

**AGENDA
PLANNING COMMISSION
REGULAR MEETING &
PUBLIC HEARING
JULY 25, 2024, 5:30 PM**

**COMMISSION ATTENDANCE IN PERSON
PUBLIC MAY ATTEND IN PERSON OR
REMOTELY VIA ZOOM**

Join Zoom Meeting:

<https://us06web.zoom.us/j/8444846563?pwd=UVlWTWtqYzl1VGhWdWpKbWJJCz09&omn=85086969625>

Meeting ID: 844 484 6563

Passcode: 446645

One tap mobile

+12532158782,,8444846563#,,, *446645# US (Tacoma)

+12532050468,,8444846563#,,, *446645# US

Find your local number: <https://us06web.zoom.us/j/8444846563?pwd=UVlWTWtqYzl1VGhWdWpKbWJJCz09&omn=85086969625>

WRITTEN PUBLIC COMMENTS

If you wish to provide written public comments for the Planning Commission meeting, please email your comments to erodriguez@medical-lake.org by 2:00 p.m. the day of the commission meeting and include all the following information with your comments:

1. The Meeting Date
2. Your First and Last Name
3. If you are a Medical Lake resident
4. The Agenda Item(s) which you are speaking about

*Note – If providing written comments, the comments received will be acknowledged during the public meeting, but not read. All written comments received by 2:00 p.m. will be provided to the Planning Commission in advance of the meeting.

Questions or Need Assistance? Please contact City Hall at 509-565-5000

- 1) CALL TO ORDER, PLEDGE OF ALLEGIANCE, AND ROLL CALL**
 - a) Excused Absences
- 2) ADDITIONS TO AGENDA**
- 3) APPROVAL OF MINUTES**
 - a) June 27, 2024, Meeting minutes
- 4) INTERESTED CITIZENS: AUDIENCE REQUESTS AND COMMENTS**
- 5) STAFF REPORTS**
- 6) SCHEDULED ITEMS**
 - a) Comprehensive Plan Overview – Parks, Recreation, and Open Spaces
 - b) Education Packet
- 7) PUBLIC HEARING – LU 2024-010 SD (Shoreline Substantial Development Review)**
- 8) COMMISSION MEMBERS' COMMENTS OR CONCERNS**
- 9) INTERESTED CITIZENS: AUDIENCE REQUESTS AND COMMENTS**
- 10) CONCLUSION**



City of Medical Lake
124 S. Lefevre St.
P.O. Box 369
Medical Lake, WA 99022-0369

PUBLIC NOTICE

The Medical Lake Planning Commission will hold a public hearing on Thursday, July 25th, 2024 at 5:30 p.m. in person at the Medical Lake City Hall and virtually via Zoom to consider application LU 2024-010 SD (Shoreline Substantial Development Review). A web link to the Zoom Meeting will be posted on the City's website www.medical-lake.org with the meeting agenda. The public is encouraged to attend and will have the opportunity to speak.

The applicant proposes to build a pier and floating dock at Coney Island Park, 200 W Lake Street. The site is subject to the Shoreline Master Program. The SEPA environmental checklist has been reviewed and the City expects to issue a determination of non-significance.

The public comment period (written comments) is open through 2:00 p.m. on July 25th, 2024. Direct comments to Elisa Rodriguez, Planning Department, City of Medical Lake, 124 S Lefevre St, Medical Lake, WA. Phone: 509-565-5019. E-mail: erodriguez@medical-lake.org. For more information, please contact the person above.



CITY OF MEDICAL LAKE
COMMISSION MEMBER EXCUSED ABSENCE
REQUEST FORM

Commission member: Mark Hudson

Meeting type: Planning Commission Meeting Date: 7/25/24

Reason for absence:

- ☐ City Business
- ☐ Military Orders
- ☐ Ill or injured
- ☐ Employer Business

☒ Vacation

☐ Other (Please describe) _____

Date Requested: 7/9/24

- ☐ By phone
- ☐ By e-mail
- ☒ In person

Approved by Commission motion on: _____

Denied by Commission motion on: _____

City of Medical Lake
124 S. Lefevre Street – City Council Chambers
Planning Commission Meeting
June 27, 2024, Minutes

NOTE: This is not a verbatim transcript. Minutes contain only a summary of the discussion. A recording of the meeting is on file and available from City Hall.

1) CALL TO ORDER, PLEDGE OF ALLEGIANCE, AND ROLL CALL

- a) Commissioner Hudson called the meeting to order at 5:37 pm, led the Pledge of Allegiance, and conducted roll call.
- i) Commissioner Mark was ill and requested an absence. Motion to approve absence made by Commissioner Jorgenson, seconded by Commissioner Munson, carried 4-0.

2) ADDITIONS TO AGENDA

- a) Motion to move the Public Hearing before Scheduled Items made by Commissioner Mayulianos, seconded by Commissioner Hudson, carried 4-0.
- b) Motion to approve agenda as amended made by Commissioner Mayulianos, seconded by Commissioner Hudson, carried 3-1 with Commissioner Munson voting nay.

