trail

Medical Lake Trail is one of the city's most popular recreational attractions. This three-mile long multi-use trail encompasses ten acres and one mile of Medical Lake shoreline. The trail offers a natural environment and urban downtown access. It also links four city parks, the city core, the Central Business District (CBD), and residential neighborhoods.

Fox Hollow Trail was completed in 2000. This one mile long multi-use trail connects the north end of Medical Lake to the Fox Hollow subdivision and expanding residential areas. The Fox Hollow trail is linked to the Medical Lake Trail in the northern portion of the city. Besides being linked to the Medical Lake Trail it also borders Shepard Field.

Bike lane and sidewalk systems: The city has an extensive bike lane system which is being updated and expanded to ensure adequate linkages within the community. The bike lane and sidewalk systems both play an integral part in the city's overall trail system. They link parks, schools, businesses, neighborhoods, homes, and city facilities together.

Natural Areas and Open Space Inventory

The city recognizes the importance of preserving and conserving natural open space. Natural areas serve multiple uses, including protection of environmentally sensitive areas, wildlife habitat, wetlands, shorelines, storm water management practices and recreational opportunities. It is the city's intent to employ multiple-use practices on its natural areas and open spaces to protect the city's natural, rural character while providing recreational activities.

Table 6.3 Overall Park Facilities Inventory

Facility Type	Acres
Neighborhood Parks	5.72
Coney Island Park	1
North End Park	2
Pioneer Park	1.2
Wilcox Park	.52
Community Parks	10
Medical Lake Trail Picnic Sites	10
Regional Parks	45
Waterfront Park	45
Total Park Facilities	60.7
Natural Areas and Open Space Facilities	1
Peper Park	1
School Facilities –considered Community Parks	35.2
Medical Lake High School	15
Medical Lake Middle and Elementary School	10
Hallett Elementary School	5
Reinking Fields	5.2
Trail facilities	20 miles
Medical Lake Trail	3 miles
Fox Hollow Trail	1 mile
Bike Lane System	10 miles
Sidewalk System	5 miles
TOTAL	100 acres and 20 miles

Recreation Inventory

The City of Medical Lake provides a variety of recreational programs including youth and adult sports leagues, health and fitness activities, and safety and educational activities. The city also sponsors and assists in such community events as Founder's Day, Fisherman's Breakfast, and Blue Grass Festival. The city is a member of the C.A.Re.S (Communities Associated for Recreational Sports League), a youth sports partnership for the communities of Medical Lake, Airway Heights, Cheney, and Fairchild Air Force Base. All youth sports programs offered by the City of Medical Lake are under the C.A.Re.S guidelines, which emphasize the development of sportsmanship and game skills. Many of the sports programs are seasonally based, dependent on demand for year-round offering

A needs assessment, based on written responses, via a community survey and verbal responses at community meetings, revealed the following:

- Residents feel cleanliness and the ability to move within and between park facilities is very important.
- Waterfront Park is the city's most visited park.
- Maintenance and enhancement to existing park and recreational facilities is preferred over acquisition and development of new facilities.
- The community embraces special and community events.
- There is support for improvements to recreational programs.
- There is support for more special and community events in the parks.

Demand and Needs Assessment

Past surveys showed that regular use of the city's expansive trail system is the number one activity of city residents. Waterfront Park is consistently identified as the most heavily used park in the city's park system, as it was intended to be. Residents and city staff acknowledge that the other parks are often underutilized. The major demand for parks and recreation opportunities comes from the local population, with some specialized visits from visitors. The current demand is for enhancing existing programs, providing new activities and events, and expanding the trail system to provide better linkages within the overall community.

The forecast demand indicates continued growth and more tourist activity as the goals of this plan are realized. With that growth the demand for additional community parks and natural areas increase proportionally. The public access to the downtown lakefront should be a major goal of the city as this growth occurs. These public facilities warrant careful consideration in future city park system planning. A

commitment to operate the parks and recreation programs at their current level of service is a commitment to secure long-range funding sources for capital improvements.

The city has adopted an overall level-of-service (LOS) standard of ten (10) acres of land for every 1,000 people, must be provided for park facilities. The size of the development dictates the amount of land needed to mitigate overall park impacts. The city has also recommended standards for its neighborhood parks, community parks, trails, natural areas, and open space. Except for trails, natural areas, and open spaces, the city exceeds the standards and can meet future demands on the city's park system. The city is exploring ideas on how to meet future demand in the areas not adequately meeting the current LOS for trails, natural areas, and open space. Proximity standards are also being considered as part of the LOS for park and recreational facilities. This would help ensure safe and easy community access to recreational opportunities. Using 2018 census figures, Table 6.4 shows the future park and recreational needs for 2037.

Table 6.4 Future Park and Recreation Needs

Activity/Facility	Adopted Standard	Available Acres	2018 Demand	2037 Demand	Future Needs
Population	-	-	4,990	6,042	-
Neighborhood Parks	1ac/1,000	6 acres	5 acres	6 acres	0 acres
Community Parks	3ac/1,000	28 acres	15 acres	18 acres	-10 acres
Regional Parks	None	45 acres	n/a	n/a	-45 acres
Trails	5mi/1,000	19.5 miles	25 miles	30 miles	10.5 miles
Natural Areas/Open Space	5ac/1,000	4 acres	25 acres	30 acres	26 acres
Overall	10ac/1,000	55 acres	50 acres	60 acres	5 acres

Table 6.5 again shows the Parks and Recreation LOS but with the Proximity Standard added. This represents a long-term standard that ensures safe and easy community access to recreational activities.

Table 6.5 Recommended LOS Standards for Parks and Recreation

Park Category	Size Standard	Proximity Standard
Neighborhood Park	1ac/1,000 people	½ mile or 5 minutes walking distance, not crossing a major arterial
Community Park	3ac/1,000 people	1 mile or 15 minutes walking distance
Regional Park	None	None
Natural Areas/Open Space	5ac/1,000 population	2 miles

Parks and Recreation Improvement Program

The Goals, Policies, and Actions outlined in Chapter 2 are the basis for implementation strategies. The city must address all interests and develop a path to the desired future. The implementing actions in Chapter 2 help to prioritize projects, address tactics, create a timeframe, and show the financial implications of addressing identified needs. The outcome creates improvements to existing parks and recreation facilities as well as development of new facilities and opportunities.

In determining costs for proposed equipment and capital projects, such services as planning, engineering, landscaping, land acquisition and construction costs will be considered. These large costs are scheduled over several years and are paid through the use of local and private funds, and state and federal grants.

GMA requires concurrency between public facilities and services and proposed development in order to not jeopardize services falling below the adopted LOS standards. Thus, this Parks Master Plan must support the projected growth, utilizing the revenue generated by the city.

The priorities outlined in this chapter will guide development of projects scheduled for funding in the City's Capital Improvements Plan. This plan provides positive direction for the Parks Department through specific project identification, project phasing, approximating associated costs, identifying funding sources, and a work program with implementation dates.

Monitoring and Evaluation

Monitoring and evaluation are essential steps within the planning process for many reasons. First, they assure the goals and programs will be maintained and monitored during implementation, ensuring they do not change form unintentionally. Next, they help determine if the intended outcome is occurring and measures what those outcomes are producing. Finally, they help decide whether the implemented strategy should be continued, modified, or ended. The Parks and Recreation system must remain flexible to accommodate changes and preferences within the community and the desires for the parks and recreation system. This implies that this Parks and Recreation chapter of the comprehensive plan be subject to regular review and update by the Parks and Recreation Department.

Chapter 7 Housing

Purpose and Intent

This chapter examines housing supply, condition, occupancy and affordability. It develops a program for meeting future housing demand. Housing affordability is a real concern within analysis and needs assessment, because it affects all segments of the population. To make housing affordable, no more than 30% of a family's gross monthly income can be spent on housing, including operating expenses. Therefore, the provision and type of housing, not physical appearance are the primary focus of this chapter. Physical appearance and maintenance issues are included in Chapter 10, Community Design.

Image 7.1 Historic Hallett House

The GMA provides the following goal for housing:

"Encourage the availability of affordable housing to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock."

