



**CITY COUNCIL REGULAR MEETING  
TUESDAY, APRIL 1, 2025  
HELD REMOTELY & IN PERSON AT CITY HALL  
124 S. LEFEVRE ST.**

- Sign up to provide Public Comment at the meeting via calling in.
- Submit Written Public Comment Before 4 pm on (April 1, 2025) - \*SEE NOTE\*

**Please note: To better serve our community, we are now offering Live Streaming of our Council 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/82908864484?pwd=GawbbcXCtbhEePawNKBUJ1erI9EeJj.1>

Meeting ID: 829 0886 4484

Passcode: 446645

One tap mobile

+12532050468,,82908864484#,,,,\*446645# US

+12532158782,,82908864484#,,,,\*446645# US (Tacoma)

Find your local number: <https://us06web.zoom.us/j/kc3WrA2qAC>

- **Watch the Live Stream on YouTube -**  
<http://www.youtube.com/@CityofMedicalLake>

### **WRITTEN PUBLIC COMMENTS**

If you wish to provide written public comments for the council meeting, please email your comments to [sweathers@medical-lake.org](mailto:sweathers@medical-lake.org) by 4:00 p.m. the day of the council 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 4:00 p.m. will be provided to the mayor and city council members in advance of the meeting.

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

**APRIL 1, 2025 - REGULAR SESSION – 6:30 PM**

- 1. CALL TO ORDER, PLEDGE OF ALLEGIANCE, ROLL CALL**
- 2. AGENDA APPROVAL**
- 3. INTERESTED CITIZENS: AUDIENCE REQUESTS AND COMMENTS**
- 4. ANNOUNCEMENTS / PROCLAMATIONS / SPECIAL PRESENTATIONS**
- 5. REPORTS**
  - A. Committee Reports/Council Comments
  - B. Mayor
  - C. City Administrator & City Staff
- 6. WORKSHOP DISCUSSION**
  - A. City Hall Commercial Kitchen Update
  - B. Recreation Assistant II Job Description
- 7. ACTION ITEMS**
  - A. Consent Agenda
    - i. Approve **March 18, 2025**, minutes.
    - ii. Approve **April 1, 2025**, Claim Warrants numbered **52347** through **52385** in the amount of **\$130,037.02**.
  - B. Decision on LU 2024-25 PP PU CA Ring Lake Estates
- 8. PUBLIC HEARINGS – None.**
- 9. RESOLUTIONS – None.**
- 10. ORDINANCES – None.**
- 11. EXECUTIVE SESSION – None.**
- 12. EMERGENCY ORDINANCES – None.**
- 13. UPCOMING AGENDA ITEMS**
- 14. INTERESTED CITIZENS**
- 15. CONCLUSION**



City of Medical Lake  
124 S. Lefevre St.  
P.O. Box 369  
Medical Lake, WA 99022-0369

---

4/1/2025 City Council Meeting

To: Mayor and City Council  
From: Sonny Weathers, City Administrator  
**TOPIC: COMMERCIAL KITCHEN STATUS UPDATE**

**Requested Action:**

None. For workshop discussion and information.

**Key Points:**

The Mayor and staff have been working with the contractor and equipment vendor to finalize plans for the Commercial Kitchen. Demolition is underway and construction is about to begin.

**Background Discussion:**

City Council approved the FY 2024 Capital Improvement Plan via Resolution 23-641 on 11/21/2023, which included an Auditorium Commercial Kitchen Remodel (PF-4-24-301). Council approved an agreement with an architect on 2/20/2024 to complete a design. A Request for Proposals closed on 11/26/2024 and resulted in a bid award to WFGC via Resolution 25-730 at the 1/7/2025 Council meeting.

**Public Involvement:**

None.

**Next Steps:**

Construction will take place and a ribbon cutting will be scheduled when the kitchen is ready to be used.



City of Medical Lake  
124 S. Lefevre St.  
P.O. Box 369  
Medical Lake, WA 99022-0369

---

4/1/2025 City Council Meeting

To: Mayor and City Council  
From: Glen Horton, Parks and Recreation Director  
**TOPIC: New Job Description: Recreation Assistant II**

**Requested Action:**

Staff Direction. Workshop discussion only.

**Key Points:**

The Parks and Recreation Department would like to request permission to create a new job description for a Recreation Assistant II. With continued program growth, creating this position will allow for a part time “program lead,” to help coordinate staff and programs, allowing full time staff to continue program growth, development, and leading specialty classes.

**Background Discussion:**

State employment requirements are making it difficult to properly staff programs with consistent and qualified staff to meet our standards for programming. With current regulations staff can only work up to 70 hrs. per month to not be considered for retirement. (5 exempt months for Summer).

**Public Involvement:**

None.

**Next Steps:**

With approval from City Council, staff will prepare a resolution to adopt the job description for a Recreation Assistant II.



# City of Medical Lake

---



## Job Description

**Job Title:** Recreation Assistant 2      **Department:** Parks & Recreation

**Reports To:** Parks & Recreation Director      **Effective Date:** 2/6/2025

**Compensation:** \$19.58 to \$26.68 per hour

### Major Function and Purpose

This is a part-time, temporary position that may require early mornings, evenings, weekends, and holidays. Work hours will vary based on assigned duties.

### Job Duties and Responsibilities

Under the direction of the Parks and Recreation Director and Administrative Clerks - Recreation, this position is primarily responsible for supervising participants in Parks & Recreation programs and serving as the lead in assigned programs. The role includes assisting with the organization and implementation of youth and adult activities, programs, and events. Interaction with citizens, community organizations, and other city staff is a key component.

- Organize, implement, and supervise activities for various recreation programs, always ensuring the safety of participants and staff.
- Perform duties in the following areas:
  - **Before/After School Programs:** Oversee children, leading safe, organized, age-appropriate games and activities.
  - **Youth Day Camps:** Oversee children, leading safe, organized, age-appropriate games and activities, including daily field trips.
  - **Youth Sports:** Assist with league organization, officiate sports (soccer, basketball, flag football, volleyball), monitor fields, supervise gyms, set up fields, obtain NAYS certification, and organize equipment.
  - **Adult Sports:** Assist with league organization, supervise gyms/facilities, keep scores, and maintain records.
  - **Teen Activities:** Organize and lead various teen activities under the supervision of Supervisors.
  - **Senior Activities:** Organize and lead various senior activities under the supervision of Supervisors.
  - **Community Events:** Organize, implement, and supervise special community events.

- Transport program participants in department vehicles or passenger buses.
- Coordinate with local groups, boards, and commissions to provide community involvement opportunities.
- Promote Parks and Recreation programs through advertising, promotional campaigns, and public contacts.
- Speak before citizen groups, students, and community organizations.
- Attend regularly scheduled staff meetings.
- Clean program areas and store equipment and supplies at the end of each day.
- Perform other duties as assigned.

## **Knowledge, Skills, and Abilities**

- Contribute to the collaborative group process.
- Organize and lead a variety of games and activities for groups of all ages while maintaining a safe, inclusive environment.
- Creatively and efficiently use available resources.
- Be outgoing and willing to take on additional assignments as needed.
- Plan and organize daily activities for recreation programs.
- Communicate effectively both orally and in writing.
- Prepare and update community service and Parks & Recreation-related documents.
- Interact with the public in a customer-friendly manner.
- Establish and maintain appropriate working relationships with staff, participants, and community organizations.
- Work independently and make appropriate decisions regarding work methods and priorities.
- Maintain confidentiality.
- Demonstrate a strong sense of personal ethics and professional judgment.
- Demonstrate computer literacy & willingness to learn Recreation Software used by department.

## **Working Conditions**

The work environment characteristics described here are representative of those an employee encounters while performing the essential functions of this job. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions. While performing the duties of this job, the employee may work in outside weather conditions and is occasionally exposed to wet and/or humid conditions and toxic or caustic chemicals. The noise level in the work environment is usually quiet in the office and moderately loud in the field.

## **Contacts and Relationships**

In addition, he/she will be expected to present him/herself in a manner creditable to the City in all contacts with any individual, agency, or jurisdiction with which he/she may come in contact.

## **Tools and Equipment Used**

Desktop computer, including word processing, spreadsheet, and data base; 10-key calculator; recording system; motor vehicle; phone; fax and copy machine, gym equipment.

## **Physical Requirements**

The physical requirements described here are representative of those that must be met by an employee to successfully perform the essential functions of this job. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential function.

Work is performed mostly in office settings. Hand-eye coordination is necessary to operate computers and various pieces of office equipment.

While performing the duties of this job the employee is occasionally required to stand; walk; use hands to handle, feel or operate objects, tools or controls; and reach with hands and arms. The employee is required to sit; stoop, kneel; talk and hear.

The employee must occasionally lift and/or move up to 50 pounds.

Specific vision abilities required by this job include close vision, distance vision, color vision, peripheral vision, depth perception and the ability to focus.

## **Experience and Training**

First Aid and CPR Training

Minimum 3 years Recreation Program Experience preferred.

Requirements outlined in this job description may be subject to modification to reasonably accommodate individuals with disabilities who are otherwise qualified for employment in this position.

*This job description does not constitute an employment agreement between the Employer and employee and is subject to change as the needs of the Employer and requirements of the job change. This job description should not be construed to imply that these requirements are the exclusive standards of the position. The duties listed above are intended only as illustrations of the various types of work that may be performed. Incumbents will follow any other instructions, and perform any other related duties, as may be lawfully required by their supervisor.*

---

Signature

---

Date

**CITY OF MEDICAL LAKE  
City Council Regular Meeting**

6:30 PM  
March 18, 2025

**MINUTES**

Council Chambers  
124 S. Lefevre Street

**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.

**COUNCIL AND ADMINISTRATIVE PERSONNEL PRESENT**

**Councilmembers**

Chad Pritchard via Zoom  
Ted Olson  
Lance Speirs  
Don Kennedy  
Bob Maxwell  
Tony Harbolt

**Administration & Staff**

Terri Cooper, Mayor  
Sonny Weathers, City Administrator  
Koss Ronholt, Finance Director  
Scott Duncan, Public Works Director  
Steve Cooper, WWTP Director  
Roxanne Wright, Administrative Clerk  
Thomas Rohrer, Legal Counsel via Zoom  
Glen Horton, Parks & Recreation Director

**REGULAR SESSION – 6:30 PM**

**1. CALL TO ORDER, PLEDGE OF ALLEGIANCE, ROLL CALL**

- A. Mayor Cooper called the meeting to order at 6:30 pm, led the Pledge of Allegiance, and conducted roll call.
  - i. Councilmember Shaffer was ill and requested an absence.
    - 1. Motion to approve made by Councilmember Kennedy, seconded by Councilmember Harbolt, carried 6-0.
  - ii. Councilmember Pritchard was present on Zoom with all other members present in person.

**2. AGENDA APPROVAL**

- A. Strike 6A Workshop Personnel Policies Update – Leave Policy (Res 25-745), add 9C Resolution 25-746 TIB Amendment.
  - i. Motion to approve change made by Councilmember Olson, seconded by Councilmember Maxwell, carried 6-0.
- B. Motion to approve as amended made by Councilmember Kennedy, seconded by Councilmember Olson, carried 6-0.

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

- A. Kirsten Cook and Gerri Johnson with Re\*Imagine Medical Lake – presented a gift to the city of a framed historical map of Medical Lake. Commended the City and Council for their work, in particular the attention to historical preservation.

**4. ANNOUNCEMENTS / PROCLAMATIONS / SPECIAL PRESENTATIONS - none**

## 5. REPORTS

### A. Public Safety

- i. Inspector Lundgren with SCSO – staffing down to one open position, first time in several years to have so many filled positions. Recent training on new software – search engine to search across all platforms. Will save time and help law enforcement. Crime stats – community continues to be safe – average one case per day (may or may not be an actual case ending in arrest).
- ii. T. Bunce from FD3 – Community Wildfire Protection Plan (CWPP) meeting was held on March 12th. Thanked the mayor and Mr. Weathers for attending. Of the 25-30 attendees, almost all were from Medical Lake. Shared on FD3 program for homeowners providing suggestions on fire protection. District 3 applied for a grant that would give funds for wildfire prevention. They will have participants in Fools Run at Midnight event and are currently working with Re\*Imagine Medical Lake on coverage for Founder's Day.

### B. Councilmember Committee Reports and Comments

- i. Councilmember Pritchard – HCDAC meeting. Commended them for always supporting Medical Lake and the West Plains.
- ii. Councilmember Speirs – STA sent Commissioner French to Washington DC to speak to administration and emphasize the importance of public transit.
- iii. Councilmember Kennedy – Finance Committee met, reviewed claims, no issues. Last week attended SRTC meeting, discussed primary planning groups and congestion management process throughout the state. State plans to reduce miles individuals travel.
- iv. Councilmember Maxwell – General Government Committee met and discussed Complete Streets projects. Maintenance ready to start on potholes and street repairs. WWTP upgrades.
- v. Councilmember Olson – Safety Committee discussed citizen concern regarding fire hydrants on Lefevre during construction; yes, they are working. Speed trailers will be here next week. Street sweepers out. Hydrant flushing begins April 1<sup>st</sup>.
- vi. Councilmember Harbolt – no report

### C. Mayor Cooper – West Plains Chamber of Commerce Annual Meeting is March 26<sup>th</sup>, 8am-10am at Norther Quest. Extended invite to council and department heads. Attended two CWPP meetings. Attended Governor's Prayer Breakfast. Reported on staff cleaning day at the recently purchased depot, progress being made.

### D. City Administrator & City Staff

- i. Sonny Weathers, City Administrator – attended CWPP meeting. Community was heard, notes taken. Appreciated the attendance from the community and the input given. Coney Island dock project, all permits in hand and construction should begin later in June. Progress being made on kitchen upgrade. Planning Commission meeting March 27<sup>th</sup>, Fools Run at Midnight on March 29<sup>th</sup> and City Council on April 1<sup>st</sup>.

## 6. WORKSHOPS - none

## 7. ACTION ITEMS

### A. Consent Agenda

- i. Approve **March 4, 2025**, minutes.
  1. Motion to approve made by Councilmember Kennedy, seconded by Councilmember Speirs, carried 5-1 with Councilmember Olson abstaining due to absence at that meeting.

- ii. Approve **March 18, 2025**, Payroll Claim Warrants numbered **52296** through **52303** and Payroll Payable Warrants numbered **30208** through **30215** in the amount of **\$175,597.09** and Claim Warrants numbered **52304** through **52346** in the amount of **\$266,115.87**.
  - 1. Motion to approve made by Councilmember Kennedy, seconded by Councilmember Speirs, carried 6-0.

**8. PUBLIC HEARINGS – none**

**9. RESOLUTIONS**

- A. 25-739 2025 Extra Duty Officer Agreement with SCSO
  - i. Mr. Weathers provided background and reviewed terms.
  - ii. Motion to approve made by Councilmember Kennedy, seconded by Councilmember Harbolt, carried 6-0.
- B. 25-743 CTR Plan 2025 Update
  - i. Mr. Weathers gave a synopsis of the process for the CTR Plan. LeAnn Yamamoto with Commute Smart NW was present via Zoom and offered information regarding the plan.
  - ii. Motion to approve made by Councilmember Speirs, seconded by Councilmember Maxwell, carried 5-1 with Councilmember Kennedy voting nay.
- C. 25-746 Amending TIB Fuel Tax Agreement for Lefevre St. Pedestrian/Bike Improvements Project
  - i. Scott Duncan, Public Works Director, explained the reason for amendment – current contract due April 1<sup>st</sup> but project is running behind. This extends agreement to August 1, 2025.
  - ii. Motion to approve made by Councilmember Kennedy, seconded by Councilmember Speirs, carried 6-0.

**10. ORDINANCES - none**

**11. EXECUTIVE SESSION - none**

**12. EMERGENCY ORDINANCES - none**

**13. UPCOMING AGENDA ITEMS – none**

**14. INTERESTED CITIZENS: AUDIENCE REQUESTS AND COMMENTS –**

- A. Mayor Cooper shared that there were several articles about Medical Lake in the current edition of West Plains Stream. She met with the editor and is pleased with their engagement.

**15. CONCLUSION**

- A. Motion to conclude at 7:18 pm made by Councilmember Pritchard, seconded by Councilmember Kennedy, carried 6-0.

---

Terri Cooper, Mayor

---

Koss Ronholt, Finance Director/City Clerk

---

Date



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

4/1/2025 City Council Meeting

To: Mayor and City Council  
From: Elisa Rodriguez, City Planner  
TOPIC: **Consideration of an application for a preliminary plat, planned unit, and critical area review referred to as Ring Lake Estates (LU 2024-025)**

**Requested Action:**

Make a final decision for application LU 2024-025, Ring Lake Estates.

**Key Points:**

On 3/27/2025, the Planning Commission voted unanimously to recommend denial of the Ring Lake Estates preliminary plat application. This recommendation was based on the approval criteria identified in the municipal code. The criteria were evaluated using the application materials submitted by the applicant, the staff report provided by the City Planner, comments from public agencies, written comments submitted by local individuals, and discussion that took place during the public hearing at the 2/27/2025 Planning Commission meeting.

**Background Discussion:**

- October 22, 2024 – Application submitted
- November 18, 2024 – Application deemed incomplete
- December 20, 2024 – Additional application materials submitted
- January 3, 2025 – Application deemed complete
- February 7, 2025 – Notice of application distributed
- February 12, 2025 – Notice posted on site
- February 13, 2025 – Notice of public hearing published in Cheney Free Press
- February 27, 2025 – Public hearing held with Planning Commission
- March 27, 2025 – Planning Commission recommended denial of the application to the City Council

**Public Involvement:**

A notice of application was sent to all property owners within 300 feet of the subject site, plus a notice was placed on the site and published in the newspaper. The notice was also posted on the City website, at the post office, and at city hall. Individuals could submit written comments before or during the public hearing and had an opportunity to speak during a public hearing. The Planning Commission received eleven (11) letters from eight (8) individuals. 10 individuals spoke during the hearing, three (3) of which were those who also provided written testimony. With the subject site being on the edge of town, the majority of the comments were received from residents living outside of city limits.





City of Medical Lake Planning Department  
124 S. Lefevre St.  
Medical Lake, WA 99022  
509-565-5000  
[www.medical-lake.org](http://www.medical-lake.org)

## **STAFF REPORT TO THE CITY COUNCIL**

**File:** LU 2024-025 PP PU CA (Preliminary Plat, Planned Unit Development, and Critical Area Review)

**Date of Staff Report:** March 28, 2025

**Date of Hearing:** February 27, 2025

**Staff Planner:** Elisa Rodriguez 509-565-5019 or [erodriguez@medical-lake.org](mailto:erodriguez@medical-lake.org)

**Planning Commission Recommendation:** Denial of application, via unanimous vote on March 27, 2025.

**SEPA:** A Mitigated Determination of Non-Significance was issued on February 7, 2025. This determination will be confirmed, revised, or withdrawn when the City Council makes the final decision for the application.

**Zone:** Single-Family Residential (R-1)

**Procedure:** This request requires a quasi-judicial review. The Planning Commission held a public hearing and made a recommendation of denial to the City Council. The City Council will make the final decision.

**Appeals:** An appeal of the City Council decision must be submitted to the Superior Court within 21 calendar days after the date of decision pursuant to applicable law and as specified by Chapter 36.70C RCW.

**Applicant:** Tom Stirling of Syntier Engineering, representing Solo Cheney, LLC.

**Proposal Summary:** The applicant proposes to divide a 38.25-acre parcel of land into 101 lots for the purpose of single-family residences. The applicant proposes to use the provision of the Planned Unit Development to create public streets with a reduced width and parcels that are as small as 5,000 square feet. The site contains five (5) wetlands wherein the applicant proposes to change the required buffers by averaging or reducing the size.

## **PROPOSAL**

The applicant proposes to divide a 38.25-acre parcel of land into 101 lots for the purpose of single-family residences. The plat also includes three (3) tracts to accommodate five (5) wetlands, their associated buffers and an access to a neighboring residence.

The applicant proposes to develop the subdivision in three phases.

The applicant has applied for a planned unit development 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. There are 73 lots that are shown to be less than 6,000 square feet.

In addition, under the planned unit development provisions, the applicant proposes to reduce the public right-of-way width from 50 feet to 38 feet, while providing a 10-foot easement on either side of the right-of-way to accommodate swales, sidewalks, and utilities.

The parcel contains five (5) wetlands and associated habitats. All five wetlands are proposed to remain, however the applicant proposes to alter the size and shape of the required buffers. The applicant is proposing to reduce the size of the buffer for Wetland 5, while using buffer averaging for the remaining wetlands. It is also proposed that two (2) streets will run through buffers of Wetland 2 and 4. The planting of 29,000 square feet with 290 trees is being proposed to mitigate for all of these impacts.

## **RELEVANT APPROVAL CRITERIA**

To be approved, this proposal must comply with the following approval criteria of the Medical Lake Municipal Code (MLMC).

- Preliminary Plat criteria: MLMC Section 15.12.10 – Factors to be Considered.
- Planned Unit Development criteria: MLMC 17.34.040 – Conditions and Standards.
- Critical Area Review criteria: MLMC Section 17.10.060 – Approval Criteria.

This proposal can be approved if the review body finds that the criteria have been met.

## **PROCEDURAL HISTORY**

October 22, 2024 – Application submitted

November 18, 2024 – Application deemed incomplete

December 20, 2024 – Additional application materials submitted

January 3, 2025 – Application deemed complete

February 7, 2025 – Notice of application distributed

February 12, 2025 – Notice posted on site

February 13, 2025 – Notice of public hearing published in Cheney Free Press

February 27, 2025 – Public hearing held with Planning Commission

March 27, 2025 – Planning Commission recommended denial of the application to the City Council

## **PUBLIC COMMENT**

Eight individuals submitted written comments prior to the hearing and ten individuals spoke at the hearing, eight county residents and two city residents . The written comments are attached to this report. The verbal comments provided are included in the Planning Commission minutes attached to this report.

