



**AGENDA  
PLANNING COMMISSION  
REGULAR MEETING &  
PUBLIC HEARING  
JUNE 27, 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=UVIWTWtqYzI1VG9NwWXJPakhWalJCZz09&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=UVIWTWtqYzI1VG9NwWXJPakhWalJCZz09&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](mailto: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) May 16, 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) Sister Cities Program
  - c) 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 Street – City Council Chambers  
**Planning Commission Meeting**  
**May 16, 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 5:30 pm, led the Pledge of Allegiance, and conducted roll call. Commissioners Jorgenson, Mayulianos, Hudson, and Munson were present in person. Commissioner Mark was present on Zoom.

**2) ADDITIONS TO AGENDA**

- a) No additions. Motion to approve made by commissioner Munson, seconded by commissioner Mayulianos, carried 5-0.

**3) APPROVAL OF MINUTES**

- a) April 18, 2024, Minutes
  - i) Motion to approve made by commissioner Mayulianos, seconded by commissioner Munson, carried 5-0.

**4) INTERESTED CITIZENS: AUDIENCE REQUESTS AND COMMENTS**

- a) none

**5) STAFF REPORTS**

- a) Elisa Rodriguez, City Planner – City Council approved the text amendment for shipping containers. The Ordinance will be presented at the next City Council meeting with one change to add language that all containers must have screening on all sides. Explained the process of approving permits and placement of containers. Discussed the pre-fab buildings at Monark Storage. Mr. Stoker has a permit for them and they will be inspected. Commissioner Mayulianos asked what will happen to other businesses and residents that currently have a shipping container. They will receive notification to remove them.
- b) The city will have a booth at Founders Day and the first Farmers Market of each month not including June. Ms. Rodriguez shared her desire that each of the commissioners will participate in at least one of them.

**6) SCHEDULED ITEMS**

- a) Comprehensive Plan Overview – Public Services and Facilities
  - i) Ms. Rodriguez shared a presentation. See attached. Discussion regarding the Public Services and Facilities element of the Capital Improvement Plan. Discussion on plans for remodeling and/or new builds for the city.
  - ii) Sonny Weathers, City Administrator answered questions about telecommunications, population, and water and sewer capacities.

**7) PUBLIC HEARING – None scheduled.**

**8) COMMISSION MEMBERS' COMMENTS OR CONCERNS**

- a) Commissioner Mayulianos - requested to have the Education Packet placed on the next agenda.

Asked Mr. Weathers about the possibility of the city providing access to a wetland for educational purposes. Mr. Weathers indicated that it was something that could be explored.

- b) Commissioner Munson - spoke on the City Council's decision on the shipping container text amendment.
- c) Commissioner Hudson – asked if the city had plans to replant any of the ten thousand trees lost in the Gray Road Fire.
  - i) Mr. Weathers - there is an order with DNR for trees. Ten thousand was the total loss, not city-limits specific. Hundreds of trees have already been planted and many more are potted and ready to plant in the fall. Partners at DSHS have received thousands (nine thousand approximately) of trees. Discussed the possibility of citizens helping to purchase and or plant trees. The state is still actively working on the debris piles. Continued work to help homeowners – volunteer effort to help remove burnt trees.