3) APPROVAL OF MINUTES

- a) May 16, 2024, Minutes
- i) Motion to approve made by Commissioner Munson, seconded by Commissioner Mayulianos, carried 4-0.

4) INTERESTED CITIZENS: AUDIENCE REQUESTS AND COMMENTS

- a) Barb, a resident of Silver Lake (last name was unintelligible) – expressed disappointment in the Planning Commission and some staff. Upset that last month's meeting was moved. Opposed to proposed Silver Lake annexation and utilities. Commissioner Hudson asked Ms. Rodriguez to address the Silver Lake complaint. Ms. Rodriguez explained that it is just a prospectus. It has not been moved forward. If money becomes available then the public process will begin.
- b) Sonya Sievers, a resident of Silver Lake, expressed her opinion that it appears that the Planning Commission wanted to exclude the community when the meeting was moved. Spoke on the Silver Lake issue.
- c) Art Kulibert, resident of Medical Lake, spoke on the Silver Lake issue and the recent shipping container decision and said that he appreciates meetings being available on YouTube.

5) STAFF REPORTS

- a) Elisa Rodriguez, City Planner – Thanked commissioners for their help with the Founders Day booth. Asked if there was any feedback. Commissioner Mayulianos suggested that the conversation newsletter has contact info. Ms. Rodriguez stated that she would appreciate one or more commissioners joining her at the July 6th Farmer's Market.

6) PUBLIC HEARING – LU 2024-010 SD (Shoreline Substantial Development Review)

- a) Commissioner Hudson opened the public hearing at 6:05 pm, explained the purpose, and addressed the Appearance of Fairness. Commissioner Mayulianos shared that she has had ex-parte communication with opposing citizens on Facebook. Commissioner Hudson explained the process for the public hearing.
- b) Ms. Rodriguez gave a presentation. See attached.

c) Public Testimony

i) Supporters

1. Resident Art Kulibert – spoke in favor of the dock.

ii) Opponents

1. Steve Morrow Resident – spoke on traffic, safety, and maintenance concerns of the project. Shared alternative ideas.
2. Michael Berquist resident – lives next to the park. Shared concerns re: parking, vandalism, functionality, and noise because of proximity, among other things. Commissioner Hudson made a motion to allow an additional minute for Mr. Berquist, seconded by Commissioner Mayulianos, carried 4-0.
0. Continued sharing concerns and alternative ideas.

iii) Commissioner Hudson closed the public hearing at 6:43 pm.

iv) Motion to continue the public hearing based on the results of the ecology report made by Commissioner Mayulianos, seconded by Commissioner Munson, carried 4-0.

7) SCHEDULED ITEMS

a) Comprehensive Plan Overview – Parks, Recreation, and Open Spaces

i) Ms. Rodriguez shared that citizen comments were received regarding parks. *The full comments are part of the official record on file at City Hall and can be requested in person or by sending an e-mail to records@medical-lake.org.*

ii) Motion to table the topic until the next meeting made by Commissioner Hudson, seconded by Commissioner Mayulianos, carried 4-0.

b) Sister Cities Program

i) Commissioner Munson spoke about Sister Cities programs and the possible benefits to Medical Lake. He suggested the possibility of Kauai as a sister city. The first step is for the Mayor to send a letter.

c) Education Packet

i) Motion to table made by Commissioner Mayulianos, seconded by Commissioner Jorgenson, carried 4-0.

8) COMMISSION MEMBERS' COMMENTS OR CONCERNS

a) Commissioner Mayulianos – hearing complaints from citizens regarding our public bus stops. Scott Duncan, Public Works Director shared that with the Complete Streets program, new bus stops will be going in.

b) Commissioner Jorgenson – asked about vandalism – seems to be more lately. Mr. Duncan stated that it has always been a problem but with social media, people are seeing it and being made aware. Discussed having a park host as in the past. Mr. Duncan indicated that they will be looking into that again in the future.

c) Commissioner Munson – Supports dock at Coney Island. Would like to see more parks in the city.

d) Commissioner Mayulianos - asked again about an educational wetland. Mr. Weathers shared about a restoration project for wetlands that burned offered by the Conservation Department.

9) INTERESTED CITIZENS: AUDIENCE REQUESTS AND COMMENTS

a) Sonya Sievers, resident of Silver Lake– is there a requirement in the comprehensive plan for the size of parks? Ms. Rodriguez -there are different categories of parks. The city can choose how to design them.

b) Art Kulibert, resident – spoke on open spaces. Many people walk in Medical Lake. A plus for a walking path is that it's hard to damage. Maybe do an agreement with state land to extend walking paths through that land.

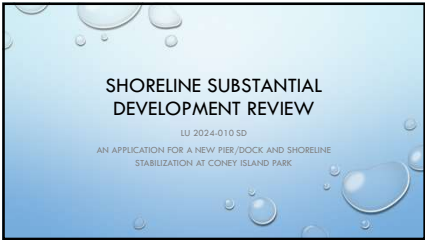
10) CONCLUSION

- a) Motion to conclude at 7:09 pm made by Commissioner Mayulianos, seconded by Commissioner Jorgenson, carried 4-0.