To summarize, the comments addressed concerns about degradation of the wetlands, reduction of wildlife habitat, capacity in the schools, stormwater and groundwater, the capacity of wetlands to hold stormwater, the strain on city infrastructure and services, noise, congestion, crime, change from the “rural nature”, pollution of the wetlands, increased maintenance costs for the City and taxpayers, traffic on Lefevre, and the capacity of the old sanitary sewer lines.

## **DESIGN STANDARDS**

The applicant proposes to divide a 38.25-acre parcel of land into 102 lots for the purpose of single-family residences. However, Block 1, Lot 9 is not buildable since a lift station and stormwater detention facility is proposed for that location. This lot should be a tract, distinguishing it as unbuildable. In addition, Block 3, Lot 13 and Block 5, Lot 17 have sanitary sewer facilities that need to be placed in tracts, rather than easements.

### **Density (MLMC 17.16.020)**

The site is located in the Single-Family Residential (R-1) Zone. This zone allows up to 7.3 dwelling units per acre. The proposed land division has a density of 2.67 units per acre.

### **Lot Size (MLMC 17.16.060)**

The R-1 Zone requires a minimum lot size of 6,000 square feet with a minimum lot width of 60 feet. The applicant is proposing lots as small as 5,000 square feet. Not including Block 1, Lot 9, the lots range in size from 5,000 to 9,040 square feet in size. There are 73 lots that are less than 6,000 square feet in size. The applicant may request this reduction as part of a Planned Unit Development.

### **Street and Block Layout (MLMC 15.24.020)**

The subject site fronts on State Route 902 (Lefevre Street). Being a state route, the Washington Department of Transportation controls most aspects of the street. There is a private lane named Green Gate Lane running across the site from the northwest to the

southeast. This lane provides access to several residences and terminates approximately a mile south of the site. There is also a private driveway crossing the southwest portion of the site. This driveway provides access to two residences.

The applicant proposes to replace the portion of Green Gate Lane that runs across the site with a new street network. Proposed “Road 4” terminates on the east property line where the lane will continue as it does today.

The private driveway at the south end of the site is proposed to be an emergency access easement that turns into a street (Road 4) once it leaves the wetland buffer going east. There is a tract connecting “Road 4” to the existing driveway on the south property line. With the number of lots proposed, the City will require this to be a permanent entrance and exit from the subdivision.

The street and block layout standards of MLMC Chapter 15.24 requires the streets to go the boundaries of the site to accommodate future development. At this time, the properties to the south and east are not within the city limits of Medical Lake. The City’s 20-year projections do not include expansion on this side of town. However, because we cannot predict 50 or 100 years into the future, it is appropriate to require streets to the boundaries of the property so as not to preclude needed development in the distant future. Therefore, instead of a tract, the City will require dedicated right-of-way from “Road 4” to the south property line. For the purpose connectivity no matter how distant in the future, the City will also require a dedicated right of way to connect “Road 2” to the east property line in the northernmost portion.

#### **Street Right-of-Way (MLMC 15.24.030)**

All of the proposed streets are designed as local access streets. Local access streets are required to have a 50-foot right-of-way. Within the right-of-way, there shall be 32 feet of paved roadway, curbs (not rolled) and 5-foot sidewalks. The proposed land division has public streets with a right-of-way width of 38 feet. Within this right-of-way, it is proposed that there be 30 feet of paved roadway, a rolled curb on one side and gravel on the other. Ten-foot easements are proposed on both sides of the right-of way to accommodate a swale on one side and sidewalks on both. The applicant may request this configuration as part of a Planned Unit Development. Roadside swales are not addressed in the MLMC, however, due to drainage issues in this area, the City asked the applicant to consider drainage swales between the curb and the sidewalk.

The existing Green Gate Lane serves eleven (11) residences. Under current county zoning regulations, this number could increase to nineteen (19). In addition, if the zoning ever changed to allow higher densities, this route could see a large increase in traffic. For this reason, the City will require at least one street connecting Lefevre Street (SR-902) to the east property line where it will connect to the remaining Green Gate Lane, to be a collector arterial, requiring a 60-foot right-of-way and 36 feet of paved roadway.

Lefevre Street (SR-902), being a state highway, is regulated by the Washington Department of Transportation. At the time of this report, no comments have been received regarding this development. However, it is the desire of the City to have two pedestrian crossings for access to the Medical Lake Trail in lieu of a sidewalk along the perimeter of the site due to the proximity of the wetland to Lefevre Street.

#### **Lots (MLMC 15.24.040)**

Lots are required to be 60 feet in depth. All the proposed depth of lots are 100 feet or greater. Building setbacks are required to be shown on the plat, however, the proposal shows only a sample lot with setbacks. This is a concern due to the proposal having sidewalks in an easement, rather than the right-of-way. Front setbacks are normally measured from the front property line, not the back of sidewalk. This would allow residences to be constructed closer to the sidewalk than normal. This is a particular concern for garage entrances. If a garage entrance is 20 feet from the property line, then it is likely that a vehicle parked in the driveway would block the sidewalk, which would be in violation of MLMC Chapter 11.12

#### **Drainage and Storm Sewers (MLMC 15.24.060)**

The original application had stormwater piped from drains in the streets to swales (some in the wetland buffers). Upon the request of the City, the applicant was asked to explore drainage swales on the side of the roadway between the curb and the sidewalk. This request is due to known water filtration issues in this part of the city. The applicant revised the proposal to include a 10-foot swale on one side of the street.

These roadside swales are directed to the wetland buffers, with the exception of the northeast corner of the site which is proposed to have a stormwater detention facility constructed. There are five (5) stormwater basins with the stormwater piped to outfalls with rip-rap energy dispersion at the edge of the wetland buffers.

#### **Water Facilities (MLMC 15.24.070)**

The applicant proposes to connect all lots to the city water system. A water main is available in Jefferson Street, to the north of the site. The applicant proposes to run a water main from the northeast corner of the site, through the back of the City Maintenance Facility, and across Lefevre Street to connect. As an alternative, the applicant proposes to run a water main across private property to the east of the City Maintenance Facility and connect to the water main in Jim Darby Street. This would benefit the city water system by creating a loop to keep water flowing. However, the applicant has not secured permission from the landowner at the time of this report.

Fire hydrant locations will be required during the final plat review.

### **Sewerage Facilities (MLMC 15.24.080)**

The applicant proposes to connect to the city sanitary sewer system. A sewer main is available in Jefferson Street, to the north of the site. However, this sewer main connects to the Lakeshore lift station which sends sewage to the Lakeshore main. Both of these facilities are at capacity. At this time, the City does not have a funded project to address the capacity issue for the southern portion of the City. The applicant is aware of this and has engaged in discussions regarding a solution, but has not provided a written plan for providing sanitary sewer capacity for this development.

On site, the applicant is proposing three lift stations. Two are on residential lots and one is in wetland buffer. These will all need to be placed in tracts outside of wetland buffers.

### **Sidewalks (MLMC 15.24.090 & 11.20.035)**

Sidewalks are required to be on both sides of the street, five (5) feet in width, and within the right-of-way. The applicant is proposing 5-foot sidewalks located in easements throughout the subdivision. The City will require the sidewalks to be within the right-of-way when possible. Due to the requested roadside drainage swales, it is possible that a portion of the sidewalk will be in the required 10-foot utility easement. The exception is the southern entrance off Lefevre Street (SR-902). It is proposed without curbs and sidewalks. The City will require a sidewalk only on the north side of the street because this street right-of-way is running through a wetland buffer. New subdivisions are required to add a curb and sidewalk for the length of the property line abutting the existing street. In this case, the property abuts Lefevre Street (SR-902) for approximately 1800 feet. Nearly the entire length of the street frontage is in wetland buffers. For this reason, the City will not require sidewalks along the site, but rather pedestrian crossing to the Medical Lake Trail on the other side of Lefevre Street (SR-902).

### **Utilities (MLMC 15.24.100)**

All utilities are required to be underground with connections to each lot provided by the developer. Ten-foot utility easements will be required to run parallel to all streets.

## **CONCURRENCY (MLMC 16.02)**

### **Water**

This site is within the City of Medical Lake water service area and there is existing capacity for this development. See the Concurrency Test attached for more information.

### **Electricity**

This site is within the Avista service area. No comments were received at the time of this report.

**Sanitary Sewer**

This site is within the City of Medical Lake sanitary sewer service area. The collection zone this development is located in is at capacity. Without a solution proposed by the applicant, this development cannot be served. See the Concurrency Test attached for more information.

**Solid Waste**

This site is within the City of Medical Lake solid waste disposal area and there is existing capacity for this development. See the Concurrency Test attached for more information.

**Stormwater Management**

This site is within the City of Medical Lake stormwater management area. The proposal has not provided enough information for the City to conclude that stormwater management needs will be met. See the Concurrency Test attached for more information.

**Streets**

Lefevre Street (SR-902) is a state highway and regulated by the Department of Transportation. No comments were received by the time of this report.

**Transit**

This site is served by the Spokane Transit Authority.

**Law Enforcement**

This site is served by the Spokane County Sheriff's office in contract with the City of Medical Lake.

**Fire Protection/Emergency Medical**

This site is served by Spokane County Fire District 3. No comments were received by the time of this report.

**Schools**

This site is served by the Medical Lake School District. No comments were received by the time of this report.

**Parks**

This site is within the City of Medical Lake Parks and Recreation district and there are parks within a half mile to serve the development.

**Libraries**

This site is within the Spokane County Library District and there is a public library within a mile of the development.

### **IMPACT FEES (MLMC 16.05)**

#### **Fire Protection (MLMC 16.06)**

A Fire Impact Fee will be charged at the issuance of each residential building permit in this subdivision. The Fire Impact Fee at the time of this report is \$104 per residence.

#### **Parks, Recreation, and Open Space (MLMC 16.07)**

The applicant does not propose to provide park space within the subdivision. Dedication of park space or recreational facilities, per MLMC 16.07.030, is not a suitable alternative if the area would be less than 40,000 square feet and the development is close to existing developed park space. Therefore, a Parks Impact Fee will be charged at the issuance of each residential building permit in this subdivision. The Park Impact Fee at the time of this report is \$1,210 per residence.

#### **Schools (MLMC 16.09)**

A Schools Impact Fee will be charged at the issuance of each residential building permit in this subdivision. The School Impact Fee at the time of this report is \$268 per residence.

### **AGENCY RESPONSES TO SEPA DETERMINATION**

#### **Department of Archeology and Historic Preservation**

Due to the potential of the site to contain archaeological resources, DAHP is requesting a professional archaeological survey is conducted prior to ground disturbing activities. The SEPA MDNS will be revised to include this requirement.

#### **Department of Fish and Wildlife**

With the retention of Wetland 5, the DFW considers the revised plans to adequately address the impacts to the buffers with averaging and associated mitigation plantings. DFW also agrees that there is not priority shrub steppe habitat present on that parcel.

#### **Department of Ecology**

Due to the potential for dangerous wastes during construction the owner should familiarize themselves with the Ecology construction and demolition website to help identify and designate waste.



After conducting a site visit there is a reasonable suspicion that there are additional wetlands on the site. The applicant must investigate the potential wetlands and provide a report by a qualified wetland specialist.

Due to the site being more than one acre in size, the applicant must get a Construction Stormwater General Permit from Ecology.

### **Department of Social and Health Services**

Looking at recent water use, DSHS has concerns about providing sufficient water to the City to service the proposed development. Note that DSHS does not serve as the water purveyor for Medical Lake and does not have the authority to speak to the capacity of the City's water system.

### **PRELIMINARY PLAT APPROVAL CRITERIA (MLMC 15.12.100)**

Before approving or disapproving or modifying or conditionally approving a preliminary plat it shall be determined:

1. If appropriate provisions are made for, but not limited to, the public health, safety, and general welfare, for open spaces, drainage ways, streets or roads, alleys, other public ways, transit stops, potable water suppliers, sanitary wastes, parks and recreation, playgrounds, schools and school grounds, and shall consider all other relevant facts, including sidewalks and other planning features that assure safe walking conditions for students who walk to and from school.
2. If all areas of the proposed subdivision which may involve soil or topographical conditions presenting hazards or requiring special precautions have been identified by the subdivider and that the proposed uses of these areas are compatible with such conditions.
3. If the subdivider has taken every effort to mitigate the impacts of the proposed subdivision regarding public health, safety, and welfare.

**Findings:** The applicant proposes to divide a 38.25-acre lot into a 101-lot subdivision (plat shows 102 lots, but one is mislabeled) for the purpose of single-family residences. The site is located in an R-1 zone and the proposed density is 2.67 units per acre which is under the maximum 7.3 units per acre for the zone. Lots range in size from 5,000 to 9,040 square feet. The R-1 zone requires 6,000-square foot lots, however, the applicant has applied for reduced minimum lot size through a Planned Unit Development Review (see below). The applicant is also requesting to phase the development, but has not provided detailed information on how the infrastructure would be phased at the time of this report.

The site fronts on Lefevre Street (SR-902), considered an arterial street, and has a private lane (Green Gate Lane) and a private driveway running through it to provide access to residences on other properties. The proposed design includes four (4) streets that will provide frontage to all the new lots and access to the continuation of the private land and driveway. They are all proposed as local access streets, however, the future development potential for lots accessed by Green Gate Lane supports the need for a route from Lefevre Street (SR-902) to be a collector arterial. (Condition needed.) Collector arterials are required to have 60-foot rights-of-way with 48 feet of paved roadway.

All of the proposed streets are designed to have a 38' right-of-way with 10-foot public easements on either side. The right-of way and easements are proposed to have 32 feet of paved roadway, a rolled curb and 5-foot sidewalk on one side and a drainage swale and 5-foot sidewalk on the other. The MLMC requires 50-foot rights-of-way for local access streets. The code also requires sidewalks to be within the right-of-way, not in an easement. The applicant has applied for these alterations through a Planned Unit Development Review (see below).

The applicant proposes to provide drainage swales on one side of every street to accommodate stormwater. Overflow from these swales will be piped to outfalls with rip-rap energy dispersion in two wetland buffers and a stormwater retention facility. Stormwater and a high water table poses a great concern in this area. Many residents in the southern portion of Medical Lake deal with water issues in their basements and crawl spaces. Some resort to using sump pumps to control flooding. It is illegal to connect sump pumps to the sanitary sewer system. To prevent residents who feel tempted to do so when they feel they lack options, it is appropriate to require a tap to the stormwater system for every lot. (Condition needed.) In addition, knowing the likely high water table problems in the area, it is appropriate to restrict construction of basements. (Condition needed.)

The applicant proposes to provide public water mains throughout the site with connections to each lot. The new network will be connected to the City of Medical Lake water system via a water main in Jefferson Street, to the north of the site. The applicant proposes to run a water main from the northeast corner of the site, through the back of the City Maintenance Facility, and across Lefevre Street to connect. As an alternative, the applicant proposes to run a water main across private property to the east of the City Maintenance Facility and connect to the water main in Jim Darby Street. This would benefit the city water system by creating a loop to keep water flowing. However, the

applicant has not secured permission from the landowner. The Public Works Director has confirmed that either of these options are viable. (Condition needed.)

The applicant proposes to provide public sanitary mains throughout the site with connections to each lot. The new network will be connected to the City of Medical Lake sanitary sewer system via a sewer main in Jefferson Street, to the north of the site. Being lower in elevation than the main in Jefferson Street, multiple lift stations will be required to pump the sewage north. The applicant proposes to run a sewer main from the northeast corner of the site, through the back of the City Maintenance Facility, and across Lefevre Street to connect. However, the Jefferson Street Main connects to the Lakeshore lift station which feeds into the Lakeshore main line. Both the Lakeshore lift station and main line are at capacity. As an alternative, the applicant proposes to run a sewer main across private property to the east of the City Maintenance Facility and connect to the sewer main in Jim Darby Street. However, this sewage also routes to the Lakeshore lift station, which is at capacity. The applicant has discussed solutions with the City, but no formal solution has been submitted at the time of this report. (Condition needed.)

The applicant has not proposed a park site within the proposed subdivision. The subject site is within one-half mile of Waterfront Park, which contains a playground, a sand volleyball court, a beach, ballfields, and picnic areas. Due to the proximity of Waterfront Park, the City will not require a park to be constructed within the subdivision. Therefore, residences within the subdivision will be required to pay the park impact fee at the time of building permit.

The Medical Lake School District has three schools within the city limits. Measuring from the intersection of Lefevre Street (SR-902) and Green Gate Lane, students would have to walk approximately two-thirds of a mile to reach Hallett Elementary School, approximately three-quarters of a mile to reach Medical Lake High School, and slightly over a mile reach Medical Lake Middle School. There are no sidewalks on Lefevre Street (SR-902) from the site until Grace Street, therefore children walking to school will be on the shoulder of a street that has a 30-mile per hour speed limit. It is ideal that a sidewalk is constructed along Lefevre to create a safer walking environment. It is appropriate to require a 5-foot sidewalk on the east side of Lefevre Street (SR-902) from the intersection of Green Gate Lane to the northern edge of the subject site. (Condition needed.)

Spokane Transit Authority has an hourly bus service that runs on Lefevre Street (SR-902). There are currently bus stops at the entrance to Waterfront Park and Jefferson Street. Therefore, there are transit stops within a half mile of the proposed lots to serve future residents.

In conclusion, the preliminary plat has potential for meeting the approval criteria if conditions are placed on the approval, or the applicant revises the proposal to meet the requirements listed above. However, the preliminary plat cannot be separated from the planned unit development or the critical area review, neither of which have met the approval criteria. **For this reason, the criteria are not met.**

#### **PLANNED UNIT DEVELOPMENT APPROVAL CRITERIA (MLMC 17.34.040)**

The requirements of the municipal code may be adjusted, subject to the following limitations:

1. The total off-street parking facilities shall not be less than the sum of the required facilities for the various uses computed separately, provided that shared use of parking spaces may be approved in accordance with MLMC Section 17.36.030(2).

**Findings:** MLMC Section 17.36.030 requires two off-street parking spaces per residence. These spaces must be on a paved surface and can be in a driveway or in a garage. The applicant is not requesting an exception to this standard. **For this reason, the criterion is met.**

2. All public or private streets, paving, curbs, sidewalks, utilities, lights, parks, recreation facilities and similar facilities shall be developed according to city standards, unless specifically waived by the planning commission upon recommendation of the director of the appropriate city department.

**Findings:** MLMC Section 15.24.030 requires local access street to have 50-foot rights-of-way with 32 feet of paved roadway, and 5-foot sidewalks on both sides of the street. The applicant is requesting to reduce the right-of way width to 38 feet with a 30-foot paved roadway. Due to the reduced right-of-way, the applicant is proposing to have the sidewalks located in a public easement. In early conversations, the City asked the applicant to consider stormwater drainage swales between the curb and sidewalk on both sides of the road. The proposal has a swale on one side of the road with the explanation that it will require less piping under the roadway.

The applicant has requested this reduction in right-of-way width to maximize the square footage of land for each lot. If the standard right-of-way width was used, each lot would lose at least 500 square feet in size. The wider the street frontage, the more square footage of lot area would be lost.

It is standard to have utility easements adjacent to rights-of-way where underground utilities are placed. In that situation, the property owner can still have landscaping and

a usable space. On the other hand, placing a public sidewalk in an easement reduces the amount of yard for the property owner. In addition, there could be liability issues if a person was injured while on private property, even if it is in an easement.

The request to reduce the right-of way width and put the sidewalks in easements benefits the developer in the short-term, but does not benefit the City or the residents in the long-term. **For this reason, this criterion is not met.**

3. The maximum building coverage, yard requirements and maximum height shall be the same as the underlying zone, but may be modified by the planning commission, provided consideration is given the following principles:
  - A. Privacy. Mitigating measures may include fences, insulation, and landscaping to provide reasonable visual and acoustical privacy for dwelling units and spaces for private use;
  - B. Light and Air. Building spacing, coverage and heights shall be designed to provide adequate natural light and air;
  - C. Code Compliance. In no case shall spacing, setbacks, heights or buildings violate fire or building code requirements;
  - D. Compatibility. The planned unit development shall be integrated with surrounding land uses and minimize any negative impact resulting from the development.

**Findings:** The R-1 Zone, as specified in MLMC 17.16, requires lots to be a minimum of 6,000 square feet with a minimum width of 60 feet. The applicant is requesting the minimum lot size to be reduced to 5,000 square feet with a minimum width of 50 feet. The proposed layout includes 73 lots that are less than 6,000 square feet. There are many concerns regarding stormwater and groundwater on this site. The more impervious area created, the more issues that will have to be overcome. Having smaller lots will increase the number of houses, driveways, and other impervious surfaces such as patios and sheds. The increased stormwater runoff from and increased impervious surface area is a negative impact for both the future residents and the surrounding property owners. **For this reason, this criterion is not met.**

4. The requirements for front yards for the R-1 zone shall apply to all exterior boundary lines of the site.

**Findings:** The applicant is not asking to reduce setbacks. **For this reason, this criterion is met.**

#### **CRITICAL AREA REVIEW APPROVAL CRITERIA (MLMC 17.10.060)**

- A. Avoid Impacts. The applicant shall first seek to avoid all impacts that degrade the functions and values of critical area(s). This may necessitate a redesign of the proposal.
- B. Minimize Impacts. Where avoidance is not feasible, the applicant shall minimize the impact of the activity and mitigate to the extent necessary to achieve the activity's purpose and the purpose of this ordinance. The applicant shall seek to minimize the fragmentation of the resource to the greatest extent possible.
- C. Compensatory Mitigation. The applicant shall compensate for the unavoidable impacts by replacing each of the affected functions to the extent feasible. The compensatory mitigation shall be designed to achieve the functions as soon as practicable. Compensatory mitigation shall be in-kind and on-site, when feasible, and sufficient to maintain the functions of the critical area, and to prevent risk from a hazard posed by a critical area to a development or by a development to a critical area.
- D. No Net Loss. The proposal protects the critical area functions and values and results in no net loss of critical area functions and values.
- E. Consistency with General Purposes. The proposal is consistent with the general purposes of this chapter and does not pose a significant threat to the public health, safety, or welfare on or off the development proposal site;
- F. Performance Standards. The proposal meets the specific performance standards of Fish and Wildlife Habitat Conservation Areas Section 17.10.070.C, frequently flooded areas, Section 17.10.080.D, and wetlands Section 17.10.090.F, as applicable.

