

City of Medical Lake
124 S. Lefevre Street – City Council Chambers
Planning Commission Meeting
August 22, 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**
 - i) Commissioner Hudson called the meeting to order at 5:33 pm, led the Pledge of Allegiance, and conducted roll call.
 - ii) Commissioners Mark and Munson were present on Zoom, all other Commissioners were present in person. Legal counsel was also present on Zoom.
- 2) **ADDITIONS TO AGENDA**
 - a) Motion to approve agenda as written made by Commissioner Mayulianos, seconded by Commissioner Jorgenson, carried 5-0.
- 3) **INTERESTED CITIZENS: AUDIENCE REQUESTS AND COMMENTS**
 - a) Tammy Roberson, Medical Lake resident – shared opinions on the Coney Island Dock topic
 - b) Art Kulibert, Medical Lake resident – commented on an article in the West Plains Stream about Sonny Weathers. Gave opinion on naming city parks. Gave information on the Kiwanis Garden of the Month program.
 - c) Commissioner Hudson acknowledged receipt of e-mail comments received by a citizen. *The submitted 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.*
- 4) **APPROVAL OF MINUTES** – July 25, 2024
 - a) Motion to approve made by Commissioner Mayulianos, seconded by Commissioner Jorgenson, carried 5-0.
- 5) **STAFF REPORTS**
 - a) Elisa Rodriguez, City Planner – thanked Commissioners Munson and Mayulianos for volunteering to help with the booths at Linger at the Lake and the Medical Lake Farmer’s Market. Reported that the booth had increased engagement at the last Farmer’s Market.
 - b) Sonny Weather, City Administrator – shared some information on comments from a citizen at the last meeting regarding the Silver Lake community and a project to add them to city water and sewer. There is no project application at this time, only interest. Spoke on his letter to the Planning Commission regarding the Coney Island dock topic.
- 6) **PUBLIC HEARING** – None
- 7) **SCHEDULED ITEMS**
 - a) LU 2024-010 SD (Shoreline Substantial Development Review)
 - i) Ms. Rodriguez reviewed the process up to this point and the task that Commissioners have before them. Gave a presentation. See attached. Commission discussion and Q & A. Decided to move forward with the following conditions
 1. Prior to receiving a final building inspection, the applicant shall install “no parking on trail” signage in the immediate vicinity of the park.

2. Prior to receiving a final building inspection, the applicant shall install a security camera at the park.
 3. The maximum width of the pier and dock shall be 5 feet.
- ii) Motion to approve with the above conditions made by Commissioner Hudson, seconded by Commissioner Mayulianos, carried 5-0.
- b) Comprehensive Plan Overview – Parks, Recreation, and Open Spaces
 - i) Ms. Rodriguez gave a presentation. See attached.
 - c) Education Packet
 - i) Motion to table the remainder of the Scheduled Items below made by Commissioner Mayulianos, seconded by Commissioner Munson, carried 5-0.
 - d) Sister Cities
 - e) Downtown Park Name
 - f) Monuments
- 8) COMMISSION MEMBERS' COMMENTS OR CONCERNS**
- a) Commissioner Mayulianos asked for an update on the purchase of Waterfront Park from DSHS. Mr. Weathers shared that they are in continued negotiations and have presented to RCO for a possible grant. The city's new Government Relations Consultants will be asking for funds from the legislature.
 - b) Commissioner Hudson asked for an update on the street projects. Mr. Weathers shared that they hope to be completed by the start of school.
- 9) INTERESTED CITIZENS: AUDIENCE REQUESTS AND COMMENTS**
- a) Art Kulibert, Medical Lake resident – gave input on why Waterfront Park is labeled a regional park.
 - b) Tammy Roberson, Medical Lake resident – asked for clarification on the various shoreline permits. Addressed a question that Commissioner Hudson had earlier in the meeting regarding the Planning Commission's authority to decide on the Shoreline Substantial Development Review. Ms. Rodriguez answered this question when it was asked by Commissioner Hudson.
- 10) CONCLUSION**
- a) Motion to conclude at 7:30 pm made by Commissioner Mayulianos, seconded by Commissioner Jorgenson, carried 5-0.

Roxanne Wright 9/26/24

Roxanne Wright, Administrative Assistant

The background is a light blue gradient with several realistic water droplets of various sizes scattered across it. The droplets have highlights and shadows, giving them a three-dimensional appearance.

SHORELINE SUBSTANTIAL DEVELOPMENT REVIEW

LU 2024-010 SD

AN APPLICATION FOR A NEW PIER/DOCK AND SHORELINE
STABILIZATION REPAIR AT CONEY ISLAND PARK



HOW WE GOT HERE,

Why the public hearing process is important,


And what are the rules for decision making.





