



**AGENDA
PLANNING COMMISSION
REGULAR MEETING &
PUBLIC HEARING
FEBRUARY 27, 2025, 5:30 PM**

**COMMISSION ATTENDANCE IN PERSON
PUBLIC MAY ATTEND IN PERSON OR REMOTELY VIA
ZOOM**

To better serve our community, we are now offering Live Streaming of our Planning Commission Meetings on our YouTube channel (link is provided below). This will enable citizens who wish to just view the meeting and not participate (provide comments) to do so in the comfort of their homes. Those that wish to provide input during the citizen comment periods may join the meeting as usual via the Zoom link.

- **Join the Zoom Meeting –**

<https://us06web.zoom.us/j/82624750471?pwd=FSbn6XAmF0FM8RyXHxQ6j7obtUR2la.1>

Meeting ID: 826 2475 0471

Passcode: 446645

One tap mobile

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+12532050468,,82624750471#,,,,*446645# US

Find your local number: <https://us06web.zoom.us/j/82624750471?pwd=FSbn6XAmF0FM8RyXHxQ6j7obtUR2la.1>

- **Watch the Live Stream on YouTube -**

<http://www.youtube.com/@CityofMedicalLake>

WRITTEN PUBLIC COMMENTS

If you wish to provide written public comments for the Planning Commission meeting, please email your comments to erodriguez@medical-lake.org by 2:00 p.m. the day of the commission meeting and include all the following information with your comments:

1. The Meeting Date
2. Your First and Last Name
3. If you are a Medical Lake resident
4. The Agenda Item(s) which you are speaking about

*Note – If providing written comments, the comments received will be acknowledged during the public meeting, but not read. All written comments received by 2:00 p.m. will be provided to the Planning Commission in advance of the meeting.

Questions or Need Assistance? Please contact City Hall at 509-565-5000



- 1) CALL TO ORDER, PLEDGE OF ALLEGIANCE, AND ROLL CALL**
- 2) ADDITIONS TO AGENDA**
- 3) INTERESTED CITIZENS: AUDIENCE REQUESTS AND COMMENTS**
- 4) APPROVAL OF MINUTES**
 - a) January 23, 2025, Meeting minutes
- 5) STAFF REPORTS**
- 6) SCHEDULED ITEMS**
 - a) Selection of Chair and Vice-Chair
 - b) Downtown Park Name
 - c) Design Standards
- 7) PUBLIC HEARING – LU-2024-025 Application for Ring Lake Estates**
- 8) COMMISSION MEMBERS' COMMENTS OR CONCERNS**
- 9) INTERESTED CITIZENS: AUDIENCE REQUESTS AND COMMENTS**
- 10) CONCLUSION**

City of Medical Lake
124 S. Lefevre Street – City Council Chambers
Planning Commission Meeting
January 23, 2025, 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. Commissioner Jorgenson’s term expired, and the position has not yet been filled. This was Commissioner Hudson’s last meeting as his term expires on January 25, 2025. Legal counsel was present as well.

2) ADDITIONS TO AGENDA

- a) Motion to move item 6b to 6a to allow the Wetlands Presentation to be the first scheduled item made by Commissioner Mayulianos, seconded by Commissioner Mark, carried 4-0.
- b) Motion to approve agenda as amended made by Commissioner Mayulianos, seconded by Commissioner Hudson, carried 4-0.

3) INTERESTED CITIZENS: AUDIENCE REQUESTS AND COMMENTS

- a) Tammy Roberson, resident of Medical Lake – spoke on the city’s Comprehensive Plan revision and questions that she has presented to staff. Asked Commissioner Hudson to have staff answer her questions during staff reports.

4) APPROVAL OF MINUTES – December 14, 2024

- a) Correction to Section 5a, “representation” should be changed to “presentation”. Motion to approve made by Commissioner Mark, seconded by Commissioner Mayulianos, carried 4-0.
- b) Motion to approve as amended made by Commissioner Mayulianos, seconded by Commissioner Mark, carried 4-0.
- c) Additional correction noted. Section 6d, “Pilchuk” should be corrected to “Pilchuck”. Motion to approve made by Commissioner Munson, seconded by Commissioner Mark, carried 4-0.
- d) Motion to approve as amended made by Commissioner Mayulianos, seconded by Commissioner Mark, carried 4-0.

