

**AGENDA
PLANNING COMMISSION
REGULAR MEETING
AUGUST 22, 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/83986833483?pwd=WPESsKgbPwfR3GPEMKoyPQZOrXm1e6.1>

Meeting ID: 839 8683 3483

Passcode: 446645

One tap mobile

+12532158782,,83986833483#,,,,*446645# US (Tacoma)

+12532050468,,83986833483#,,,,*446645# US

Find your local number: <https://us06web.zoom.us/j/kbcXi7LmH4>

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) INTERESTED CITIZENS: AUDIENCE REQUESTS AND COMMENTS**
- 4) APPROVAL OF MINUTES**
 - a) July 25, 2024, Meeting minutes
- 5) STAFF REPORTS**
- 6) SCHEDULED ITEMS**
 - a) LU 2024-010 SD (Shoreline Substantial Development Review)
 - b) Comprehensive Plan Overview – Parks, Recreation, and Open Spaces
 - c) Education Packet
 - d) Sister Cities
 - e) Downtown Park Name
 - f) Monuments
- 7) PUBLIC HEARING – None**
- 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 &
Public Hearing
July 25, 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 Mayulianos called the meeting to order at 5:30 pm, led the Pledge of Allegiance, and conducted roll call.
 - i) Commissioner Hudson submitted an absence request for this meeting. Motion to approve made by Commissioner Mark, seconded by Commissioner Jorgenson, carried 4-0. Commissioner Mayulianos acted as Chair.
 - ii) All other Commissioners were present in person.

2) ADDITIONS TO AGENDA

- a) Switch sections three and four to align with the revised Planning Commission Rules and Procedures to allow for citizen comments before the approval of minutes.
 - i) Motion to approve made by Commissioner Munson, seconded by Commissioner Jorgenson, carried 4-0.
- b) Switch sections six and seven to hold the public hearing before scheduled items.
 - i) Motion to approve made by Commissioner Mark, seconded by Commissioner Jorgenson, carried 4-0.
- c) Motion to approve agenda as amended made by Commissioner Mayulianos, seconded by Commissioner Munson, carried 4-0.

3) INTERESTED CITIZENS: AUDIENCE REQUESTS AND COMMENTS

- a) Tammy Roberson, resident of Medical Lake – requested to have the city planner directly answer questions as asked, mostly regarding the Martin Street wetland. Commissioner Mayulianos allowed it.
- b) Sonya Sievers, resident of Silver Lake – asked about the questions she provided at the April 2024 meeting. Spoke on annexing of Silver Lake and the Comprehensive Plan. Requested to have speaking time extended. Motion to extend two minutes made by Commissioner Jorgenson, seconded by Commissioner Munson, carried 4-0.

4) APPROVAL OF MINUTES

- a) Motion to approve June 27, 2024 minutes made by Commissioner Mark, seconded by Commissioner Jorgenson, carried 4-0.

5) STAFF REPORTS

- a) Ms. Rodriguez thanked Commissioners Mayulianos and Munson for helping with the booth at the Farmer’s Market. Asked for volunteers at the upcoming booth at the August 1st Linger at the Lake event. Spokane County is exploring connecting Craig Road to I-90. They are also updating their Comprehensive Plan.

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

- i) Commissioner Mayulianos opened the Public Hearing at 6:04 pm, identified the purpose of

the hearing, and stated the rules for the meeting.

- ii) Ms. Rodriguez explained what the application is for and that the applicant is the City of Medical Lake. A presentation recorded by Mr. Weathers and Mr. Horton was played.
- iii) Ms. Rodriguez gave a presentation. See attached.
- iv) Public Comment

- 1. Tammy Roberson, resident of Medical Lake – asked questions regarding whether or not certain documents were provided or not. Gave her opinion on the application.
- 2. Dr. Effie Dean, resident of Medical Lake – lives next door to Coney Island Park. Shared her concerns and opposing opinions on the dock.
- 3. Michael Berquist, resident of Medical Lake – expressed opposition and questioned the purpose of the Planning Commission if the project had already been approved by City Council.
- 4. Commissioner Jorgenson asked if the framework for the dock had already been purchased. Expressed frustration that the Planning Commission was involved after the fact.
- 5. John Nuess, resident of Medical Lake – shared his concerns about the safety of the dock. Feels the design is not appropriate for this park.
- 6. Ms. Rodriguez addressed some of the comments.
- 7. Commission discussion. Shared their opinions and concerns (parking, safety etc). Commissioner Mark wants to recuse herself from the decision because she lives close to the park.
- 8. Commissioner Mayulianos closed the public hearing at 7:36 pm.
- 9. Motion to table the decision to the next meeting made by Commissioner Munson, seconded by Commissioner Jorgenson, carried 4-0.
 - A. Ms. Rodriguez explained that the public hearing portion is now complete and the next meeting will only be for the Commissioner’s decision.