**9) INTERESTED CITIZENS: AUDIENCE REQUESTS AND COMMENTS**

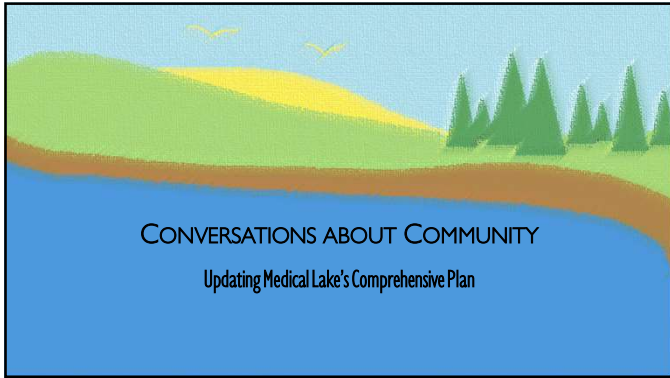
- a) none

**10) CONCLUSION**

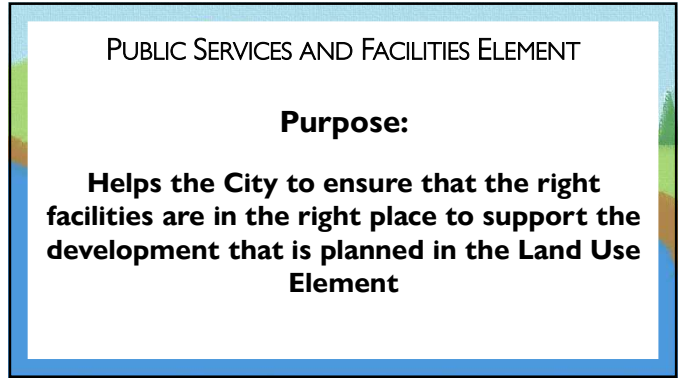
- a) Motion to conclude at 6:45 pm made by commissioner Munson, seconded by commissioner Mayulianos, carried 5-0.

\_\_\_\_\_  
Roxanne Wright, Administrative Assistant

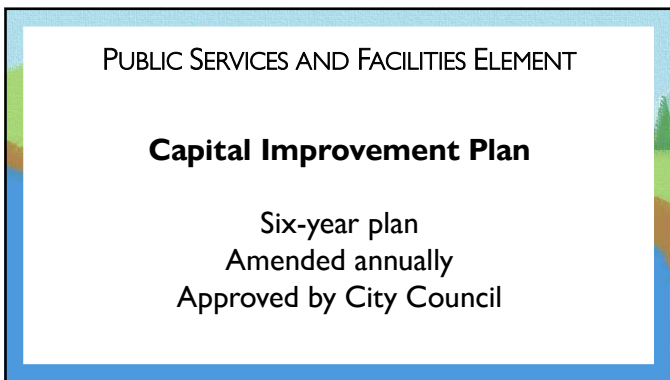
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Date



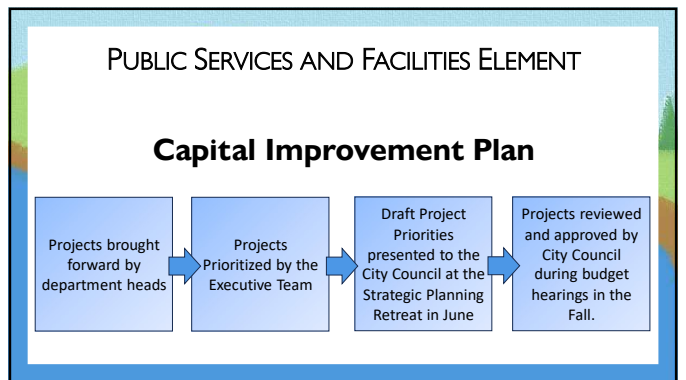
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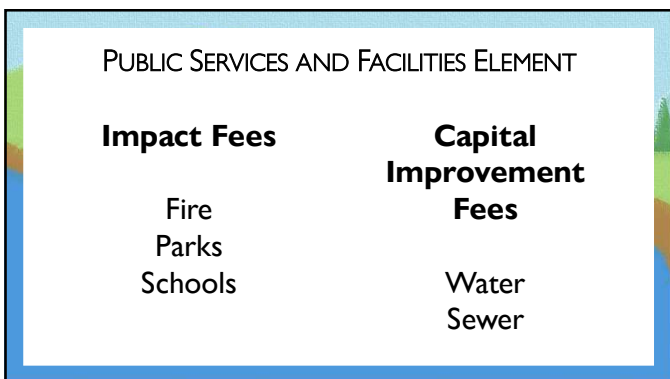
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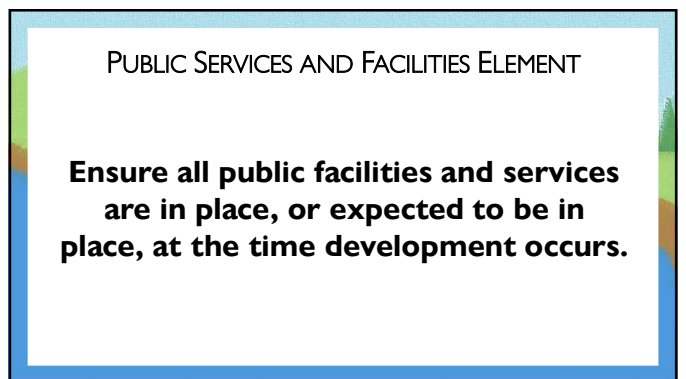
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4



