

City of Medical Lake
124 S. Lefevre Street – City Council Chambers
**Planning Commission Meeting and
Public Hearing
September 26, 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 5:31 pm, led the Pledge of Allegiance, and conducted roll call.
 - i) Commissioner Munson is on Zoom all others in person.
 - ii) Commissioner Hudson submitted an absence request for this meeting. Motion to approve made by Commissioner Mark, seconded by Commissioner Jorgenson, carried 4-0.

2) ADDITIONS TO AGENDA

- a) Motion to approve agenda as written made by Commissioner Jorgenson, seconded by Commissioner Mark, carried 4-0.

3) INTERESTED CITIZENS: AUDIENCE REQUESTS AND COMMENTS

- a) Diane Nichols, resident of Medical Lake via Zoom – asked if citizens will be able to provide comments at the end of the meeting. Yes.

4) APPROVAL OF MINUTES – August 22, 2024

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

5) STAFF REPORTS

- a) Elisa Rodriguez, City Planner – thanked Commissioner Mayulianos for assisting at the first Farmer’s Market in September. Provided updates on the Hazard Mitigation Plan. Encourage citizens to do survey. Dock decision has an appeal, specifically unhappy with size restriction. City Council will hear the appeal at the regular City Council meeting on October 1st. Commissioner Jorgenson asked about the new parking/bike lane changes. Mr. Weathers addressed her comments and discussion was held.

6) SCHEDULED ITEMS

- a) Set November and December meeting dates
 - i) Move November meeting to the 21st and December meeting to the 19th due to holidays.
 - 1. Motion to approve changes made by Commissioner Mark, seconded by Commissioner Mayulianos, carried 4-0.
- b) Comprehensive Plan Overview – Housing
 - i) Ms. Rodriguez gave a presentation (see attached) and discussion was held.
- c) Education Packet
 - i) Motion to table made by Commissioner Mark, seconded by Commissioner Jorgenson, carried 4-0.

7) PUBLIC HEARING – LU 2024-017 TA (Text Amendment)

- a) Commissioner Mayulianos opened the public hearing at 6:20 pm.
- b) Ms. Rodriguez shared a presentation (see attached). To summarize, state law is changing on January 1st, 2025 and to stay in compliance, the City must amend the municipal code to adjust the land use review decision timeline from 120 days to three new timelines. The municipal code is difficult to navigate with process information sewn throughout four titles, therefore, staff is proposing to not just update timelines, but to reformat the code to create a more streamlined, usable text with all the process information in one location.
- c) Hearing opened for public comment: None received
- d) Motion by Commissioner Munson, in conformity with Senate Bill 5290 and RCW 36.70A.040, I move that the City of Medical Lake replace Medical Lake Municipal Code timelines presently appearing in Titles 15 - 18 by creating a new title, Title 19, Land Use and Development, wherein will be included final decision deadlines for three project categories, to wit:
 - i) For projects that do not require public notice, a final decision must be issued in 65 days,
 - ii) For projects that require public notice, a final decision must be issued in 100 days,
 - iii) For projects that require public notice and a public hearing, a final decision must be issued in 170 days. Motion seconded by Commissioner Mark, , public comment made via Zoom chat by city resident Tammy Roberson regarding order of hearing, discussion held, motion carried 4-0.
- e) Commissioner Mayulianos closed the public hearing at 6:44 pm.

8) COMMISSION MEMBERS' COMMENTS OR CONCERNS

- a) Commissioner Mark would like to discuss public hearing process at next meeting.
- b) Commissioner Mayulianos shared that a citizen suggested an adopt a park/picnic area program. Would like to discuss at next meeting. The Wellness Center requested a reminder in the newsletter that they are open to all. Mr. Weathers took note.
- c) Commissioner Munson mentioned that he has several other items for next meeting.

