

City of Medical Lake  
124 S. Lefevre Street – City Council Chambers  
**Planning Commission Meeting**  
**November 21, 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. Commissioner Munson was present on Zoom with all other Commissioners present in person.

**2) ADDITIONS TO AGENDA**

- a) Commissioner Munson asked to add the following items to Section 6 after 6b:
  - i) Sister Cities
  - ii) Downtown park name
  - iii) Design standards
  - iv) Branding
- v) Motion to add made by Commissioner Mayulianos, seconded by Commissioner Mark, carried 5-0.
- vi) Motion to approve agenda as amended made by Commissioner Mayulianos, seconded by Commissioner Mark, carried 5-0.

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

- a) Tammy Roberson, resident of Medical Lake – spoke on the Comprehensive Plan development and concern over the natural environment and economic development sections of the recent reviews. The motion to allow Ms. Roberson an additional minute, made by Commissioner Hudson and seconded by Commissioner Mayulianos, carried 5-0.

**4) APPROVAL OF MINUTES – October 24, 2024**

- a) Sections 6Ai – and 6Bi change Commissioner Mark to Commissioner Hudson. Motion to approve minutes as amended made by Commissioner Mayulianos, seconded by Commissioner Mark, carried 5-0.

**5) STAFF REPORTS**

- a) Ms. Rodriguez – Ordinance 1130 was approved unanimously by City Council and will go into effect on January 1, 2025. A Resolution to change one paragraph in the Shoreline Management Plan appeals section will be going before City Council.

**6) SCHEDULED ITEMS**

- a) Rough Draft of Land Capacity Analysis
  - i) Ms. Rodriguez gave a presentation, see attached. Shared an e-mail from Sonya Sievers (not a Medical Lake resident) that questioned some of the math in the chart. Ms. Rodriguez addressed her points. Commissioner Hudson allowed citizen comments at this point. Ms. Sievers, present via Zoom, commented regarding the analysis. Diane Nichols, resident of Medical Lake also present via Zoom, inquired about water usage and WWTP capacity regarding growth plans. Ms. Rodriguez - It is taken into consideration for the Comprehensive Plan, but not in this particular exercise. Mr. Weathers – there is existing water capacity for some growth and the city has water

rights beyond the current draw, can drill additional wells to draw on that. WWTP designed for a million gallons a day. It is currently at 40% capacity.

- b) Education Packet
  - i) Commissioner Mayulianos introduced the draft education packet for Commissioners to review and make suggestions. Will bring back at the next meeting for approval.
- c) Sister Cities
  - i) Commissioner Munson shared that he spoke to City Council about a program. Mayor Cooper suggested Lahaina because of common ground with wildfires.
- d) Downtown Park name
  - i) Commissioner Mayulianos talked to Mayor Cooper, Mr. Weathers, and Ms. Rodriguez on the subject. Mayor Cooper shared that she will do a listening tour in 2025 to get community input on various topics and can include this as well. Commissioner Mayulianos would like to discuss further at the January 2025 meeting.
- e) Design Standards & Branding
  - i) Commissioner Munson reviewed the process so far and gave additional suggestions. Disregarding Europe and wants to build on what we already have, such as the Bluewaters Bluegrass Festival.

7) **PUBLIC HEARING** – None

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

- a) Commissioner Mark – reviewed minutes from last month and addressed the comments on the quality of the lake (Medical Lake). She spoke with Councilmember Chad Pritchard and he shared that EWU does do testing of the lake and that it is in good shape compared to other area lakes.
- b) Commissioner Hudson asked about Comcast doing work in the city. Mr. Weathers said it's been noticed and the contractor has put out door knockers. The company will fix any damage done during the work.
- c) Commissioner Mayulianos – will brief City Council in January on things she's working on. She will continue to work on an Air Force museum in the city.

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

- a) Diane Nichols, resident of Medical Lake – thanked the Commissioners for their hard work

10) **CONCLUSION**

- a) Motion to conclude at 6:56 pm made by Commissioner Mayulianos, seconded by Commissioner Mark, carried 5-0.