**Findings:** The critical area report submitted by the applicant delineated and rated five wetlands the are completely or partially on the subject site. The rating forms were completed in July of 2021 by Shelly Gilmore, who has since retired. Delineations and ratings are acceptable for up to five years. It was discovered by the wetland consultant hired by the City that all of the ratings forms have a typo in H 3.1 on page 14. They all have a two-point item marked in the left column, but only one point is given in the right column. This changes the rating for all of the wetlands. After the correction, the wetlands are categorized as follows:

Wetland 1:	Total Score = 20	Habitat Score = 7	Category = 2	Buffer = 120 feet
Wetland 2:	Total Score = 22	Habitat Score = 7	Category = 1	Buffer = 120 feet
Wetland 3:	Total Score = 22	Habitat Score = 7	Category = 1	Buffer = 120 feet
Wetland 4:	Total Score = 22	Habitat Score = 7	Category = 1	Buffer = 120 feet
Wetland 5:	Total Score = 17	Habitat Score = 6	Category = 3	Buffer = 120 feet

It has been brought to the City's attention that there are potentially more wetlands on the site. The Department of Ecology, looking at historic aerals and visiting the site, determined that there is high potential for a vernal wetland to the east of Wetland 2. In addition, there are two wetlands to the northeast of Green Gate Lane shown on a Department of Natural

Resources Forestry Permit. Due to the absence of this critical information, the application cannot be properly evaluated. **For this reason, these criteria are not met.**

## **STAFF CONCLUSION AND RECOMMENDATION**

The proposed preliminary plat has many standards required by the Medical Lake Municipal Code that are not being met. The adjustments requested through the Planned Unit Development review are not meeting the required criteria for approval. The applicant has failed to provide complete information for the critical area review. For these reasons, this application should not be approved.

## **ACTION**

The Planning Commission unanimously voted to recommend denial of the application.

## **EXHIBITS**

### **A. Application Materials**

1. Preliminary Plat Drawings (revised), February 6, 2025
2. Critical Area Report (revised), February 7, 2025
3. Phasing Exhibit, December 20, 2024
4. Preliminary Plat Written Description, December 20, 2024
5. Planned Unit Development Written Description, December 20, 2024
6. Critical Area Review, December 20, 2024
7. Trip Generation Letter, December 20, 2024

### **B. Correspondence**

1. Letter of Incompleteness, November 18, 2024
2. Letter of Completeness, January 3, 2025
3. Meeting Summary, January 14, 2025

### **C. Public Notifications**

1. Public Notice Instructions, February 7, 2025
2. Notice of Application, February 7, 2025
3. Public Notice for Newspaper
4. Site Notice
5. Public Notice Affidavit, February 18, 2025

### **D. SEPA**

1. SEPA Checklist, December 12, 2024
2. SEPA Determination of Non-Significance, February 7, 2025

### **E. City Department Comments**

1. Parks Department, February 19, 2025
2. Concurrency Test, February 20, 2025

3. Wetland Consultant, February
- F. Agency Comments
  1. Department of Archeology and Historic Preservation, February 19, 2025
  2. Department of Fish and Wildlife, February 20, 2025
  3. Department of Ecology, February 26, 2025 (attached)
  4. Department of Social and Health Services, February 26, 2025 (attached)
- G. Citizen Comments
  1. Chad Pritchard, February 16, 2025
  2. Julie Larson, February 24, 2025 (attached)
  3. Kevin Larson, February 24, 2025 (attached)
  4. John Nuess, February 25, 2025 (attached)
  5. Kathy Frem, February 26, 2025 (attached)
  6. Diane Nichols, February 27, 2025 (attached)
  7. John Nuess, February 27, 2025 (attached)
  8. Tammy Roberson, February 25, 2025 (attached)
  9. Tammy Roberson, February 27, 2025 (attached)
  10. Tammy Roberson (at hearing), February 27, 2025 (attached)
  11. Barbara Baumann, February 27, 2025 (attached)
- H. Staff Report
  1. Staff Report to Planning Commission, February 20, 2025 (attached)
- I. Minutes
  1. Planning Commission, February 27, 2025 (attached)





STATE OF WASHINGTON  
**DEPARTMENT OF ECOLOGY**

Eastern Region Office

4601 North Monroe St., Spokane, WA 99205-1295 • 509-329-3400

February 26, 2025

Elisa Rodriguez  
City of Medical Lake, Planning Department  
124 S Lefevre Street  
Medical Lake, WA 99022

**Re: Ring Lake Estates Preliminary Plat**  
**File# LU 2024-025 PP PU CA, Ecology SEPA# 202500520**

Dear Elisa Rodriguez:

Thank you for the opportunity to provide comments on the State Environmental Policy Act (SEPA) Mitigated Determination of Nonsignificance for the **Ring Lake Estates Preliminary Plat** proposal. Based on review of the checklist associated with this project, the Department of Ecology (Ecology) has the following comments:

**Hazardous Waste and Toxics Reduction Program**

Alex Bergh, (509) 385-5539, [alexandra.bergh@ecy.wa.gov](mailto:alexandra.bergh@ecy.wa.gov)

Wastes produced during construction or remodeling can be dangerous wastes in Washington State. Some of these wastes include: Absorbent material, aerosol cans, asbestos-containing materials, lead-containing materials, PCB-containing light ballasts, waste paint, waste paint thinner, sanding dust and treated wood.

The [Construction and demolition](#) website has a more comprehensive list and a links to help identifying and designating your wastes.

Responsibility for construction waste generated at a facility is the responsibility of the facility that generates the waste. The waste generator is the person who owns the site. Even if you hire a contractor to conduct the demolition or a waste service provider to designate your waste, the site owner is ultimately liable. This is why it is important to research reputable and reliable contractors.

In order to adequately identify some of your construction and remodel debris, you may need to sample and test the wastes generated to determine whether they are dangerous waste. Information about how to sample and what to test for can be found at the above linked website.

**Shorelands & Environmental Assistance Program**

Mindi Sheer, (509) 601-9546, [mindy.sheer@ecy.wa.gov](mailto:mindy.sheer@ecy.wa.gov)

The project as proposed, based on the checklist included with this application, includes discrepancies between the SEPA checklist, the included site plan, and the MDNS narrative. In particular, the checklist indicates filling of a wetland (wetland 5), and a different number of lots (106 versus 102). This concurs with the included Site Plan (Site Plan 1) but not with a recent Site Plan provided to us (Site Plan 2) which showed avoidance of Wetland 5. The SEPA package does not include a mitigation plan, but a Critical Areas report and Mitigation plan (Mitigation Plan) was provided directly to the agency on February 13, 2025. Discrepancies between submitted documents, including the SEPA checklist, the Mitigation Plan and other documents suggest a revised and corrected SEPA should be completed.

Ecology has some issues with the Delineation Report provided previously in support of this project. Site visits on 1-22-25 and 2-24-25, as well as review of active Class IV Forest Practice permit details indicate that some wetlands were missing from the 2021 Wetland delineation and rating sheets. We advise a new wetland delineation and wetland rating be done by a qualified wetland professional be completed at an appropriate time of year as determined by the qualified wetland professional. At least one additional wetland was confirmed onsite and in a prior wetland delineation (done for a different project) east of Green Gate Lane, and another wetland adjacent to the parcel (within or at the edge of the plan footprint) needs clear delineation. The new updated delineation should include the following areas: east of Green Gate Lane (Area 1), mid parcel "Area 2" (between Wetland 1 and Wetland 2) where there is a suspected vernal pool wetland, 'Area 3" near Wetland 5, areas to the south and west parcel edges. The 2021 wetland rating sheets for wetlands 1-5, need to be recalculated based on errors found on the sheets. Wetland ratings determine wetland categories, which are critical in determining and reviewing appropriate buffers, mitigation, and use in stormwater management.

The project as proposed, under either Site Plan 1 or Site Plan 2, would require permits not listed in the SEPA checklist, because they may require filling a wetland or potential wetland(s), as designed. The applicant should contact the U.S. Army Corps of Engineers in Seattle to determine whether or not a federal Clean Water Act Permit is required. The project is likely to be considered non-jurisdictional by the Corps. The applicant must request in writing, a Jurisdictional Determination from the Corps, in order to begin the state permitting process. Should the Corps determine that the project is not federally jurisdictional, Ecology takes jurisdiction and issues an Administrative Order for any wetland work in isolated wetlands (RCW 90.48). The applicant should complete and submit to Ecology a JARPA application that includes a copy of the Corps Jurisdictional Determination letter, the new wetland delineation and rating report and updated ratings sheets, and a mitigation plan. Please submit this to Mindi Sheer at WA State Department of Ecology, 4601 N. Monroe Street, Spokane, WA 99205.

Review of the most current Site Plan (Site Plan 2) proposes avoidance of Wetland 5 and but extensive encroachment of the buffer and removal of 8,370 sq ft of buffer due to the road placement. While Ecology is pleased to see that the project proponents adjusted the latest plan to avoid the loss of one wetland (as per the 2021 wetland delineation), one of the areas (east of Wetland 1) indicated in this averaging as a substantial 'buffer addition' needs further justification. Plantings in the buffer of wetland 1 should be designed based on past conditions at that site.

The wetlands located on this parcel represent a unique complex of scabrock wetlands, including potential vernal wetlands. Two to three of which straddle neighboring parcels. As platted this Site Plan would require the loss of one, possibly 2 wetlands. Loss of a wetland requires mitigation for the loss, in addition to a permit (see above). It is difficult to determine the extent of avoidance or mitigation required until the updated wetland delineation and supporting material are submitted. The planting and mitigation plan provided should include a map and site plan of where plantings will occur. Based on the layout of the development, it is possible to avoid the wetland east of Green Gate Lane, as well as Wetland 5.

Before proceeding with further development of the site plan, Ecology recommends that the proponent organizes a pre-application meeting with stakeholder agencies.

#### **Water Quality Program**

**Chad Sauve, (509) 934-6202, [chad.sauve@ecy.wa.gov](mailto:chad.sauve@ecy.wa.gov)**

Operators of construction sites that disturb one acre or more total area and has, or will have a discharge of stormwater to a surface water or to a storm sewer, must apply for coverage under Department of Ecology's [Construction Stormwater General Permit](#). If soil or ground water contamination is known at the site, additional information will be required. The applicant will be required to submit additional studies and reports including, but not limited to, temporary erosion and sediment control plans, a stormwater pollution prevention plan, a site map depicting sample locations, a list of known contaminants with concentrations and depths found and other information about the contaminants.

Application should be made at least 60 days prior to commencement of construction activities. A permit application and related documents are available online.

**Water Resources Program**

Herm Spangle, (509) 209-3421, [herm.spangle@ecy.wa.gov](mailto:herm.spangle@ecy.wa.gov)

The water purveyor is responsible for ensuring that the proposed use(s) are within the limitations of its water rights. If the proposal's actions are different than the existing water right (source, purpose, the place of use, or period of use), then it is subject to approval from the Department of Ecology pursuant to Sections 90.03.380 RCW and 90.44.100 RCW.

If you have any questions or would like to respond to these comments, please contact the appropriate program staff listed above. If you have questions about SEPA, please reach out to [sepahelp@ecy.wa.gov](mailto:sepahelp@ecy.wa.gov).

Sincerely,

A handwritten signature in black ink that reads "Katy R Moos". The signature is written in a cursive, flowing style.

Katy Moos  
Office Assistant  
Eastern Region Office

**From:** [Covey, Larry \(DSHS/FFA\)](#)  
**To:** [Elisa Rodriguez](#)  
**Cc:** [Sonny Weathers](#); [Rodriguez, Jeanne \(DSHS/FFA\)](#); [Keller, Kristine \(DSHS/FFA\)](#); [Covey, Larry \(DSHS/FFA\)](#)  
**Subject:** RE: LU 2024-025 Notice of Application  
**Date:** Wednesday, February 26, 2025 9:55:38 AM  
**Attachments:** [image003.png](#)  
[image005.png](#)  
[image006.png](#)  
[image007.png](#)  
[image008.png](#)  
[image002.png](#)

Caution! This message was sent from outside your organization.

[Allow sender](#) | [Block sender](#)

Elisa,

The Department of Social and Health Services has some concerns regarding providing sufficient water service to the proposed 102-lot subdivision as described in the Notification of Application and the prepared SEPA documentation (LU2024-025). We are working on a letter of concern to be submitted to the City of Medical Lake for consideration and additional investigation.

DSHS produces a large portion of water consumed by residents of the City of Medical Lake. With longer and drier summers, DSHS has been challenged to produce the needed water for our community. Additionally, water service during the recent Gray Fire was strained significantly to a point production could not keep up with the demand.

I understand the public comment period ends on February 27<sup>th</sup>. I will do my best to fulfill this deadline.

Thank you for including DSHS to provide comment.

## Larry Covey

Director

360-628-6662 / [larry.covey@dshs.wa.gov](mailto:larry.covey@dshs.wa.gov)



Office of Capital Programs  
Facilities, Finance, and Analytics  
Administration  
**Washington State Department  
of Social and Health Services**

Follow DSHS online



**From:** Elisa Rodriguez <[ERodriguez@medical-lake.org](mailto:ERodriguez@medical-lake.org)>

**Sent:** Friday, February 7, 2025 3:31 PM

**To:** DAHP SEPA <sepa@dahp.wa.gov>; COM GMU Review Team <reviewteam@commerce.wa.gov>; Westerman, Kile W (DFW) <Kile.Westerman@dfw.wa.gov>; DNR RE SEPACENTER <SEPACENTER@dnr.wa.gov>; Covey, Larry (DSHS/FFA) <larry.covey@dshs.wa.gov>; Figg, Greg <greg.figg@wsdot.wa.gov>; Holm, Chris (PARKS) <Chris.Holm@PARKS.WA.GOV>; Davis, Dean (DSHS/BHA/ESH) <dean.davis@dshs.wa.gov>; Medical Lake School District: <cmoss@mlsd.org>; Spokane Clean Air: <jsouthwell@spokanecleanair.org>; Spokane County Building and Planning Department: <tmjones@spokanecounty.org>; Spokane County Fire District 3: <abollar@scfd3.org>; Spokane County Sheriff: <mkittilstved@spokanesherriff.org>; Eric Meyer <emeyer@srhd.org>; Spokane Regional Transportation Council: <rstewart@srtc.org>; Spokane Transit: <bjennings@spokanetransit.com>; Avista: <Eric.Grainger@avistacorp.com>; Davis Communications: <timothygainer@netscape.net>; Spokane Tribe: <francis.sijohn@spokanetribe.com>; Kalispel Tribe: <mheller@ktea.com>; Cheney Free Press: <jmac@cheneyfreepress.com>; Greater Spokane: <skey@greaterspokane.org>; West Plains Chamber of Commerce: <mark@westplainschamber.org>  
**Subject:** LU 2024-025 Notice of Application

External Email

Please find the Notice of Application for a 102-lot preliminary plat attached. A SEPA MDNS has been issued. Comments are due February 27<sup>th</sup>. Please let me know if you have any questions.

Elisa Rodriguez  
City Planner  
Medical Lake  
509-565-5019  
[erodriguez@medical-lake.org](mailto:erodriguez@medical-lake.org)

**From:** [Julie Larson](#)  
**To:** [Elisa Rodriguez](#)  
**Subject:** File # LU 2024-025  
**Date:** Monday, February 24, 2025 1:01:03 PM

---

Caution! This message was sent from outside your organization.

[Allow sender](#) | [Block sender](#)

Dear Planning/Zoning Board,

I am writing to formally express my concerns regarding the proposed development near Green Gate Lane. A few years ago, my family purchased 13 acres in this area and built our home with the understanding that the land was designated strictly for single-family residences and could not be subdivided. This assurance was a significant factor in our decision to move here, as we valued the privacy, low population density, and natural surroundings that the area provided.

The proposed development, which could bring over 400 new residents to the immediate vicinity, raises several concerns:

1. Community Impact – A sudden influx of this magnitude will inevitably lead to increased noise, congestion, and strain on local

infrastructure and resources. The rural nature of this area was a key draw for us and many other residents, and a high-density development would fundamentally alter its character.

2. Environmental Considerations – The wetlands in this region are an important natural feature that must be protected. Any large-scale construction project could disrupt local ecosystems, wildlife habitats, and water drainage patterns. It is imperative that a thorough environmental impact study be conducted before any plans move forward.
3. Zoning and Property Expectations – When we purchased our land, we were assured that subdivision was not permitted. If this development contradicts existing zoning laws or previously communicated regulations, it raises serious concerns about fairness, transparency, and the long-term planning of the community.

I urge you to carefully consider the implications of this development and ensure that the concerns of existing residents are given full weight in the decision-making process. I would



appreciate the opportunity to discuss this matter further and request information on how residents can formally participate in the review process.

Thank you for your time and consideration,

Julie Larson

Phone: 920-941-0464

Email: [julielars@hotmail.com](mailto:julielars@hotmail.com)

10213 S. Green Gate Ln

Medical Lake, WA 99022

**From:** [Kevin Larson](#)  
**To:** [Elisa Rodriguez](#)  
**Subject:** File # LU 2024-025 Comments  
**Date:** Monday, February 24, 2025 12:41:46 PM

---

Caution! This message was sent from outside your organization.

[Allow sender](#) | [Block sender](#)

Hello,

I am writing to express my concern about the 102 lot subdivision that is planned for Green Gate Lane.

A couple years ago my family purchased 13 acres on Green Gate Lane and built a new home. We selected our current location because of the location and the sparse population. My wife and I were expressly told that the land we purchased could only be used for a single-family home and that the property was NOT sub-dividable. This was enticing to us, given we wanted to live in relative privacy. Assuming each household will have 4 residents means that another 400 plus people will be in the immediate area. The increase in population will undoubtedly mean more noise, congestion, crime, and all of the other issues that accompany a large, rapid development in previously unpopulated nature. There's the additional concern about the wetlands, which must be taken into account.

Kevin C. Larson

February 27, 2025, Planning Commissioning Regular Meeting and Public Hearing

John Nuess, Medical Lake resident (307 N Lake Drive)

Agenda Items: Ring Lake Estates Subdivision

## Comments

The density and location of this subdivision has the potential for several negative impacts on our community.

- Ecology and environmental impacts.
  - 1) The destruction of some wetlands that are so close to the lake.
  - 2) The potential for pollution of wetlands and ground water. For example, storm water flooding at the biofiltration swales allowing lawn fertilizer, and automobile oils to escape the biofiltration ditch and the possibility of a Force Sewer main lift station malfunctioning.
  - 3) Impact on animals and birds. More car deer accidents on 902.
- More Maintenance and cost to the city and all taxpayers. For example, three new sewer lift stations, a storm water retention facility, watermains, streetlights. Plus, whom will be maintaining the bio-filtration swales and subsequent inspections after the Builder? Will the City and eventually the Owners be responsible for weeding, moving the grass, scheduling the annual percolation test with Department of Ecology? Please note that the current Preliminary Plat drawings **do not detail a legal bio filtration swale**. Please see <https://www.spokanecounty.org/964/Grassed-Bio-Infiltration-Swales>. What about cleaning out the culverts at each driveway and the potential for animal safety and other issues with the culverts. For instance, skunks and racoons.
- Traffic increase speeding through what is now somewhat of a 'walking downtown' and the possibility of future traffic lights at Lake Street and 902.
- Increased assessed property values for some. Higher property taxes for all!
- The impacts on school class sizes and budgets.

**From:** [Kathy Frem](#)  
**To:** [Elisa Rodriguez](#)  
**Subject:** Subdivision of parcel # 14192.0002  
**Date:** Wednesday, February 26, 2025 5:48:00 PM

---

Caution! This message was sent from outside your organization.

[Allow sender](#) | [Block sender](#)

I think that making 102 small lots is to many with so much wetland on the property.  
It will be a big impact on our wildlife. Our schools may not be able to handle more students.

Kathy Blair  
Medical Lake, Wa

**From:** [Diane Nichols](#)  
**To:** [Elisa Rodriguez](#); [Roxanne Wright](#); [jmayuliani@medical-lake.org](mailto:jmayuliani@medical-lake.org); [Andie Mark](#); [Carl Munson](#); [Kevin Twohig](#); [JoeDavid Veliz](#)  
**Subject:** Ring Lake Estates  
**Date:** Thursday, February 27, 2025 1:57:55 PM

---

Caution! This message was sent from outside your organization.

[Allow sender](#) | [Block sender](#)

Meeting Date: Feb 27,2025

Diane Nichols

Medical Lake Resident

Public Hearing -LU-2024-25 Application for Ring Lake Estates

Dear Commissioners and City Officials,

The Medical Lake Comprehensive Plan states the following:

Page 8 :...a vital and mandatory component of any plan is citizen participation...stems from the philosophy that planning bodies should not plan for the community but with the community.

Page 15: ...there are increased operations costs and demand for maintenance and improvements but decreasing budget to do so.

Page 17 Table 2.3 #1 on the list of citizens priorities:...maintain an attractive and balanced mix of land uses, ensuring the future character of the community.

Page 20 Table 2.3 #27 on the list of citizen priorities: utilize existing and future natural open space in a manner that preserves the ecological process of the natural environmental as well as preserve the small town feel.

Based on the items I have chosen from the Comprehensive Plan, I do not see how the Planning Commission or the City Administration could agree that the Ring Lake Estates are in compliance with the Comprehensive Plan.

Building over a hundred homes in an area which will cause significant and irreparable harm to land, animal and bird resources is not in the best interests of the citizens of Medical Lake,

Based on the Comprehensive Plan just in maintenance alone the city would not have the budget to maintain the infrastructure in this development.

This will be a strain on not only the natural resources but all areas of the city infrastructure including water, sewer, snow removal.