5) STAFF REPORTS

- a) Elisa Rodriguez, City Planner – spoke on the two open Planning Commission positions and thanked Commissioners Hudson and Jorgenson for their service.
- b) Mr. Weathers provided answers to Ms. Roberson’s questions.

6) SCHEDULED ITEMS

- a) Wetlands Presentation – Tammy Roberson, resident of Medical Lake
 - i) Ms. Roberson gave an educational presentation on wetlands. See attached.
- b) Public Meeting/Workshop regarding Hazard Mitigation Plan – Bobbie Jackson with Chloeta gave a presentation. See attached.
 - i) Tammy Roberson, resident of Medical Lake – shared concerns and issues with the draft Hazard Mitigation Plan.
- c) Downtown Park Name – motion to table both 6c and 6d made by Commissioner Munson, seconded by Commissioner Mayulianos, carried 4-0.

d) Design Standards & Branding – tabled to next meeting. See above.

7) **PUBLIC HEARING** – None

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

- a) Commissioner Mayulianos – asked about bus stop benches, maybe have businesses sponsors for new ones. Mr. Weathers responded that improving the bus stops is a desire but may not be part of the 2025 Capital Improvement Plan. The stops belong to STA and they have a plan for improving them. She offered to ask Boy Scouts and businesses to sponsor a stop but Mr. Weathers asked her to wait because there are specifications that must be met. Discussed the military museum she's been trying to communicate with FAFB on. Asked if the community should be polled to see if they are even interested in renaming Coney Island Park. Mr. Weathers suggested she contact the Parks Advisory Board. Asked about tree planting on Earth Day. Mr. Weathers again suggested getting with the Parks Advisory Board.
- b) Commissioner Hudson – signage at Stanley and Hwy 902 blocks view of traffic coming from the left. Mr. Weathers will look into it.
- c) Commissioner Mark – initiative signs are still up at Lefevre and Hwy 902 on fencing.

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

- a) Tammy Roberson, resident of Medical Lake – responded to Mr. Weathers' answers to her earlier questions.

10) **CONCLUSION**

- a) Motion to conclude at 6:55 pm made by Commissioner Mayulianos, seconded by Commissioner Hudson, carried 4-0.

Roxanne Wright, Administrative Assistant

Date

World Wetlands Day
2 February 2025




**PROTECTING WETLANDS
For Our Common Future.**

VALUE. PROTECT. INSPIRE.

Wetlands -- Human's Natural Guardians.
Super Power Ecosystem Under Attack.






Value. Protect. Inspire.

1

**World Wetlands Day (WWD)
Convention on Wetlands**

World Wetlands Day
2 February 2025
Protecting wetlands
for our common future




WWD Global Awareness Campaign -- Every February 2nd since 1997.

- Brings world attention to a highly productive and threatened ecosystem.
- Underscores the need for collaboration and foresight = future of humanity.
- Depends on bold action today to protect and restore these indispensable ecosystems.

Convention on Wetlands. (adopted as an international treaty in 1971 in Ramsar, Iran)

- Promotes the conservation of wetlands and spotlights their value.
- World's first modern global multilateral environmental agreement.
- Only one devoted to a specific ecosystem -- wetlands.
- Today, there are 172 members (includes the USA).
- Scheduled for 23-31 Jul 2025 (Victoria Falls, Zimbabwe).




Human Connection -- Voices of Advocacy.
A Global Opportunity To Influence.

2







2025 WWD Key Campaign Objectives.






World Wetlands Day
2 February 2025
Protecting wetlands for our common future






Focusing Our Combined Efforts -- United in Purpose.

- Protecting the world's wetlands is in our common interest -- it safeguards us all.
- Highlighting the challenges wetlands face.
- Promoting integration of wetland conservation into broader environmental and development agendas.
- Sharing best practices and innovative approaches to wetland management.

3

3

Wetlands – Mighty, Majestic, and Priceless.

World Wetlands Day
2 February 2025
Protecting wetlands for our common future




“Wherever land meets water, life abounds. Wetlands exist in every corner of this beautiful planet and have often been referred to as the **arteries and veins of the Earth. Majestic and mighty, wetlands are a sight to behold.**”


— Dr. Musonda Mumba, Secretary General of the Convention on Wetlands










4

4

Why Do Wetlands Matter?

Wetlands and People Need Each Other.

World Wetlands Day
2 February 2025
Protecting wetlands
for our common future

Wetlands Serve as Our Guardians.