Although the GMA does not define the term "affordable housing" its use in the Act indicates that it should be broadly construed to refer to a wide range of housing types at varying costs, capable of meeting the needs of all economic segments of the community. Housing units are one way that Medical Lake can express itself as a distinct community. Housing units combine to form neighborhoods and neighborhoods combine with other uses to form the community. Providing a safe, attractive and healthful living environment is a function of local government. Medical Lake is committed to creating and maintaining such a community, thereby maintaining the high quality of life in Medical Lake.

Existing Housing Inventory and Analysis

A picture of the present community conditions is necessary for developing future housing opportunities. Occupancy and vacancy rates, general housekeeping and housing characteristics, ownership and renter characteristics are focus areas in making a housing assessment. Since the 2010 Census data was published, Medical Lake, Spokane County and the whole Pacific Northwest has experienced a building boom resulting in a thriving and healthy housing market. The tables presented on the following pages portray various aspects of the housing market from the Washington Office of Financial Management and the U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates. This information identifies the existing conditions

and comparisons to the region as well as providing a snapshot of the growth that has occurred since the last comprehensive plan update.

Housing Occupancy

In 2010, 93% of the 1,835 housing units were occupied (Table 7.1), and this number jumped up to 97.4% in 2017, while the percentage of occupied units at the county level has remained about the same across the same time frame. The city's percentage of home ownership was about the same as the county's in 2010 at about 65%, but has since increased to over 70%, while the county's rate has slightly decreased. The city's overall increase in the number of housing units occupied by a homeowner was almost 20% between 2010 and 2017.

Table 7.1 Housing Unit Characteristics 2010-2017

Unit Type	2010			2017			2010-2017 Change
	Medical Lake		*Spokane County*	Medical Lake		*Spokane County*	Medical Lake
	#	%	%	#	%	%	
Occupied	1,707	93	92.9	1914	97.4	92.4	12.1%
Vacant	128	7	7.1	52	2.6	7.6	-59.4%
TOTAL UNITS	1835	100	100	1966	100	100	
Owner Occupied	1122	65.7	64.5	1345	70.3	62.4	19.9%
Renter Occupied	585	34.3	35.5	569	29.7	37.6	-2.7%
TOTAL OCCUPIED	1707	100	100	1914	100	100	

Housing Type

Table 7.2 points out several important points about specific housing types in Medical Lake. The percentage of single-family units in Medical Lake has been on par with the percentage at the county level since 2010, both staying around 69%-70% from 2010-2017. Multiple-family units increased their share of Medical Lake's housing stock from 14.9% in 2010 to 18.5% in 2017, while the share of duplexes fell to 2.4% in 2017 from a 2010 share of 10.1%. The city's overall stock of multi-family units increased by 57.1% in this period. Mobile homes increased by 64.0% during this same period. These numbers demonstrate that multi-family and mobile home units are in high demand as their numbers have been increasing at a faster rate since 2010 than single family homes and duplexes. Typically, multi-family homes and mobile homes are more affordable than single-family homes, so this trend might align with the attempt to meet the demand of affordable housing within the city.

Table 7.2 Housing Units by Type, 2010 and 2017 (OFM)

Unit Type	2010			2017			2010-2017 Change
	Medical Lake		Spokane County	Medical Lake		Spokane County	Medical Lake
	#	%	%	#	%	%	%
Single-Family	1070	69.2%	69.6%	1388	70.6%	70.3%	29.7%
Duplex	156	10.1%	3.2%	69	3.5%	2.4%	-55.8%
Multiple-Family	231	14.9%	20.9%	363	18.5%	21.7%	57.1%
Mobile Home	89	5.8%	6.1%	146	7.4%	5.4%	64.0%
Other	0	0.0%	0.1%	0	0.0%	0.1%	N/A
Total	1546	100.0%	100.0%	1966	100.0%	100.0%	27.2%

Household Characteristics

Tables 7.3 and 7.4 below display recent select household characteristics in Medical Lake. Medical Lake households are made up primarily of families (62.3%) which is only slightly lower than the county level of 63.4%. The average household size in Medical Lake is 2.35, whereas in the county it is 2.43. However, the average family size of 3.11 in Medical Lake is larger than Spokane County's average family size of 2.99. Households that are occupied by owners have higher household sizes than those occupied by renters within the city.

Table 7.3 Household Characteristics, 2017

Households by Type, 2017	Medical Lake #	Medical Lake %	Spokane County %
Families	1192	62.3%	63.4%
Non-families	722	37.7%	36.6%
Total Households	1914	100.0%	100.0%

Table 7.4 Household Family and Size, 2017

Household Characteristics	Medical Lake	Spokane County
Average Household Size	2.35	2.43
Average Family Size	3.11	2.99
Average Household Size - Owner Occ.	2.45	2.52
Average Household Size- Renter Occ.	2.09	2.29

Source: U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates

Housing Demand and Needs Assessment

If the average household size remains the same at 2.35 people per household, Medical Lake will need approximately 448 new households in order to meet the housing demand of the expected population growth of 1,052 people by the year 2037.

Some of the most pressing issues regarding housing inventory in Medical Lake are summarized as follows:

- Home ownership has increased since 2010
- The share of multi-family homes has increased since 2010, along with a significant increase in manufactured housing.
- The rental housing inventory consists mainly of older housing stock.
- 23% of owners and 28% of renters are paying more than they can afford.

Goals, through programs, were created to deal with community-perceived issues and the concerns that arise from the housing information. The programs in this chapter and throughout the comprehensive plan specifically focus on making the city a better place in the future. These items can be found in the policy framework from Chapter 2. Programs include concepts that focus on:

- Connectivity
- Smaller lots for making single-family more available
- Neighborhood preservation
- Density bonuses for focusing on special needs
- Area specific mixed-use for more multi-family development
- Innovation and variety for increased homeownership
- Identification of areas which need more housing
- Design and maintenance standards for improving neighborhoods and developing innovative housing alternatives within the existing fabric.

It is important to consider the whole population when looking at housing. Housing costs are rising, and the primary form of housing is

single-family homes. This housing form is not the most economical to build, so other forms of housing should be considered, especially for senior citizens, disabled or special needs, young families and single people. The demand and cost are there to encourage housing diversity. It only takes incentives, standards, voluntary programs and investment. Some of these techniques are discussed in more detail in Chapter 9, Community Design.

Chapter 8 Economic Development

Purpose and Intent

The economy, society, and the environment are key factors in the success of a community. The purpose of this chapter is to create an understanding of the city's existing economic patterns and potential economic opportunities. The current economic characteristics of the city make it a unique, established, and worthwhile place to reside and visit. By understanding the current business climate the city determine how existing businesses can be maintained and how new businesses can be established.

Economic growth is inherently linked to land use. While it is virtually impossible for a jurisdiction to predict which specific businesses will develop and prevail it is possible to facilitate where, as well as what types of enterprises the community would like to encourage. Identifying "target" enterprises for revitalizing the community's economy, is at the heart of this chapter.

Economic Development Issues

Image 8.1 Sidewalk in Downtown Medical Lake

The city's challenge is to cultivate what the community feels is unique and important while accommodating future growth and development. One of the primary challenges facing the city is maintaining and enhancing economic vitality. The city is located within fifteen miles of four major commercial centers: Airway Heights, Cheney, Spokane, and Fairchild Air Force Base. These commercial centers draw a significance portion of local dollars for goods and services. Because of this, the city realizes that its Central Business District (CBD) will not be completely self-sustaining, however, it also recognizes the need for local businesses and services that will provide the necessary requirements that a community must have for its residents. For example, there is ample opportunity to explore specialty enterprises that focus on the city's recreational and natural resources. Therefore, economic development and recruitment is an on-going endeavor which should be pursued aggressively.

Economic Development Needs Assessment Analysis

Previous planning efforts by the city identified ways to encourage and enhance the local business environment by gathering information from the community about its perceptions of the local business environment.