9) INTERESTED CITIZENS: AUDIENCE REQUESTS AND COMMENTS

- a) Diane Nichols, resident of Medical Lake (via Zoom) – spoke on housing issue re: middle housing state requirements. Fox Hollow parking issue. Requesting Planning Commission and City Council review. Mr. Weathers responded and Ms. Nichols addressed the response.
- b) Tammy Roberson, resident of Medical Lake – commented on the public hearing process via Zoom chat.

10) CONCLUSION

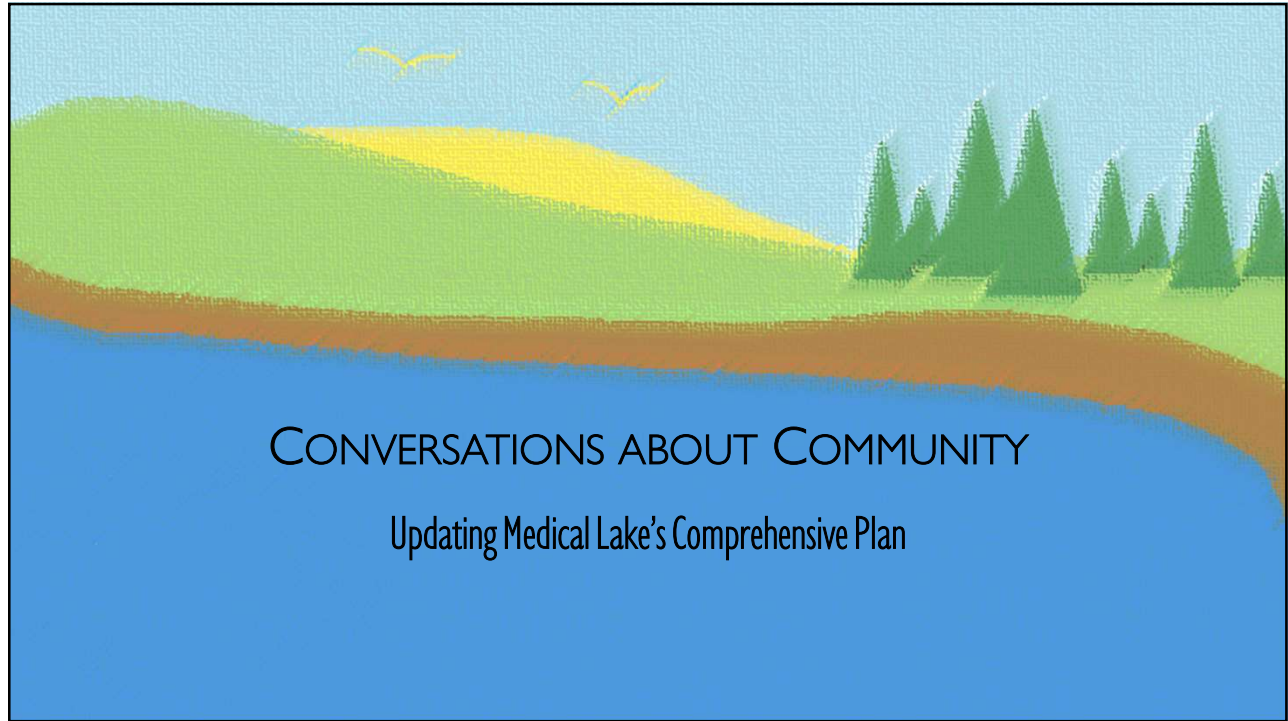
- a) Motion to conclude meeting at 7:00 pm made by Commissioner Mark, seconded by Commissioner Jorgenson, carried 4-0.