7) SCHEDULED ITEMS

- a) Comprehensive Plan Overview – Parks, Recreation, and Open Spaces
 - i) Motion to table to next meeting made by Commissioner Mark, seconded by Commissioner Munson, carried 4-0.
- b) Education Packet
 - i) Motion to table to next meeting made by Commissioner Mark, seconded by Commissioner Jorgenson, carried 4-0.

8) COMMISSION MEMBERS’ COMMENTS OR CONCERNS

- a) None.

9) INTERESTED CITIZENS: AUDIENCE REQUESTS AND COMMENTS

- a) None.

10) CONCLUSION

- a) Motion to conclude meeting at 7:51 pm made by Commissioner Mayulianos, seconded by Commissioner Mark, carried 4-0.

Roxanne Wright, Administrative Assistant

Date

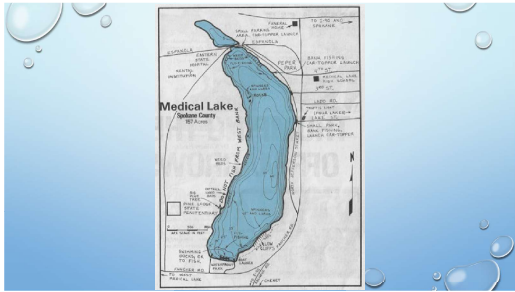
DRAFT

SHORELINE SUBSTANTIAL DEVELOPMENT REVIEW

LU 2024-010 SD
AN APPLICATION FOR A NEW PIER/DOCK AND SHORELINE STABILIZATION REPAIR AT CONEY ISLAND PARK

SHORELINE MASTER PROGRAM

Purpose of SMP is to ensure that reasonable and adequate public use is allowed within the shoreline designations, along with natural resource protection.

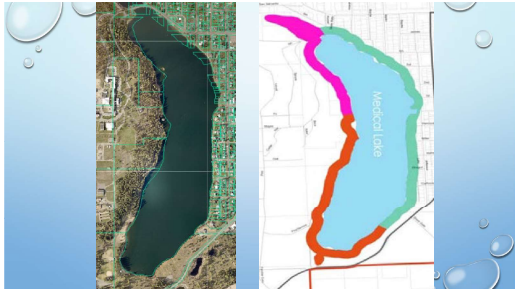


WASHINGTON STATE SHORELINE MANAGEMENT ACT OF 1971

- Requires cities to consider land use practices and their effects on surface waters within 200 feet of the ordinary high-water mark.
- The policies of the Act are directed to public use and enjoyment of shorelines, while integrating principles of environmental preservation and restoration.

SHORELINE MASTER PROGRAM GOALS

- Assure that shoreline uses are either water-dependent or water-related and are compatible with adjacent uses.
- 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.
- Preserve, increase, and diversify recreational opportunities on the shorelines of the city.
- Identify, protect, preserve, acquire, and restore shoreline resources that have cultural, historic, educational, and/or scientific value.
- Rehabilitate those shorelines where ecological functions have been degraded.
- Ensure "No Net Loss" of ecological functions will result from the development and use of the shoreline.



SHORELINE MASTER PROGRAM

- 1975 – Spokane County adopted a Shoreline Master Program that included Medical Lake
- 2007 – Medical Lake adopted its own Shoreline Master Program
- 2021 – Updated the Program to meet changes in state law

COMPREHENSIVE PLAN GOALS

- 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.



SITE PLAN



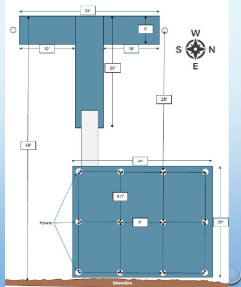
COMMENTS

AGENCY COMMENTS
 Department of Ecology
 Department of Archeology and Historic Preservation

PUBLIC COMMENT
 Five written comments submitted
 Three testimonies at the last public hearing

CRITERION 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.

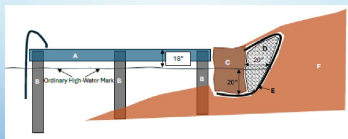


CRITERION A

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

CRITERION 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.



CRITERION 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.

CRITERION E

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

CRITERION F

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

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.

CRITERION 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.

RECOMMENDATION

Approval with the following conditions:

- 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.

CRITERION H

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

POSSIBLE ACTIONS

Approval with the following conditions:

- 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).