These previous efforts focused on employment demographics, customer demographics, and opinions relating to the business environment of the community. Some key outcomes of these efforts included:

- Businesses would like to see better communication and involvement with the city, as well as Eastern State Hospital, Lakeland Village, Pine Lodge and Martin Hall.
- Businesses are not reluctant to consider design standards for signing, landscaping, lighting and other amenities as long as individuality is not jeopardized.
- Incentives for small local businesses looking to locate or expand in the city should be encouraged.
- A vast majority of residents felt increased employment opportunities are important to Medical Lake.
- A majority of residents felt existing businesses are not adequate to meet their needs.
- Residents feel more retail, restaurants, recreation, entertainment, tourism, service and specialty enterprises are needed.
- The majority of residents prefer in-fill and redevelopment over new development on vacant land.
- The majority of residents favor expanding the CBD.
- The majority of residents recognize change is necessary.
- The majority of residents felt the overall downtown, storefronts and business signage was fair and availability of parking was good.
- The majority of residents felt bike paths and handicap accessibility was good while street, curb and sidewalk conditions were good-to-fair.
- The majority of residents felt landscaping and lighting were fair-to-good and street signage, parks, plaza and open space were good-to-fair.
- Streetscape amenities such as benches, trash cans, etc. were fair-to-poor.

- Most residents are in favor of establishing some kind of design standards for the downtown.

These previous efforts identified specific improvements including cleaning up the downtown and the overall community, developing a community theme (such as fishing, lake/water, or recreation), establishing color standards for storefronts, and doing streetscape improvements such as benches, pedestrian lighting, trash cans, and landscaping. Many suggestions called for promoting Medical Lake and the community's recreational appeal for tourism and recreational potential.

The community's economic strengths included enterprises such as pharmacy/drugstore, gas stations, and veterinary services. Those enterprises that currently are somewhat neutral include groceries, banking services, hardware/building supplies, floral/gifts, dental services and barber shop services. These neutral enterprises are key components of the local economy and have promising potential to become strengths.

The community's weaknesses included legal/accounting services, insurance, real estate services, medical services, clothing, shoes, agricultural-based enterprises, lawn/nursery, auto parts/repair services, appliance/furniture, electronics, sporting goods/toys, dry cleaning services, dine-in/fast food restaurants, movie theaters, and gym/fitness services.

These needs may have changed since the previous plan update, but overall needs and desires for the community remain the same for this plan update. Additional work will be done in the near future to detect more recent needs as Medical Lake works on a new community visioning process.

Chapter 9 Community Design

Purpose and Intent

To create more livable neighborhoods, we need to make sure that the community is designed in such a way that it addresses the needs of all the residents and improves their quality of life. That means taking into account the needs of a diverse population: the young, the old, wealthy and poor, healthy and disabled.

While community design and the way we use land will be influenced to some extent by geographic location, the primary stimulus that will guide the city's physical change is time and a guided direction. This is accomplished by recognizing the overall impacts to community identity brought on by changes to the natural setting, the built environment and the public and social infrastructure. This chapter establishes goals, policies and programs designed to protect and enhance the community's neighborhoods while evoking and overall sense of community wholeness.

Image 9.1 Streetscape in Downtown Medical Lake

This chapter illustrates ways the community can improve the city's livability. It is intended to ensure that any changes in the natural setting, built environment or public and social infrastructure enhance the local quality of life by:

- Promoting privacy in residential areas.
- Encourage community activity in commercial areas.
- Providing for compatibility in land use.
- Reducing the need to use cars to move from one place to another in town.
- Enhancing the area's small-town character.

The object is to shape the community into a more cohesive place, making it a friendly and comfortable place for residents, visitors, and businesses. The desire to have the town be a safe and healthy place with attractive neighborhoods, active business districts, and accessible public spaces linked together through a system of trails and parks is the basic premise of the community design chapter. Through a series of workshops and meetings a work program was developed to accomplish several objectives. Because Medical Lake is positioned where it is surrounded by agricultural land uses, family ranches, low density housing, environmentally sensitive areas and open space making the distinction between urban and rural is easily made. The

exact purpose of establishing Urban Growth Areas is to direct the planned growth into those areas allowing the other surrounding land to remain rural.

The city's main challenge in the future is to cultivate what the community feels is unique and important while accommodating future growth and development. Community design standards can be a promising tool; first impressions are persuasive and convey a strong message to visitors. The city's current physical appearance, in most locations, conveys a sense of pride and responsibility. The community has established an image of being a solid, safe hometown, with stable residential areas and convenient access to services, shopping and recreation. However, "Gateways" into Medical Lake need to be improved and there is no organized system of natural areas in the community.

The basics of a community are its image, mix of land uses, scale and form. This chapter describes the city's existing and proposed structure in terms of the community's natural setting, built environment and public and social infrastructure. The goal, policy, and action framework in Chapter 2 guides changes in these three categories and are based on recent trends, the community's current desires and anticipated opportunities.

Chapter 10 Natural Environment

Purpose and Intent

This chapter identifies conditions of the city's environment and connects this environment to the community's future. The Washington State Growth Management Act requires that all towns, cities, and counties adopt development regulations to protect critical areas and resource lands. The city believes these areas are valuable assets for the ecological balance they provide and also for the aesthetics and quality of life expected by residents.

City residents view their community as being rural in nature with a system of trails connecting the town to neighborhoods, parks, and open space. Preservation and continued support of the natural environment is a focal point of the community. Besides the beauty that the natural environment offers, immeasurable social and ecological benefits such as opportunities for recreational activities, providing important wildlife habitat, increasing awareness of air and water quality, and the preservation of open space are important aspects of the community which contribute to the quality of life the residents.

Existing Environmental Characteristics

The City of Medical Lake has seemingly the dual interests of expanding and remaining a rural community. A major part of making a successful community is enhancing its existing assets. The city has unique geological features and natural resources as the regional landscape, known as the West Plains, rises in elevation above the City of Spokane. The natural land in and around Medical Lake, geologically known as the Channeled Scablands, is its own micro-region with geologic characteristics not found anywhere else in the world. This area is characterized by the hilly terrain, exposed basalt outcroppings, and a large number of small ponds and lakes and the ecosystems that support them.

Extensive lava flow of the Miocene-Pliocene epoch engulfed a large area of the Columbia Basin, including our area. This basalt surface eroded into the rolling hills typical of the farmland surrounding Medical Lake. Wind Borne silt deposits (loess) blew up from the Columbia Basin settling out in this region. This created excellent farmland, much of which is cultivated today. The glacial floods that followed these extensive lava flows, about 10,000 years ago, stripped much of the loess deposits from the lower lying regions. The foundation material of the lakebed and the adjoining community is basalt bedrock exposed in areas. The soil consists of unconsolidated silty-clay alluvium to the

north and the south of the lake. Groundwater, rain, and snow are the primary sources of recharge for the Medical Lake as well as Clear Lake, Silver Lake, North Silver Lake, and West Medical Lake. Evaporation and irrigation are primary discharges. A transition point from the scabland ecosystem and the forests to the east creates a combination of high desert plants and Ponderosa pines. The wildlife is also consistent with this edge ecology including whitetail deer, birds, and fish. The plants, wildlife, and community development are also dependent on the climate and broad range of weather patterns, from the dry hot summers to the cold windswept winters.

