



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

January 14, 2025

Tom Stirling
SynTier Engineering, Inc.
405 SE Brelsford Dr., Suite C
Pullman, WA 99163

RE: 1/13/2025 Meeting Summary for application LU 2024-025 PP PU CA

Dear Mr. Stirling,

Thank you and Mr. Emtman for meeting with City staff to discuss your preliminary plat application today. I have summarized our conversation below. If you believe anything in the summary is incorrect or incomplete, please let me know as soon as possible.

Sanitary Sewer

The application is for 106 single-family lots. Using the current sanitary system plan, this development would send sewerage to the Lakeshore lift station. This lift station pumps to the sewer main that runs along the shore of Medical Lake. The lift station and sewer main are nearly at capacity. The city staff are confident that this particular line cannot handle 106 new single-family homes. The applicant is interested in phasing and has asked City staff to determine how many new units the current system can handle. The City's capital improvement plan includes a new 24-inch sewer main running along Hallet Street, significantly relieving the Lakeshore sewer line. However, funding has not been secured for this project, therefore, city staff cannot provide a time estimate for completion. With knowledge of the above information, the applicant is considering two options at this time. The first is to divert the sewerage from the South Lake Terrace neighborhood away from the Lakeshore lift station. The second option is to create an onsite sewer treatment system.

Stormwater

City staff are concerned about the high water table and the additional stormwater pressure this development may create. For this reason, the CC&R's must include a prohibition on basements and connecting sump pumps to the sanitary sewer system. To encourage future owners to do the right thing, stormwater taps may be required for each unit. The stormwater infrastructure needs to be shown on the plan. The current plans have only the swales depicted. City staff are asking the applicant to consider swales between the roadway and sidewalks.

Streets

The proposed plan shows sidewalks on only one side of the street. The municipal code requires sidewalks on both sides of the street. City staff are asking the applicant to consider swales between the roadway and the sidewalk. This would require curbs to have swale inlets. (In the meeting, eliminating curbing was discussed, but upon further consideration, having a parking lane next to a curbless swale is likely to lead to people parking in the swale.) In addition, the southern entrance needs to be a paved, two-lane roadway that is always accessible. Instead of a sidewalk, a gravel path on the north side of the street will be acceptable to connect to Lefevre Street. Instead of a sidewalk along the east side of Lefevre Street, pedestrian connections across Lefevre Street to the pedestrian path (Medical Lake Trail) will be acceptable.

Wetlands

The planting plan needs to show an area to be planted so the square footage calculations can be done. A plan showing measures for protecting the wetlands during construction needs to be submitted. If the applicant intends to put water and sewer lines across the Sattler property, a wetland report needs to be submitted showing any wetlands or buffers on the site. The applicant asked if they can remove trees with their forestry permit without any permits from the city. City staff will research this and provide an answer.

Lots

The setback lines need to be shown on the lots. With part of the street infrastructure in easements, setbacks may need to be adjusted for this subdivision. Swales and lift stations need to be placed in tracts, not on private lots.

Phasing

The applicant needs to provide detailed information about what parts of the infrastructure will be built with each phase of the subdivision. City staff understands that information on the capacity of the sewer system is needed prior to finalizing a phasing plan.

Planned Unit Development

The current plan, assuming swales will be placed between the roadway and the sidewalk, will require seven “variances” to the municipal code:

- Reduced right-of-way width from 50 feet to 38 feet
- No curbs
- Swales between the roadway and sidewalk
- Sidewalks in an easement
- Reduce lot size from 6,000 square feet to 5,000 square feet
- Reduce lot width from 60 feet to 50 feet
- Change to setback requirements

If you have any questions about the above requirements, please contact me at 509-565-5019 or erodriguez@medical-lake.org.

Sincerely,

A handwritten signature in black ink, appearing to read 'Elisa Rodriguez', with a stylized flourish at the end.

Elisa Rodriguez
City Planner

CC: Steve Emtman, Property Owner
Sonny Weathers, City Administrator
Scott Duncan, Public Works Director