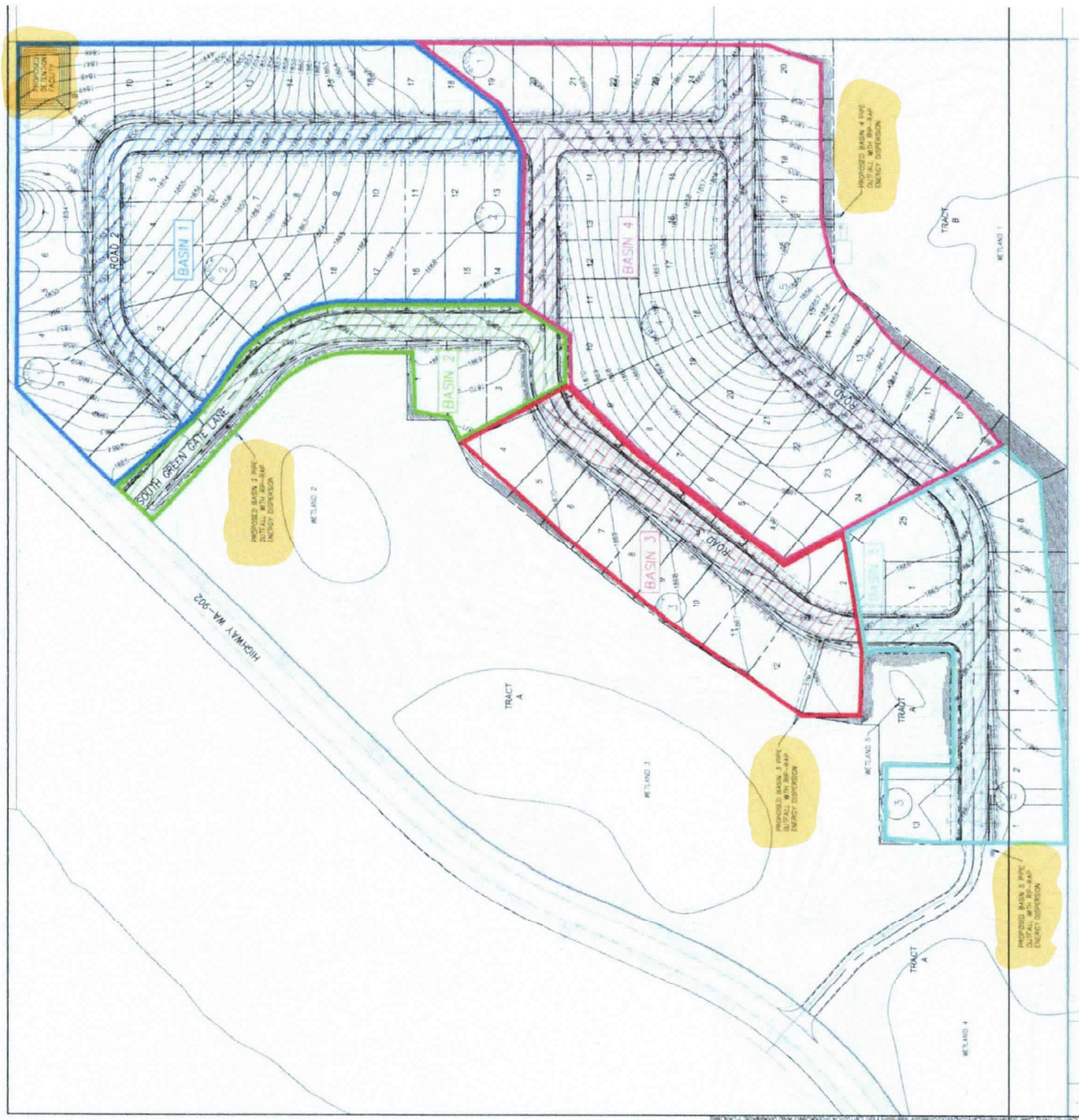
Because of the structure of the land, the possibility is high of the city allowing another development that will create drainage and flooding issues (much like South Lake Terrace) that will impact the citizens in the future and cost the city in time, money and resources.

Removal of this natural wildlife habitat and building a large number of houses on small lots is not in keeping with what the citizens have stated is their number one priority for the city (Pages 17, 20 Comprehensive Plan).

For these and many more reasons too numerous to mention in this email, I urge the Planning Commission to recommend denial of this development as presented.

Thank you for your time.

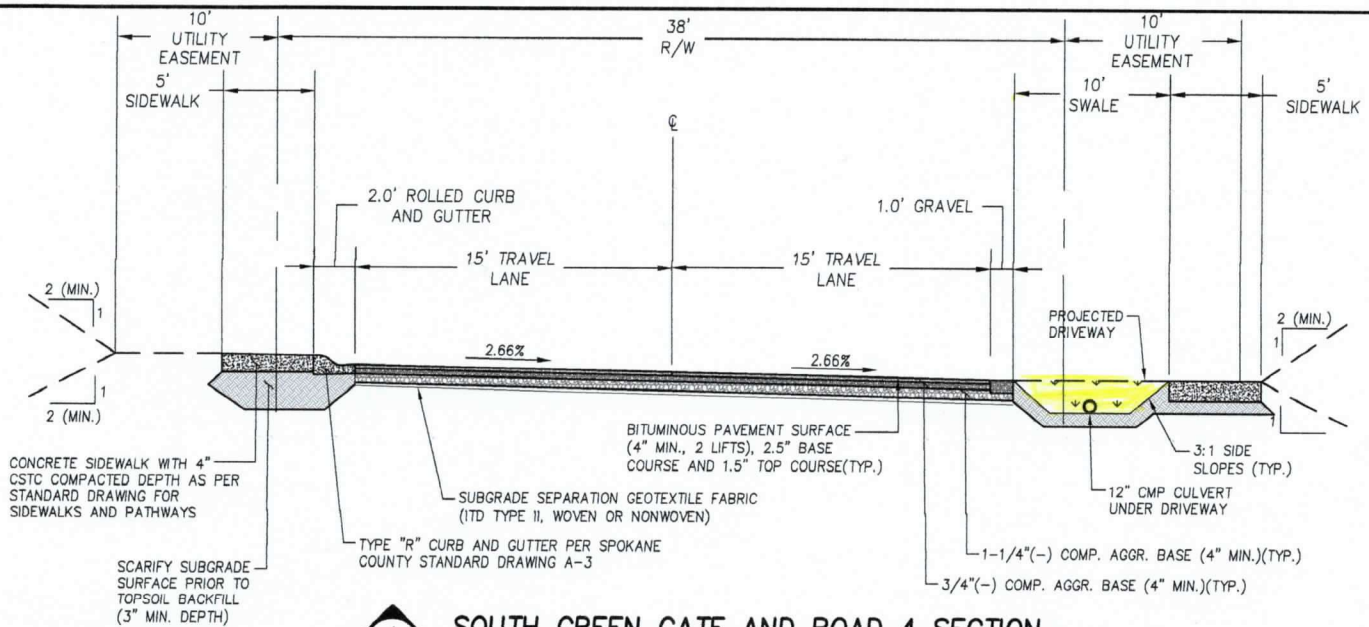
Sincerely,  
Diane Nichols









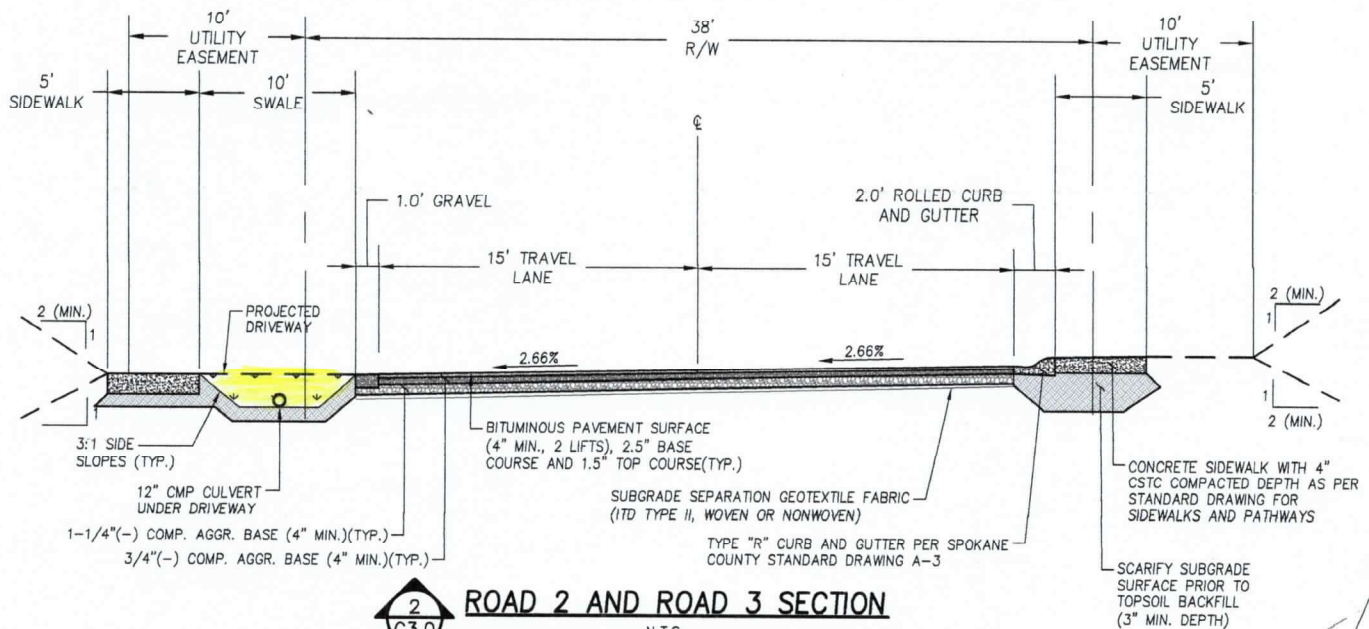


### SOUTH GREEN GATE AND ROAD 4 SECTION

N.T.S.

#### NOTE:

ALL ROAD RIGHT OF WAY SHALL BE PER PRIVATE ROAD STANDARDS, AS REQUIRED BY THE CITY OF MEDICAL LAKE

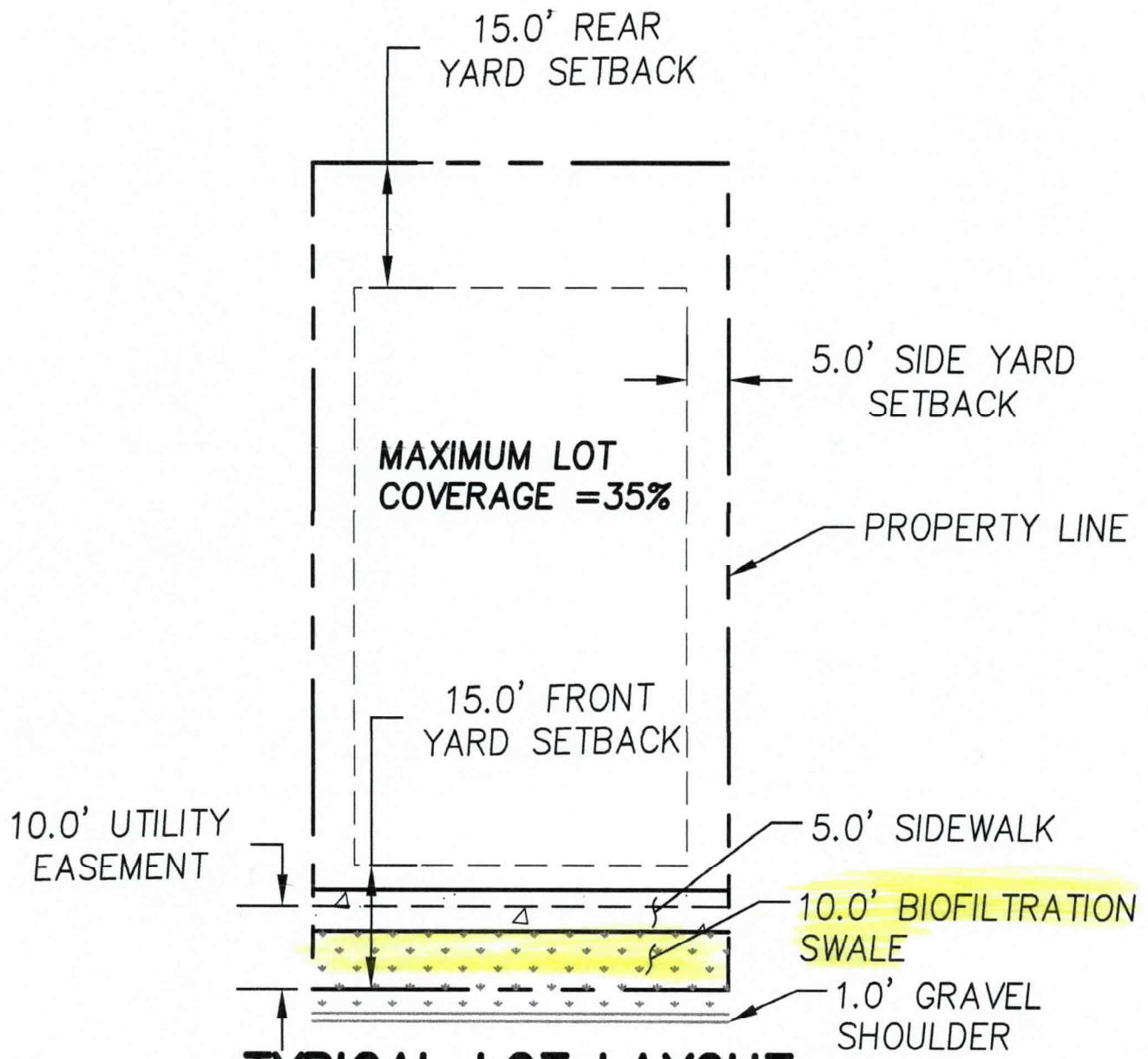


### ROAD 2 AND ROAD 3 SECTION

N.T.S.

#### NOTE:

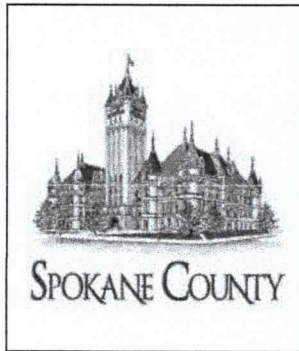
ALL ROAD RIGHT OF WAY SHALL BE PER PRIVATE ROAD STANDARDS, AS REQUIRED BY THE CITY OF MEDICAL LAKE



**TYPICAL LOT LAYOUT –**  
**SEPARATED SIDEWALK**

N.T.S.





## Grassed Bio-Infiltration Swales in Residential Developments

Spokane County Public Works/Water and Environment Programs

# SW-2

### What is a grassed bio-infiltration swale?

Bio-infiltration swales are grassed depressions in the ground designed to collect stormwater runoff from impervious surfaces such as streets, driveways, rooftops and parking lots. The grass in the swale helps filter the Stormwater, while soil helps remove pollutants as it infiltrates to the sub surface. The treated water recharges groundwater supplies including the Spokane Valley - Rathdrum Prairie Aquifer. The Aquifer is the sole source of drinking water for the greater Spokane and Coeur d'Alene metropolitan areas.

### Why are swales different sizes and shapes?

When a new subdivision is planned, the developer's engineer evaluates the development site. Using the Spokane Regional Stormwater Manual, the engineer designs a system of swales to handle runoff from the planned development. The design specifies the number and size of swales, and the appropriate locations for them. Swales are sized to handle a volume of runoff from a storm with a 10-year recurrence and are designed to treat the first one-half inch of runoff from the impervious surface draining to the swale.

### Who is responsible for the swale?

#### 1) Developer:

The developer of a subdivision is responsible for installing drywells and curb cuts, and for rough grading the drainage swale.

#### 2) Builder (Building Permit Applicant):

Responsibility for the swale transfers to the builder upon application for a building permit. The builder is responsible for protecting the swale area from compaction and other harmful activities during home construction. The builder is also responsible for fine-grading the swale, installing sod and conducting a performance test. The builder is required to deposit a security with Spokane County to guarantee that the work and testing are accepted.

#### 3) Property Owner:

The property owner is responsible for the swale after the security is released back to the builder. The owner is responsible for perpetually maintaining, repairing and restoring the swale to keep it in good working order.

### How does the process work while a home is being built? What does a builder need to do to get the security released?

The builder must complete the fine grading and establish grass in the swale no later than 6 months after final building inspection approval. The builder calls the County at 477-3600 to request a swale inspection. An inspector will inspect the swale to ensure it is the correct size (according to the engineered plans) and that it is finished with established sod. The County will contact the builder to explain the deficiencies or schedule a time to have the swale flood tested in the presence of a Stormwater Technician. During the flood test, the technician will evaluate whether the swale is working properly. If the swale conforms to the accepted plans on file with Spokane County, and performs as designed during the field test, Spokane County will release the security back to the builder.

### When is grass "established?"

Grass is considered established when the sod can be grabbed and no layer pulls away from the ground. More technically, it is the time when the root structure is established within the soil. The time period for establishment varies with site and seasonal conditions, but generally happens 1 to 2 weeks after the sod has been placed.

(Continued on back page)



## How long does a builder have to fine grade, sod, and test the swale?

The builder has up to six months (weather permitting) from the date of "final" building inspection approval to complete the swale and perform the flood test. This means the builder needs to get the sod established while the swale can be flood tested, i.e. before the ground freezes in the winter.

## How does a builder get enough water to adequately test a swale?

- 1) Check to see if there is a fire hydrant nearby that may be used. (Note: A permit may be required.)
- 2) Use a water trailer or truck owned by the builder or offered for rent by a private company.

## How does a builder test a linear swale or one that lies between two parcels?

Sandbags can be used to block off the part of the swale not to be tested. The swale can then be filled with water to the required depth. Plastic should be wrapped around the sand bags to prevent any seepage.

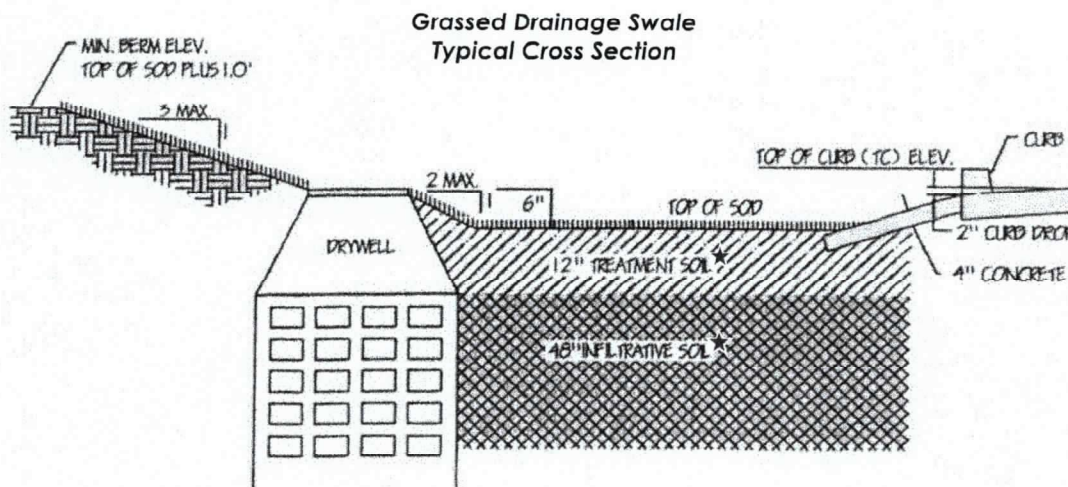
## What happens if a builder does not complete the swale work and testing within the 6-month time limit?

If weather conditions cause delays, the builder can request an extension of time from Spokane County. If the swale is not completed promptly, the entire security may be forfeited to Spokane County. The County may have the option of completing and testing the swale. If the costs for swale installation and testing exceed the security, the building permit applicant will be billed for the additional costs.

## How can a homeowner get help with a swale that doesn't drain properly?

Contact the County's Stormwater Utility (477-3600) for suggestions about what may be done to get the swale to function better.

