



City of Medical Lake  
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## CONCURRENCY

**Application:** LU-2024-025 Preliminary Plat for Ring Lake Estates

**Location:** Intersection of SR 902 (S Lefevre St.) and Green Gate Lane, Parcel 14192.0002

### **SEWER**

**Standard:** The project is within an area approved for sewer pursuant to the municipal code for the city.

**Comment:** The current sewer collection zone that this project will feed into is at maximum capacity and cannot support the proposed project. Adjustments to the system will have to be made to add capacity.

**Standard:** Improvements necessary to provide city standard facilities and services are present or are on an approved and funded plan to assure availability in time to meet the needs of the proposed development OR the applicant is proposing improvements to meet the needs of the proposal as part of the development proposal.

**Comment:** There are no improvement plans provided, funded, or approved at this time to meet the needs of this project. All preliminary sewer improvement plan discussions with the applicant have been made in verbal conversation only.

### **WATER**

**Standard:** The project is within an area approved for municipal water service pursuant to the adopted Water System Plan for the city.

**Comment:** The project is within the ERU capacity for the water system.

**Standard:** Improvements necessary to provide city standard facilities and services are present or are part of an approved and funded plan to assure availability in a time to meet

the needs of the proposed development OR the applicant is proposing improvements to meet the needs of the proposal as part of the development proposal.

**Comment:** The system will need to be a looped system to meet fire flow requirements. All water system plans for this project need to be reviewed by local fire marshals and city engineers for concurrency.

## **TRANSPORTATION**

**Standard:** Traffic calculations shall be based on the trip generation average described within the latest available edition of the Institute of Transportation Engineers (ITE) trip generation manual for the particular type and extent of the development being proposed.

**Comment:** Lefevre Street (SR-902), is a state highway, therefore the Department of Transportation will help in making a concurrency determination for Lefevre Street. The applicant has not provided a traffic analysis for the proposal.

**Standard:** Improvements necessary to maintain the level of service for the transportation facility as stated in the Comprehensive Plan are present or are on an approved and funded plan to assure availability in a time to meet the needs of the proposed development OR the applicant is proposing improvements to maintain the level of service as part of the development proposal.

**Comment:** The proposed layout, which includes 30-foot-wide paved roadways, does not adequately support access and egress for traffic from existing properties on Green Gate Lane. To improve traffic flow and accessibility, the street(s) that replace Green Gate Lane must be a collector arterial with a 60-foot right-of-way and 36' of paved roadway. Additionally, all other streets in the subdivision must meet the standard of a 50-foot right of way with 32' of paved roadway.

## **STORMWATER**

**Standard:** The project is within an area approved for municipal stormwater service pursuant to the adopted Stormwater System Plan for the city.

**Comment:** The applicant is not proposing a storm sewer system, but rather an onsite treatment system.

**Standard:** Improvements necessary to provide city standard facilities and services are present or are part of an approved and funded plan to assure availability in a time to meet the needs of the proposed development OR the applicant is proposing improvements to meet the needs of the proposal as part of the development proposal.

**Comment:** The proposed onsite system is dependent on most stormwater being fed into the existing wetlands. The City has concern regarding the capacity of the

wetlands to accept the increased runoff from all the new impervious surfaces. The applicant has not provided a capacity analysis for the wetland system.

**SOLID WASTE**

**Standard:** The project is within an area approved for municipal solid waste service pursuant to the adopted Stormwater System Plan for the city.

**Comment:** The City contracts with a private solid waste disposal service which has the capacity to provide service with the approved fee schedule.

**Conclusion:**

SEWER	<input type="checkbox"/> Concurrency is being met	<input checked="" type="checkbox"/> Concurrency is NOT being met
WATER	<input checked="" type="checkbox"/> Concurrency is being met	<input type="checkbox"/> Concurrency is NOT being met
TRANSPORTATION	<input type="checkbox"/> Concurrency is being met	<input checked="" type="checkbox"/> Concurrency is NOT being met
STORMWATER	<input type="checkbox"/> Concurrency is being met	<input checked="" type="checkbox"/> Concurrency is NOT being met
SOLID WASTE	<input checked="" type="checkbox"/> Concurrency is being met	<input type="checkbox"/> Concurrency is NOT being met

Public Works Director Signature:



Date:

2/20/2025

This Concurrency Test is valid for five (5) years from the approval date of the Land Use Application.