Image 10.1 Wetlands in Medical Lake

Critical Areas

Critical areas need special consideration during the comprehensive planning process because of their distinctive environmental characteristics. These areas are considered critical because their natural state often has unique, fragile, and valuable environmental and ecological processes or resources that are vulnerable to development and other human influences. The State of Washington identifies five primary types of critical areas requiring consideration and protection including:

- aquifer recharge areas
- fish and wildlife habitat areas
- frequently flooded areas
- geologically hazardous areas
- wetlands

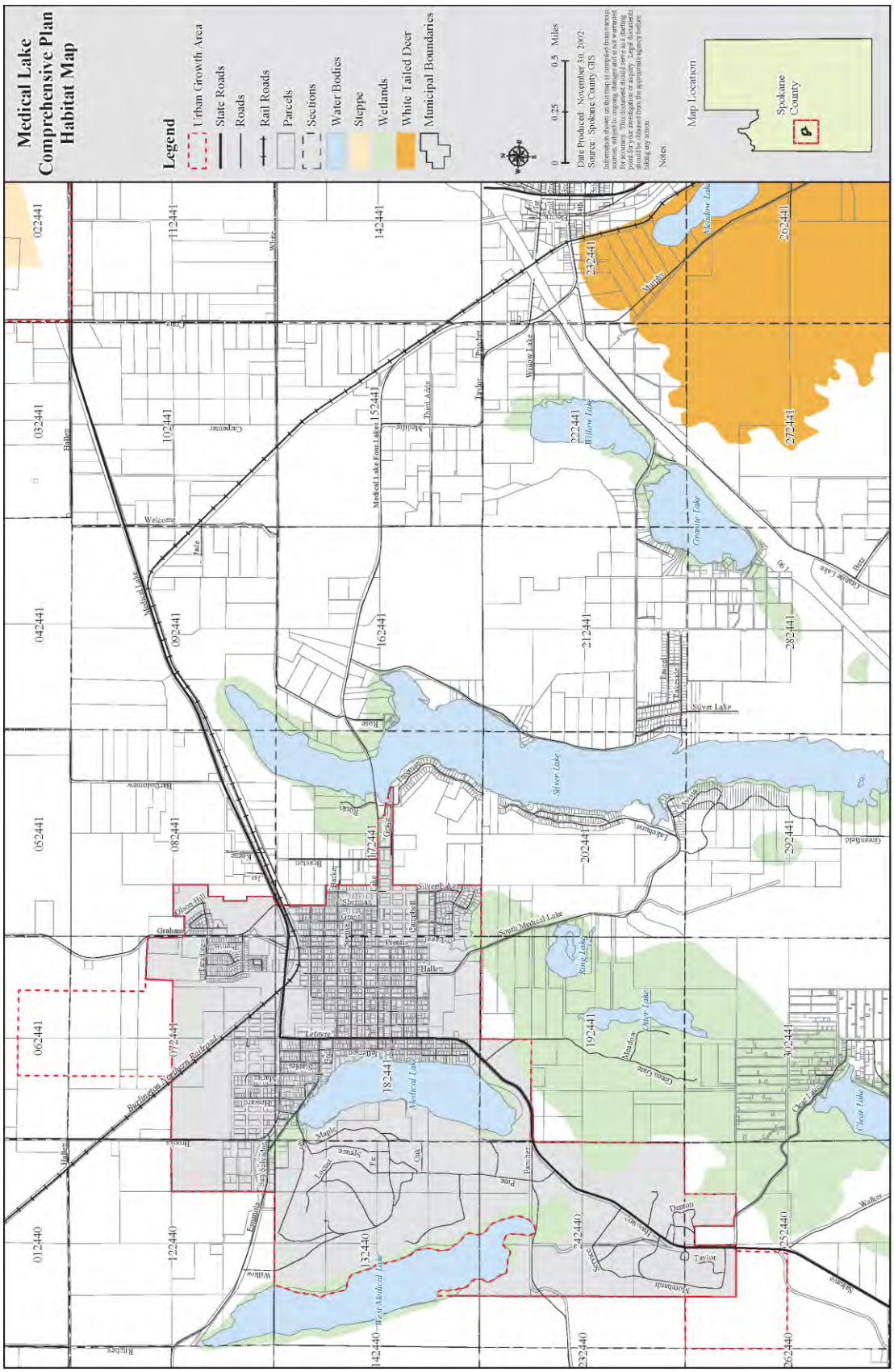
Preserving and protecting critical areas from negative impacts of development enhances the public health, safety, and welfare. It also protects private property from such natural disasters such as flooding and landslides. The city has development regulations requiring that certain precautions be followed during development adjacent to city designated critical areas. The regulations require special review before any critical area can be altered. Site-specific situations may not permit alteration or development to occur. Critical areas also play a key role in the development of recreational opportunities.

Medical Lake's location on the West Plains places it in a unique situation because of the multiple critical areas found within its city boundaries and influence area. The community's topography and surface waters increase public environmental awareness of these areas in the community. It is important to identify and recognize those critical areas so that they may be preserved and protected.

Fish and Wildlife Habitat Areas

Fish and wildlife habitat areas (Figure 10.1) are those areas necessary for the survival of endangered, threatened, rare, sensitive, or monitored species important to providing, enhancing, and protecting wildlife habitat. This habitat contains basic elements of the ecological function of the physical landscape. This includes preserving existing habitat corridors and establishing new ones, minimizing fragmentation to habitat patches, and minimizing edge effects where development abuts habitat areas.

Figure 10.1 Fish and Wildlife Habitat Area Map



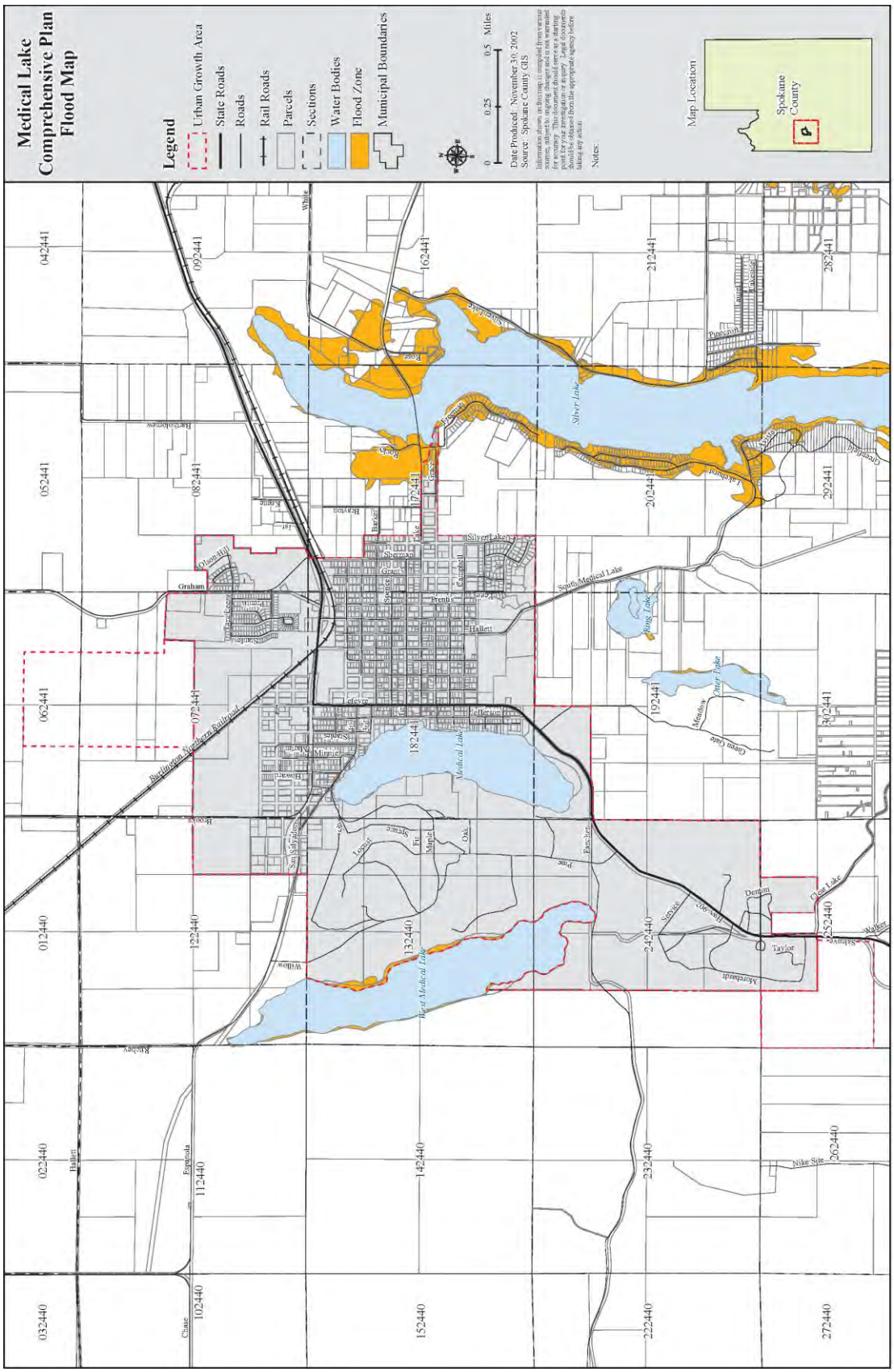
Frequently Flooded Areas

Frequently flooded areas (Figure 10.2) are those areas found within the flood plain subject to one percent or greater chance of flooding in any given year. Frequently flooded areas perform important hydrologic functions and may present a risk to persons and property.