Roxanne Wright, Administrative Assistant

Date

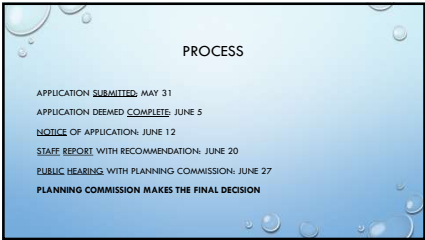
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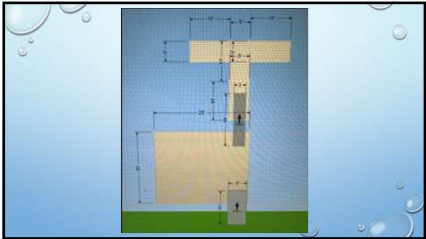
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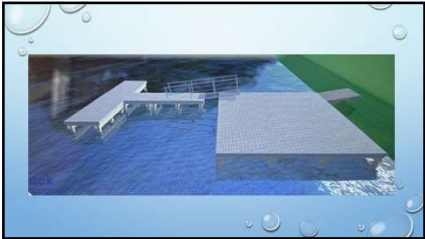
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6



7



City of Medical Lake
124 S Lefevre Street
PO Box 369
Medical Lake, WA 99022-0369
509-565-5000

STAFF REPORT TO THE PLANNING COMMISSION

File: LU 2024-010 SD (Shoreline Substantial Development Review)

Date of Staff Report: July 18, 2024

Date of Hearing: July 25, 2024

Staff Planner: Elisa Rodriguez 509-565-5019 or erodriguez@medical-lake.org

SEPA: A Determination of Non-Significance was issued on June 12, 2024.

Procedure: This request requires a quasi-judicial review, therefore, the Planning Commission will hold a public hearing, then make a final decision. A public hearing was continued at the June 27, 2024 meeting. Appeals are heard by the City Council. The complete process can be found in the Medical Lake Shoreline Master Program Section III, Shoreline Development Review.

Applicant: Glen Horton, Director of Parks and Recreation, City of Medical Lake, 509-565-5012, ghorton@medical-lake.org

Owner: City of Medical Lake

Proposal Location: Coney Island Park, 200 W Lake Street

Spokane County Parcels: 14182.2348

Zoning Designation: Single-Family Residential Zone (R-1)

Proposal Summary: The applicant is proposing to construct a fixed pier, install a floating fishing dock, and replace a shore stabilization system on the shoreline.

PROPOSAL

The applicant is proposing 700 square feet of pier and dock at the shoreline of Coney Island Park. The 700 square feet is composed of a 20' x 25' fixed pier, a 20' x 5' floating walkway, and a 20' x 5' fishing dock. The shoreline will also be stabilized by removing the existing boulders, grading a 3:1 slope, installing geo fabric, adding basalt rock, replacing the boulders, and filling with topsoil.

RELEVANT APPROVAL CRITERIA

In order to be approved, the proposal must comply with the Shoreline Master Program, the Comprehensive Plan, and the Municipal Code.

PROCEDURAL HISTORY

Application Submitted – May 31, 2024

Application Deemed Complete – June 5, 2024

SEPA Determination Issued – June 12, 2024

Notice of Application Mailed and Posted – June 12, 2024

Notice of Application/Public Hearing Published in the Cheney Free Press – June 13, 2024

Public Hearing at Planning Commission (continued) – June 27, 2024

Notice of Hearing Mailed and Posted – June 11, 2024

Notice of Public Hearing Published in Cheney Free Press – June 18, 2024

ANALYSIS

Site and Vicinity: The subject site is a public park at the intersection of Lake Street and Jefferson Street. The park abuts the shoreline of Medical Lake and is approximately 24,000 square feet. It consists of parking along Jefferson Street, a public restroom, and a grassy slope down to the shoreline. The shoreline is lined with large boulders and there are three deciduous trees and one pine tree in the park. There is a chain-link fence along the north and south property lines of the park.

Coney Island Park was upgraded to its current form a little over 20 years ago. This included the existing shoreline stabilization system of geo fabric, boulders, and gravel. This system has worked to some extent, but the gravel is routinely washed into the lake.

The park is abutted by single family homes to the north and south. Jefferson Street marks the edge of the Central Business District. Across Jefferson Street is a one-story commercial building to the north of Lake Street and a two-story residential building to the south.

Medical Lake is approximately 160 acres in size with a three-mile shoreline. Originally lined with granite, the lake had high levels of salt and minerals. Much of the granite was harvested, reducing these levels. As time went on, cesspool and septic tank seepage contaminated the lake,

leading to the water's "death" in the 1960's. Hydrogen and ammonia existed in lethal concentrations and the oxygen supply was too depleted to support fish. The slow road to recovery started with the construction of the wastewater treatment plant. Five aerators are still present to ensure oxygen levels. Currently, the lake supports brown and rainbow trout (no salmon). The City of Medical Lake controls the level of the lake by pumping water out and has for several decades. The water level varies about 10 inches throughout the year. The shoreline of Medical Lake is composed of approximately one-third residential development, one-third active public park space, and one-third natural.