5



6

PUBLIC SERVICES AND FACILITIES ELEMENT

**Increase parks, trails, and open space at the same pace as development.**

7

PUBLIC SERVICES AND FACILITIES ELEMENT

**Prepare for the siting of essential public facilities.**

8

PUBLIC SERVICES AND FACILITIES ELEMENT

**Supply adequate park land and manage facilities to keep pace with changes in demand.**

9

PUBLIC SERVICES AND FACILITIES ELEMENT

**Pursue grant funding for capital facilities projects.**

10

PUBLIC SERVICES AND FACILITIES ELEMENT

**Encourage revenue-producing parks and recreation opportunities.**

11

PUBLIC SERVICES AND FACILITIES ELEMENT

**Encourage citizen participation.**

12



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:** June 20, 2024

**Date of Hearing:** June 27, 2024

**Staff Planner:** Elisa Rodriguez 509-565-5019 or [erodriguez@medical-lake.org](mailto: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. 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](mailto: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, a floating fishing dock, and stabilize 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 1:3 slope, installing geo fabric, adding basalt rock, replacing the boulders, and filling with top soil.

## 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 Public Hearing Published in the Cheney Free Press – June 13, 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.

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. 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 located in Shoreline Residential Environment. The purpose of this designation is to accommodate residential development, 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.

### **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, adjacent to Medical Lake, 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 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 such as concerts will be possible.

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 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. It is unlikely that people using the park would venture onto private property.

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, with the manicured lawn and strip of boulders, has limited value as habitat. The lake water has been slowly eroding the soil between and landward of the boulders. Part of this proposal is to stabilize the shoreline by grading the bank to a gradual slope and adding geo fabric and basalt rock under the boulders. The shoreline stabilization and the pier/dock will not detract from 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. 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 A)

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 about 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 shoreline of Coney Island Park, although it has no stabilization structure, is highly developed, therefore has limited ecological function. With the proposed use of active recreation, there is no goal to increase the ecological function. That being said, the proposed pier/dock and shoreline stabilization will not result in any loss of function.

### **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 the 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 any construction activity, all permits and authorizations from state and federal agencies must be in place.

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.