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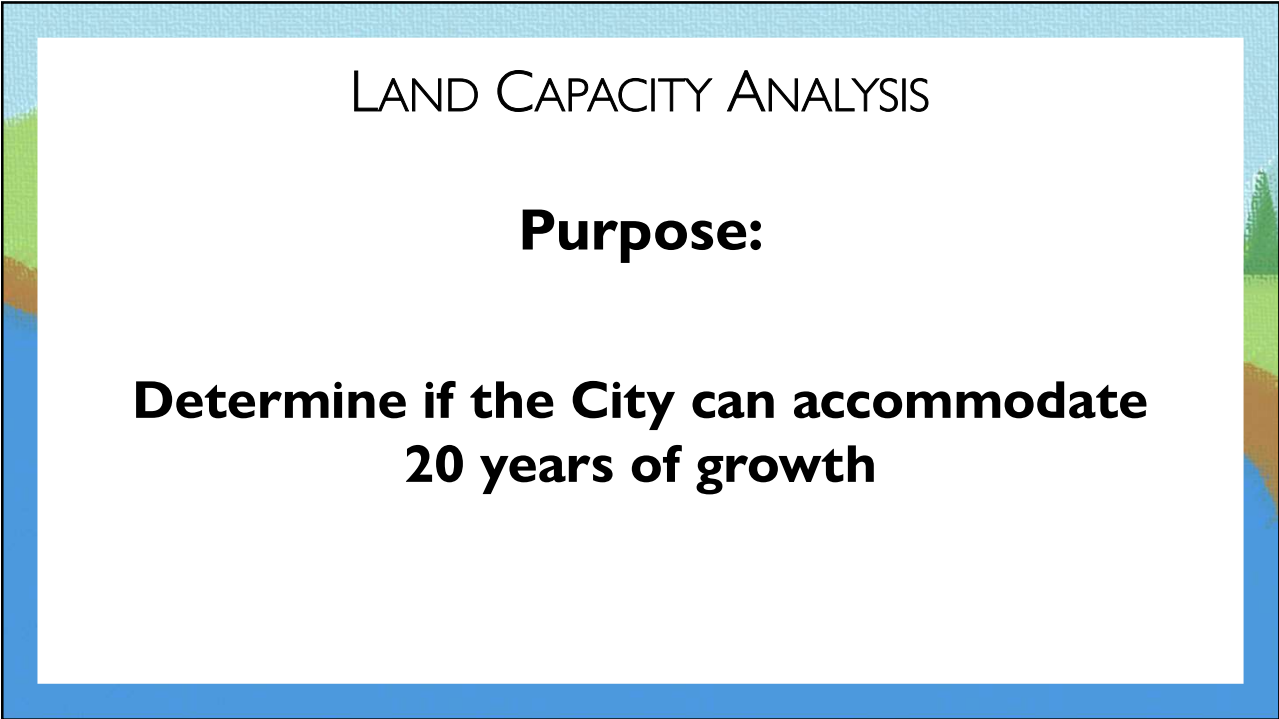
Roxanne Wright, Administrative Assistant

*Roxanne Wright*

Date 12/19/24



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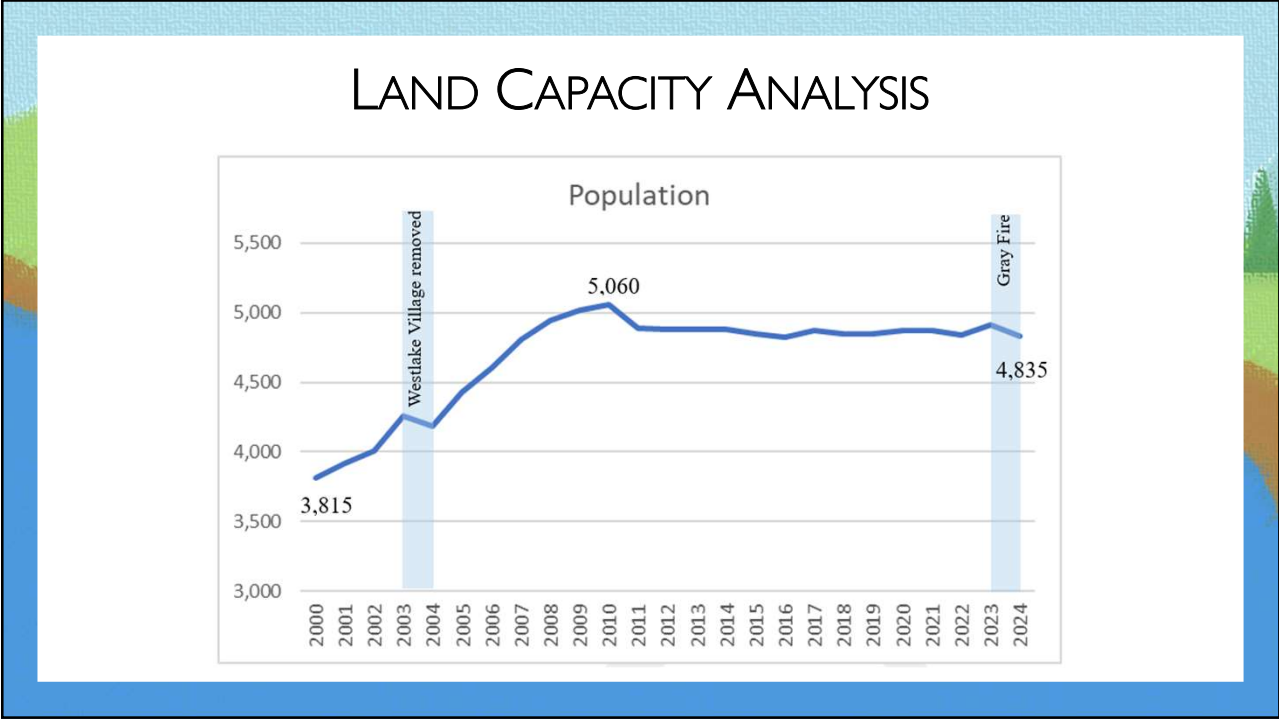
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# LAND CAPACITY ANALYSIS