- Resilience to Extreme Weather Events/Natural Disasters (i.e., droughts/wildfires).
- Key to Climate Resilience.
- Biodiversity.
- Sustenance.
- Cultural and Recreational Value.
- Economic Benefits.

5

Wetlands: A Precious, Essential, Super Power Ecosystem.

Teeming With Service, Life, and Value for All of Society.
Wetlands are Nature's Greatest Resource.

World Wetlands Day
2 February 2025
Protecting wetlands
for our common future

Wetlands Provide Resilience to Extreme Weather Events (i.e., Droughts).

- Plays a vital role in retaining water on the landscape, in maintaining local climate (microclimates) & water cycles, and in reducing extreme temperatures = key component.
- Stores water from precipitation and slowly releases it to the surrounding environment, which can also recharge groundwater aquifers, and maintain atmospheric water cycles.
- Evaporation and the transpiration of water from vegetation have a local cooling effect.
- **Draining wetlands reduces local water storage & can lead to increases in local daytime temps.**

Wetlands Provide Resilience to Natural Disasters (i.e., Wildfires).

- Wetlands are a natural defense against wildfires.
- Moisture-laden wetlands help prevent fires and can act as natural barriers to the spread of forest fires.
- A wetland can act as a natural fire break and reduce the intensity of a wildfire.
- **Wet soggy soil does not burn so well.**

6

Wetlands: A Precious, Essential, Super Power Ecosystem.
 Teeming With Service, Life, and Value for All of Society. (con't)
Wetlands are Nature's Greatest Resource.

World Wetlands Day
 2 February 2025
 Protecting wetlands for our common future

Biodiversity -- Supporting an Intricate Tapestry of Life.

- Life on Earth depends on wetlands.
- Biodiversity helps to ensure safe spaces for wildlife away from human habitats.
- Migratory birds and other animals depends on wetlands as resting places, feeding areas, or breeding grounds during their journeys.

Sustenance -- Providing Freshwater & Food for Eons.

- Wetlands supply almost all our freshwater. Their silt-rich soil and plants naturally filters & stores water.
- Wetlands are known as the Earth's kidneys -- crucial for water security.

Water (the bloodstream of the biosphere) sustains ecosystems/people -- made available by wetlands.

7

Wetlands are Being Attacked by Humans.
Wetlands and People Need Each Other.
Every Wetland Matters and Every Effort Counts.

World Wetlands Day
 2 February 2025
 Protecting wetlands for our common future

Under Threat/Attack -- Recognizing the Urgency.

- Wetlands are the **most** threatened ecosystem. Rate of loss is 3X faster than forests.
- 83% decline (on average) since 1970 -- fresh water species facing risk of extinction.
- Significant Risks: Buffer encroachments, infilling/drainage for urban developments.