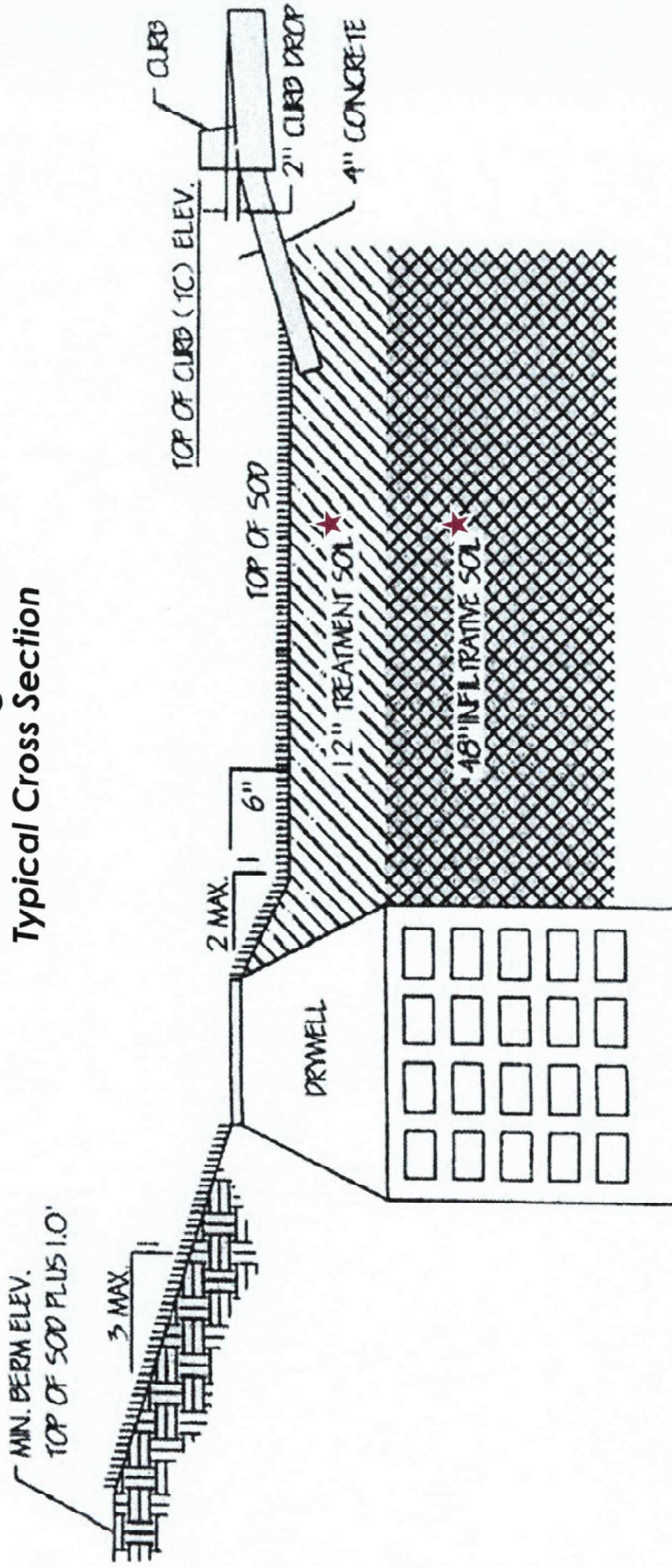
For more information, or to schedule an appointment, contact:  
Spokane County Water and Environment Programs  
1026 W. Broadway Avenue, 2nd Floor  
Spokane, WA 99260-0170  
(509)477-3600



★ Notes:

- 1) Twelve-inch (12") treatment soil layer shall meet the following criteria:
  - Infiltration rate between 0.25 in/hr and 0.50 in/hr
  - Average Cation Exchange Capacity (CEC) at least 15 meq/100g
  - Organic matter content at least 2% by weight
  - When treatment is required, sand and coarser soils are not suitable to be used as topsoil
- 2) Forty-eight-inch (48") subgrade infiltrative soil layer shall meet the following criteria:
  - Infiltration rate at least 0.15 in/hr
  - Facility must completely drain within 72 hours
  - Infiltration testing which demonstrates the facility's conformance to the infiltration rate may be required prior to construction certification

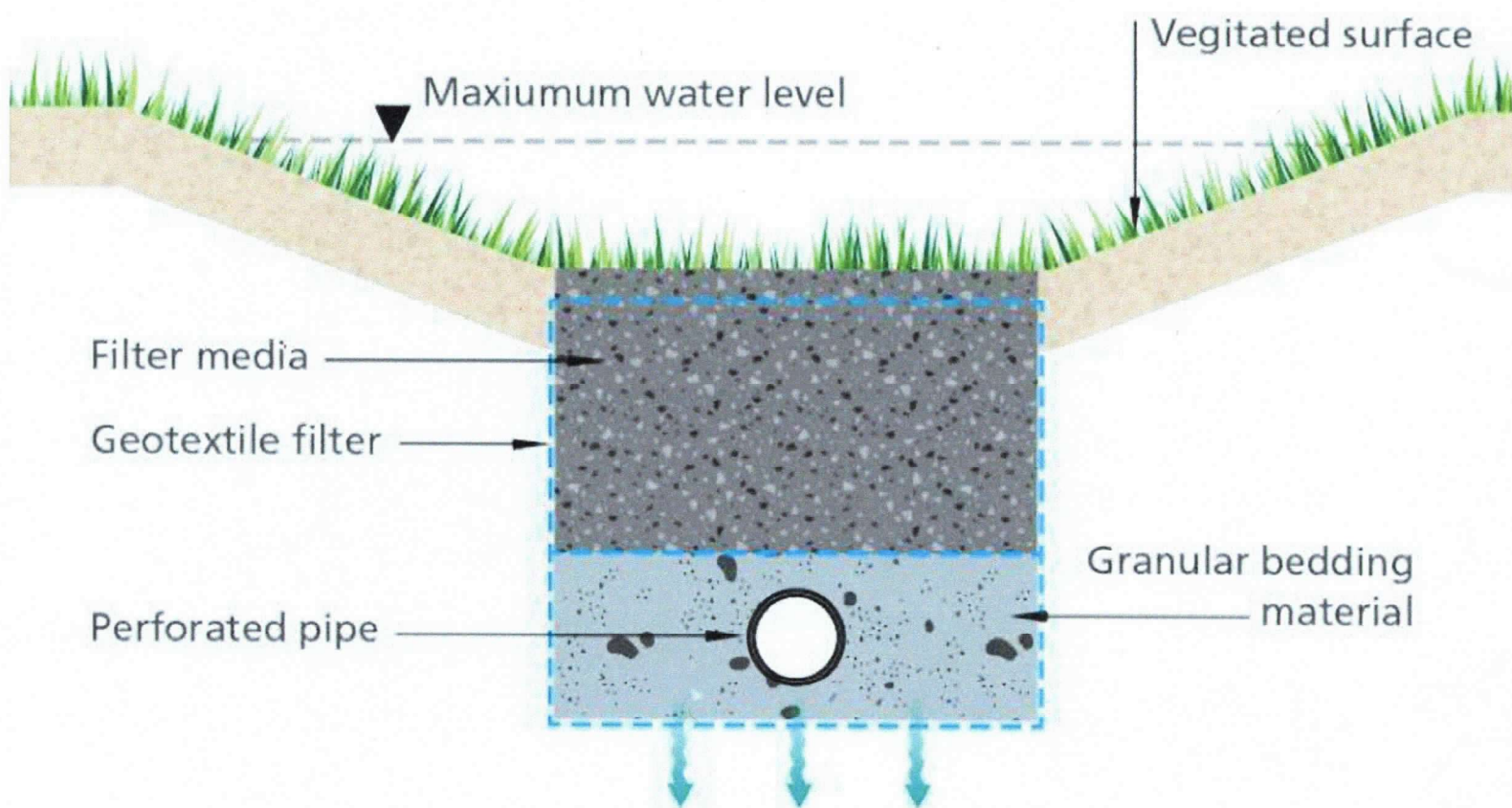
## Grassed Drainage Swale Typical Cross Section

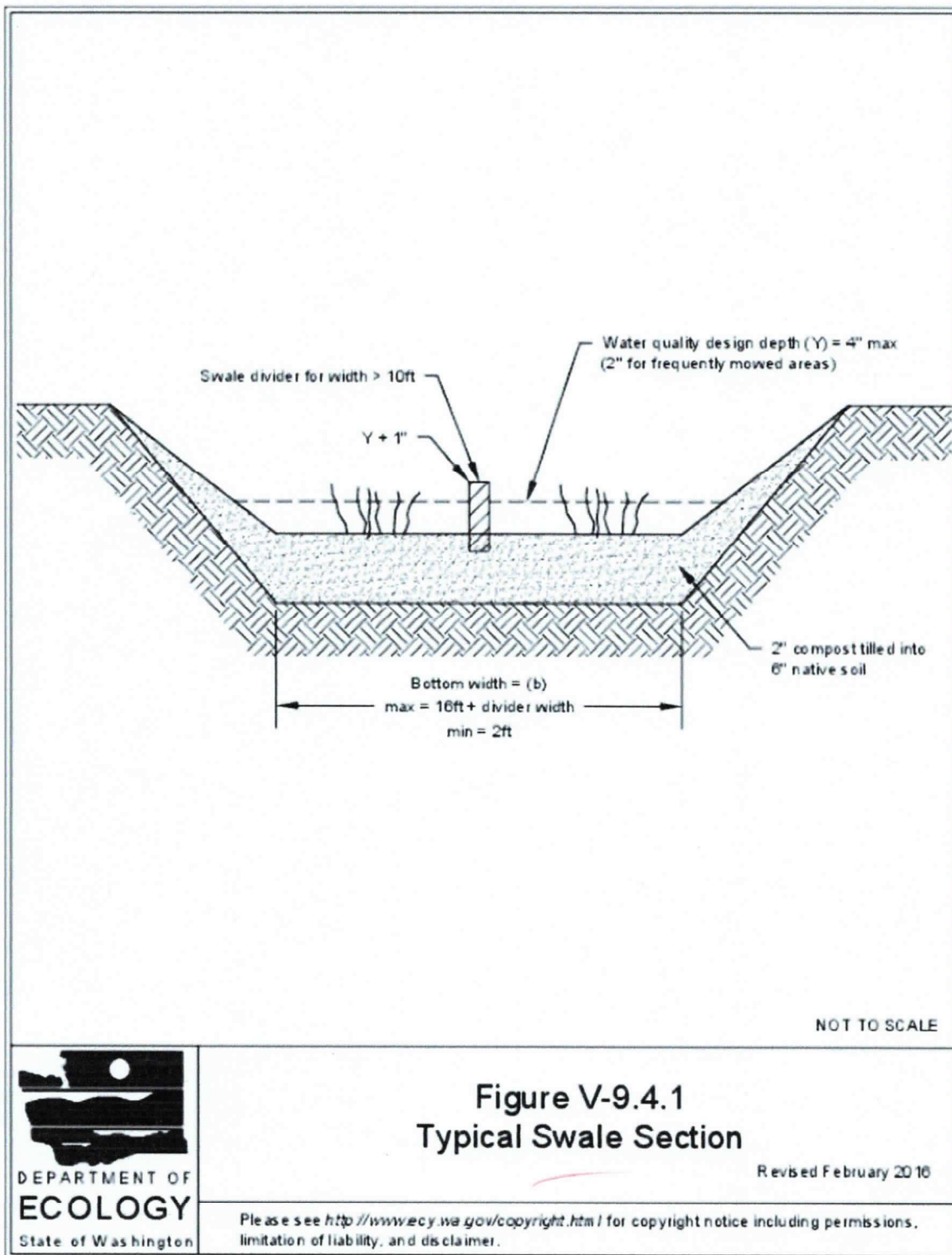


### ★ Notes:

- 1) Twelve-inch (12") treatment soil layer shall meet the following criteria:
  - Infiltration rate between 0.25 in/hr and 0.50 in/hr
  - Average Cation Exchange Capacity (CEC) at least 15 meq/100g
  - Organic matter content at least 2% by weight
  - When treatment is required, sand and coarser soils are not suitable to be used as topsoil
- 2) Forty-eight-inch (48") subgrade infiltrative soil layer shall meet the following criteria:
  - Infiltration rate at least 0.15 in/hr
  - Facility must completely drain within 72 hours
  - Infiltration testing which demonstrates the facility's conformance to the infiltration rate may be required prior to construction certification







Not bio Filtered

the Ring Lake Estates: Preliminary Phl  
Does not currently Detail a  
biofiltration swale design -

This is an important design that  
may already be under investigation  
by the City of Medical Lake -

Ideally the swale does <sup>actually</sup> biofilter  
and has overflow dry wells  
so that no Out Fall is discharged  
into the wetlands -

Lot average 50' in width - and  
concrete driveway at approximately  
20' bridge the swale with a  
12" metal culvert under right -  
This leave section 30' long 10' wide  
in between ?





**Subject:** Re[3]: Revised SEPA ??? UPDATE #3  
**From:** "Tammy Roberson" <[tmroberson61@gmail.com](mailto:tmroberson61@gmail.com)>  
**Sent:** 02/25/2025 09:45:15  
**To:** "Elisa Rodriguez" <[ERodriguez@medical-lake.org](mailto:ERodriguez@medical-lake.org)>; "Sonny Weathers" <[sweathers@medical-lake.org](mailto:sweathers@medical-lake.org)>  
**CC:** "Roxanne Wright" <[rwright@medical-lake.org](mailto:rwright@medical-lake.org)>  
**Attachments:** Spokane County Qualified Wetland Specialist Listing BP=80.pdf; 2 BP80\_WetlandSpecialist\_rev 0618.indd.pdf

Hello City folks.

1. According to Critical Areas Report and Mitigation Plan (Updated Feb 2025), it states (page 4), that Environmental Inc is on the Spokane County Qualified Wetland Consultant list. Please review both attachments - do not see this name on either of them. Also, checked out the Spokane County CAO and website - found nothing.

Although, Mr. David Armes is on the Spokane County Qualified Wetland Consultant list under "Advanced Wetland Studies" but not Environmental Inc as stated on page 4.

2. The most current SEPA Environmental Checklist form is dated September 2023 (NOT July 2016) according to Ecology's website. Why wasn't this caught by the City? This is not the first time this has happened. The City even told the developer where to go to get the most updated form (via City's Letter dated 18 Nov 2024). Interesting - it would seem these folks are not able to follow directions too well for simple things... This really concerns me if they cannot get the simple stuff right... The City can determine what is missing since the new form was not used as directed.

3. Yes, this is (I think) my last update for now.

Thank you for your time.

Tammy

----- Original Message -----

From "Tammy Roberson" <[tmroberson61@gmail.com](mailto:tmroberson61@gmail.com)>  
To "Elisa Rodriguez" <[ERodriguez@medical-lake.org](mailto:ERodriguez@medical-lake.org)>; "Sonny Weathers" <[sweathers@medical-lake.org](mailto:sweathers@medical-lake.org)>  
Cc "Roxanne Wright" <[rwright@medical-lake.org](mailto:rwright@medical-lake.org)>  
Date 02/25/2025 08:37:04  
Subject Re[2]: Revised SEPA ??? UPDATE #2

Good morning City folks.

I am requesting please a copy of the **original** H3.1 (on page 14) on all of the wetland rating reports.

On page 13 of the City's Staff Report (under Critical Area Review Approval Criteria Findings), it states, "It was discovered by the wetland consultant hired by the City that all of the ratings forms have a typo on H3.1 on page 14. They all have a two-point item marked in the left column, but only one point is given in the right column. This changes the rating for all of the wetlands."

Ok, maybe the typo was NOT on the left side but on the right side due to the fact, "It provides habitat for Threatened or Endangered species (any plant or animal on state or federal lists)" -- "Bald eagles are a protected species that use surface waters in the Medical Lake area." (per Dr Pritchard). Bald eagles are on the federal list. Therefore, by making the right side the typo, the City has decreased the ratings for these wetlands - NOT GOOD. Therefore, this should be corrected back to the original to reflect what the original wetland specialist has stated.

I am pretty confident that update #3 will be coming shortly.

Thank you for your time.

Tammy

----- Original Message -----

From "Tammy Roberson" <[tmroberson61@gmail.com](mailto:tmroberson61@gmail.com)>

To "Elisa Rodriguez" <[ERodriguez@medical-lake.org](mailto:ERodriguez@medical-lake.org)>; "Sonny Weathers" <[sweathers@medical-lake.org](mailto:sweathers@medical-lake.org)>

Cc "Roxanne Wright" <[rwright@medical-lake.org](mailto:rwright@medical-lake.org)>

Date 02/25/2025 04:13:39

Subject Re: Revised SEPA ??? UPDATE #1

Good Tuesday morning (again).

FYI - these emails I have sent in relating to the proposed Ring Lake Estates, I am requesting please for them all to be added to the comments given to the City of Medical Lake before the drop deadline of Thursday, February 27th at 2pm.

Also, I am somewhat confused on the Mitigated Determination of Non-Significance (dated 7 Feb 2025) where it states, "The City of Medical Lake has determined that this proposal will not have a probable significant adverse impact on the environment." This document has quite a few errors as noted below and in the previous email (same

subject). There was basically no mention about the wetland mitigations that will be occurring except to require an erosion and sediment control plan.

1. "Historic and Cultural Preservation - No significant adverse impacts foreseen." This is not what the DAHP folks have stated in their letter (dated 19 Feb 2025), "... This project is in an area determined to be at Very High risk potential to contain archaeological resources. The scale of the proposed ground disturbing action, would destroy any archaeological resources present. Therefore, we recommend a professional archaeological survey of the project area be conducted prior to ground disturbing activities." Do not believe this was done prior to ground disturbing activities.

2. Where it states "No significant adverse impacts foreseen" is NOT necessarily true based on the comments given by Dr. Chad Pritchard (who is a professional environmental, geotechnical geologist who also specializes in groundwater hydrology). **Dr. Pritchard's concerns need to be addressed in the SEPA Mitigated Determination of Non-Significance before the City actually states "... that this proposal will not have a probable significant adverse impact on the environment."** In my viewpoint, this SEPA Mitigated Determination of Non-Significance needs to be revisited, revised and looked into more deeply.

3. On page 2 (under Plants) in this SEPA Mitigated Determination of Non-Significance, it states "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." When does this statement take effect? Does it apply to all wetlands if the developer is removing trees within the wetland buffer?

Hopefully, all citizen's concerns will be answered during the upcoming public hearing on 27 Feb 2025.

Thank you for your time.

Tammy

----- Original Message -----

From "Tammy Roberson" <[tmroberson61@gmail.com](mailto:tmroberson61@gmail.com)>

To "Elisa Rodriguez" <[ERodriguez@medical-lake.org](mailto:ERodriguez@medical-lake.org)>; "Sonny Weathers" <[SWeathers@medical-lake.org](mailto:SWeathers@medical-lake.org)>

Cc "Roxanne Wright" <[rwright@medical-lake.org](mailto:rwright@medical-lake.org)>

Date 02/24/2025 23:54:21

Subject Revised SEPA ???

Good morning.

According to Ecology's email (dated 14 Feb 2025), they had pointed out the SEPA was not revised to match the plat. The City was to have requested an update from the applicant.

I do not see a revised SEPA Environmental Checklist online or part of the SEPA Exhibits (Staff Report). The latest one I see is dated 12 Dec 2024 according to the City's Staff Report. I would have thought this should also have triggered a REVISED SEPA Mitigated Determination of Non-Significance from the City. The only one I see is dated 7 Feb 2025...

Also, I noticed on this SEPA Mitigated Determination of Non-Significance, it states 102-lot subdivision for single-family residences. Although, on the Staff Report (page 9), it states "The applicant proposes to divide a 38.25-acre lot into a **101-lot subdivision** (plat shows 102 lots, but one is mislabeled) for the purpose of single-family residences." So, which is it? All the paperwork I have noticed refers to 102 lots...

On page 9 of the City's Staff Report (last paragraph), it talks about a stormwater retention facility. According to the CAO, the wetland (Categories 1, 2, and 3) cannot contain a breeding population of any native amphibian species in order to have a stormwater management facility. Has this been confirmed? If so, by whom?

Please advise.

Thank you for your time.

Tammy

# Planning Commission Meeting 27 Feb 2025

## Handout - Public Hearing (Proposed Ring Lake Estates)

(As of: 27 Feb 2025)

Good evening, Planning Commissioners, and City Officials.

Again, as the City has found out, they basically have no enforcement authority when it comes down to developers following the City's own Critical Areas Ordinance (CAO). The City is required to ask nicely for the developers/contractors to stop if there are any violations – does this sound ok? The City was forewarned numerous times that the updated CAO lacked good enforcement authority plus there were still other concerns which were not properly addressed. BTW – Developers are aware of this as seen so far in this proposed Ring Lake Estate project.

**NOTE:** The applicant/contractors have already violated the City's rules even before it went before the PC/City Council. The City's SEPA Mitigated Determination of Non-Significance (MDNS) stated, "... no activity can happen in the wetland buffers, including, but not limited to tree removal and driving of construction vehicles and machinery." Well, this is NOT a good sign of what is to come if this proposed subdivision is approved.

The following 11 statements are my concerns/questions and only a few simple errors (not all inclusive) which should have been found by reviewing more in depth this very poorly done application paperwork prior to the City accepting the Application as deemed complete on 3 Jan 2025.

1. Bald eagles are a federally protected species. Doesn't this mean the proposed Ring Lake Estates cannot come to be because of these protected species? If not, why not (give regulation)?
2. What were the changes in the updated Feb 2025 Critical Areas Report and Mitigation Plan versus the one originally dated Dec 2024? Usually this is annotated in the Executive Summary and Findings on what the update consisted of (good administrative practice).
3. On page 9 of the City's Staff Report (last paragraph), it talks about a stormwater retention facility. According to the CAO (Chapter 17.10.090, F, 1, c, iii), the wetland (Categories 1, 2, and 3) cannot contain a breeding population of any native amphibian species to have a stormwater management facility. Has this been confirmed? If so, by whom and when?
4. Why does the City's SEPA MDNS (dated 7 Feb 2025) state "The City of Medical Lake has determined that this proposal will not have a probably significant adverse impact on the environment"?

- ❖ City's Staff Report states the applicant has failed to provide complete information for the critical area review. So, doesn't this mean there is not enough information available/known to make an educated intelligent decision concerning the SEPA MDNS?
  - ❖ Not necessarily true based on the comments given by Dr. Chad Pritchard (a professional qualified environmental geotechnical geologist who also specializes in ground water hydrology). Has the City addressed these concerns yet in writing and posted their responses on the City's website?
5. Applicant had asked if they can remove trees with their forestry permit without any permits from the City (Meeting Summary Letter dated 14 Jan 2025). What was the City's answer to this question?
  6. The SEPA Environmental Checklist submitted to the City (July 2016) is NOT the most current form (Sep 2023). The City had given instructions (letter dated 18 Nov 2024) to the developer to go to Ecology's website to download the form. This is not the first time an applicant used an old form and it was not caught by the City.
  7. What about the possibility of a vernal wetland to the east of Wetland 2 plus the two wetlands to the northeast of Green Gate Lane? Are these wetlands being protected?
  8. City Planner was to request an updated/revised SEPA to match the plat per Ecology's recommendation as stated in the City Planner's email (14 Feb 2025). Have not seen this SEPA revision nor has it been posted as required 15 days prior to the hearing. (Chapter 17.10.040, A, 11)
  9. There is not a Revised SEPA Environmental Checklist from the applicant nor a Revised SEPA Mitigated Determination of Non-Significance (MDNS) from the City either. The Revised SEPA MDNS also requires posting to the public.
  10. According to the applicant's Critical Areas Report and Mitigation Plan (Updated Feb 2025), it states (page 4), that Environmental Inc is on the Spokane County Qualified Wetland Consultant list. This is not true – Mr. David Armes is on the Spokane County Qualified Wetland Consultant list under "Advanced Wetland Studies" but not under Environmental Inc as clearly stated on page 4.
  11. Professional archaeological survey of the project area be conducted prior to ground disturbing activities (per DAHP's Letter dated 19 Feb 2025) – not done.