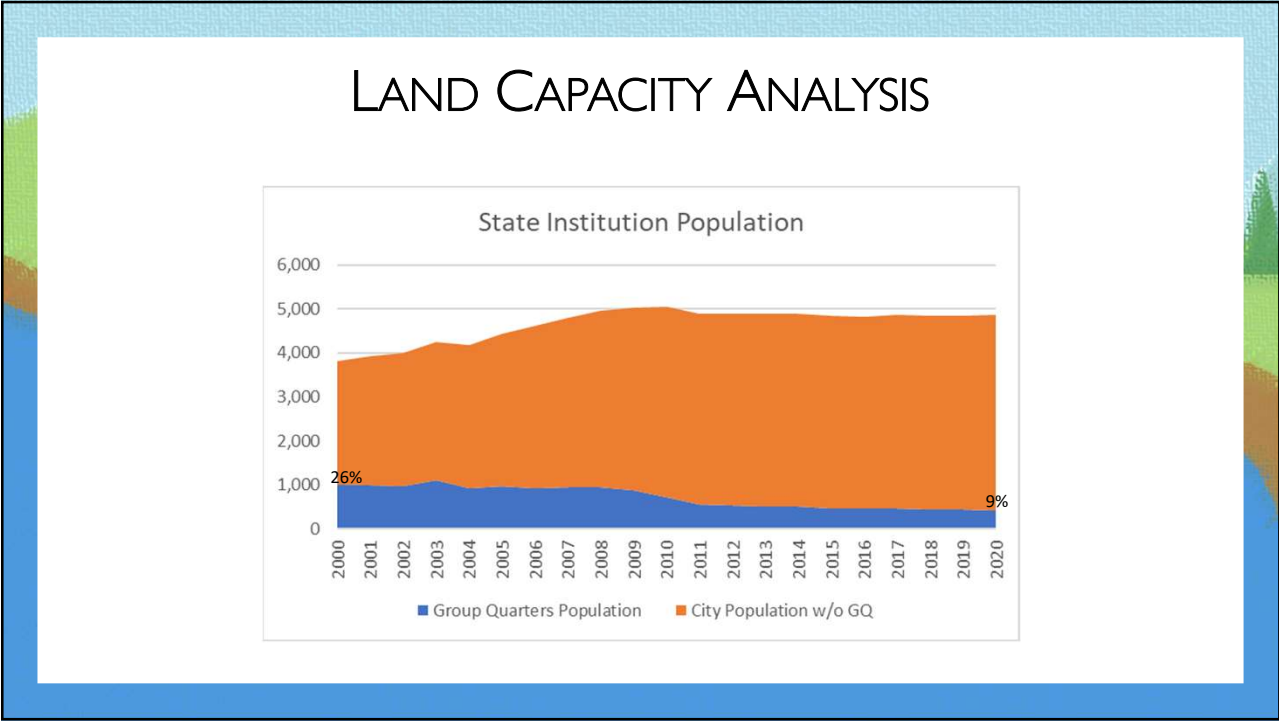
## Procedure:

**Spokane County provides a methodology for all jurisdictions within the county**

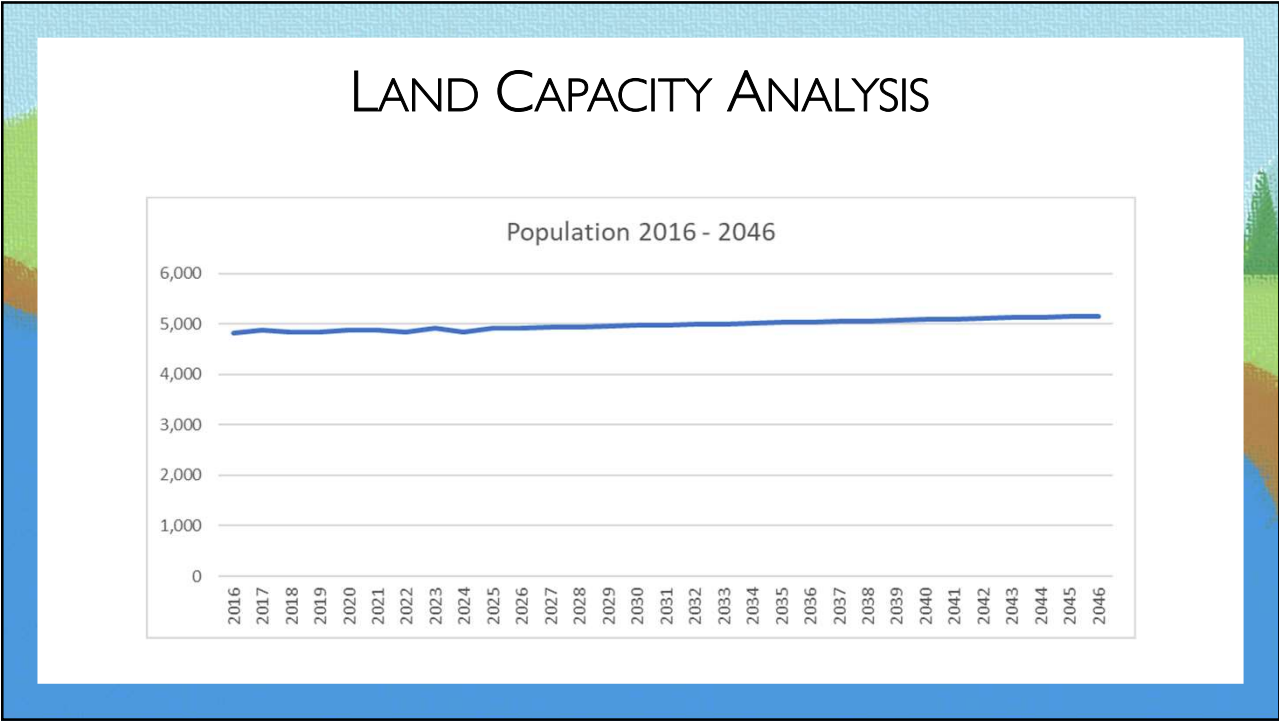
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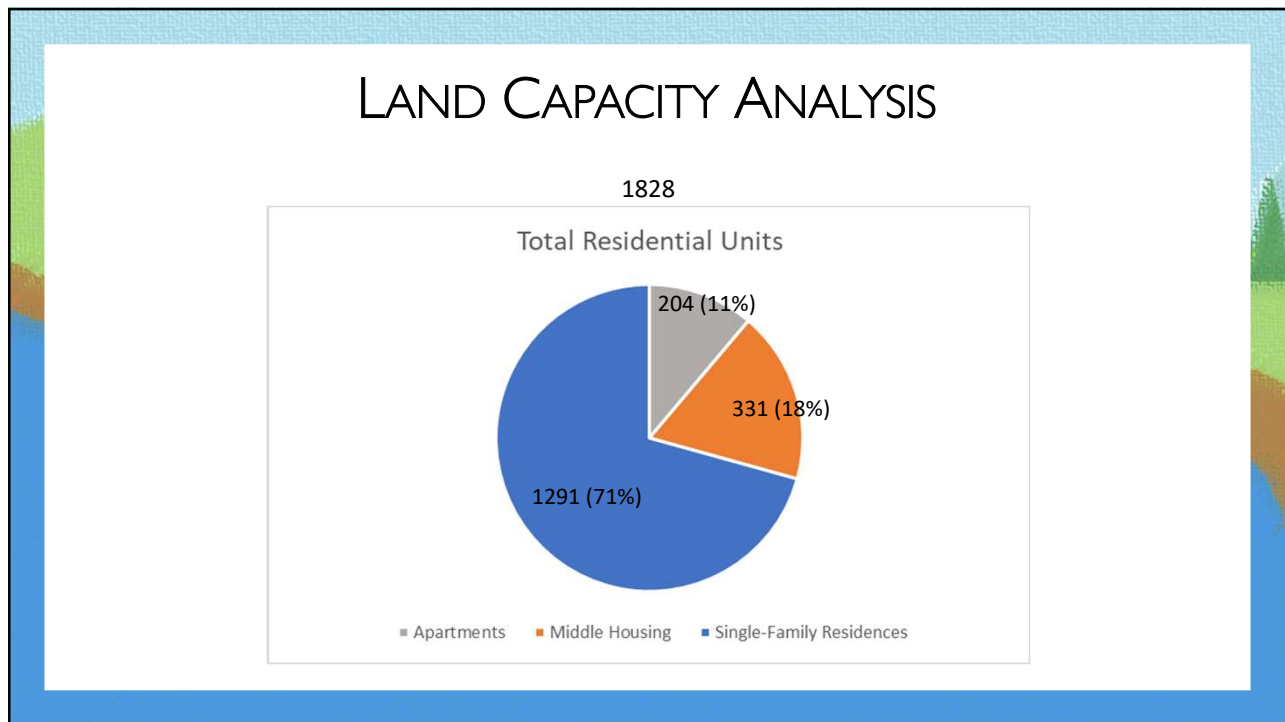
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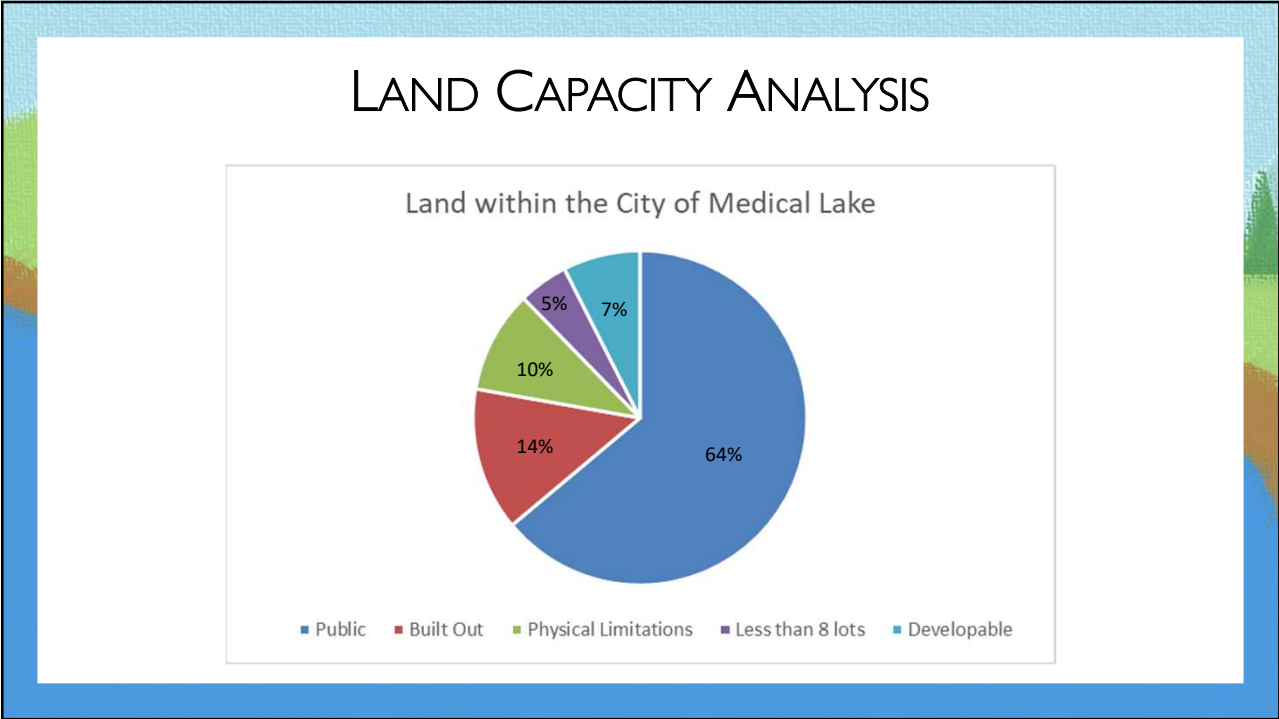
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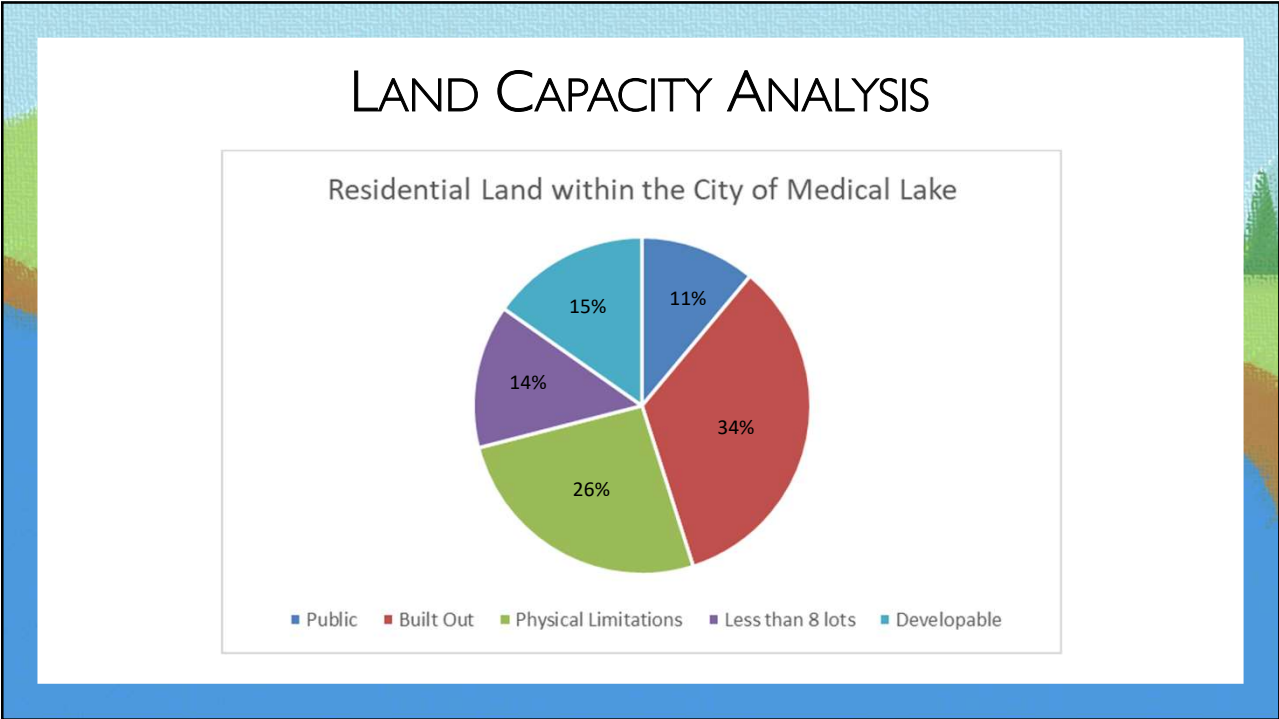
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- ## LAND CAPACITY ANALYSIS
- ### Methodology:
- 1. Determine Vacant, Partially Utilized, and Underutilized Land**
  - 2. Remove Land with Physical Limitations**
  - 3. Remove Public Land**
  - 4. Account for Market**
  - 5. Calculate Potential Residential Development**
  - 6. Compare Capacity to Population/Housing Allocations**

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**LAND CAPACITY ANALYSIS**

**Development Potential for Residentially Zoned Land:**

**Built Out?**

**Analyzed each parcel**

**Minimum Lot Size vs. # of Units**

**Physical Limitations: environment, lot shape, house location**

**Infrastructure: Streets, stormwater collection, sewer**

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**LAND CAPACITY ANALYSIS**

**Development Potential for Residentially Zoned Land:**

**Vacant, Partially Used, Underutilized?**

**Removed land that cannot be divided into 8 lots or more**

**15% = 99.91 acres = 77 lots**

**Subtract environmental obstacles**

**Subtract infrastructure**

**Calculate Minimum Lot Size or Density**

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**LAND CAPACITY ANALYSIS**

**Development Potential for Residentially Zoned Land:**

**Possible Residential Units**

**R1 = 292 units - 30% = 204 units**

**R2 = 11 units - 30% = 7 units**

**R3 = 118 units - 30% = 82 units**

**Total = 293 units**