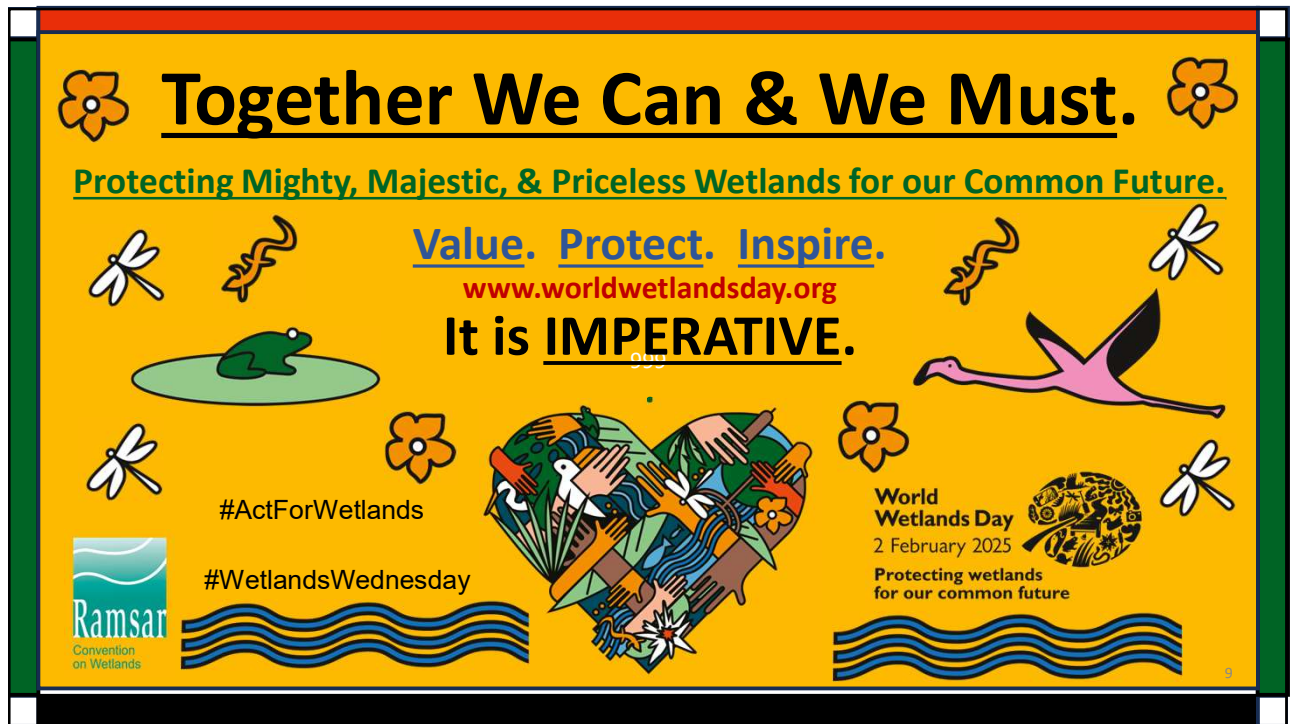
Need for Action -- Ensuring a Resilient Common Future.

- Include wetlands in disaster planning strategies is **IMPERATIVE**.
- Include wetlands in disaster risk reduction policies/programs at all levels.
- Wetlands Wednesday -- building a movement through social media.

Things to Do -- Heart of Wetland Conservation = People United in Purpose.

- Understand the significance and contributions of wetlands. Raise awareness.
- Educate and empower. Post on social media (#WetlandsWednesday).

8



Together We Can & We Must.

Protecting Mighty, Majestic, & Priceless Wetlands for our Common Future.

Value. Protect. Inspire.
www.worldwetlandsday.org

It is IMPERATIVE.

#ActForWetlands

#WetlandsWednesday

World Wetlands Day
2 February 2025
Protecting wetlands for our common future

Ramsar
Convention on Wetlands

The poster features a central heart-shaped graphic composed of various wetland elements like birds, plants, and water. It is surrounded by illustrations of a frog, a pink bird, dragonflies, and a turtle. The background is yellow with blue wavy lines at the bottom.



1

PURPOSE

City of Medical Lake Local Hazard Mitigation Plan Overview

- FEMA Hazard Mitigation Plan (HMP) is a comprehensive document developed by a local, tribal, or state government to identify potential natural and man-made hazards, assess associated risks, and outline strategies to mitigate those risks.
- It is prepared to comply with the Disaster Mitigation Act of 2000 (DMA 2000) and FEMA regulations.
- The plan is essential for jurisdictions seeking eligibility for certain types of federal disaster assistance and grants.



2

PLANNING PROCESS

The Hazard Mitigation Plan:

- is a system of prevention and recovery strategies from potential threats and vulnerabilities.
- ensures personnel and assets are protected and able to function quickly in the event of a disaster.
- is created to prioritize and restore critical functions after a disaster.
- enables the city to recover from a variety of disasters.
- outlines all the critical functions of the city.