Classifications of frequently flooded areas include at a minimum the one-hundred-year flood plain designations of the Federal Emergency Management Agency and the National Flood Insurance Program.

The city has flooded areas within its boundaries which fit with the city shorelines and accompanying surface waters, including lakes, rivers, streams, creeks, and wetlands.

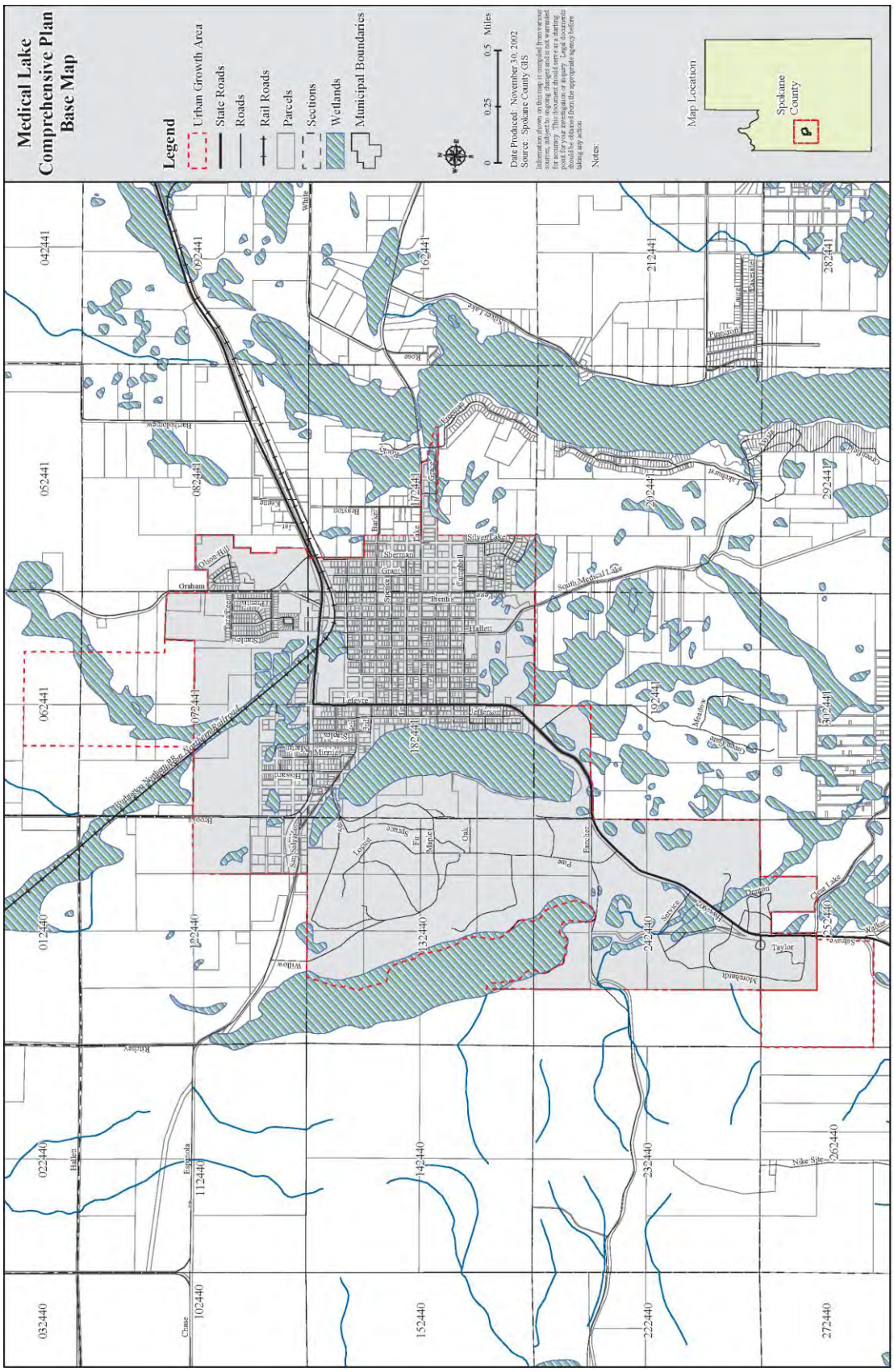
Figure 10.2 Medical Lake Flood Zones



Wetland Areas

Wetlands (Figure 10.3) are areas inundated or saturated by surface and/or ground water at a frequency and duration sufficient to support (and during normal conditions do support) a prevalence of vegetation typically adapted for life in saturated soils. Wetlands typically include: swamps, marshes, bogs, and similar areas, but they do not include wetlands intentionally created from non-wetland sites including (but not limited to) irrigation and drainage ditches, grassy swales, canals, detention facilities, farm ponds or landscape amenities. Wetlands created from non-wetland areas as a result of mitigation due to the conversion of naturally occurring wetlands to other uses, shall be considered a wetland. A study in the mid-1990's by Eastern Washington University indicated the presence of potential wetland areas within the City of Medical Lake. Studies done for the National Wetland's Inventory indicated several wetlands within the community also.

Figure 10.3 Medical Lake Wetlands



Natural Resource Lands

Natural resource lands play a vital role in the region. Resource lands are broken into three categories:

- Agricultural lands
- Forestlands
- Mineral resource lands

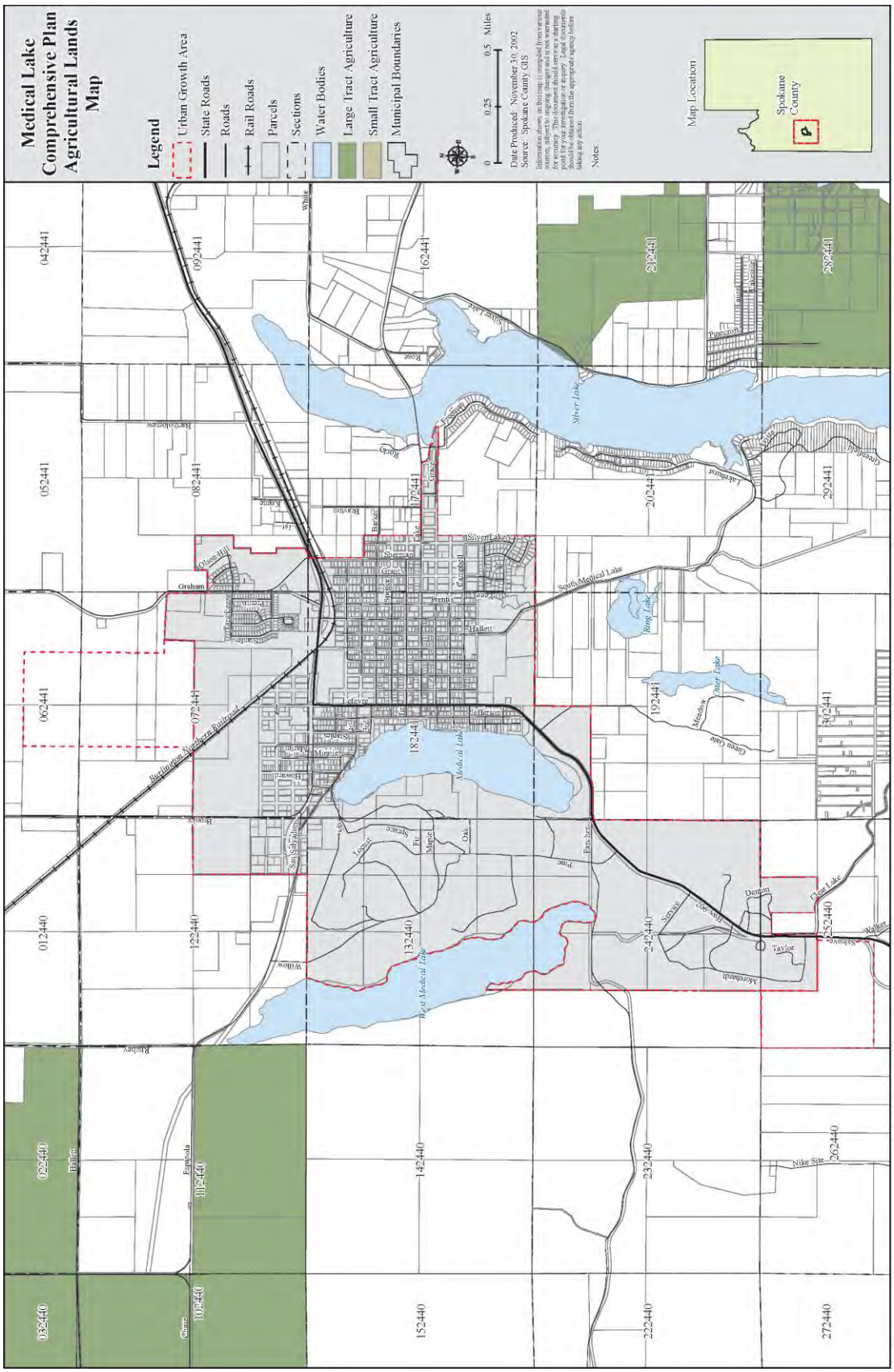
GMA requires that lands with commercial significance be protected and conserved while discouraging incompatible uses. In this effort, the city should enact regulations as part of its Critical Area Ordinance, related to resource land protection and requiring certain precautions during adjacent development.