Shoreline Designation: The park is in the Shoreline Residential Environment designation. The purpose of this designation is to accommodate residential development and provide appropriate public access and recreational uses.

Shoreline Master Program Goals: Medical Lake's Shoreline Master Program has 16 goals. The following are the most relevant to this proposal:

I.B. Assure that shoreline uses are either water-dependent or water-related and are compatible with adjacent uses.

III.A. Provide reasonable and adequate public access, both physical and visual, to the publicly owned shorelines while providing for the protection of the natural environment and private property rights.

IV.A. Preserve, increase, and diversify recreational opportunities on the shorelines of the city.

VII.A. Identify, protect, preserve, acquire, and restore shoreline resources that have cultural, historic, educational, and/or scientific value.

IX.A. Rehabilitate those shorelines where ecological functions have been degraded.

IX.B. Ensure "No Net Loss" of ecological functions will result from the development and use of the shoreline.

Comprehensive Plan: Medical Lake's Comprehensive Plan has 30 goals. The following are the most relevant to this proposal:

11. Ensure adequate park, recreation, and open spaces are provided for and maintained for the continued enjoyment of the community.

15. Emphasize the enhancements and maintenance of existing parks while creatively seeking ways to acquire and develop future recreational facilities.

16. Promote multi-uses of the city's parks for the various interests of its residents.

Public Comment: Several citizens attended the public hearing held by the Planning Commission on June 27, 2024. Three people spoke, expressing concerns about the size of the pier, parking, speed on Jefferson Street, vandalism, safety of swimmers, goose poop, noise, and trespassing. In addition, three letters were submitted. These expressed some of the same concerns along with some procedural questions/concerns. To summarize, citizens were concerned that the size of the

fixed pier would lead to parties that would contribute to noise, trespassing, and vandalism issues. There were several suggestions made, including the addition of traffic calming devices along Jefferson Street to reduce the speed of traffic, signage to direct people to public parking, cameras to reduce vandalism, and alternative configurations for the pier and dock.

SHORELINE MASTER PROGRAM APPROVAL CRITERIA

Shoreline Development Reviews are subject to the regulations of the Shoreline Master Program.

A. Favorable consideration shall be given to developments which provide public recreational uses and facilitate public access to shorelines.

Findings: Coney Island Park, abutting Medical Lake and adjacent to the central business district, has approximately 130 linear feet of shoreline. The grassy slope of the park abruptly stops at the water line where large boulders have been placed. Until recently, there was a fence separating the park from the lake. Although the lake is accessible from this park, the design is not particularly inviting. The applicant proposes to build a fixed pier and floating fishing dock. This will expand the opportunities for recreation at the site. In addition to fishing, kayaks and paddleboards will be more easily launched, there will be swimming access, and community events will be better served.

B. Recreational facilities shall make adequate provisions, such as screening, buffer strips, fences, and signs to prevent overflow and to protect the value and enjoyment of and enjoyment of adjacent or nearby private properties.

Findings: Coney Island Park is flanked by residences. Both the north and south sides of the park have chain-link fences. Due to these fences, the distinction between public and private property is clear. However, these fences have not always deterred people from entering private yards. Having more people in the park could very well lessen the occurrence of trespassing, because they are less likely to break the law if they are being watched. However, in an effort to help the residents, it is appropriate to add signage discouraging trespassing on neighboring properties. (Condition A)

Coney Island Park has eight on-site parking spaces. Neighbors have stated that people park illegally in front of their homes and are concerned that additional users will increase illegal parking. The west side of Jefferson Street is a multi-use trail and parking is prohibited. Citizens are encouraged to call Crime Check to report illegally parked vehicles. In addition to the eight on-site parking spaces, there are approximately 105 public parking spaces on the streets within 500 feet of the park. Considering the size of the park, and the intention that it should be a community park, not a regional park, 113 spaces should be able to serve both the park and the businesses and residences.

C. In approving shoreline recreational development, the city shall ensure development will maintain, enhance, or restore desirable shoreline features, including unique and fragile areas, wetlands, scenic views, and aesthetic values.

Findings: The current shoreline of the park was altered in the early 2000's to provide bank stabilization. Boulders were placed in a line parallel to the shore, on a layer of fabric and gravel was added landward to fill in the gaps. With the manicured lawn and the strip of boulders, the shoreline has limited ecological value. The lake water has been slowly eroding the soil and gravel between and landward of the boulders. The new stabilization system will look very similar to the current configuration. The pier and dock are relatively small in comparison to the length of shoreline. Measuring 25 feet wide, the pier is only 20 percent of the total length of the 130-foot shoreline. The shoreline stabilization and the pier/dock will not degrade the shoreline features, nor take away from scenic views.