3

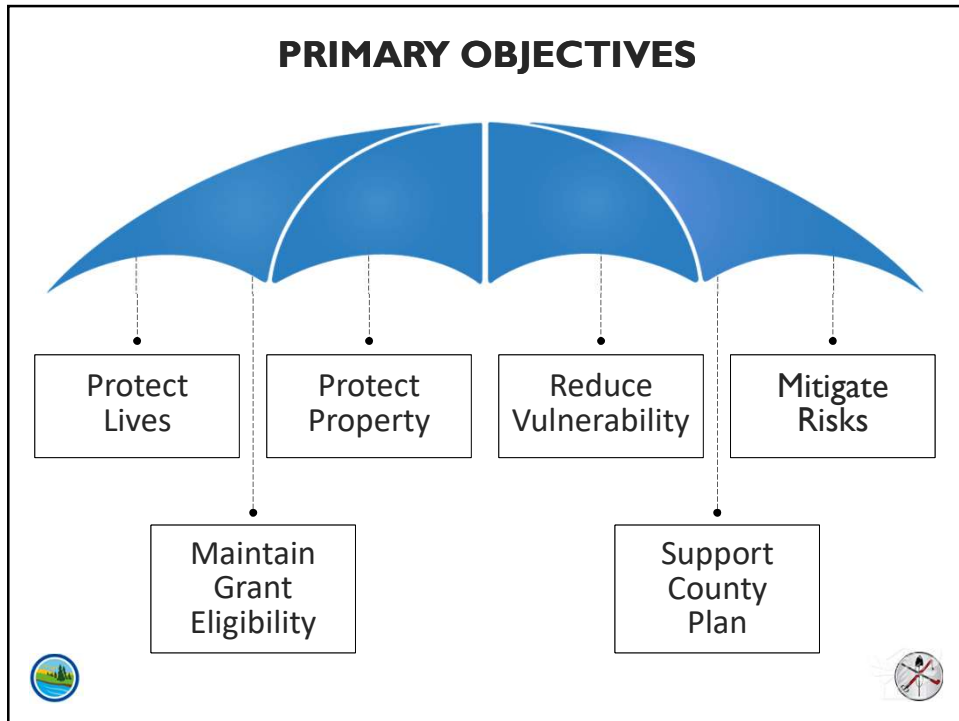
WHAT IS IT?



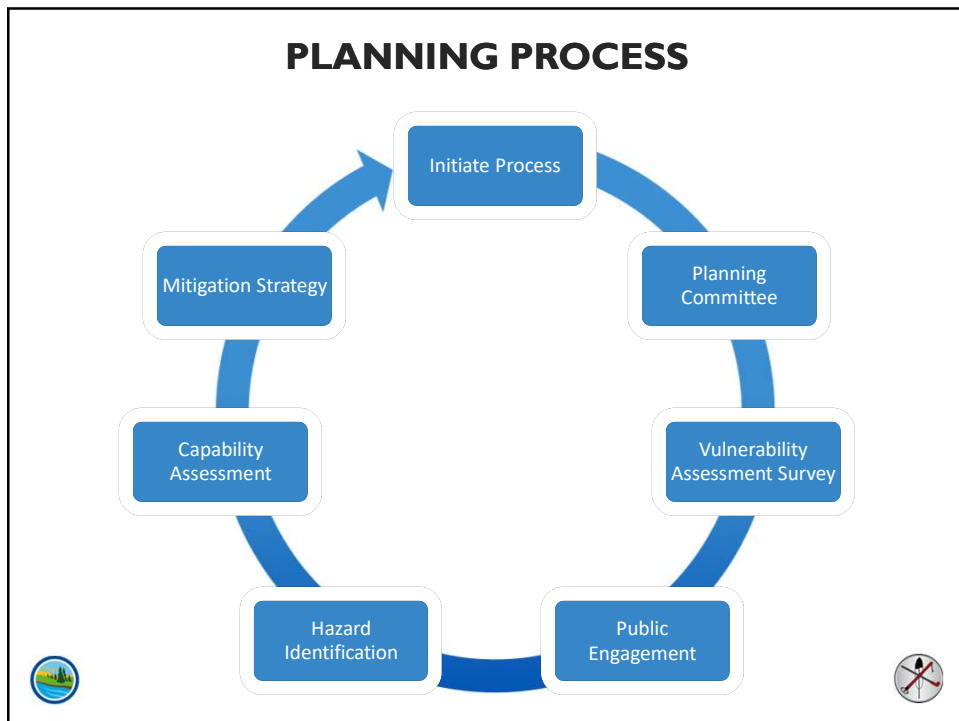
“A Hazard Mitigation Plan (HMP) identifies natural hazards that impact a community, assesses the community’s vulnerability to those hazards, and outlines actions the community will take to reduce or eliminate impacts. It serves as a long-term strategy to reduce disaster losses and break the cycle of disaster damage, reconstruction, and repeated damage.” — FEMA