Agricultural Lands

Agricultural lands (Figure 10.4) are those lands not already characterized by urban growth and are of long-term significance for the commercial production of horticulture, silviculture, floricultural, dairy, apiary, vegetable and animal products or the food and fiber for the consumption of livestock or other products and processes normally associated with farming.

Agricultural activity within Medical Lake is distributed on the state land to the west, north and south. The city's agricultural lands are not extremely fertile but do provide grazing land and fields. The community's agricultural lands are socially and culturally important to the community and should have preservation mechanisms.

Figure 10.4 Medical Lake Agricultural Lands



Forest Lands

Forest lands are those lands not already characterized by urban growth and are of long-term significance for the commercial production of timber and other wood fiber normally associated with forestry practices. The city does not have commercially viable forests lands within or adjacent to its boundaries.

Mineral Resource Lands

Mineral resource lands are those lands not already characterized by urban growth and are of long-term significance for the production and aggregate and other mineral substances, including: sand, grave, and other valuable elements. Mining activities with long-term commercial significance in Medical Lake is limited. Careful consideration in addressing mining operations is need so that adjacent land uses are not severely impacted. It is also important to consider the value of new mineral extraction, as well as alternative land uses in and adjacent to mining areas. Re-use of mining sites should be addressed so that compatibility is maintained with surrounding land uses during and once mining operations cease.

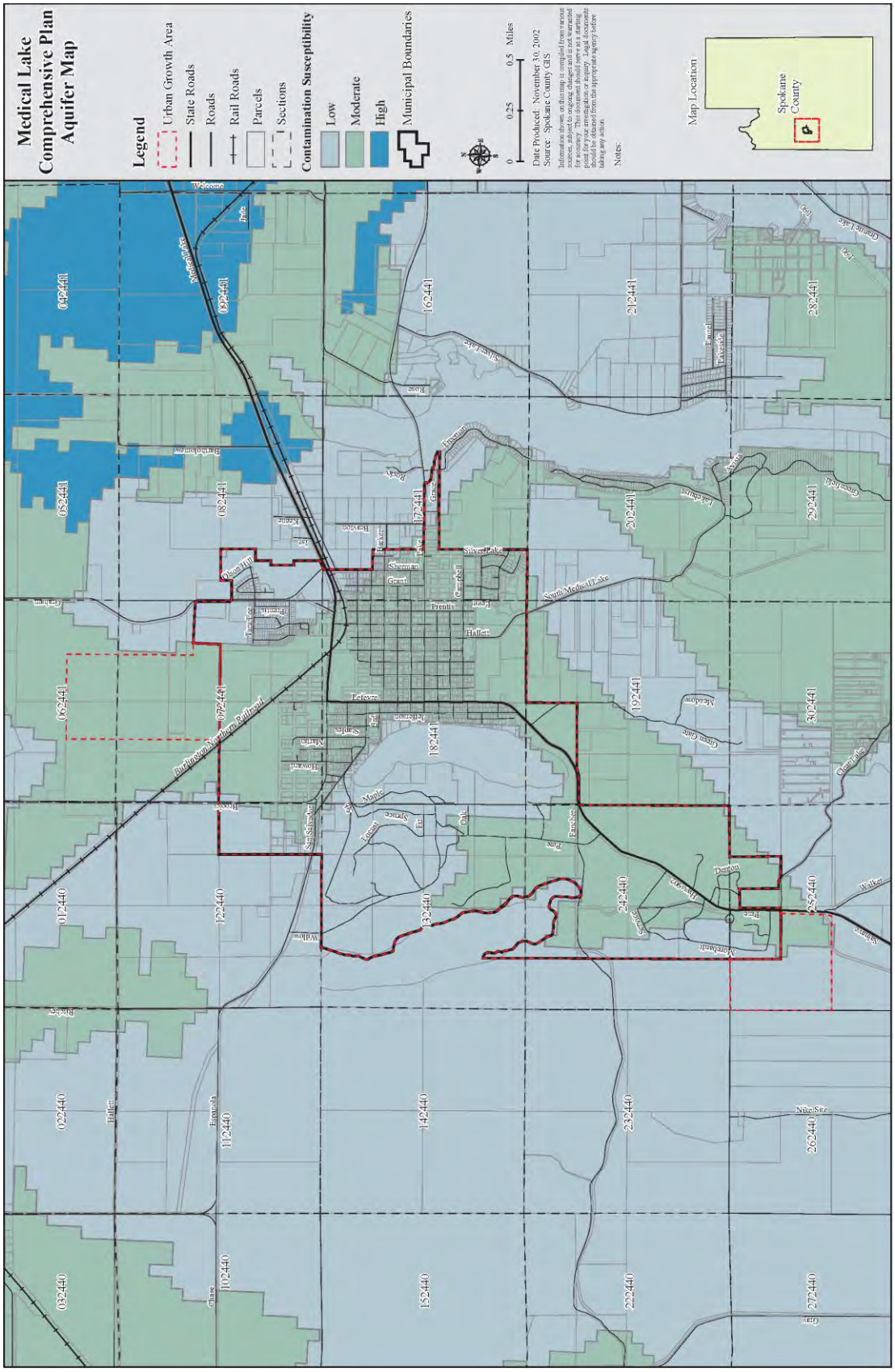
Aquifer Recharge Area

Aquifer recharge areas (Figure 10.5) have a critical recharging effect on aquifers used as a source of potable water. Because of the rapid infiltration of water in these areas, they are particularly vulnerable to contamination. Aquifer protection is essential to community public, health and safety. Once groundwater is contaminated it becomes very difficult and costly, if not impossible, to clean it up, and the community needs drinking water. The historical wide use of septic tanks in the community has also contributed to the introduction of organic compounds from the wastewater into the aquifer.

The city's critical areas ordinance addresses development occurring over the aquifer and within the aquifer recharge area. Important in any development occurring within the aquifer recharge area is a site analysis that establishes water quality baselines, limits the amount of impervious surfaces on the site, and includes best management practices in the design, construction, and operation of the development.

Mining operations occurring within the city should be required to maintain the highest possible water quality standards, and should be held accountable for any detriment to water quality resulting from their operations. Also important in maintaining water quality is addressing the city's sewer system, its available capacity, and the continued transitions of existing septic tanks to sewer service.