Roxanne Wright

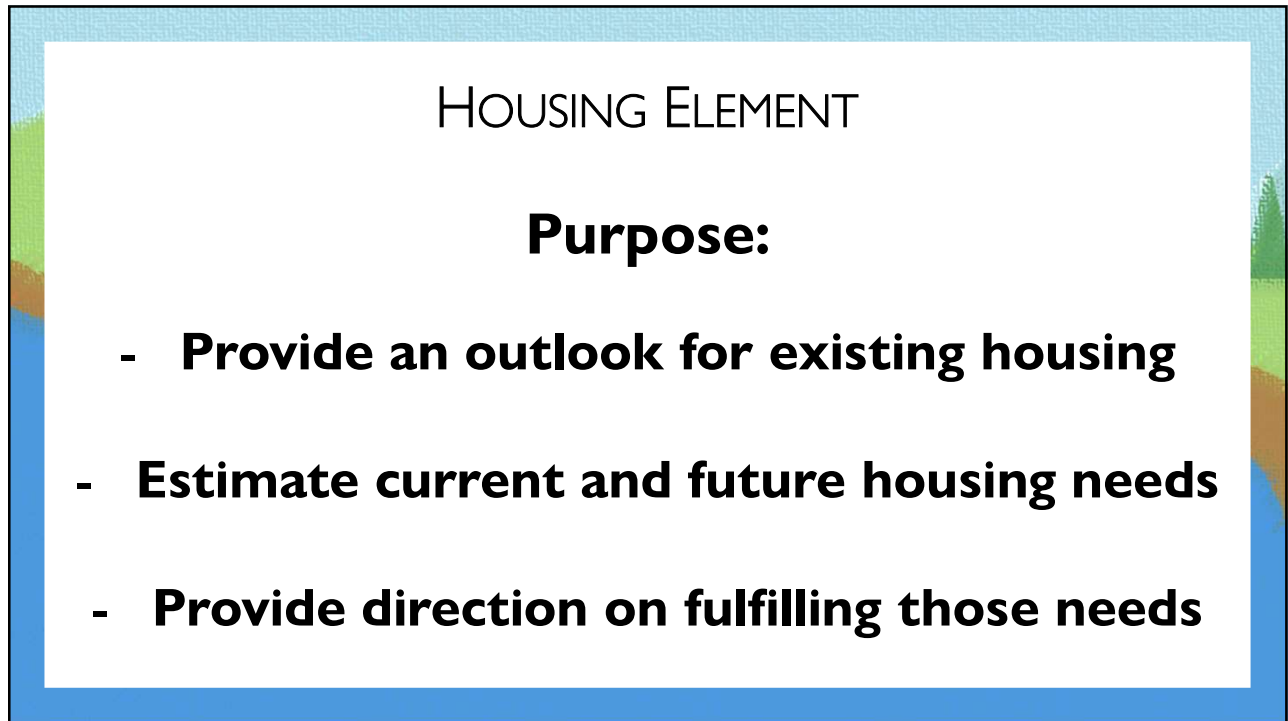
Roxanne Wright, Administrative Assistant

10/24/24

Date




1



2

HOUSING ELEMENT


Middle Housing
Duplex, Triplex, Four-plex, Rowhouses



Single Detached Unit



Duplex Units




Apartment Units


3

HOUSING ELEMENT


Accessory Dwelling Unit




DETACHED




ATTACHED




INTERIOR (UPPER LEVEL)



INTERIOR (LOWER LEVEL)