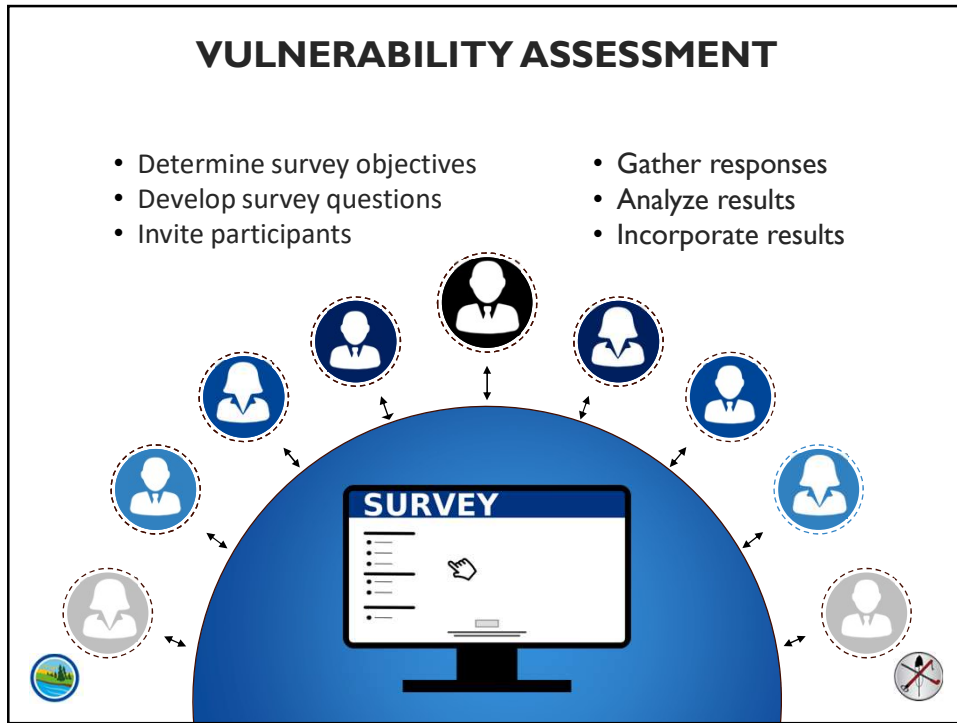
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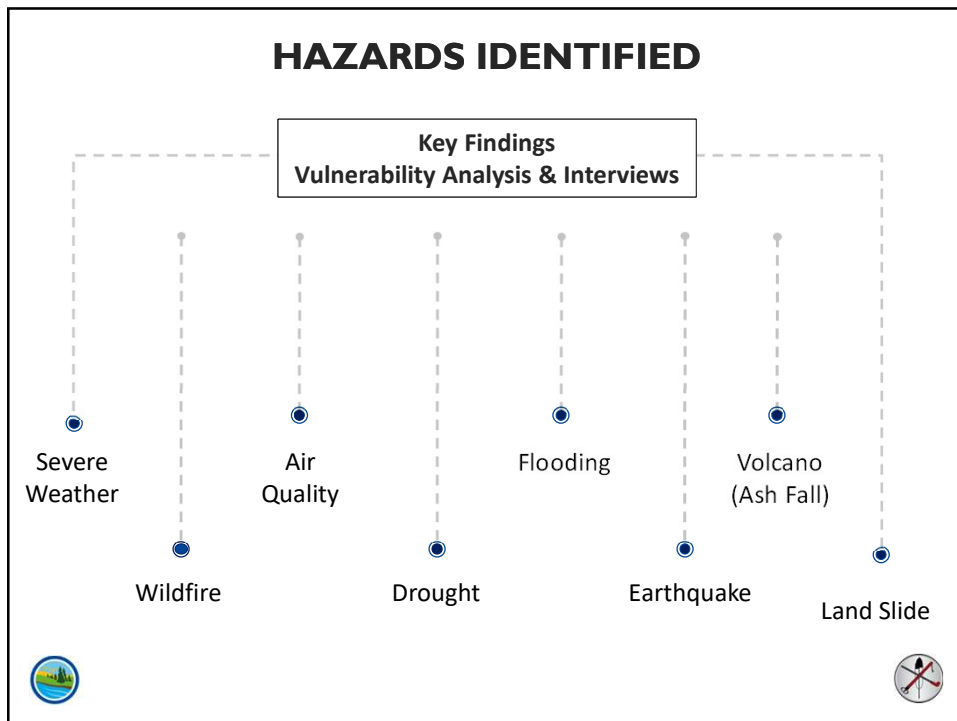
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