D. Signs indicating the public right of access to shoreline areas shall be installed and maintained in conspicuous occasions at the point of access and the entrance thereto.

Findings: A sign indicating the public right of access will be installed at the entrance to the park (Condition B)

E. Proposals for recreational development shall include a landscape plan. Native, self-sustaining vegetation is preferred but non-invasive exotic species may be suitable.

Findings: The landscaping of Coney Island Park consists of a manicured lawn that extends from the parking area at the top of the slope to the water. There are three deciduous trees and one pine tree, all of which are about 20 feet in height. There are also some decorative shrubs in the parking area and around the perimeter of the park. The construction and bank stabilization will only affect the turf, and this will be replaced as needed.

F. All applicable federal and state permits shall be obtained and complied with in construction and operation of shoreline stabilization and flood protection activities.

Findings: This project is required to obtain a Hydraulic Project Approval from the Washington State Department of Fish and Wildlife, an Aquatic Use Authorization from the Washington State Department of Natural Resources, and a permit for discharge of fill material into water from the United States Army Corps of Engineers. Water quality certification from the Washington State Department of Ecology will also be required during the construction process. These permits/authorizations are required prior to the commencement of any construction activity at the site. (Condition C)

G. The public's need for docks is clearly demonstrated, and the proposal is consistent with protection of the public trust, as embodied in RCW 90.58.020.

Findings: Coney Island Park in one form or another has been present since the founding of the City of Medical Lake. Until a little over 20 years ago, there was a dock at this location. At this time, there is no public access dock on Medical Lake. RCW 90.58.020 states in the seven priorities of the policy, that public access to publicly owned areas and recreation opportunities of the shoreline should be increased.

H. The project, including any required mitigation, will result in no net loss of ecological functions.

Findings: The current shoreline of the park was altered in the early 2000's to provide bank stabilization. Boulders were placed in a line parallel to the shore, on a layer of fabric, and gravel was added landward to fill in the gaps. With the manicured lawn and the strip of boulders, the shoreline has limited ecological value. The lake water has been slowly eroding the soil and gravel between and landward of the boulders. The proposal is to replace this stabilization system by temporarily removing the boulders, creating a 3:1 slope in a seven-foot swath for the length of the park shoreline, installing geofabric, then replacing the boulders, and finally filling in the landward side with basalt quarry spalls and covering it with topsoil. The proposal disturbs the minimum amount of shoreline in order to replace the shore stabilization system, to minimize and loss of ecological function.

Medical Lake, although it was initially sought out for its medicinal values found in the minerals of the waters, suffered severe degradation, with its lowest ecological function in the 1960's when it had lethal concentrations of ammonia and hydrogen leeching into the water and an oxygen supply too low to support fish. After decades of work and continuing aeration, the lake now supports rainbow and brown trout.

Piers and docks create shade that reduces the survival of aquatic plants that are necessary to provide food, breeding areas, and protective nurseries for juvenile fish and other aquatic life. Medical Lake with 160 acres of water and three miles of shoreline, currently has 27 residential docks. These docks generally range from 150 to 200 square feet in area. The proposed pier and dock total 700 square feet in area. Although larger than the private residential docks, the public dock will be serving the majority of the community which do not live on the lake. Considering this, 700 square feet is relatively small. In addition, the proposed pier and dock will be constructed of Snap Deck, a glass filled polypropylene+ material, providing 40 percent light penetration.

Building materials may leach harmful chemicals into the water. The proposed fixed pier has a subframe of galvanized dipped steel. The floating dock will be constructed of structural aluminum and have Ace polymer foam filled floats. The gangways will be made of aluminum. The proposal includes twelve 10-inch schedule 40 steel pylons. All of these materials are free of harmful chemicals and are safe for the lake.

The pylons supporting the proposed pier are the minimum diameter necessary and will be evenly spaced to not restrict the flow of water and aquatic life. Driving the pylons will cause temporary turbidity, however the project is small and the work will be done quickly to minimize the impact.

This proposal minimizing and mitigating it's impacts on the ecological functions by limiting the size of the pier and dock, using light-penetrating decking, using safe building materials, and limiting the area of disturbance for the replacement of the shoreline stabilization system.

COMPREHENSIVE PLAN COMPLIANCE

The Medical Lake Comprehensive Plan has multiple goals emphasizing the provision, enhancement, and maintenance of parks and recreational opportunities in order to promote the lake and address citizen interests. The Coney Island dock will add a pier and fishing dock, providing direct access to Medical Lake from the heart of the Central Business District. The Parks and Recreation chapter of the Comprehensive Plan mentions how, “Parks, natural areas, and recreation are a vital part of the Medical Lake Community and together serve to improve the overall quality of life.” Describing Coney Island Park, it is specifically stated that, “The park acts as a link, providing access to lake-based recreation and downtown activities, and is linked to the city’s trail system.” Additionally, public access to the downtown lakefront is identified as a major goal of the city.