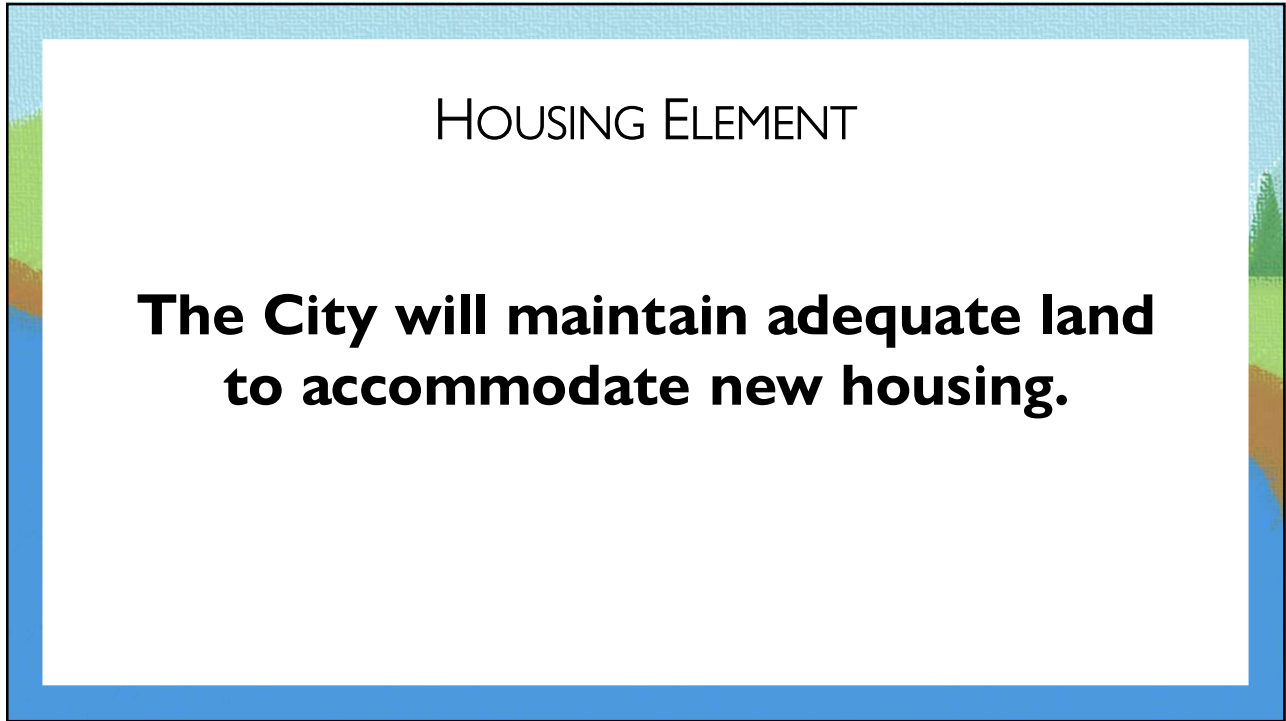
ABOVE GARAGE



GARAGE CONVERSION

▲ Accessory dwelling units (or ADUs) come in many shapes and styles.