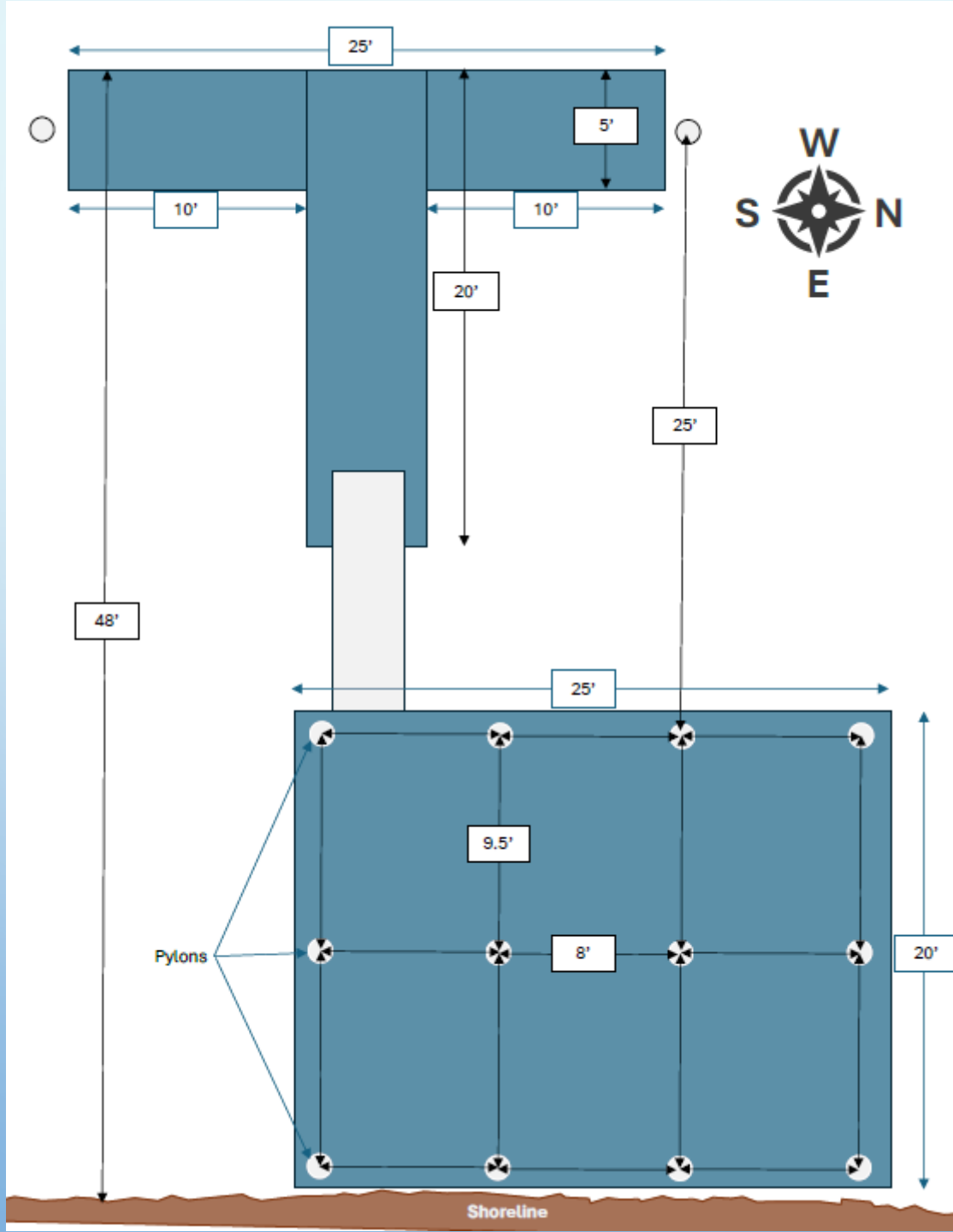
SHORELINE MASTER PROGRAM

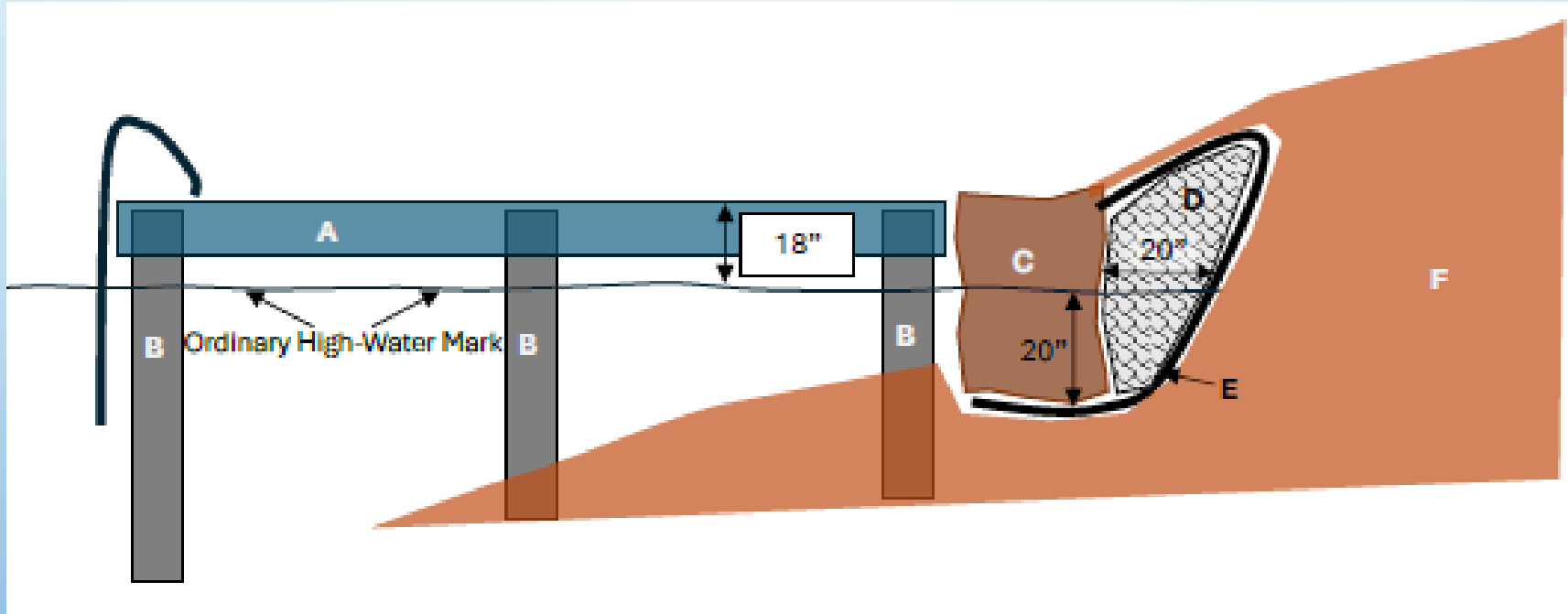
Purpose of SMP is to ensure that reasonable and adequate public use is allowed within the shoreline designations, along with natural resource protection.



SITE PLAN







CRITERIA

The decision on this application must be based on the 8 criteria that are addressed in the staff report and summarized in the handout in front of you.

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.

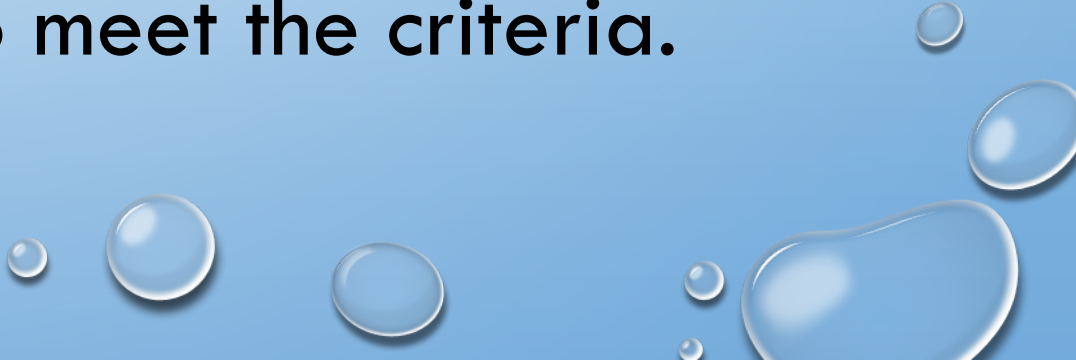


ACTION OPTION 1

You conclude that with the proposed conditions, the application meets the criteria.

ACTION OPTION 2

You conclude that additional conditions need to be created for the proposal to meet the criteria.





1

PARKS, RECREATION, AND OPEN SPACE ELEMENT

Purpose:

- **Strengthen and Enhance the City's Parks and Recreation system**
- **Promote a Healthy Community**

2

PARKS, RECREATION, AND OPEN SPACE ELEMENT

Recreation and Conservation Office

Major Source of Funding
Waterfront Developed with these Funds
Requires a Parks Master Plan

3

PARKS, RECREATION, AND OPEN SPACE ELEMENT

Park Categories in the Comp Plan

Neighborhood Park
Community Park
Regional Park

4

PARKS, RECREATION, AND OPEN SPACE ELEMENT

Level of Service

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

5

PARKS, RECREATION, AND OPEN SPACE ELEMENT

Park Categories in the Comp Plan

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

6

PARKS, RECREATION, AND OPEN SPACE ELEMENT

The parks and recreation system will have a multitude of recreational opportunities for all community members.

7

PARKS, RECREATION, AND OPEN SPACE ELEMENT

There will be an extensive trail system to promote recreation and alternative transportation.

8

PARKS, RECREATION, AND OPEN SPACE ELEMENT

The parks and recreation system will be well advertised with cohesive signage and logos.

9

PARKS, RECREATION, AND OPEN SPACE ELEMENT

There will be a well maintained, multi-use park within walking distance of every household.

10

PARKS, RECREATION, AND OPEN SPACE ELEMENT

Pursue grant funding for capital facilities projects.

11

PARKS, RECREATION, AND OPEN SPACE ELEMENT

The parks and trails system will be a regional draw, supporting tourism for additional economic opportunities.

12

PARKS, RECREATION, AND OPEN SPACE ELEMENT

There will continue to be ample recreational opportunities and access to Medical Lake and West Medical Lake.