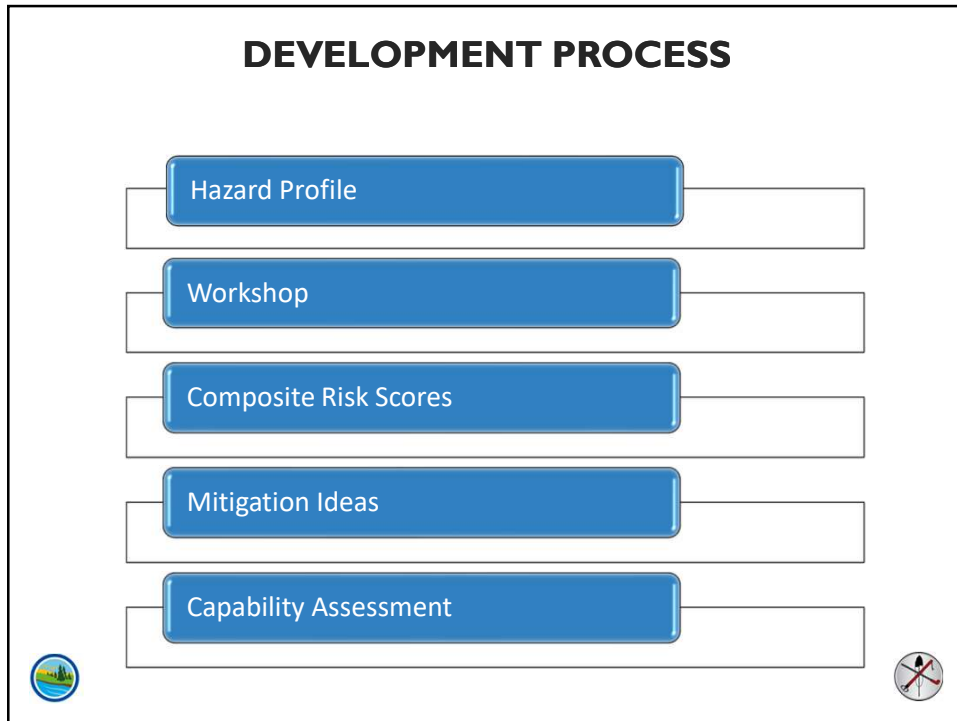
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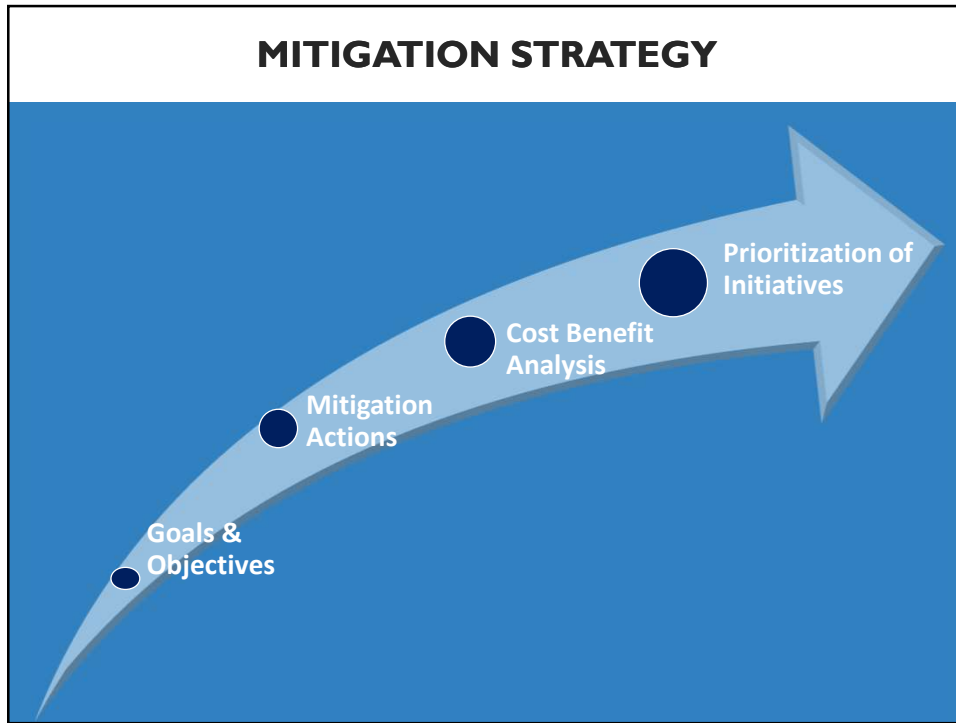