**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

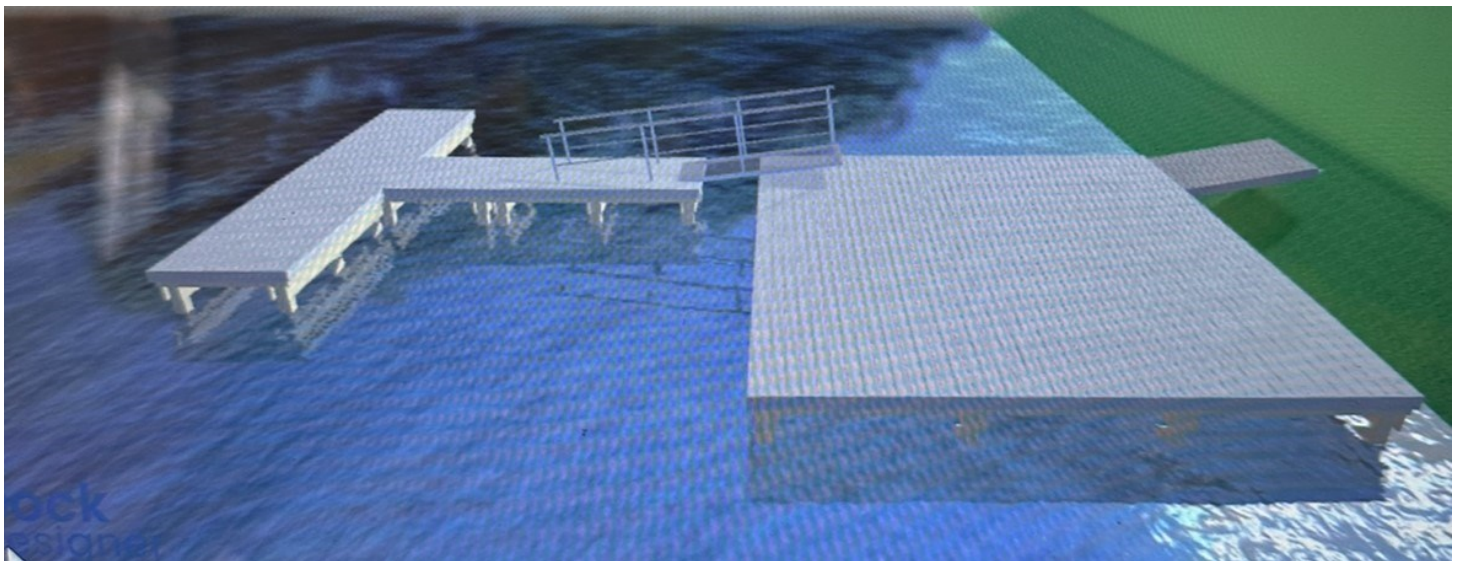
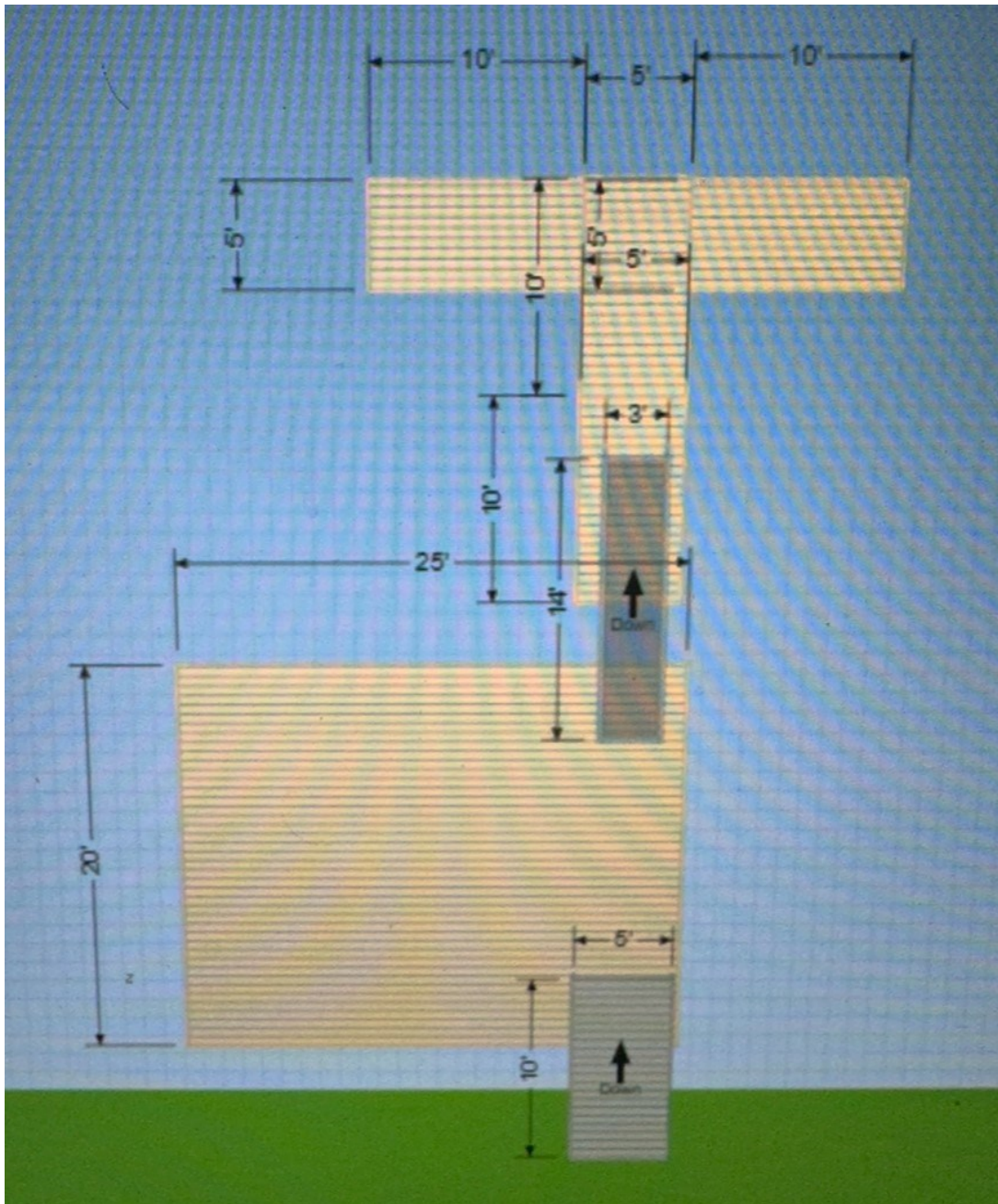
1. Dock Diagrams

B. Public Notifications

1. Notice of Application, June 12, 2024
2. Notice of Application Mailing List (not attached)
3. Legal Public Notice Published in Cheney Free Press, June 13, 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
3. SEPA Determination of Non-significance, June 12, 2024