Figure 10.5 Aquifer Recharge Area



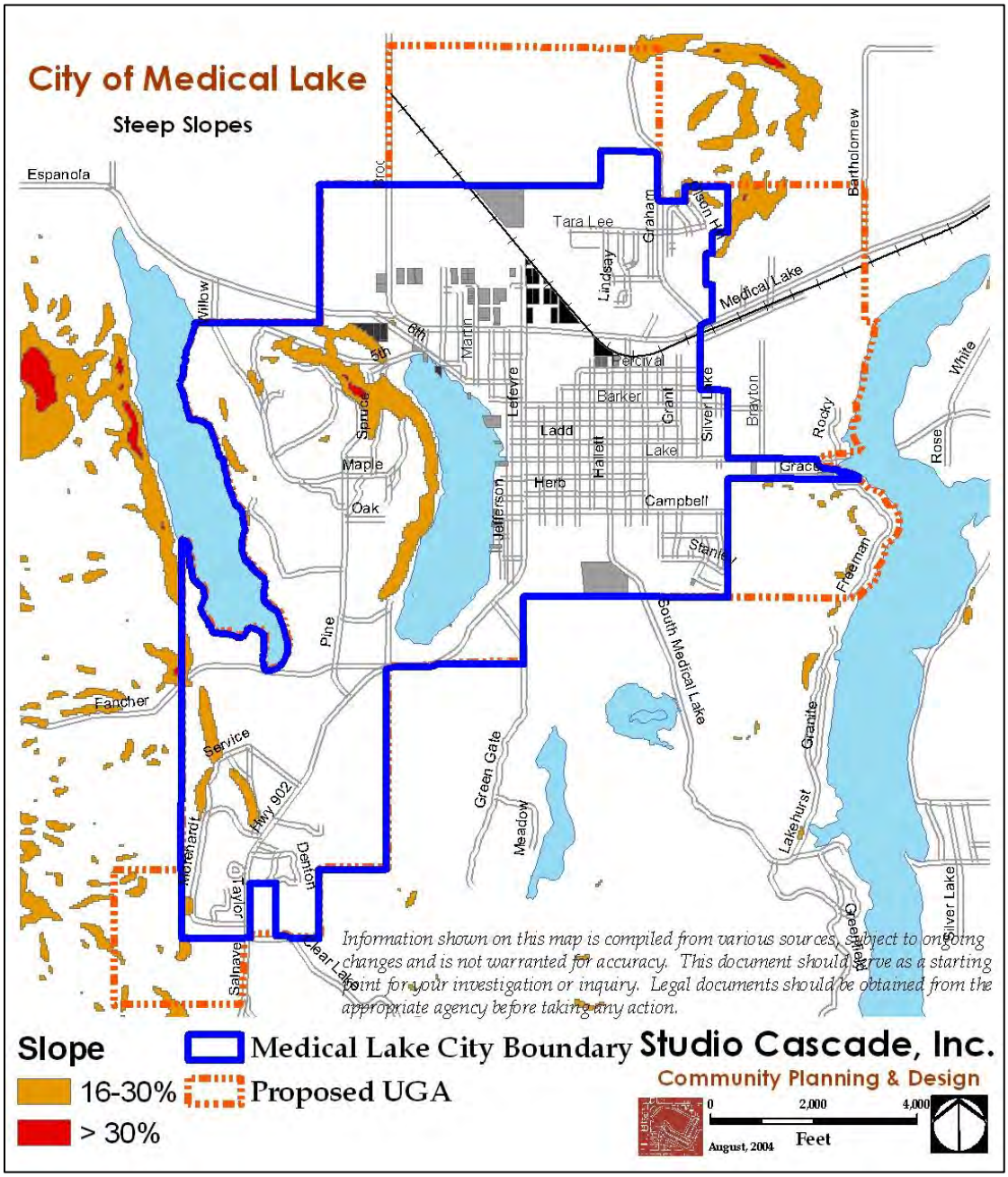
Geologically Hazardous Areas

Geologically hazardous areas (Figure 10.6) are areas that may not be suited for development consistent with public health, safety or environmental standards because of their susceptibility to erosion, sliding, earthquake, or other geological events. Geologically hazardous areas include areas where erosion, landslide, seismic, mine, or volcanic hazards exist.

The city has some wind erosion of exposed soils. All soils and bare rock surfaces are subject to the natural erosion forces of chemical, weathering and physical erosion. Erosion is the natural process of wearing away the land as a result of water and wind and historically glacial scouring. Wind erosion occurs when the wind blows up dust from exposed soils, resulting from excavation and construction activities, as well as farming activities where vegetation cover has been removed, leaving the soil exposed. Spokane County experiences significant air quality problems throughout the year as a result of dust and dust storms.

Typically, slopes greater than fifteen percent (15%) are considered to have landslide potential based on slope stability. Slope stability is dependent on the interaction of such factors as soils, climate, underlying geology, vegetative cover, proximity to surface water, ground water content, and proximity to earthquake fault activity. Generally, when one or more of these factors are altered, unstable slope conditions emerge, and when these factors are altered by development activity, landslide potential is accelerated.

Figure 10.6 Geologically Hazardous Areas



Chapter 11 Glossary

Accessory Dwelling Units: An accessory dwelling unit (ADU) is a small, self-contained residential unit located on the same lot as an existing single-family home.

Adequate Capital Facilities: facilities which have the capacity to serve development without decreasing levels of service below locally established minimums.

Agricultural Land: land primarily devoted to the commercial production of horticultural, viticulture, floriculture, dairy, apiary, vegetable, or animal products or of berries, grain, hay, straw, turf, seed, Christmas trees not subject to the excise tax imposed by RCW 84.33.100 through 84.33.140, or livestock and land that has long-term commercial significance for agricultural production.

Airfield Base Noise Overlay (ABN): Fairchild AFB overlay regulations are intended to minimize exposure of residential and other noise sensitive land uses from uncontrollable aircraft noise and high numbers of aircraft overflights; to minimize risks to public safety from potential aircraft accidents; to restrict incompatible land uses within designated military influence areas.

Arterial (minor): a roadway providing movement along significant corridors of traffic-flow. Traffic volumes, speeds and trip lengths are high, although usually not as great as those associated with principal arterials.

Arterial (principal): a roadway providing movement along major corridors of traffic flow. Traffic volumes, speeds, and trip lengths are high, usually greater than those associated with minor arterials.

Available Lands: may suggest the following: (a) site which has not been developed with either buildings or capital facility improvements, or has a building improvement value of less than $500 [vacant land]; (b) a site within an existing urbanized area that may have capital facilities available to the site creating infill development; (c) a site which is occupied by a use consistent with the zoning but contains enough land to be further subdivided without needing a rezone (partially used); and (d) a site which has been developed with both a structure and capital facilities and is zoned for more intensive use than that which occupies the site (under-utilized) transportation, the specified time is six years from the time of development.

Capacity: the measure of the ability to provide a level of service on a public facility.

Capital Facilities: public facilities or services that are in place or have the financial commitment to be provided within a specified time.

Capital Improvement: physical assets constructed or purchased to provide, improve, or replace a public facility and which are large scale and high in cost. The cost of a capital improvement is generally non-recurring and may require multi-year financing.

Collector: a roadway providing service which is of relative moderate traffic volume, and moderate operating speed. Collector roads collect and distribute traffic between local roads and arterial roads.

Commercial Uses: activities within land areas which are predominantly connected with the sale, rental, and distribution of products, or performance of services.

Comprehensive Plan or Plan: generalized and coordinated land use and capital spending policy statements of the governing body of a county, city or town that is adopted pursuant to the Growth Management Act.

Concurrency: adequate capital facilities are available when the impacts of development occur. This definition includes the two concepts of "adequate capital facilities" and of "available capital facilities" as defined above.

Consistency: that no feature of a plan or regulation is incompatible with any other feature of a plan or regulation. Consistency is indicative of an ability of orderly integration or operation with other elements in a system.

Consistency Doctrine: The "consistency" doctrine is a legal requirement that your regulations or capital improvements comply with the comprehensive plan. If the doctrine applies, ordinances departing from the mandates of an adopted comprehensive plan are subject to invalidation under the zoning enabling legislation, or as lacking a rational basis or valid public purpose.

Coordination: consultation and cooperation among jurisdictions.