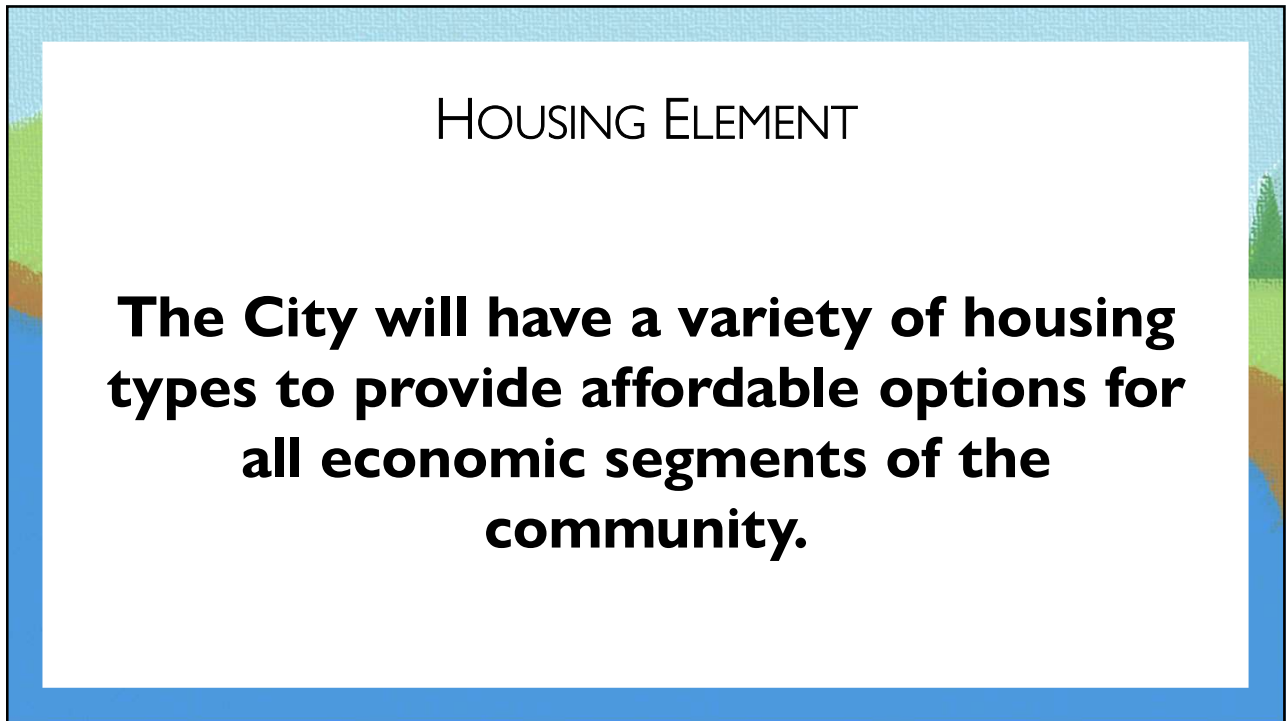
4



HOUSING ELEMENT

The City will maintain adequate land to accommodate new housing.

5



HOUSING ELEMENT

The City will have a variety of housing types to provide affordable options for all economic segments of the community.

6

HOUSING ELEMENT

The City will have zoning that allows for innovations in housing.

This slide features a white background with a blue border. The text is centered and includes a decorative graphic on the left and right sides consisting of vertical bars in shades of blue, brown, and green.

7

HOUSING ELEMENT

The City will have a streamlined review and permitting process that allows for the efficient development and building of housing.

This slide features a white background with a blue border. The text is centered and includes a decorative graphic on the left and right sides consisting of vertical bars in shades of blue, brown, and green.

8



Land Use Review Process

Amendments Required by SB 5290

1

Senate Bill 5290

Timeline for the final decision of a Land Use Review

<i>Current</i>	<i>January 1, 2025</i>
<p>All Reviews = 120 Days</p>	<p>No public notice = 65 Days Notice, but no Hearing = 100 Days Public Hearing = 170 Days</p>

2

Timelines → Review Types

Review Types

Timelines

Type I Review

No public notice = 65 Days

Type II Review

Notice, but no Hearing = 100 Days

Type III Review

Public Hearing = 170 Days

Type IV Review

Legislative Review = No Timeline

} Quasi-Judicial

3

Review Types

Current

Short Plat
 Binding Site Plan
 Final Short Plat
 Lot Line Adjustment
 Lot Segregation
 Lot Merge
 Final Long Plat
 Final Binding Site Plan
 Home Occupation
 Conditional Use
 Variance
 Shoreline Conditional Use
 Shoreline Variance

Critical Area
 Long Plat
 Planned Unit Development
 Subdivision Variance
 Subdivision Amendment
 Rezone (site specific)
 Zoning Map Amendment
 Development Code
 Amendment
 Comprehensive Plan
 Amendment
 Shoreline Substantial
 Development

Proposed

Type I Review

Type II Review

Type III Review

Type IV Review

Final Plat Review

4

Municipal Code

Current

Title 15 – Subdivisions
Title 16 – Planning
Title 17 – Zoning
Title 18 – Manufactured Home Community

Proposed

Title 19 – Land Use and Development

5

Staff Report

Criteria

Resolve Inconsistencies
Consistent with the Comprehensive Plan

Proposal

Changes to timelines
Creates Consistency in Review Processes
No policy changes

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