LU 2024-010 SD

## NOTICE OF APPLICATION

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

<p><b>Date of Application:</b> May 31, 2024</p> <p><b>Date Application was Determined Complete:</b> June 5, 2024</p> <p><b>Date of this Notice:</b> June 12, 2024</p> <p><b>Comment Due Date:</b> June 27, 2024, 2:00pm</p> <p><b>Public Hearing:</b> June 27, 2024, 5:30pm</p>	<p><b>PROPOSAL DESCRIPTION:</b> 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><b>PROPOSAL LOCATION:</b> 200 W Lake Street. Parcel #14182.2348</p> <p><b>PROPOSAL APPLICANT:</b> City of Medical Lake</p> <p><b>REQUIRED REVIEWS/PERMITS:</b> 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><b>Environmental Review:</b> 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><b>PUBLIC HEARING:</b> The Medical Lake Planning Commission will hold a public hearing on Thursday, June 27th, 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 <a href="http://www.medical-lake.org">www.medical-lake.org</a> 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><b>PUBLIC COMMENT:</b> The public may submit comments in writing to the City Planner from the time of this notice until 2:00 p.m. on June 27, 2024. In addition, the public may speak and/or submit written comments at the Public Hearing.</p>
<p><b>Date of MDNS:</b> June 12, 2024</p>	<p><b>PROPOSAL LOCATION:</b></p> 
<p><b>Direct Comments to:</b> Elisa Rodriguez City Planner <a href="mailto:erodriguez@medical-lake.org">erodriguez@medical-lake.org</a> Planning Department 124 S Lefevre Street Medical Lake, WA 99022 509-565-5019 8:00-4:00 Monday - Friday</p>	

# SEPA<sup>1</sup> Environmental Checklist

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## Purpose of checklist

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization, or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

## Instructions for applicants

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. **You may use “not applicable” or “does not apply” only when you can explain why it does not apply and not when the answer is unknown.** You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to **all parts of your proposal**, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

## Instructions for lead agencies

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

## Use of checklist for nonproject proposals

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B, plus the Supplemental Sheet for Nonproject Actions (Part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in “Part B: Environmental Elements” that do not contribute meaningfully to the analysis of the proposal.

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<sup>1</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/Checklist-guidance>

## A. Background

[Find help answering background questions<sup>2</sup>](#)

**1. Name of proposed project, if applicable:**

Coney Island Park Pier and Fishing Dock

**2. Name of applicant:**

City of Medical Lake

**3. Address and phone number of applicant and contact person:**

Glen Horton, Parks and Recreation Director, 509-565-5012

**4. Date checklist prepared:**

June 5, 2024

**5. Agency requesting checklist:**

City of Medical Lake

**6. Proposed timing of schedule (including phasing, if applicable):**

Project will take two weeks from start date. Hoping to start August 1, 2024

**7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.**

No

**8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.**

None known

**9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.**

JARPA being submitted.

**10. List any government approvals or permits that will be needed for your proposal, if known.**

Shoreline Substantial Development Review (Decision made by Planning Commission)

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

**11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on**

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<sup>2</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-A-Background>



**this page. (Lead agencies may modify this form to include additional specific information on project 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.

**12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.**

The project is located on the shoreline of Medical Lake at Coney Island Park. The park is located at the intersection of Jefferson and Lake Street. The address is 200 W Lake Street.

## **B.Environmental Elements**

### **1. Earth**

[Find help answering earth questions<sup>3</sup>](https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-earth)

**a. General description of the site:**

The site is a public park owned by the City of Medical Lake. It is composed of 8 parking spots at the street, a public restroom, and a lawn that slopes down from the street to the water.

**Circle or highlight one: Flat, rolling, hilly, steep slopes, mountainous, other:**

**b. What is the steepest slope on the site (approximate percent slope)?**

8%

**c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them, and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.**

Clay

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<sup>3</sup> <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-earth>

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.**

No

- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.**

The shoreline of the park is approximately 145 linear feet. This area will be graded, covered with geo fabric, 2"-4" basalt, large boulders, and top soil.

- f. Could erosion occur because of clearing, construction, or use? If so, generally describe.**

The work along the shoreline will be done quickly to minimize the possibility of erosion.

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?**

Approximately 5 percent of the site is covered by the parking lot and restroom. No additional impervious area is proposed.

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any.**

The work will be done quickly and in the dry season to minimize erosion.