CONCLUSION

The proposal to build a fixed pier and floating fishing dock increases accessibility to Medical Lake and recreational opportunities for the community. The design of the pier and dock and the proposed improvements for bank stabilization ensure no net loss of ecological function to the lake. This proposal advances the goals and policies of the City’s Shoreline Master Program and Comprehensive Plan. For the reasons stated above, the approval criteria have been met and the proposal should be approved.

RECOMMENDATION

The approval criteria have been met, therefore the planning official recommends that the Planning Commission approves the Shoreline Substantial Development Review for a 700 square foot pier and dock, along with the shoreline stabilization measures with the following conditions of approval:

- A. Prior to receiving a final building inspection, the applicant shall install signage on or near the fences shared with the neighboring properties to discourage trespassing.
- B. The current sign that indicates the rules of the park shall be replaced and a statement that the pier and dock are for public access shall be added.
- C. Prior to any construction activity, all permits and authorizations from state and federal agencies must be in place.

THE PLANNING COMMISSION MAY CHOOSE TO DO ONE OF THE FOLLOWING:

Option 1: Approve, with conditions, of the shoreline substantial development review as presented in the staff report.

Option 2: Approve, amending the conditions, of the shoreline substantial development review as presented in the staff report (requires a statement of why the conditions are being amended).

Option 3: Deny the shoreline substantial development review (requires a statement of how the approval criteria are not met).

EXHIBITS

A. Application Materials

1. Dock Diagrams (not attached)
2. Site Plan, July 10, 2024
3. Site/Section Plan, July 10, 2024

B. Public Notifications

1. Notice of Application, June 12, 2024 (not attached)
2. Notice of Application Mailing List (not attached)
3. Legal Public Notice Published in Cheney Free Press, June 13, 2024 (not attached)
4. Notice of Public Hearing, July 11, 2024
5. Legal Public Notice Published in Cheney Free Press, July 18, 2024 (not attached)

C. SEPA

1. SEPA Checklist submitted by contractor, June 5, 2024 (not attached)
2. SEPA Checklist submitted by applicant, June 5, 2024 (not attached)
3. SEPA Determination of Non-significance, June 12, 2024 (not attached)

D. Staff Reports

1. Staff Report to the Planning Commission, June 20, 2024 (not attached)

E. Agency Comments

1. Department of Ecology, June 26, 2024 (not attached)
2. Department of Archeology and Historic Preservation, July 2, 2024