9

CALCULATED PRIORITY RISK INDEX

Hazard	Probability	Magnitude	WT	Duration	Score
Wildfire (Air Quality)	3	3	4	4	3.5
Drought	4	2	1	4	2.75
Severe Weather	3	2	2	3	2.5
Flooding	2	2	2	4	2.5
Earthquake	1	2	4	2	2.25
Volcanic Activity	1	2	1	4	2
Landslides	1	1	4	1	1.75

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MITIGATION INITIATIVES			
Goal # and Title	Action/Plan	Objective(s)	Priority Level
Goal 1 Minimize risk and vulnerability	Develop a database for mapping special needs populations	Target support for vulnerable populations during emergencies	High: Vulnerable Populations
	Implement wildfire defensible space around properties	Minimize loss of life, protect public health	High: Life Safety
	Floodplain management regulations	Minimize impacts to future development and natural resources	High: Life Safety
	Seismic retrofitting of critical infrastructure	Protect critical infrastructure from seismic activity	High: Critical Infrastructure

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MITIGATION INITIATIVES			
Goal # and Title	Action/Plan	Objective(s)	Priority Level
Goal 2 Protect critical infrastructure	Establish redundant communication systems (Radios, Satellite phones)	Ensure uninterrupted communication between emergency personnel	High: Life Safety
	Harden critical facilities (e.g., fire/police stations)	Ensure continuity of operations for emergency services	High: Critical Infrastructure
	Enhance redundancy in water and wastewater systems	Increase resilience in water and wastewater infrastructure	High: Critical Infrastructure
	Emergency response training for ICS and HAZMAT	Increase capacity for disaster response and preparedness	High: Critical Infrastructure

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MITIGATION INITIATIVES			
Goal # and Title	Action/Plan	Objective(s)	Priority Level
Goal 3 Improve public awareness and education	Community workshops on hazard preparedness	Increase community awareness of disaster preparedness	Medium: Preparedness and Awareness
	Firewise programs and community education on wildfire risks	Reduce wildfire risks through education and landscape management	Medium: Preparedness and Awareness
	Public outreach on wildfire, earthquake, and flood preparedness	Enhance public knowledge of hazards and preparedness	Medium: Preparedness and Awareness
	Develop evacuation and shelter-in-place plans	Provide clear evacuation and sheltering instructions	Medium: Preparedness and Awareness

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MITIGATION INITIATIVES			
Goal # and Title	Action/Plan	Objective(s)	Priority Level
Goal 4 Increase community capabilities	Emergency Kits and Preparedness Materials	Increase household preparedness with emergency kits	Medium: Vulnerable Populations
	Development of a community shelter for emergency refuge	Provide emergency refuge during large-scale disasters	Medium: Preparedness and Awareness
	Training and drills (including ICS, HAZMAT)	Improve emergency response and coordination among agencies	Medium: Critical Infrastructure
	Develop a Continuity of Operations Plan (COOP)	Maintain continuity of essential services during disasters	Medium: Critical Infrastructure

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MITIGATION INITIATIVES			
Goal # and Title	Action/Plan	Objective(s)	Priority Level
Goal 5 Adapt to climate change hazards	Climate adaptation strategies for flood, fire, and drought planning	Incorporate climate adaptation into land use planning	Medium: Preparedness and Awareness
	Protect groundwater from climate change and drought impacts	Safeguard water resources against long-term climate impacts	Medium: Preparedness and Awareness
Goal 6 Reduce fire severity and wildfire risks	Create fire-adaptive communities through education and prevention	Reduce fire risks and protect properties	Low: Administrative

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MITIGATION INITIATIVES			
Goal # and Title	Action/Plan	Objective(s)	Priority Level
<p>Goal 7 Maintain FEMA eligibility and grant funding</p>	Update Local Hazard Mitigation Plan every 5 years	Maintain FEMA grant eligibility and funding access	Low: Administrative

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- ### NEXT STEPS
- Public and stakeholder comment period
18 February 2025
 - City Council Meeting 4 February 2025
 - Integrate input
 - Identify additional mitigation opportunities
 - Update the plan
 - Gain State, FEMA approval

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QUESTIONS



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