## 2. Air

[Find help answering air questions](#)<sup>4</sup>

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.**

There will be minimal emissions resulting from the equipment being used for construction.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.**

No

- c. Proposed measures to reduce or control emissions or other impacts to air, if any:**

None

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<sup>4</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-Air>

### 3. Water

[Find help answering water questions](#)<sup>5</sup>

#### a. Surface:

[Find help answering surface water questions](#)<sup>6</sup>

1. **Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.**

The work is being done in the waters of Medical Lake.

2. **Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.**

The proposal is for bank stabilization and the construction of a pier and fishing dock, all in the waters of Medical Lake.

3. **Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.**

There will be approximately 50 yards of basalt and topsoil added to the shoreline. Any excess materials will be removed, resulting in no net change to the quantity of material at the site.

4. **Will the proposal require surface water withdrawals or diversions? Give a general description, purpose, and approximate quantities if known.**

No

5. **Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.**

No, unless the lake itself is considered a floodplain.

6. **Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.**

No

#### b. Ground:

[Find help answering ground water questions](#)<sup>7</sup>

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<sup>5</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water>

<sup>6</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Surface-water>

<sup>7</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Groundwater>

1. Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give a general description, purpose, and approximate quantities if known.

No

2. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

None

**c. Water Runoff (including stormwater):**

1. Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Stormwater runoff will not be changed.

2. Could waste materials enter ground or surface waters? If so, generally describe.

This proposal will not cause waste materials to enter the water.

3. Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

No

- d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

None

## 4. Plants

[Find help answering plants questions](#)

- a. Check the types of vegetation found on the site:

deciduous tree: alder, maple, aspen, other

evergreen tree: fir, cedar, pine, other

shrubs

grass

pasture

crop or grain

orchards, vineyards, or other permanent crops.

wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other

**water plants: water lily, eelgrass, milfoil, other**

**other types of vegetation**

**b. What kind and amount of vegetation will be removed or altered?**

No vegetation will be removed or altered for this proposal.

**c. List threatened and endangered species known to be on or near the site.**

None known.

**d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any.**

None

**e. List all noxious weeds and invasive species known to be on or near the site.**

None known.

## 5. Animals

[Find help answering animal questions](#)<sup>8</sup>

**a. List any birds and other animals that have been observed on or near the site or are known to be on or near the site.**

**Examples include:**

- **Birds: hawk, heron, eagle, songbirds, other:**
- **Mammals: deer, bear, elk, beaver, other:**
- **Fish: bass, salmon, trout, herring, shellfish, other:**

Geese, ducks, deer, marmots, trout

**b. List any threatened and endangered species known to be on or near the site.**

None known.

**c. Is the site part of a migration route? If so, explain.**

Lake is sometimes used for migratory heron, but they are not known to be near this park.

**d. Proposed measures to preserve or enhance wildlife, if any.**

None

**e. List any invasive animal species known to be on or near the site.**

None known.

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<sup>8</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-5-Animals>

## 6. Energy and natural resources

[Find help answering energy and natural resource questions](#)<sup>9</sup>

- a. **What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.**

None needed.

- b. **Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.**

No.

- c. **What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any.**

None

## 7. Environmental health

[Health Find help with answering environmental health questions](#)<sup>10</sup>

- a. **Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur because of this proposal? If so, describe.**

None known.

1. **Describe any known or possible contamination at the site from present or past uses.**

None known.

2. **Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.**

None known.

3. **Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.**

No toxic or hazardous chemicals will be present for this project.

4. **Describe special emergency services that might be required.**

None known.

5. **Proposed measures to reduce or control environmental health hazards, if any.**

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<sup>9</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-6-Energy-natural-resou>

<sup>10</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-7-Environmental-health>

None

**b. Noise**

- 1. What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?**

None.

- 2. What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site)?**

Typical construction noise will be present during working ours of the project.

- 3. Proposed measures to reduce or control noise impacts, if any:**

None proposed.

**8. Land and shoreline use**

[Find help answering land and shoreline use questions](#)<sup>11</sup>

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.**

The subject site is a public park and it is adjacent to residential properties. The project has the potential for bringing more users to the park.

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses because of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?**

No

- 1. Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how?**

No

- c. Describe any structures on the site.**

The only structure on the site is a public restroom.

