



City of Medical Lake
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STATE ENVIRONMENTAL POLICY ACT (SEPA)

Mitigated Determination of Non-Significance

Date: February 7, 2025

Lead agency: City of Medical Lake

Agency Contact: Elisa Rodriguez, City Planner, 509-565-5019, erodriguez@medical-lake.org

Agency File Number: LU 2024-025 PP PU CA

Proposal: The applicant proposed a 102-lot subdivision for single-family residences. There are five (5) wetlands on the site. The two proposed access streets from S Lefevre Street run through wetland buffers. Wetland buffer averaging is being proposed. The applicant is asking to reduce the minimum lot size from 6,000 square feet to 5,000 square feet and the minimum lot width from 60 feet to 50 feet.

Proposal Location: Intersection of S Lefevre Street (State Route 902) and Green Gate Lane. Parcel #14192.0002

Applicant: Tom Stirling with Syntier Engineering, 509-339-6187, tom@syntierengr.com

Determination: The City of Medical Lake has determined that this proposal will not have a probable significant adverse impact on the environment. Pursuant to WAC 197-11-350(3), the proposal has been clarified, changed, and conditioned to include necessary mitigation measures to avoid, minimize or compensate for probable significant impacts. An environmental impact statement (EIS) is not required under RCW 43.21C.030. The necessary mitigation measures are listed below, the Environmental Checklist is attached, and additional information is available at medical-lake.org/city-government/planning-zoning-department.

This determination is based on the following findings and conclusions:

Earth

This proposal includes the development of streets and infrastructure for a 102-unit subdivision. There are five (5) wetlands on the site which have the potential of being impacted by construction of these facilities. The Medical Lake Municipal Code does not have provisions for erosion and sediment control. For this reason, it is appropriate to mitigate this impact by requiring an erosion and sediment control plan to be approved and protections in place before any construction starts. See mitigation item #1.

Air

No significant adverse impacts foreseen.

Water

As stated in the "Earth" section above, it is appropriate to mitigate for potential erosion and sediment control issues, especially regarding the wetlands on site. Other impacts to the wetlands will be mitigated through the critical area review.

Plants

Plants that are critical to the wetlands and associated habitats will be addressed through the critical area review. The applicant has a Department of Resources Forestry Permit. This allows the harvesting of trees on the site, however, the Medical Lake Critical Areas ordinance must be adhered to during this activity. This means that no activity can happen in the wetland buffers, including, but not limited to tree removal and driving of construction vehicles and machinery.

Animals

Animals that are critical to the wetlands and associated habitats will be addressed through the critical area review.

Energy and Natural Resources

No significant adverse impacts foreseen.

Environmental Health

No significant adverse impacts foreseen.

Land and Shoreline Use

Land Use impacts will be addressed through the preliminary plat review.

Housing

No significant adverse impacts foreseen.

Aesthetics

No significant adverse impacts foreseen.

Light and Glare

No significant adverse impacts foreseen.

Recreation

Medical Lake Trail and Waterfront Park provide recreational opportunities in the immediate vicinity. No parks space is being proposed, therefore impact fees will be assessed.

Historic and Cultural Preservation

No significant adverse impacts foreseen.

Transportation

The applicant is proposing a 102-unit subdivision which has the potential of housing 260 people. This site is located on State Route 902 (SR 902). The sixty-foot (60') right-of-way has approximately twenty-five (25) feet of roadway which includes two travel lanes. There are no bicycle or pedestrian facilities. However, across SR 902 from the site is the Medical Lake Trail. This is a 10-foot (10') wide pedestrian and bicycle path that connects Jefferson Street to Waterfront Park.

Normally, per the Medical Lake Municipal Code, new development would require sidewalks to be installed on SR 902 for the entire length of the property. However, the majority of this area is in a wetland buffer. For this reason, the City will not require sidewalks on the southeast side of SR 902. Yet, this proposal will create the need for pedestrian facilities to access the city to the north and Waterfront park to the southwest. For this reason, it is appropriate to mitigate this impact by creating pedestrian crossings on SR 902 from the two subdivision access streets to the Medical Lake Trail. See mitigation item #2.

Public Services

No significant adverse impacts foreseen.

Utilities

The application is for 102 single-family lots. Using the current sanitary system plan, this development would send sewage 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 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. For this reason, it is appropriate to mitigate this impact by making an improvement to the sewerage system to handle the capacity of 102 more households. See mitigation item #3.

No significant adverse impacts foreseen for other utilities.

Mitigation:

1. In conjunction with the Final Plat, or prior to, a sediment and erosion control plan must be submitted to and approved by the Planning Official. All sediment and erosion control measures must be in place prior to any ground disturbing activities.
2. A pedestrian crossing plan for the two proposed intersections with SR 902 must be approved by the Washington Department of Transportation prior to Final Plat submittal.
3. Prior to Final Plat submittal, the applicant must work in conjunction with the City to develop a plan for rerouting the existing sewage system to relieve the Lakeshore lift station and main line to accommodate the additional units of this proposed plat. Any work required by the City Engineer to accomplish this will be billed to the applicant.

Comment Period: This MDNS is issued under WAC 197-11-350 and the comment period will end on February 27, 2025, at 2:00 p.m.

Responsible Official:

Sonny Weathers
City Administrator
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Date of Issuance: February 7, 2025

Appeal process: Appeals of this environmental determination may be made per the procedures outlined in MLMC 16.10.420.