Again, these are some issues/concerns and/or questions I had by doing simple research plus paying attention to details. I would think the City would be required to do an in-depth review and basically have all their "ducks in a row" prior to scheduling a Public Hearing (to vote on four major issues – Application LU2024-025, a preliminary plat, planned unit development, and a critical area review) ...

Thank you for your valuable time.

May God's grace and protection be with the City's wetlands and humanity.

Warmest Regards,

A handwritten signature in cursive script that reads "Tammy M. Roberson".

Tammy M. Roberson, MBA  
Militia of the Immaculata (MI) Missionary  
SMSgt USAF Retired (20 years Command Post)  
Disabled Veteran (100% service connected)  
Concerned ML Resident / Wetland Owner  
Wetland Champion / Advocate & Voice  
"Do Right and Fear No Evil"

**WETLANDS. NATURE'S GREATEST RESOURCE.**

**WETLANDS AND PEOPLE. WE NEED EACH OTHER.**

**EVERY WETLAND MATTERS. EVERY EFFORT COUNTS.**



# Planning Commission Meeting 27 Feb 2025

## Comments - Public Hearing (Proposed Ring Lake Estates)

(As of: 27 Feb 2025)

Good evening, Planning Commissioners, and City Officials.

**NOTE:** Highlighted statements were not spoken.

In my viewpoint, the applicant/developer is testing the City on what is needed. This way they will only do what the City tells them (known as design by review). In other words, on the first go around they do not want to spend the time nor money to understand what is fully required in the design (because as one knows there are many requirements to build near a wetland). Therefore, they intentionally only do the minimum to begin with as one clearly sees in the documents provided. This way, the City will provide the still needed requirements in their review on what these folks need to do to make their proposed project happen – spending less time and money of their own, which the City/taxpayers are now picking up.

It seems that the City's leadership is trying to push this through before it is ready for a public hearing due to basically no I's being dotted or t's being crossed per say on the developer's part and some on the City's part. This is costing the City which of course the tax payer is paying for. The City has again placed the cart before the horse by having a public hearing now.

Again, as the City has found out, they basically have no enforcement authority when it comes down to developers following the City's own Critical Areas Ordinance (CAO). The City is required to ask nicely for the developers/contractors to stop if there are any violations – does this sound ok? The City was forewarned numerous times that the updated CAO lacked good enforcement authority (stated by an attorney) plus there were still other concerns which were not properly addressed. BTW – Developers are aware of this as seen so far in this proposed Ring Lake Estate project.

Please note the applicant/contractors have already violated the City's rules even before it went before the PC/City Council. The City's SEPA Mitigated Determination of Non-Significance (MDNS) stated, "... no activity can happen in the wetland buffers, including, but not limited to tree removal and driving of construction vehicles and machinery." Well, this is NOT a good sign of what is to come if this proposed subdivision is approved.

I have provided in the handout some concerns/questions and only a few simple errors (not all inclusive) which should have been found by reviewing more in depth this very poorly done application paperwork prior to the City accepting the Application as deemed complete on 3 Jan 2025. I will only give six examples now.

1. Bald eagles are a federally protected species. Doesn't this mean the proposed Ring Lake Estates cannot come to be because of these protected species? (If not, why not? **(give regulation)**)
2. What were the changes in the updated Feb 2025 Critical Areas Report and Mitigation Plan versus the one originally dated Dec 2024? Usually this is annotated in the Executive Summary and Findings on what the update consisted of (good administrative practice).
3. On page 9 of the City's Staff Report (last paragraph), it talks about a stormwater retention facility. According to the CAO (Chapter 17.10.090, F, 1, c, iii) the wetland (Categories 1, 2, and 3) cannot contain a breeding population of any native amphibian species to have a stormwater management facility. Has this been confirmed? If so, by whom and when?
4. Why does the City's SEPA MDNS (dated 7 Feb 2025) state "The City of Medical Lake has determined that this proposal will not have a probably significant adverse impact on the environment"?
  - ❖ City's Staff Report states the applicant has failed to provide complete information for the critical area review. So, doesn't this mean there is not enough information available/known to make an educated intelligent decision concerning the SEPA MDNS?
  - ❖ Not necessarily true based on the comments given by Dr. Chad Pritchard (a professional qualified environmental geotechnical geologist who also specializes in ground water hydrology). Has the City addressed these concerns presented by Dr. Pritchard yet in writing and posted their responses on the City's website? If not, why not?
5. Applicant had asked if they can remove trees with their forestry permit without any permits from the City (Meeting Summary Letter dated 14 Jan 2025). What was the City's answer to this question?
6. The SEPA Environmental Checklist submitted to the City (July 2016) is NOT the most current form (Sep 2023). The City had given instructions (letter dated 18 Nov 2024) to the developer to go to Ecology's website to download the form. This is not the first time an applicant used an old form and it was not caught by the City.

Again, these are some issues/concerns and/or questions I had by doing simple research plus paying attention to details. I would think the City would be required to do an in-depth review and basically have all their "ducks in a row" prior to scheduling a Public Hearing (to vote on four major issues – Application LU2024-025, a preliminary plat, planned unit development, and a critical area review) ...

**Guess what, the developer is getting all these requirements basically free of charge and the taxpayers are paying for it – again, it is called "design by review" and the City fell for it!**

Thank you for your valuable time.

May God's grace and protection be with the City's wetlands and humanity.

Warmest Regards,

A handwritten signature in cursive script that reads "Tammy M. Roberson".

Tammy M. Roberson, MBA  
Militia of the Immaculata (MI) Missionary  
SMSgt USAF Retired (20 years Command Post)  
Disabled Veteran (100% service connected)  
Concerned ML Resident / Wetland Owner  
Wetland Champion / Advocate & Voice  
"Do Right and Fear No Evil"

***WETLANDS. NATURE'S GREATEST RESOURCE.***

***WETLANDS AND PEOPLE. WE NEED EACH OTHER.***

***EVERY WETLAND MATTERS. EVERY EFFORT COUNTS.***

**From:** [baumannbl@aol.com](mailto:baumannbl@aol.com)  
**To:** [Elisa Rodriguez](#); [Roxanne Wright](#); [Judy Mayulianos](#); [Andie Mark](#); [Carl Munson](#); [Kevin Twohig](#); [JoeDavid Veliz](#); [Tammy Roberson](#)  
**Cc:** [Chad Pritchard](#); [Mayor Terri Cooper](#)  
**Subject:** Re: 2/27/2025 PC Public Hearing Comments - Proposed Ring Lake Estates WHAT HAVE WE LEARNED ABOUT DEVELOPMENT  
**Date:** Thursday, February 27, 2025 3:48:48 PM

---

Caution! This message was sent from outside your organization.

[Allow sender](#) | [Block sender](#)

Part 2.

Video reference link.

<https://youtu.be/7AAIdw587is?feature=shared>

[Sent from AOL on Android](#)

On Thu, Feb 27, 2025 at 3:27 PM, [baumannbl@aol.com](mailto:baumannbl@aol.com)  
<[baumannbl@aol.com](mailto:baumannbl@aol.com)> wrote:

Good afternoon. Please take this email as my comments regarding the public comment for building on MORE WETLANDS in our community. We have been having this conversation for almost 20 years. Each time, public comment is ignored, skipped over, and your agenda is already decided.

Have we learned anything from the Gray Fire and the Stratview and surrounding neighborhoods and communities? The earth is telling us by devastating fires and other disasters here and worldwide that we have overstepped our impact. It will only get worse.

Apparently not, if this is now in the works already.

What have we learned? Are we ready for another disaster? Can our service and emergency providers sufficiently handle the growth? Can the environment handle it?

The answer is NO! Nor will it guarantee additional support for our local businesses. We can't even support them now to survive.

Why do we even ask for comment when the engines are running, maps developed and released. And contractors are probably already scheduling the destruction of our land.

This is exactly why our government systems are in peril.

Legally you have to ask, but you have already decided. I am hopeful you will reconsider the plans and look for alternatives that will not jeopardize the wetlands, our history and our citizens. There's already videos from realtors promoting it.

I could provide more documentation regarding the hazards of this "plan" but deep down you already know it. You will have to live with it for the rest of your life, your grandchildren and great great grandchildren.

I could drown you with facts, history, data and a million reasons, but you have to live with the choices and consequences.

Your decisions and action will make an impact. What impact do you want to make?

Thank you for allowing me to ask the difficult real truth.

Respectfully,  
Barbara Baumann  
1009 N Stanley St  
Medical Lake, WA 99002

509.993.4539

\*\*\*\*\*Please add to public comments and CC the city counsel and other City Officials\*\*\*\*\*



City of Medical Lake Planning Department  
124 S. Lefevre St.  
Medical Lake, WA 99022  
509-565-5000  
[www.medical-lake.org](http://www.medical-lake.org)

## **STAFF REPORT TO THE PLANNING COMMISSION**

**File:** LU 2024-025 PP PU CA (Preliminary Plat, Planned Unit Development, and Critical Area Review)

**Date of Staff Report:** February 20, 2025

**Date of Hearing:** February 27, 2025

**Staff Planner:** Elisa Rodriguez 509-565-5019 or [erodriguez@medical-lake.org](mailto:erodriguez@medical-lake.org)

**SEPA:** A Mitigated Determination of Non-Significance was issued on February 7, 2025. This determination will be confirmed, revised, or withdrawn when the City Council makes the final decision for the application

**Zone:** Single-Family Residential (R-1)

**Procedure:** This request requires a quasi-judicial review. The Planning Commission will hold a public hearing, then make a recommendation to the City Council. The City Council will make the final decision.

**Appeals:** An appeal of the City Council decision must be submitted to the Superior Court within 21 calendar days after the date of decision pursuant to applicable law and as specified by Chapter 36.70C RCW.

**Applicant:** Tom Stirling of Syntier Engineering, representing Solo Cheney, LLC.

**Proposal Summary:** The applicant proposes to divide a 38.25-acre parcel of land into 102 lots for the purpose of single-family residences. The applicant proposes to use the provision of the Planned Unit Development to create public streets with a reduced width and parcels that are as small as 5,000 square feet. The site contains five (5) wetlands wherein the applicant proposes to change the required buffers by averaging or reducing the size.

## **PROPOSAL**

The applicant proposes to divide a 38.25-acre parcel of land into 102 lots for the purpose of single-family residences. The plat also includes three (3) tracts to accommodate five (5) wetlands, their associated buffers and an access to a neighboring residence.

The applicant proposes to develop the subdivision in three phases.

The applicant has applied for a planned unit development 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. There are 73 lots that are shown to be less than 6,000 square feet.

In addition, under the planned unit development provisions, the applicant proposes to reduce the public right-of-way width from 50 feet to 38 feet, while providing a 10-foot easement on either side of the right-of-way to accommodate swales, sidewalks, and utilities.

The parcel contains five (5) wetlands and associated habitats. All five wetlands are proposed to remain, however the applicant proposes to alter the size and shape of the required buffers. The applicant is proposing to reduce the size of the buffer for Wetland 5, while using buffer averaging for the remaining wetlands. It is also proposed that two (2) streets will run through buffers of Wetland 2 and 4. The planting of 29,000 square feet with 290 trees is being proposed to mitigate for all of these impacts.

## **RELEVANT APPROVAL CRITERIA**

To be approved, this proposal must comply with the following approval criteria of the Medical Lake Municipal Code (MLMC).

- Preliminary Plat criteria: MLMC Section 15.12.10 – Factors to be Considered.
- Planned Unit Development criteria: MLMC 17.34.040 – Conditions and Standards.
- Critical Area Review criteria: MLMC Section 17.10.060 – Approval Criteria.

This proposal can be approved if the review body finds that the criteria have been met.

## **PROCEDURAL HISTORY**

October 22, 2024 – Application submitted

November 18, 2024 – Application deemed incomplete

December 20, 2024 – Additional application materials submitted

January 3, 2025 – Application deemed complete

February 7, 2025 – Notice of application distributed

February 12, 2025 – Notice posted on site

February 13, 2025 – Notice of public hearing published in Cheney Free Press

## **DESIGN STANDARDS**

The applicant proposes to divide a 38.25-acre parcel of land into 102 lots for the purpose of single-family residences. However, Block 1, Lot 9 is not buildable since a lift station and stormwater detention facility is proposed for that location. This lot should be a tract, distinguishing it as unbuildable. In addition, Block 3, Lot 13 and Block 5, Lot 17 have sanitary sewer facilities that need to be placed in tracts, rather than easements.

### **Density (MLMC 17.16.020)**

The site is located in the Single-Family Residential (R-1) Zone. This zone allows up to 7.3 dwelling units per acre. The proposed land division has a density of 2.67 units per acre.

### **Lot Size (MLMC 17.16.060)**

The R-1 Zone requires a minimum lot size of 6,000 square feet with a minimum lot width of 60 feet. The applicant is proposing lots as small as 5,000 square feet. Not including Block 1, Lot 9, the lots range in size from 5,000 to 9,040 square feet in size. There are 73 lots that are less than 6,000 square feet in size. The applicant may request this reduction as part of a Planned Unit Development.

### **Street and Block Layout (MLMC 15.24.020)**

The subject site fronts on State Route 902 (Lefevre Street). Being a state route, the Washington Department of Transportation controls most aspects of the street. There is a private lane named Green Gate Lane running across the site from the northwest to the southeast. This lane provides access to several residences and terminates approximately a mile south of the site. There is also a private driveway crossing the southwest portion of the site. This driveway provides access to two residences.

The applicant proposes to replace the portion of Green Gate Lane that runs across the site with a new street network. Proposed "Road 4" terminates on the east property line where the lane will continue as it does today.

The private driveway at the south end of the site is proposed to be an emergency access easement that turns into a street (Road 4) once it leaves the wetland buffer going east. There is a tract connecting "Road 4" to the existing driveway on the south property line. With the number of lots proposed, the City will require this to be a permanent entrance and exit from the subdivision.

The street and block layout standards of MLMC Chapter 15.24 requires the streets to go the boundaries of the site to accommodate future development. At this time, the properties to the south and east are not within the city limits of Medical Lake. The City's 20-year projections do not include expansion on this side of town. However, because we cannot predict 50 or 100 years into the future, it is appropriate to require streets to the



boundaries of the property so as not to preclude needed development in the distant future. Therefore, instead of a tract, the City will require dedicated right-of-way from “Road 4” to the south property line. For the purpose connectivity no matter how distant in the future, the City will also require a dedicated right of way to connect “Road 2” to the east property line in the northernmost portion.

### **Street Right-of-Way (MLMC 15.24.030)**

All of the proposed streets are designed as local access streets. Local access streets are required to have a 50-foot right-of-way. Within the right-of-way, there shall be 32 feet of paved roadway, curbs (not rolled) and 5-foot sidewalks. The proposed land division has public streets with a right-of-way width of 38 feet. Within this right-of-way, it is proposed that there be 30 feet of paved roadway, a rolled curb on one side and gravel on the other. Ten-foot easements are proposed on both sides of the right-of way to accommodate a swale on one side and sidewalks on both. The applicant may request this configuration as part of a Planned Unit Development. Roadside swales are not addressed in the MLMC, however, due to drainage issues in this area, the City asked the applicant to consider drainage swales between the curb and the sidewalk.

The existing Green Gate Lane serves eleven (11) residences. Under current county zoning regulations, this number could increase to nineteen (19). In addition, if the zoning ever changed to allow higher densities, this route could see a large increase in traffic. For this reason, the City will require at least one street connecting Lefevre Street (SR-902) to the east property line where it will connect to the remaining Green Gate Lane, to be a collector arterial, requiring a 60-foot right-of-way and 36 feet of paved roadway.

Lefevre Street (SR-902), being a state highway, is regulated by the Washington Department of Transportation. At the time of this report, no comments have been received regarding this development. However, it is the desire of the City to have two pedestrian crossings for access to the Medical Lake Trail in lieu of a sidewalk along the perimeter of the site due to the proximity of the wetland to Lefevre Street.

### **Lots (MLMC 15.24.040)**

Lots are required to be 60 feet in depth. All the proposed lots are 100 feet or greater. Building setbacks are required to be shown on the plat, however, the proposal shows only a sample lot with setbacks. This is a concern due to the proposal having sidewalks in an easement, rather than the right-of-way. Front setbacks are normally measured from the front property line, not the back of sidewalk. This would allow residences to be constructed closer to the sidewalk than normal. This is a particular concern for garage entrances. If a garage entrance is 20 feet from the property line, then it is likely that a vehicle parked in the driveway would block the sidewalk, which would be in violation of MLMC Chapter 11.12

### **Drainage and Storm Sewers (MLMC 15.24.060)**

The original application had stormwater piped from drains in the streets to swales (some in the wetland buffers). Upon the request of the City, the applicant was asked to explore drainage swales on the side of the roadway between the curb and the sidewalk. This request is due to known water filtration issues in this part of the city. The applicant revised the proposal to include a 10-foot swale on one side of the street.

These roadside swales are directed to the wetland buffers, with the exception of the northeast corner of the site which is proposed to have a stormwater detention facility constructed. There are five (5) stormwater basins with the stormwater piped to outfalls with rip-rap energy dispersion at the edge of the wetland buffers.

### **Water Facilities (MLMC 15.24.070)**

The applicant proposes to connect all lots to the city water system. A water main is available in Jefferson Street, to the north of the site. The applicant proposes to run a water main from the northeast corner of the site, through the back of the City Maintenance Facility, and across Lefevre Street to connect. As an alternative, the applicant proposes to run a water main across private property to the east of the City Maintenance Facility and connect to the water main in Jim Darby Street. This would benefit the city water system by creating a loop to keep water flowing. However, the applicant has not secured permission from the landowner at the time of this report.

Fire hydrant locations will be required during the final plat review.

### **Sewerage Facilities (MLMC 15.24.080)**

The applicant proposes to connect to the city sanitary sewer system. A sewer main is available in Jefferson Street, to the north of the site. However, this sewer main connects to the Lakeshore lift station which sends sewage to the Lakeshore main. Both of these facilities are at capacity. At this time, the City does not have a funded project to address the capacity issue for the southern portion of the City. The applicant is aware of this and has engaged in discussions regarding a solution, but has not provided a written plan for providing sanitary sewer capacity for this development.

On site, the applicant is proposing three lift stations. Two are on residential lots and one is in wetland buffer. These will all need to be placed in tracts outside of wetland buffers.

### **Sidewalks (MLMC 15.24.090 & 11.20.035)**

Sidewalks are required to be on both sides of the street, five (5) feet in width, and within the right-of-way. The applicant is proposing 5-foot sidewalks located in easements throughout the subdivision. The City will require the sidewalks to be within the right-of-way when possible. Due to the requested roadside drainage swales, it is possible that a portion of the sidewalk will be in the required 10-foot utility easement. The exception is the southern

entrance off Lefevre Street (SR-902). It is proposed without curbs and sidewalks. The City will require a sidewalk only on the north side of the street because this street right-of-way is running through a wetland buffer. New subdivisions are required to add a curb and sidewalk for the length of the property line abutting the existing street. In this case, the property abuts Lefevre Street (SR-902) for approximately 1800 feet. Nearly the entire length of the street frontage is in wetland buffers. For this reason, the City will not require sidewalks along the site, but rather pedestrian crossing to the Medical Lake Trail on the other side of Lefevre Street (SR-902).

#### **Utilities (MLMC 15.24.100)**

All utilities are required to be underground with connections to each lot provided by the developer. Ten-foot utility easements will be required to run parallel to all streets.

#### **CONCURRENCY (MLMC 16.02)**

##### **Water**

This site is within the City of Medical Lake water service area and there is existing capacity for this development. See the Concurrency Test attached for more information.

##### **Electricity**

This site is within the Avista service area. No comments were received at the time of this report.

##### **Sanitary Sewer**

This site is within the City of Medical Lake sanitary sewer service area. The collection zone this development is located in is at capacity. Without a solution proposed by the applicant, this development cannot be served. See the Concurrency Test attached for more information.

##### **Solid Waste**

This site is within the City of Medical Lake solid waste disposal area and there is existing capacity for this development. See the Concurrency Test attached for more information.

##### **Stormwater Management**

This site is within the City of Medical Lake stormwater management area. The proposal has not provided enough information for the City to conclude that stormwater management needs will be met. See the Concurrency Test attached for more information.

**Streets**

Lefevre Street (SR-902) is a state highway and regulated by the Department of Transportation. No comments were received by the time of this report.

**Transit**

This site is served by the Spokane Transit Authority.

**Law Enforcement**

This site is served by the Spokane County Sheriff's office in contract with the City of Medical Lake.

**Fire Protection/Emergency Medical**

This site is served by Spokane County Fire District 3. No comments were received by the time of this report.

**Schools**

This site is served by the Medical Lake School District. No comments were received by the time of this report.

**Parks**

This site is within the City of Medical Lake Parks and Recreation district and there are parks within a half mile to serve the development.

**Libraries**

This site is within the Spokane County Library District and there is a public library within a mile of the development.

*Note: Agencies that have not commented at the time of this report, will likely submit comments prior to the hearing.*

**IMPACT FEES (MLMC 16.05)****Fire Protection (MLMC 16.06)**

A Fire Impact Fee will be charged at the issuance of each residential building permit in this subdivision. The Fire Impact Fee at the time of this report is \$104 per residence.

**Parks, Recreation, and Open Space (MLMC 16.07)**

The applicant does not propose to provide park space within the subdivision. Dedication of park space or recreational facilities, per MLMC 16.07.030, is not a suitable alternative if the area would be less than 40,000 square feet and the development is close to existing

developed park space. Therefore, a Parks Impact Fee will be charged at the issuance of each residential building permit in this subdivision. The Park Impact Fee at the time of this report is \$1,210 per residence.

#### **Schools (MLMC 16.09)**

A Schools Impact Fee will be charged at the issuance of each residential building permit in this subdivision. The School Impact Fee at the time of this report is \$268 per residence.