- d. Will any structures be demolished? If so, what?**

No

- e. What is the current zoning classification of the site?**

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<sup>11</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-8-Land-shoreline-use>

R-1, Single-Family Residential

**f. What is the current comprehensive plan designation of the site?**

R-1, Single-Family Residential

**g. If applicable, what is the current shoreline master program designation of the site?**

Residential

**h. Has any part of the site been classified as a critical area by the city or county? If so, specify.**

No

**i. Approximately how many people would reside or work in the completed project?**

Zero

**j. Approximately how many people would the completed project displace?**

Zero

**k. Proposed measures to avoid or reduce displacement impacts, if any.**

None

**l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.**

The subject has been a park for several decades and the proposal is not changing the use.

**m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:**

None

## 9. Housing

[Find help answering housing questions](#)<sup>12</sup>

**a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.**

Zero

**b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.**

Zero

**c. Proposed measures to reduce or control housing impacts, if any:**

None

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<sup>12</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-9-Housing>



## 10. Aesthetics

[Find help answering aesthetics questions](#)<sup>13</sup>

- a. **What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?**

Water level

- b. **What views in the immediate vicinity would be altered or obstructed?**

No views will be obstructed.

- c. **Proposed measures to reduce or control aesthetic impacts, if any:**

None

## 11. Light and glare

[Find help answering light and glare questions](#)<sup>14</sup>

- a. **What type of light or glare will the proposal produce? What time of day would it mainly occur?**

None expected.

- b. **Could light or glare from the finished project be a safety hazard or interfere with views?**

Not expected.

- c. **What existing off-site sources of light or glare may affect your proposal?**

None known.

- d. **Proposed measures to reduce or control light and glare impacts, if any:**

None

## 12. Recreation

[Find help answering recreation questions](#)

- a. **What designated and informal recreational opportunities are in the immediate vicinity?**

The subject site is a public park. The lake is accessible from the park, but the pier and fishing dock will allow more people to use and enjoy the park.

- b. **Would the proposed project displace any existing recreational uses? If so, describe.**

No

- c. **Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:**

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<sup>13</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-10-Aesthetics>

<sup>14</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-11-Light-glare>

None

### 13. Historic and cultural preservation

[Find help answering historic and cultural preservation questions](#)<sup>15</sup>

- a. **Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.**

No

- b. **Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.**

No

- c. **Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.**

None

- d. **Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.**

None

### 14. Transportation

[Find help with answering transportation questions](#)<sup>16</sup>

- a. **Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.**

Coney Island Park is located on Jefferson Street, a local street. There is an existing parking lot for 8 cars. There are no changes proposed to the transportation system.

- b. **Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?**

Public transit is available two blocks east of the park.

- c. **Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle, or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).**

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<sup>15</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-13-Historic-cultural-p>

<sup>16</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-14-Transportation>

No

- d. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

No

- e. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

Unknown.

- f. Will the proposal interfere with, affect, or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

No

- g. Proposed measures to reduce or control transportation impacts, if any:

None

## 15. Public services

[Find help answering public service questions<sup>17</sup>](#)

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

No

- b. Proposed measures to reduce or control direct impacts on public services, if any.

None

## 16. Utilities

[Find help answering utilities questions<sup>18</sup>](#)

- a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other:

- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

None

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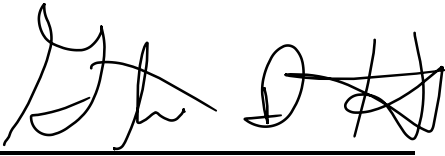
<sup>17</sup> <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-15-public-services>

<sup>18</sup> <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-16-utilities>

## C. Signature

[Find help about who should sign](#)<sup>19</sup>

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

X 

**Type name of signee:** Glen Horton

**Position and agency/organization:** Director of Parks and Recreation

**Date submitted:** June 5, 2024

**None:** This Checklist contains information that was provided by a SEPA prepared the contractor, Adam Archambault. His SEPA Checklist is on file.

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<sup>19</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-C-Signature>



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

## *STATE ENVIRONMENTAL POLICY ACT*

### **Determination of Non-Significance**

**Date of Issuance:** June 12, 2024

**Lead agency:** City of Medical Lake

**Agency Contact:** Elisa Rodriguez, 509-565-5019, [erodriguez@medical-lake.org](mailto:erodriguez@medical-lake.org)

**Agency File Number:** LU 2024-010 SD

**Description of Proposal:** The applicant is proposing a shoreline restoration project and the construction of a pier and dock. The shoreline restoration will entail removing boulders, installing geofabric, adding basalt quarry spalls, placing the boulders back in their original location, and covering with topsoil. 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.