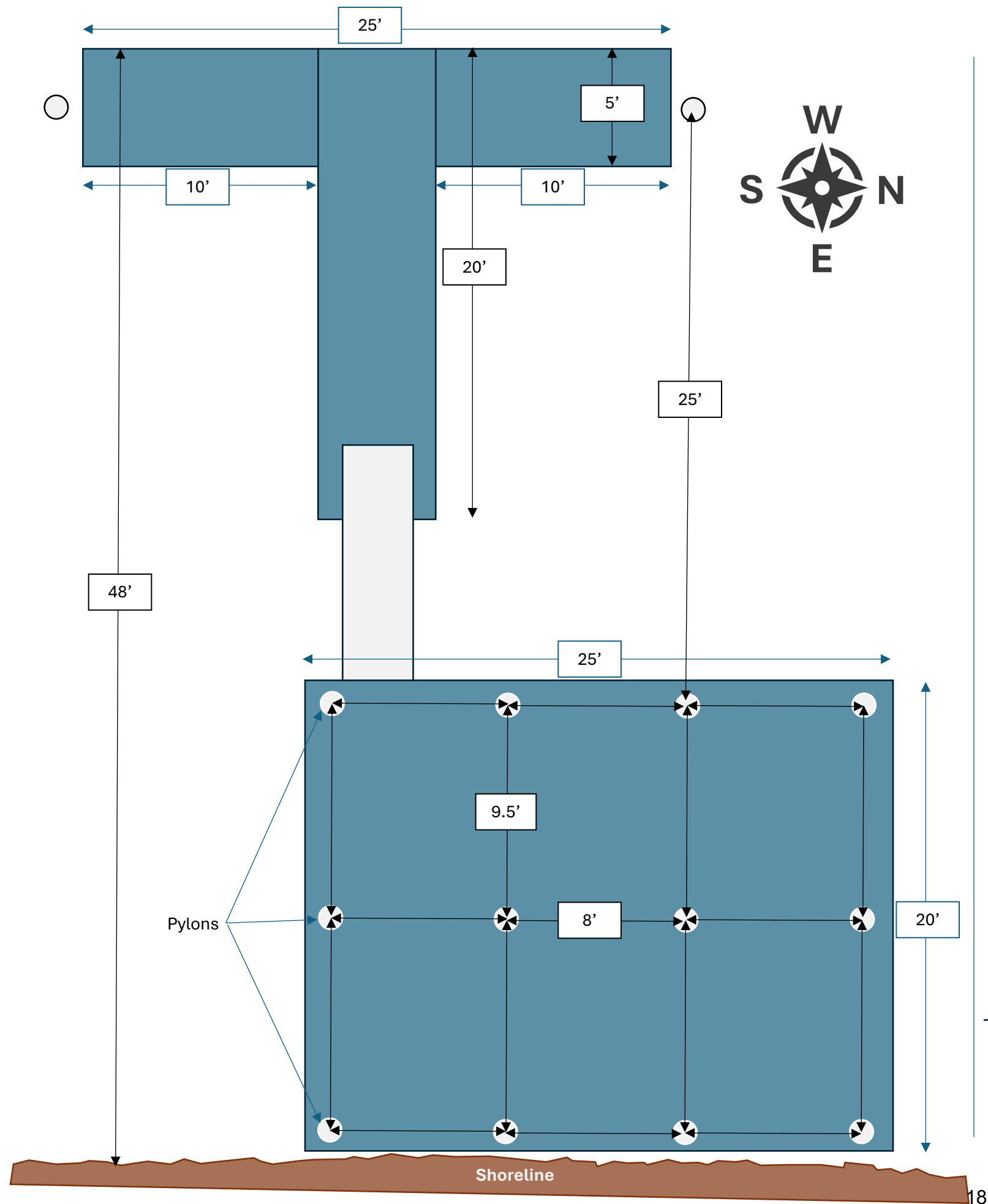
F. Public Comments

1. Effie Dean, June 20, 2024 (not attached)
2. Steve Morrow, June 27, 2024 (not attached)
3. Tammy Roberson, June 27, 2024 (not attached)

CONEY ISLAND PARK DOCK PROJECT

City of Medical Lake, Washington





CONEY ISLAND PARK PROJECT

City of Medical Lake, Washington

A – Snap Decking

Glass filled Polypropylene + material providing 40% light penetrating and non-slip texture while being ADA compliant. Top of dock will be 18" above ordinary high-water mark.

B – 10" Schedule 40 Steel Pylons

12 Pylons evenly spaced throughout the fixed pier dock, providing the required structural support with the least amount of disturbance.

2 Pylons providing anchor points for the floating fishing dock, built with structural Aluminum and Ace polymer foam filled floats (48"x120"x16").

C – Existing Large Basalt Boulders

Basalt boulders measuring between 30-48" tall and 24-36" wide will be removed and replaced.

D – Small P1 Spalls

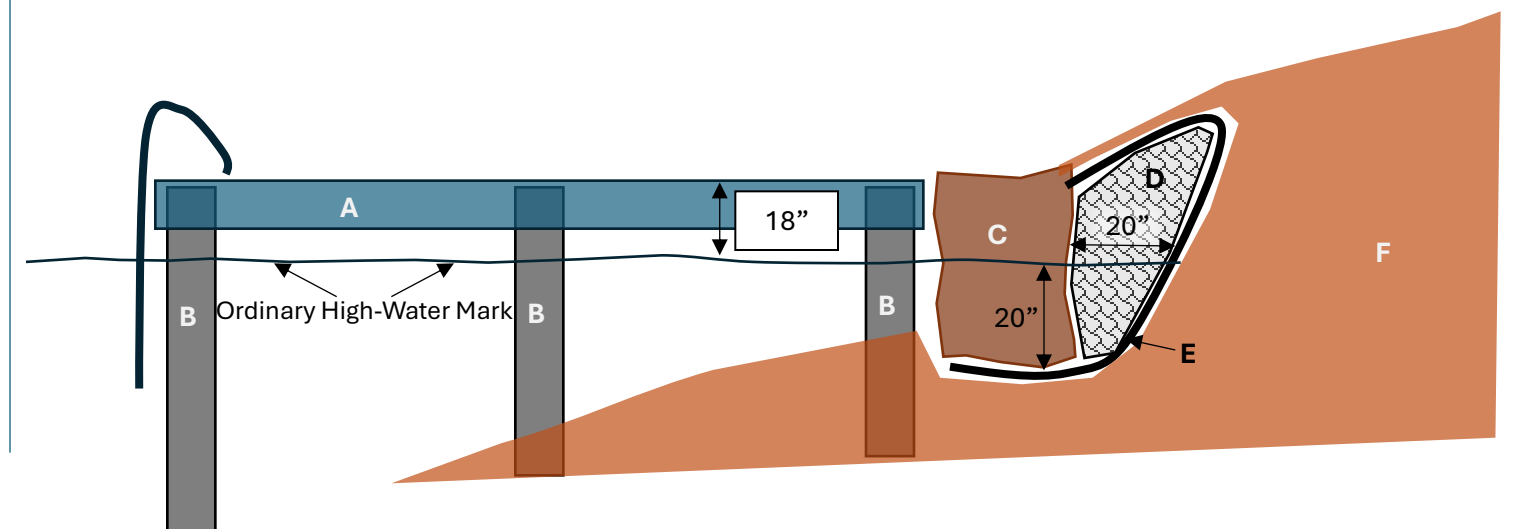
DOT compliant #2 basalt quarry spalls will be used for replacement stabilization of the existing shoreline.