### **AGENCY RESPONSES TO SEPA DETERMINATION**

#### **Department of Archeology and Historic Preservation**

Due to the potential of the site to contain archaeological resources, DAHP is requesting a professional archaeological survey is conducted prior to ground disturbing activities. The SEPA MDNS will be revised to include this requirement.

#### **Department of Fish and Wildlife**

With the retention of Wetland 5, the DFW considers the revised plans to adequately address the impacts to the buffers with averaging and associated mitigation plantings. DFW also agrees that there is not priority shrub steppe habitat present on that parcel.

*Note: Agencies that have not commented at the time of this report, will likely submit comments prior to the hearing.*

### **PRELIMINARY PLAT APPROVAL CRITERIA (MLMC 15.12.100)**

Before approving or disapproving or modifying or conditionally approving a preliminary plat it shall be determined:

1. If appropriate provisions are made for, but not limited to, the public health, safety, and general welfare, for open spaces, drainage ways, streets or roads, alleys, other public ways, transit stops, potable water suppliers, sanitary wastes, parks and recreation, playgrounds, schools and school grounds, and shall consider all other relevant facts, including sidewalks and other planning features that assure safe walking conditions for students who walk to and from school.
2. If all areas of the proposed subdivision which may involve soil or topographical conditions presenting hazards or requiring special precautions have been identified by the subdivider and that the proposed uses of these areas are compatible with such conditions.

3. If the subdivider has taken every effort to mitigate the impacts of the proposed subdivision regarding public health, safety, and welfare.

**Findings:** The applicant proposes to divide a 38.25-acre lot into a 101-lot subdivision (plat shows 102 lots, but one is mislabeled) for the purpose of single-family residences. The site is located in an R-1 zone and the proposed density is 2.67 units per acre which is under the maximum 7.3 units per acre for the zone. Lots range in size from 5,000 to 9,040 square feet. The R-1 zone requires 6,000-square foot lots, however, the applicant has applied for reduced minimum lot size through a Planned Unit Development Review (see below). The applicant is also requesting to phase the development, but has not provided detailed information on how the infrastructure would be phased at the time of this report.

The site fronts on Lefevre Street (SR-902), considered an arterial street, and has a private lane (Green Gate Lane) and a private driveway running through it to provide access to residences on other properties. The proposed design includes four (4) streets that will provide frontage to all the new lots and access to the continuation of the private land and driveway. They are all proposed as local access streets, however, the future development potential for lots accessed by Green Gate Lane supports the need for a route from Lefevre Street (SR-902) to be a collector arterial. (Condition needed.) Collector arterials are required to have 60-foot rights-of-way with 48 feet of paved roadway.

All of the proposed streets are designed to have a 38' right-of-way with 10-foot public easements on either side. The right-of way and easements are proposed to have 32 feet of paved roadway, a rolled curb and 5-foot sidewalk on one side and a drainage swale and 5-foot sidewalk on the other. The MLMC requires 50-foot rights-of-way for local access streets. The code also requires sidewalks to be within the right-of-way, not in an easement. The applicant has applied for these alterations through a Planned Unit Development Review (see below).

The applicant proposes to provide drainage swales on one side of every street to accommodate stormwater. Overflow from these swales will be piped to outfalls with rip-rap energy dispersion in two wetland buffers and a stormwater retention facility. Stormwater and a high water table poses a great concern in this area. Many residents in the southern portion of Medical Lake deal with water issues in their basements and crawl spaces. Some resort to using sump pumps to control flooding. It is illegal to connect sump pumps to the sanitary sewer system. To prevent residents who feel tempted to do so when they feel they lack options, it is appropriate to require a tap to the stormwater system for every lot. (Condition needed.) In addition, knowing the likely

high water table problems in the area, it is appropriate to restrict construction of basements. (Condition needed.)

The applicant proposes to provide public water mains throughout the site with connections to each lot. The new network will be connected to the City of Medical Lake water system via a water main in Jefferson Street, to the north of the site. The applicant proposes to run a water main from the northeast corner of the site, through the back of the City Maintenance Facility, and across Lefevre Street to connect. As an alternative, the applicant proposes to run a water main across private property to the east of the City Maintenance Facility and connect to the water main in Jim Darby Street. This would benefit the city water system by creating a loop to keep water flowing. However, the applicant has not secured permission from the landowner. The Public Works Director has confirmed that either of these options are viable. (Condition needed.)

The applicant proposes to provide public sanitary mains throughout the site with connections to each lot. The new network will be connected to the City of Medical Lake sanitary sewer system via a sewer main in Jefferson Street, to the north of the site. Being lower in elevation than the main in Jefferson Street, multiple lift stations will be required to pump the sewage north. The applicant proposes to run a sewer main from the northeast corner of the site, through the back of the City Maintenance Facility, and across Lefevre Street to connect. However, the Jefferson Street Main connects to the Lakeshore lift station which feeds into the Lakeshore main line. Both the Lakeshore lift station and main line are at capacity. As an alternative, the applicant proposes to run a sewer main across private property to the east of the City Maintenance Facility and connect to the sewer main in Jim Darby Street. However, this sewage also routes to the Lakeshore lift station, which is at capacity. The applicant has discussed solutions with the City, but no formal solution has been submitted at the time of this report. (Condition needed.)

The applicant has not proposed a park site within the proposed subdivision. The subject site is within one-half mile of Waterfront Park, which contains a playground, a sand volleyball court, a beach, ballfields, and picnic areas. Due to the proximity of Waterfront Park, the City will not require a park to be constructed within the subdivision. Therefore, residences within the subdivision will be required to pay the park impact fee at the time of building permit.

The Medical Lake School District has three schools within the city limits. Measuring from the intersection of Lefevre Street (SR-902) and Green Gate Lane, students would have to walk approximately two-thirds of a mile to reach Hallett Elementary School, approximately three-quarters of a mile to reach Medical Lake High School, and slightly over a mile reach Medical Lake Middle School. There are no sidewalks on Lefevre Street

(SR-902) from the site until Grace Street, therefore children walking to school will be on the shoulder of a street that has a 30-mile per hour speed limit. It is ideal that a sidewalk is constructed along Lefevre to create a safer walking environment. It is appropriate to require a 5-foot sidewalk on the east side of Lefevre Street (SR-902) from the intersection of Green Gate Lane to the northern edge of the subject site. (Condition needed.)

Spokane Transit Authority has an hourly bus service that runs on Lefevre Street (SR-902). There are currently bus stops at the entrance to Waterfront Park and Jefferson Street. Therefore, there are transit stops within a half mile of the proposed lots to serve future residents.

In conclusion, the preliminary plat has potential for meeting the approval criteria if conditions are placed on the approval, or the applicant revises the proposal to meet the requirements listed above. However, the preliminary plat cannot be separated from the planned unit development or the critical area review, neither of which have met the approval criteria. **For this reason, the criteria are not met.**

#### **PLANNED UNIT DEVELOPMENT APPROVAL CRITERIA (MLMC 17.34.040)**

The requirements of the municipal code may be adjusted, subject to the following limitations:

1. The total off-street parking facilities shall not be less than the sum of the required facilities for the various uses computed separately, provided that shared use of parking spaces may be approved in accordance with MLMC Section 17.36.030(2).

**Findings:** MLMC Section 17.36.030 requires two off-street parking spaces per residence. These spaces must be on a paved surface and can be in a driveway or in a garage. The applicant is not requesting an exception to this standard. **For this reason, the criterion is met.**

2. All public or private streets, paving, curbs, sidewalks, utilities, lights, parks, recreation facilities and similar facilities shall be developed according to city standards, unless specifically waived by the planning commission upon recommendation of the director of the appropriate city department.

**Findings:** MLMC Section 15.24.030 requires local access street to have 50-foot rights-of-way with 32 feet of paved roadway, and 5-foot sidewalks on both sides of the street. The applicant is requesting to reduce the right-of way width to 38 feet with a 30-foot paved roadway. Due to the reduced right-of-way, the applicant is proposing to have the



sidewalks located in a public easement. In early conversations, the City asked the applicant to consider stormwater drainage swales between the curb and sidewalk on both sides of the road. The proposal has a swale on one side of the road with the explanation that it will require less piping under the roadway.

The applicant has requested this reduction in right-of-way width to maximize the square footage of land for each lot. If the standard right-of-way width was used, each lot would lose at least 500 square feet in size. The wider the street frontage, the more square footage of lot area would be lost.

It is standard to have utility easements adjacent to rights-of-way where underground utilities are placed. In that situation, the property owner can still have landscaping and a usable space. On the other hand, placing a public sidewalk in an easement reduces the amount of yard for the property owner. In addition, there could be liability issues if a person was injured while on private property, even if it is in an easement.

The request to reduce the right-of way width and put the sidewalks in easements benefits the developer in the short-term, but does not benefit the City or the residents in the long-term. **For this reason, this criterion is not met.**

3. The maximum building coverage, yard requirements and maximum height shall be the same as the underlying zone, but may be modified by the planning commission, provided consideration is given the following principles:
  - A. Privacy. Mitigating measures may include fences, insulation, and landscaping to provide reasonable visual and acoustical privacy for dwelling units and spaces for private use;
  - B. Light and Air. Building spacing, coverage and heights shall be designed to provide adequate natural light and air;
  - C. Code Compliance. In no case shall spacing, setbacks, heights or buildings violate fire or building code requirements;
  - D. Compatibility. The planned unit development shall be integrated with surrounding land uses and minimize any negative impact resulting from the development.

**Findings:** The R-1 Zone, as specified in MLMC 17.16, requires lots to be a minimum of 6,000 square feet with a minimum width of 60 feet. The applicant is requesting the minimum lot size to be reduced to 5,000 square feet with a minimum width of 50 feet. The proposed layout includes 73 lots that are less than 6,000 square feet. There are many concerns regarding stormwater and groundwater on this site. The more impervious area created, the more issues that will have to be overcome. Having smaller lots will increase the number of houses, driveways, and other impervious surfaces such as patios and sheds. The increased stormwater runoff from and increased

impervious surface area is a negative impact for both the future residents and the surrounding property owners. **For this reason, this criterion is not met.**

4. The requirements for front yards for the R-1 zone shall apply to all exterior boundary lines of the site.

**Findings:** The applicant is not asking to reduce setbacks. **For this reason, this criterion is met.**

#### **CRITICAL AREA REVIEW APPROVAL CRITERIA (MLMC 17.10.060)**

- A. Avoid Impacts. The applicant shall first seek to avoid all impacts that degrade the functions and values of critical area(s). This may necessitate a redesign of the proposal.
- B. Minimize Impacts. Where avoidance is not feasible, the applicant shall minimize the impact of the activity and mitigate to the extent necessary to achieve the activity's purpose and the purpose of this ordinance. The applicant shall seek to minimize the fragmentation of the resource to the greatest extent possible.
- C. Compensatory Mitigation. The applicant shall compensate for the unavoidable impacts by replacing each of the affected functions to the extent feasible. The compensatory mitigation shall be designed to achieve the functions as soon as practicable. Compensatory mitigation shall be in-kind and on-site, when feasible, and sufficient to maintain the functions of the critical area, and to prevent risk from a hazard posed by a critical area to a development or by a development to a critical area.
- D. No Net Loss. The proposal protects the critical area functions and values and results in no net loss of critical area functions and values.
- E. Consistency with General Purposes. The proposal is consistent with the general purposes of this chapter and does not pose a significant threat to the public health, safety, or welfare on or off the development proposal site;
- F. Performance Standards. The proposal meets the specific performance standards of Fish and Wildlife Habitat Conservation Areas Section 17.10.070.C, frequently flooded areas, Section 17.10.080.D, and wetlands Section 17.10.090.F, as applicable.

**Findings:** The critical area report submitted by the applicant delineated and rated five wetlands the are completely or partially on the subject site. The rating forms were completed in July of 2021 by Shelly Gilmore, who has since retired. Delineations and ratings are acceptable for up to five years. It was discovered by the wetland consultant hired by the City that all of the ratings forms have a typo in H 3.1 on page 14. They all have a two-point item marked in the left column, but only one point is given in the right column. This changes the rating for all of the wetlands. After the correction, the wetlands are categorized as follows:

Wetland 1:	Total Score = 20	Habitat Score = 7	Category = 2	Buffer = 120 feet
Wetland 2:	Total Score = 22	Habitat Score = 7	Category = 1	Buffer = 120 feet
Wetland 3:	Total Score = 22	Habitat Score = 7	Category = 1	Buffer = 120 feet
Wetland 4:	Total Score = 22	Habitat Score = 7	Category = 1	Buffer = 120 feet
Wetland 5:	Total Score = 17	Habitat Score = 6	Category = 3	Buffer = 120 feet

It has been brought to the City's attention that there are potentially more wetlands on the site. The Department of Ecology, looking at historic aerals and visiting the site, determined that there is high potential for a vernal wetland to the east of Wetland 2. In addition, there are two wetlands to the northeast of Green Gate Lane shown on a Department of Natural Resources Forestry Permit. Due to the absence of this critical information, the application cannot be properly evaluated. **For this reason, these criteria are not met.**

## CONCLUSION AND RECOMMENDATION

The proposed preliminary plat has many standards required by the Medical Lake Municipal Code that are not being met. The adjustments requested through the Planned Unit Development review are not meeting the required criteria for approval. The applicant has failed to provide complete information for the critical area review. For these reasons, this application should not be approved.

## ACTION

The Planning Commission may choose to do one of the following:

1. Recommend denial of the application to the City Council.
2. Continue the hearing until the next regularly scheduled Planning Commission meeting to allow the applicant to revise the proposal to meet the required standards and approval criteria.
3. Recommend approval of the proposal to the City Council with an explanation of how the approval criteria are being met.

## EXHIBITS

- A. Application Materials
  1. Preliminary Plat Drawings (revised), February 6, 2025
  2. Critical Area Report (revised), February 7, 2025
  3. Phasing Exhibit, December 20, 2024
  4. Preliminary Plat Written Description, December 20, 2024

5. Planned Unit Development Written Description, December 20, 2024
6. Critical Area Review, December 20, 2024
7. Trip Generation Letter, December 20, 2024
- B. Correspondence
  1. Letter of Incompleteness, November 18, 2024
  2. Letter of Completeness, January 3, 2025
  3. Meeting Summary, January 14, 2025
- C. Public Notifications
  1. Public Notice Instructions, February 7, 2025
  2. Notice of Application, February 7, 2025
  3. Public Notice for Newspaper
  4. Site Notice
  5. Public Notice Affidavit, February 18, 2025
- D. SEPA
  1. SEPA Checklist, December 12, 2024
  2. SEPA Determination of Non-Significance, February 7, 2025
- E. City Department Comments
  1. Parks Department, February 19, 2025
  2. Concurrency Test, February 20, 2025
- F. Agency Comments
  1. Department of Archeology and Historic Preservation, February 19, 2025
  2. Department of Fish and Wildlife, February 20, 2025
- G. Citizen Comments
  1. Chad Pritchard, February 16, 2025

City of Medical Lake  
124 S. Lefevre Street – City Council Chambers  
**Planning Commission Meeting & Public Hearing**  
**February 27, 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 Mayulianos, vice-chair, called the meeting to order at 5:42 pm, led the Pledge of Allegiance, and conducted roll call. Commissioners Munson, Twohig and Veliz were present on Zoom, while Commissioners Mayulianos and Mark were present in person.

**2) ADDITIONS TO AGENDA**

- a) Move Item 7a, Selection of Chair and Vice-Chair, after Item 9, Interested Citizens.
  - i) Motion to approve made by Commissioner Mark, seconded by Commissioner Twohig, carried 5-0.
  - ii) Motion to approve agenda as amended made by Commissioner Mark, seconded by Commissioner Twohig, carried 4-0 with Commissioner Munson not voting as he was away from the computer (Zoom) at the time.

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

- a) Tammy Roberson, Medical Lake resident – shared about a wetlands article in Cheney Free Press.

**4) APPROVAL OF MINUTES – January 23, 2025**

- a) Motion to approve made by Councilmember Mark, seconded by Councilmember Veliz, carried 5-0.

**5) STAFF REPORTS**

- a) Elisa Rodriguez, City Planner, gave a presentation on the land use review process. See attached.

**6) PUBLIC HEARING – LU-2024-025 Application for Ring Lake Estates**

- a) Commissioner Mayulianos opened the public hearing at 6:11 pm and explained the process.
- b) Ms. Rodriguez gave a presentation explaining the application and the approval criteria. See attached.
- c) Ross Anderson, representative for the applicant shared about the project and responded to comments and questions.
- d) Public Comments – Commissioner Mayulianos read the rules for public comments.
  - i) Tammy Roberson, resident of Medical Lake – asked questions, made comments, and gave opposing opinion. Ms. Rodriguez informed her that she will answer questions at the end of hearing.
  - ii) Angela Gerry, Spokane County resident, lives on Green Gate Lane next to proposed subdivision – shared her opposing opinion. Spoke about not wanting to see habitat and wildlife disturbed. Suggested bigger houses on bigger lots.
  - iii) John Nuess resident of Medical Lake – spoke on impact to public works if goes through. Specifically spoke on swales.
  - iv) Wilhelm Bendweld, Spokane County resident, lives adjacent to proposed subdivision. In favor of growth but not this subdivision, too large. Agrees with the suggestion of bigger houses on bigger lots.
  - v) Jason Stegge, Spokane County resident, lives adjacent to proposed subdivision – asked questions specific to entry/exit to his property and the safety of people on surrounding properties, and flooding.
  - vi) Emmy Woods, Spokane County resident, lives on adjacent property – asked questions about mailboxes and garbage since she's on adjacent property. Asked about fencing etc. and agrees with bigger houses on bigger lots.
  - vii) Whit Bendewald, Spokane County resident, lives on adjacent property – they have emergency exit, and the proposed road would go over their septic drainage. Maybe a cluster development, better option.
  - viii) Lisa Wentland, Spokane County resident, lives on Green Gate Lane adjacent to proposed subdivision – spoke about flooding and wildlife and MLSD, not enough room for more kids. Gave opposing views.
  - ix) Mr. Anderson addressed public comments.
  - x) Diane Nichols, resident of Medical Lake – shared comments and opposing views. Reviewed parts of

Medical Lake's Comprehensive Plan that would be applicable.

- xi) Mike Gerry, Spokane County resident, lives on adjacent property – gave opposing views via his wife (she read them from her phone). He was unable to get on Zoom.
- xii) Ms. Rodriguez explained that when a hearing is held a decision must be made within 45 days. Informed Commissioners that they can continue this hearing to a specific meeting to allow applicant to make revisions.
- xiii) Mr. Anderson contacted property owner and no request for continuation was made.
- xiv) Ms. Rodriguez addressed questions and comments made by citizens.
- xv) Commissioner Mayulianos closed hearing at 8:25 pm.
- xvi) Motion to table decision to next month's meeting made by Commissioner Mayulianos, seconded by Commissioner Munson, carried 5-0.

**7) SCHEDULED ITEMS**

- a) Moved to Item 10.
- b) Downtown Park Name
  - i) Motion to table both 7b and 7c until next month made by Commissioner Mark, seconded by Commissioner Veliz, carried 5-0.
- c) Design Standards (see above)

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

- a) None

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

- a) None

**10) SCHEDULED ITEMS – (continued from Item 7)**

- a) Selection of Chair and Vice-Chair (moved from Item 7a)
  - i) Motion to table vote to next month made by Commissioner Mark, seconded by Commissioner Twohig, discussion held, appeared that the choice would be made tonight so Commissioner Mark rescinded her motion. More discussion held
    - 1. Motion to table selection until next month's meeting now made by Commissioner Twohig, seconded by Commissioner Veliz, carried 5-0.

**11) CONCLUSION**

- a) Motion to conclude at 8:33 pm made by Commissioner Mark, seconded by Commissioner Twohig, carried 5-0.