**Location of Proposal:** 200 W Lake Street. Parcel #14182.2348

**Applicant:** Glen Horton, Parks Director, City of Medical Lake, 509-565-5012, [ghorton@medical-lake.org](mailto:ghorton@medical-lake.org)

The City of Medical Lake has determined that this proposal will not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030. We have reviewed the attached Environmental Checklist and the construction plans. This information is available at [www.medical-lake.org](http://www.medical-lake.org)

This determination is based on the following findings and conclusions:

This proposal will have a minimal impact on Medical Lake and neighboring properties. The shoreline is already developed and contains no native or natural features. The bank stabilization will mitigate the erosion of the shoreline. The proposed pier and dock are small in area and are designed to minimize the impact on aquatic life. Therefore, the impacts of this proposal are minimal and are being addressed through the five required City, State, and Federal reviews.

This DNS is issued under WAC 197-11-340(2) and the comment period will end on June 27, 2024.

**Responsible Official:** Sonny Weathers, City Administrator

Signature  \_\_\_\_\_ Date June 12, 2024

**Appeal Process:** Appeals of this environmental determination may be made per the procedures outlined in MLMC 16.10.420.

**2019 Comprehensive Plan**  
**Goals, Policies, and Actions**  
**Related to Parks, Recreation and Natural Areas**

Goals

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.
11. Ensure adequate park, recreation and open spaces are provided for and maintained for the continued enjoyment of the community.
14. Maximize physical and visual linkages of parks and recreation facilities to residential areas, public facilities (school, library, etc.) and commercial areas within the city and adjacent to the city, making them accessible to residents.
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.
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.

Policies

1. Encourage and facilitate acquisition and development of open space in new residential subdivisions and neighborhoods.
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.
11. Make walking and bike riding an attractive transportation alternative.
20. Find opportunities to cooperate with private development interests.
25. Supply adequate parkland and manage facilities to keep pace with changes in demand.
26. Require development impact fees and land dedication.
31. Ensure park and recreation facilities are easily visible and can be found with minimal effort.
32. Enhance all city parks recreational programs.
33. Encourage revenue-producing parks and recreation development opportunities.

34. Leverage funding of park and recreational improvements.
35. Encourage and support recreational activities catered to senior citizens, retirees, families, teens, and youth populations.
36. Monitor community parks and recreation.
37. Increase public awareness of the recreational opportunities available in the City of Medical Lake.
38. Coordinate with all other recreation providers in the region to provide a full spectrum of parks and recreation opportunities.
39. Encourage private entities offering specialized recreational opportunities.
45. Encourage citizen participation in civic activities and community planning efforts.
47. Promote the city's recreational, historical, and cultural resources including parks, trails, lakes, and downtown.
48. Offer specialty retail establishments and recreational opportunities.
56. Make trails accessible to all residents and businesses to encourage physical activity.
58. Increase public awareness of the city's open space system.
59. Encourage corridor development for pedestrian and wildlife routes.
75. Promote exercise programs and special events by providing exercise stations, hosting bike races, marathons, and triathlons.

#### Actions

1. Revise public works standards to regularly inventory and ensure the safety and adequacy of the trails network.
7. Permit community gardens on residential vacant lots.
13. Develop a comprehensive trails master plan that reflects the community's vision for the future of the trail system.
16. Promote a "trails awareness week" or other programs to advertise the extent and quality of the community trails.
33. Revise zoning and subdivision regulations to require trail connections in residential subdivision and encourage development of parks and/or trails in lieu of assessing impact fees.
34. Conduct periodic surveys of residents and field visits to assess park facility conditions and ensure they meet demand.
35. Periodically review impact fees to ensure new development pays for the demand that it generates.



37. Standardize signage and other visual components typical in parks and recreation development.
38. Develop enhancement and maintenance plans for all parks and recreation, including the trails, bicycle, and pedestrian networks.
41. Develop separate recreation programs and activities targeted toward young people, families, and senior citizens.
42. Publicize and advertise the city's parks and recreational opportunities within the community and throughout the entire region.
43. Develop conceptual design plans for each of the city's parks and for the city's natural areas such as wetlands.
44. Coordinate with Spokane County and the surrounding communities to maximize regional recreational opportunities.
45. Continue to coordinate with the Medical Lake School District, church groups, and community groups to further recreational opportunities in the city.
46. Establish public-private partnerships to provide public facilities and expand recreational opportunities in the city.
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.
62. Study the possibility of incorporating natural areas as part of the city's parks system.
64. Develop and incorporate environmental education into the recreational programs.
65. Re-evaluate land use regulations to include provisions for setting aside natural areas, open space and critical areas.