Contiguous Development: development of areas immediately adjacent to one another.

Critical Areas: include the following areas and ecosystems; wetlands; areas with a critical recharging effect on aquifers used for potable water; fish and wildlife habitat conservation areas; frequently flooded areas; and geologically hazardous areas.

Cultural Resources: evidence of human activity and occupation. Cultural resources include: (a) historic resources which are elements of the built environment typically fifty years of age and older, land may be buildings, structures, sites, objects, and districts; (b) archaeological resources consist of remains of the human environment at or below the ground surface such as habitation sites; and (c) traditional cultural properties consist of places or sites of human

activities which are of significance to the traditions or ceremonies of a culture. Traditional cultural properties do not necessarily have a manmade component and may consist of an entirely natural setting.

Development Regulation: controls placed on development or land use activities by a county or city, including, but not limited to, zoning ordinances, critical areas ordinances, shoreline master programs, subdivision ordinances, building codes, binding site plan ordinances, together with any amendments thereto.

Density: a measure of the intensity of development, generally expressed in terms of dwelling units per acre. It can also be expressed in terms of population density (i.e., people per acre). Density is useful for establishing a balance between potential local service use and service capacities.

Domestic Water System: any system providing a supply of potable water for the intended use of a development which is deemed adequate pursuant to RCW 19.27.097.

Duplex Housing: two attached single-family housing units under single ownership.

Financial Commitment: sources of public or private funds or combinations thereof have been identified which will be sufficient to finance capital facilities necessary to support development and, the assurance that such funds will be put to that end in a timely manner.

Fire Protection Class Rating: WSRB evaluates all Washington communities for their fire protection/suppression capability using a schedule approved by the Washington State Office of the Insurance Commissioner. WSRB assigns each community a Protection Class of 1 through 10, where 1 indicates exemplary fire protection capabilities, and 10 indicates the capabilities, if any, are insufficient for insurance credit.

Geologically Hazardous Area: areas that because of their susceptibility to erosion, sliding, earthquake, or other geological events, are not suited to the siting of commercial, residential, or industrial development consistent with public health or safety concerns.

Goal: the long-term end toward which programs or activities are ultimately directed.

Growth Management: a method to guide development in order to minimize adverse environmental and fiscal impacts and maximize the health, safety, and welfare benefits to the residents of the community.

Household: a household includes all persons who occupy the single room or group of rooms which constitutes a housing unit.

Impact Fee: a fee levied by a local government on new development so that the new development pays its proportionate share of the cost of new or expanded facilities required to service that development.

Industrial Uses: the activities predominately connected with manufacturing, assembly, processing, or storage of products.

Infill: Infill development is the process of developing vacant or under-used parcels within existing urban areas that are already largely developed.

Infrastructure: those man-made structures which serve the common needs of the population, such as: sewer disposal systems, potable water wells serving a system, solid waste disposal sites or retention areas, storm water systems, utilities, bridges, and roadways.

Intensity: a measure of land use activity based on density, use, mass, size, and impact.

Level of Service (LOS): an established minimum capacity of capital facilities or services that must be provided per unit of demand or other appropriate measure of need.

Manufactured Home: a single-family dwelling built in accordance with U. S. Department of Housing and Urban Development (HUD) Manufactured Home Construction and Safety Standards (MHCSS) which is a national, preemptive building code and bearing the appropriate insignia.

Mixed-use Development: Mixed use development is an important component of successful transit-oriented development, traditional neighborhood development, and smart growth/livable community development schemes. Mixed use developments contain a complementary mix of uses such as residential, retail, commercial, employment, civic and entertainment uses in close proximity - sometimes in the same building. Compatibility issues are addressed through performance standards, transition tools, careful site layout and building design, rather than by separating uses into single use zones.

Mobile Home: a single-family residence, transportable in one or more sections that are eight feet or more in width and thirty-two feet or more in length, built on a permanent chassis, designed to be used as a permanent dwelling. Mobile homes were factory built to standards other than MHCSS prior to June 15, 1976.

Multi-Family Housing: as used in this plan, multi-family housing is all housing which is designed to accommodate three or more households.

Natural Resource Lands: lands not already characterized by urban growth which have long term commercial significance for the production of agricultural products, timber or minerals.

OFM Medium Level Forecast: The OFM forecasts future populations for planning purposes. The GMA projections present high-, medium- and low-growth expectations for each county. Any projections are statements about the future based on a particular set of assumptions. The GMA medium series is considered the most likely because it represents a future based on assumptions that have been validated with past and current information.

Open Space: undeveloped or underdeveloped land that serves a functional role in the life of the community.

Owner: any person or entity having the legal rights to sell, lease, or sublease any form of real property.

Public Facilities: include streets, roads, highways, sidewalks, street and road lighting systems, traffic signals, domestic water systems, storm and sanitary sewer systems, parks and recreational facilities, and schools. These physical structures are owned or operated by a government entity which provides or supports a public service.

Public Service: include fire protection and suppression, law enforcement, public health, education, recreation, environmental protection, and other governmental services.

Right-of-Way: land in which the state, a county, or a municipality owns the fee simple title, or has an easement dedicated or required, for a transportation or utility use.

Rural: all lands which are not within an urban growth area and are not designated as natural resource lands having long-term commercial significance for production of agricultural products, timber, or the extraction of minerals.

Sanitary Sewer System: all facilities, including approved on-site disposal facilities, used in the collection, transmission, storage, treatment, or discharge of any waterborne waste, whether domestic in origin or a combination of domestic, commercial, or industrial waste.

Shall: the action specified in the statement is mandatory.

Should: the action specified in the statement is discretionary.

Single-Family Housing: a detached housing unit designed for occupancy by not more than one household. This definition does not include manufactured housing or mobile home.

Spokane County's model (TModel 2): SRTC's travel demand model contains inventories of existing transportation facilities and of all housing, shopping and employment in the area. Using the model,

transportation planners can estimate future traffic volumes and transit ridership.

Spokane Metropolitan Area: as defined by the United States Census Bureau, is an area consisting of Spokane, Stevens, and Pend Oreille Counties in Washington State, anchored by the city of Spokane and its largest suburb, Spokane Valley.

Transportation facilities: includes capital facilities related to air, water, or land transportation.

Urban Growth: refers to growth that makes intensive use of land for the location of buildings, structures, and impermeable surfaces to such a degree as to be incompatible with the primary use of such land for the production of food, other agricultural products, or fiber, or the extraction of mineral resources. When allowed to spread over wide areas, urban growth typically requires urban governmental services. "Characterized by urban growth" refers to land having urban growth located on it, or to land located in relationship to an area with urban growth on it as to be appropriate for urban growth.

Urban Growth Area: areas within which urban growth shall be encouraged and outside of which growth can occur only if it is not urban in nature, or those other areas designated by a county pursuant to RCW 36.70A.110.

Urban Governmental Services: include those governmental services historically and typically delivered by cities, and include storm and sanitary sewer systems, domestic water systems, street cleaning services, fire and police protection services, public transit services, and other public utilities associated with urban areas and normally not associated with non-urban areas.

Utilities: facilities or means serving the public by a system or network of wires or pipes with usually permanent connections between the provider and the customer. Included are systems for the delivery of natural gas, electricity, telecommunication services, water, and the disposal of sewage.

Visioning: a process of citizen involvement to determine values and ideals for the future of a community and to transform those values and ideals into manageable and feasible community goals.

Wetland: areas that are inundated or saturated by surface water or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas. Wetlands do not include those artificial wetlands intentionally created from non-wetland sites, including but not limited to, irrigation and drainage ditches, glass-lined swales, canals, detention facilities, wastewater treatment facilities, farm ponds, and landscape amenities

and those wetlands unintentionally created after July 1, 1990, by the construction of a road, street or highway. However, wetland may include those artificial wetlands intentionally created from non-wetland areas created to mitigate conversion of wetlands.

Will: has the same meaning as the term shall.

Zoning: the delineation of an area by ordinance (text and map) into zones and the establishment of regulations to govern the uses (commercial, industrial, residential) and the location, bulk, height, shape, and coverage of structures within each zone.