E – Geo Fabric

Geo fabric will allow water penetration to the spalls while minimizing erosion of the native soils.

F – Existing Native Soils

A minimum amount of existing native soils will be removed and substituted with spalls and native soils will be replaced to restore vegetation to existing conditions.






LU 2024-010 SD

NOTICE OF A PUBLIC HEARING

The City of Medical Lake invites you to comment on this application!

<p>Date of Application: May 31, 2024</p> <p>Date Application was Determined Complete: June 5, 2024</p> <p>Date of this Notice: July 11, 2024</p> <p>Comment Due Date: July 25, 2024, 2:00pm</p> <p>Public Hearing: July 25, 2024, 5:30pm</p>	<p>PROPOSAL DESCRIPTION: The applicant proposes to restore the shoreline and construct a pier and floating fishing dock at Coney Island Park. The shoreline restoration will entail removing boulders, installing geofabric, and placing the boulders back in their original location. The proposed dock is 700 square feet. This includes a 20' x 25' fixed pier, a 20' x 5' floating walkway, and a 20' x 5' fishing dock. The complete file may be reviewed in the Planning Department.</p> <p>PROPOSAL LOCATION: 200 W Lake Street. Parcel #14182.2348</p> <p>PROPOSAL APPLICANT: City of Medical Lake</p> <p>REQUIRED REVIEWS/PERMITS: Shoreline Substantial Development Review (Decision made by Planning Commission) Environmental Review (SEPA) Hydraulic Project Approval (Washington Department of Fish and Wildlife) Aquatic Use Authorization (Washington Department of Natural Resources) Discharge of Dredge or Fill Material into Water (US Army Corps of Engineers) 401 Water Quality Certification</p>
<p>Environmental Review: The City of Medical Lake has reviewed the proposal for probable adverse environmental impacts and is issuing a mitigated determination of non-significance (MDNS) for this project. The optional DNS process in WAC 197-11-350 (4) is being used. This may be your only opportunity to comment on the environmental impacts of the proposed project.</p>	<p>PUBLIC HEARING: The Medical Lake Planning Commission held a public hearing on June 27th, 2024. No decision was made on the application. They will now hold a second public hearing on Thursday, July 25th, 2024 at 5:30 p.m. in person at the Medical Lake City Hall and virtually via Zoom to consider application LU 2024-010 SD (Shoreline Substantial Development Review). A web link to the Zoom Meeting will be posted on the City's website www.medical-lake.org with the meeting agenda. The public is encouraged to attend. For individuals that require special assistance please contact City Hall at 509-565-5000.</p> <p>PUBLIC COMMENT: The public may submit comments in writing to the City Planner from the time of this notice until 2:00 p.m. on July 25th, 2024. In addition, the public may speak and/or submit written comments at the Public Hearing. Previously submitted/stated comments will be part of the hearing.</p>
<p>Date of MDNS: June 12, 2024</p>	<p>PROPOSAL LOCATION:</p> 
<p>Direct Comments to: Elisa Rodriguez City Planner erodriguez@medical-lake.org Planning Department 124 S Lefevre Street Medical Lake, WA 99022 509-565-5019 8:00-4:00 Monday - Friday</p>	

From: [DAHP SEPA](#)
To: [Elisa Rodriguez](#)
Cc: [Randy Abrahamson](#); guy.moura@colvilletribes.com; darnell.sam.adm@colvilletribes.com; john.sirois.adm@colvilletribes.com; milton.davis.adm@colvilletribes.com
Subject: RE: LU 2024-010 SD Notice of Application for a Shoreline Development Review (DAHP Project Tracking # 2024-07-04692)
Date: Tuesday, July 2, 2024 3:26:09 PM

Hi Elisa,

Thank you for contacting the Washington State Historic Preservation Officer (SHPO) and Department of Archaeology and Historic Preservation (DAHP) and providing documentation regarding the above referenced project. These comments are based on the information available at the time of this review and on behalf of the SHPO in conformance with Washington State law. Should additional information become available, our assessment may be revised.

Our statewide predictive model indicates that there is a high probability of encountering cultural resources within the proposed project area. However, due to the small footprint of the project, DAHP is not requesting a cultural resources survey at this time. We do ask that you prepare an Inadvertent Discovery Plan (IDP) and prepare construction crews for the possibility of encountering archaeological material during ground disturbing activities.

Please note that the recommendations provided in this letter reflect only the opinions of DAHP. Any interested Tribes may have different recommendations. We appreciate receiving any correspondence or comments from Tribes or other parties concerning cultural resource issues that you receive.

Thank you for the opportunity to comment on this project. Please ensure that the DAHP project Tracking Number is attached to any future communications about this project.

Should you have any questions, please feel free to contact me.

All the best,

Sydney Hanson, MA (she/her) | **Local Government Archaeologist**
Eastern Washington & Columbia River Counties
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From: Elisa Rodriguez <ERodriguez@medical-lake.org>
Sent: Tuesday, June 18, 2024 6:10 PM