*Roxanne Wright*

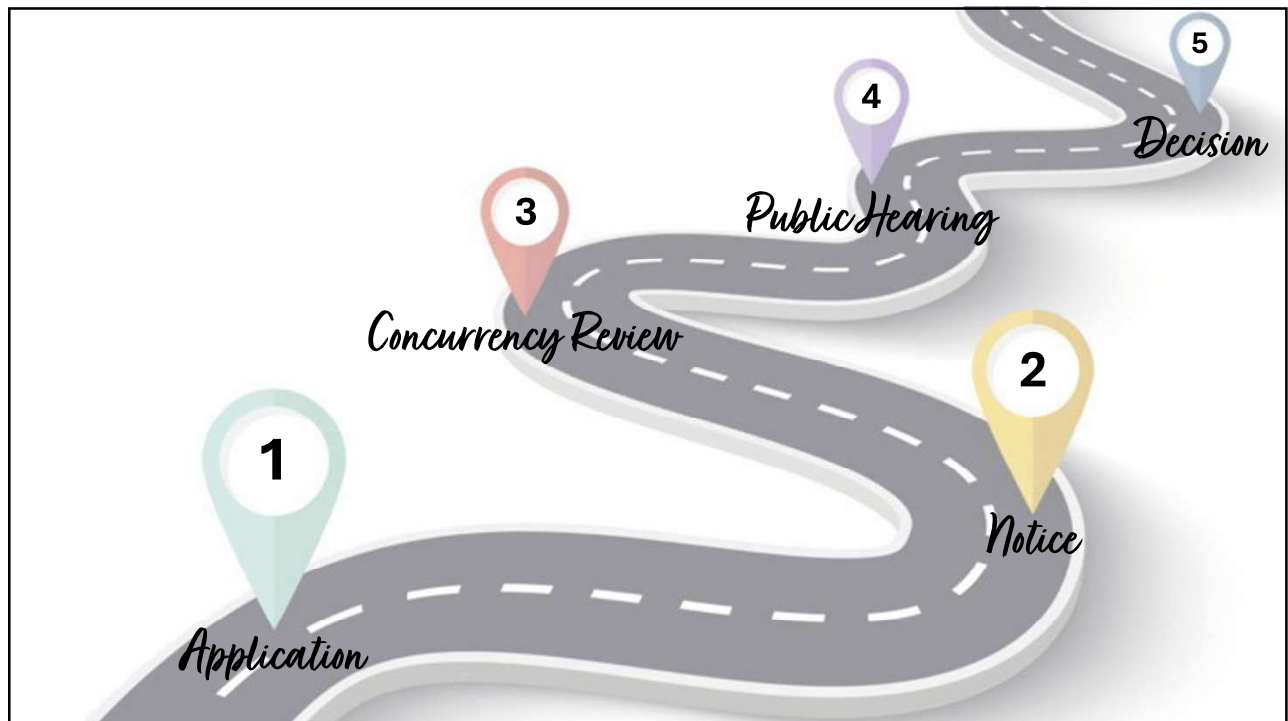
Roxanne Wright, Administrative Assistant

3/27/25

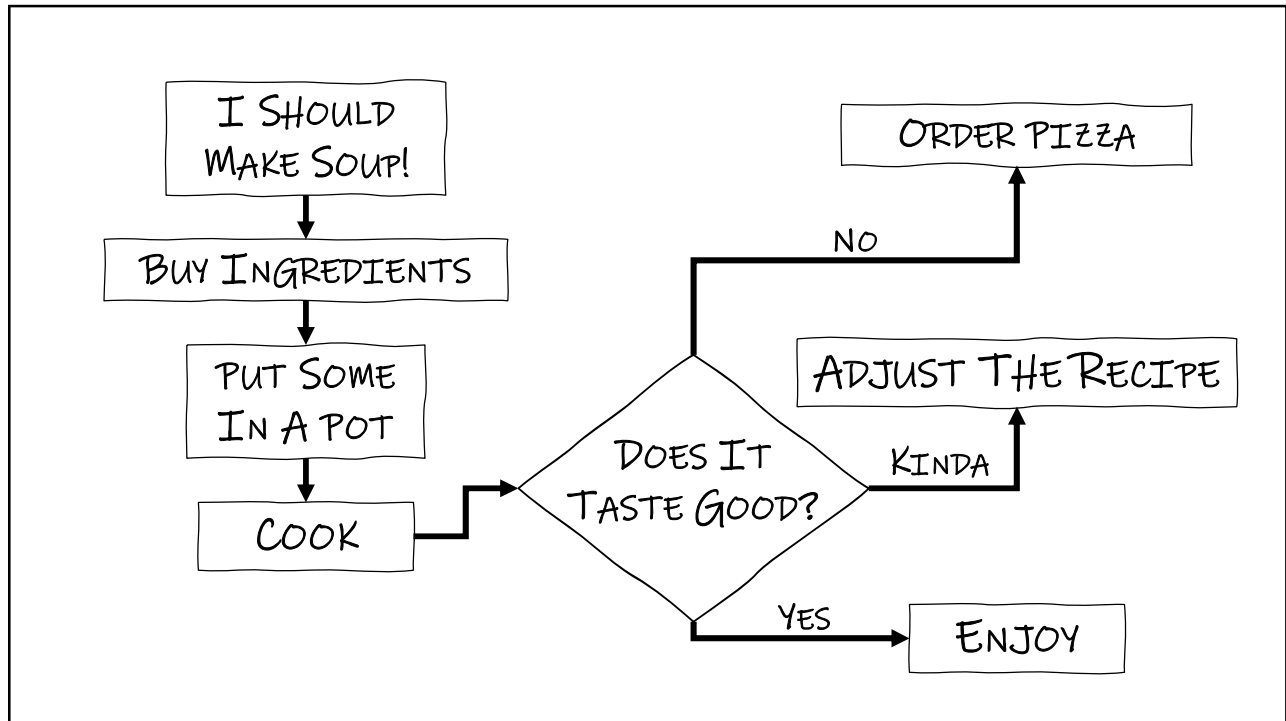
Date



1



2



3





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

1



## **Process**

- 
- Determination of Completeness
  - Notice of Application/SEPA Determination
  - Comment Period
  - Public Hearing
  - PC Recommendation
  - CC Decision/SEPA MDNS (confirm, revise, withdraw)
  - Appeal Period
  - Final Plat

2

## SEPA (State Environmental Policy Act)

- **SEPA Checklist:** Filled out by the applicant
- **Determination:** Made by the lead agency (the City)
- **Notice:** Combined with Notice of Application, sent to property owners within 300 feet, state and local agencies, and City Departments
- **Comment Period:** State and local agencies, City departments, community members
- **Revised Determination:** Incorporates comments received, done at the time a final decision is made.

3

## Vicinity Map



4



5

## Mitigated Determination of Non-Significance

### Mitigation 1:

Sediment and erosion control plan must be approved as part of the final plat and all measures must be in place prior to any ground disturbing activity.

### Mitigation 2:

Pedestrian crossing at intersections of Lefevre Street as approved by WSDOT.

### Mitigation 3:

Work with the City to develop a plan for rerouting the existing sewage system to relieve the Lakeshore lift station and main to accommodate the new units.

6

# Agency Responses

**Department of Archeology and Historic Preservation:**

Requests a professional archaeological survey prior to ground disturbing activities.

**Department of Fish and Wildlife:**

Considers plans to adequately address impacts to the wetland buffers.

**Department of Social and Health Services:**

Expresses concerns regarding water production.

**Department of Ecology:**

Informs how to dispose of hazardous or toxic waste.

Requests additional wetland investigations on the site.

Requires stormwater general permit to be applied for 60 days prior to construction activities.






7

# Application

- **Preliminary Plat:** Density, Lot/Block/Street Layout, Infrastructure
- **Planned Unit Development:** Reduced Lot size, Reduced Right-of-Way width
- **Critical Areas Review:** Impact of development on Wetlands and Habitats

8

## Concurrency

-  **Sewer:** Collection zone is at capacity
-  **Water:** Water system has capacity
-  **Transportation:** Need to work with WSDOT and Collector Arterial needed for Green Gate replacement
-  **Stormwater:** More information needed to determine capacity of system
-  **Solid Waste:** Covered by contract

9

**Density:** 2.67 units per acre

**Lot Size:** 5,000 sf to 9,040 sf

**Street and Block Layout:**

- 2 Entrances from Lefevre
- Streets to Boundaries

**Right-of-Way:**

- Local Street = 50' r-o-w, 32' roadway
- Collector Street = 60' r-o-w, 36' roadway
- Sidewalk on both sides
- Stormwater swale
- Pedestrian crossings on Lefevre

**Utilities/Water/Sewer/Stormwater**

## Preliminary Plat

10

**Request #1:**

Reduce Right-of-Way width from 50' to 38'

Reduce Roadway width from 32' to 30'

**Request #2:**

Reduce Lot Size from 6,000 sf to 5,000 sf

Reduce Lot Width from 60' to 50'

## **Planned Unit Development**

---

11

A. Avoid Impacts

B. Minimize Impacts

C. Compensatory Mitigation

D. No Net Loss

E. Consistency with General Purpose

F. Performance Standards

Five wetlands identified on site

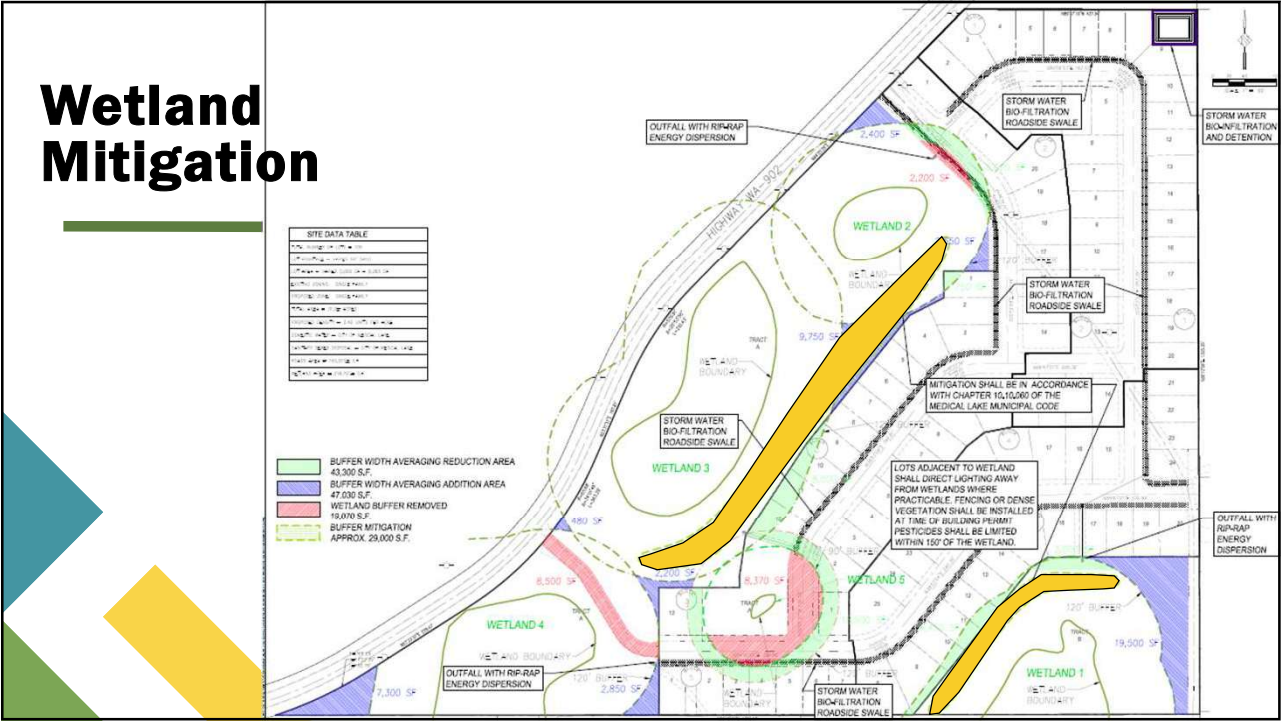
Department of Ecology suspects 4 others

Additional information required from  
applicant

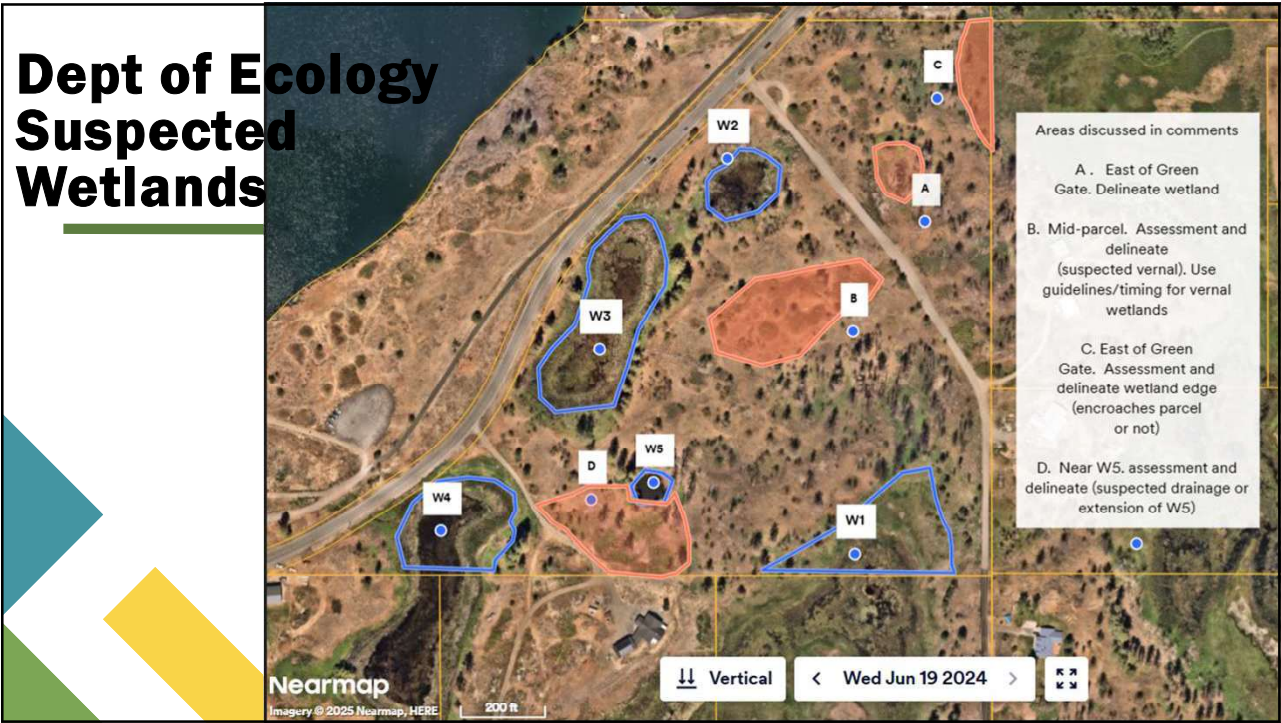
## **Critical Area Review**

---

12



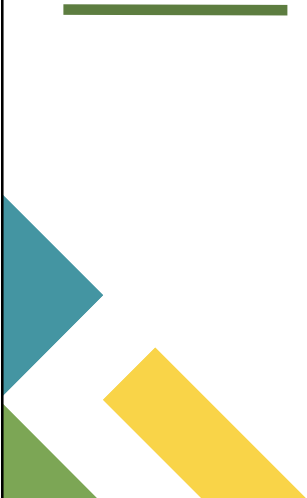
13



14

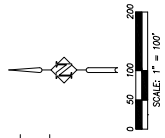
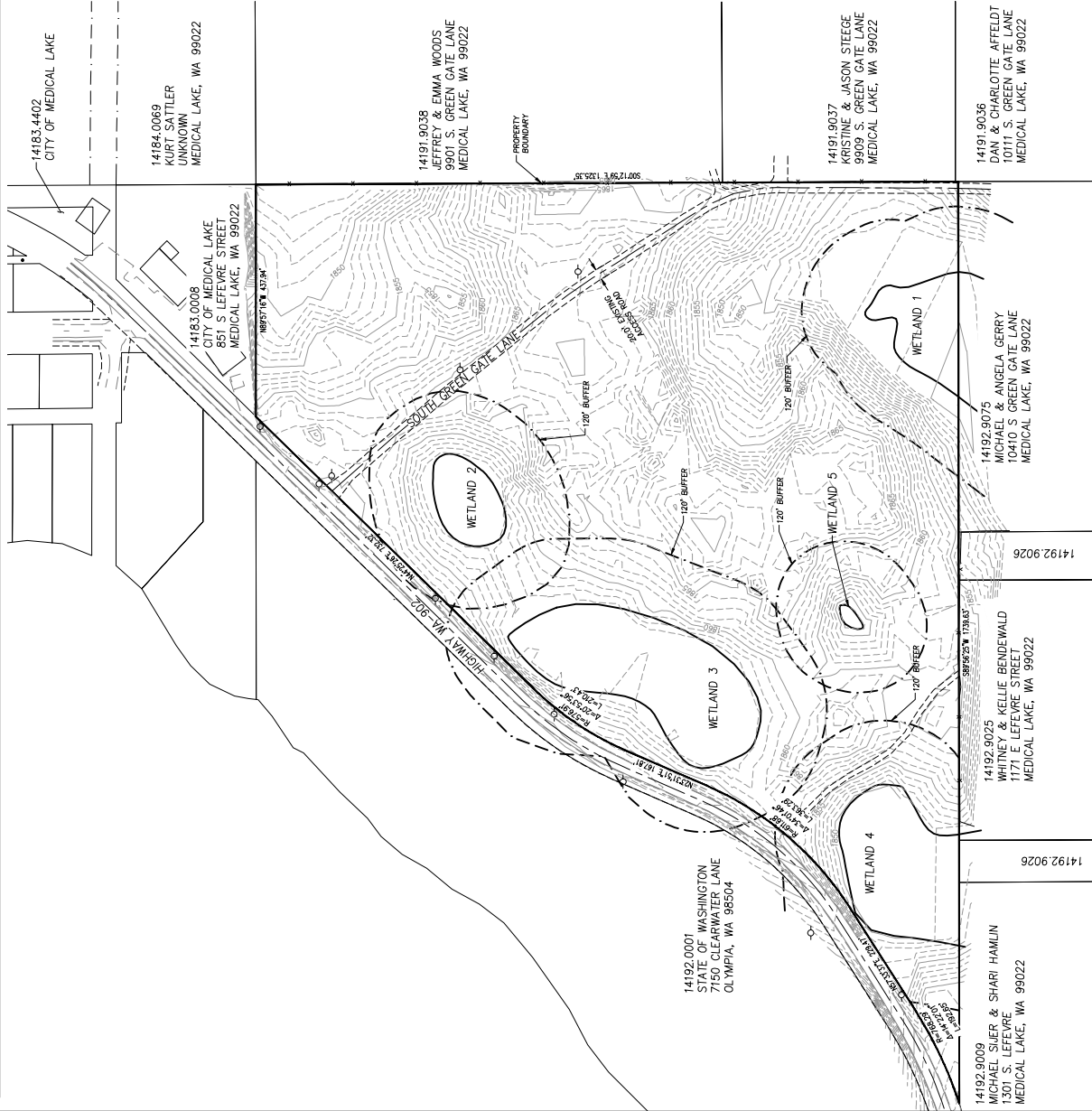


## **Action: Make a Recommendation to City Council**

- 
- **Recommend Denial:** Based on proposal as of today.
  - **Continue Hearing:** Give the applicant the opportunity to revise the proposal.
  - **Recommend Approval:** Based on the proposal as of today.



# RING LAKE ESTATES SUBDIVISION: PRELIMINARY PLAT



**OWNERSHIP**  
KURT SATTLER  
PO BOX 620  
MEDICAL LAKE, WA 99022  
TEL: 509.498.8349

**CONSULTANT**  
SYNTHER Engineering, Inc.  
405 S. BRELSFORD DR., STE C  
MEDICAL LAKE, WA 99022  
TEL: 509.432.8676  
E-MAIL: info@synthereng.com

**ZONING CLASSIFICATION**  
SINGLE-FAMILY RESIDENTIAL (R-1)

- LEGEND:**
- EXISTING ASPHALT LINE
  - EXISTING CENTERLINE
  - EXISTING RIGHT OF WAY LINE
  - EXISTING PROPERTY LINE
  - EXISTING GRAVEL LINE
  - EXISTING FENCE
  - WETLAND
  - WETLAND BUFFER

EXISTING CONDITIONS  
RING LAKE ESTATES PRELIMINARY PLAT  
MEDICAL LAKE, WA

**SYNTHER**  
Engineering, Inc.  
405 S. BRELSFORD DR., STE C  
MEDICAL LAKE, WA 99022  
www.synthereng.com 509.432.8676

REVISIONS	DATE	NO.	DESCRIPTION
DESIGNED			
DRAWN			
JTC			
TJS/JTC			
CHECKED			
SAS			
DATE			
FEBRUARY 8, 2025			

**C1.0**  
1 of 8  
SHEET NO.  
JOB NO.  
EWT-05

CITY OF MEDICAL LAKE VICINITY MAP

EXISTING CONDITIONS

19-24-41 CITY OF MEDICAL LAKE; LOTS 1&5 OF MEDICAL LAKE TRACTS LYING SOUTH AND EAST OF HIGHWAY 902.

**BENCHMARK:** Based on USGS brass cap monument R-3 set in 1930 on NAVD 29 Datum. Elevation listed by David Evans & Associates is 2396.98 feet. Added 3.8 feet to NAVD 88. (1 foot contour interval shown)

KNOW ALL MEN BY THESE PRESENTS: THAT STEVE EITMAN, OWNER IN FEE SIMPLE, WITH THEIR FREE CONSENT AND IN ACCORDANCE WITH THEIR DESIRES CAUSED THE LAND HEREIN DESCRIBED TO BE SUBDIVIDED AND PLATTED AS RING LAKE ESTATES SUBDIVISION AND DO HEREBY AUTHORIZE THE SURVEY OF SYNTHER ENGINEERING INC. AS THE OFFICIAL SURVEY OF RING LAKE ESTATES SUBDIVISION, AND DO HEREBY CERTIFY THAT THEY ARE THE OWNERS OF AND THE ONLY PARTIES HAVING ANY INTEREST IN THE LANDS SO DIVIDED, AND THAT THE PROPERTY SHOWN HEREON IS NOT ENCUMBERED BY ANY DELINQUENT TAXES OR ASSESSMENTS; AND, THAT THEY ARE AUTHORIZED TO SIGN THIS

DEDICATION.

IN WITNESS WHEREOF WE HAVE SET OUR HANDS THIS \_\_\_\_ DAY

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF GRADY )

ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024, BEFORE THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE, PERSONALLY APPEARED BEFORE ME \_\_\_\_\_, THE ENTITY THAT EXECUTED THE WITHIN AND FOREGOING INSTRUMENT; WHO ACKNOWLEDGED SAID EXECUTION TO BE THE FREE AND VOLUNTARY ACT OF SAID COMPANIES FOR THE PURPOSE MENTIONED THEREIN AND STATED ON OATH THAT HE IS AUTHORIZED TO EXECUTE SAID INSTRUMENT AND THE SEALS AFFIXED (IF ANY) ARE THE COMPANY SEALS OF SAID COMPANIES.

SIGNED NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON  
\_\_\_\_\_  
PRINTED NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON  
\_\_\_\_\_  
RESIDING AT \_\_\_\_\_  
MY COMMISSION EXPIRES \_\_\_\_\_

APPROVED AS TO SURVEY DATA, EASEMENTS, IMPROVEMENTS AND COMPLIANCE WITH REGULATIONS.

HEREBY CERTIFY THAT ALL REQUIRED PUBLIC WORKS IMPROVEMENTS HAVE BEEN SATISFACTORILY CONSTRUCTED OR ADEQUATE SECURITY HAS BEEN POSTED FOR CONSTRUCTION OF DEFERRED IMPROVEMENTS.

EXAMINED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2024

\_\_\_\_\_  
DIRECTOR OF PUBLIC WORKS  
CITY OF MEDICAL LAKE

THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024

SPOKANE COUNTY TREASURER

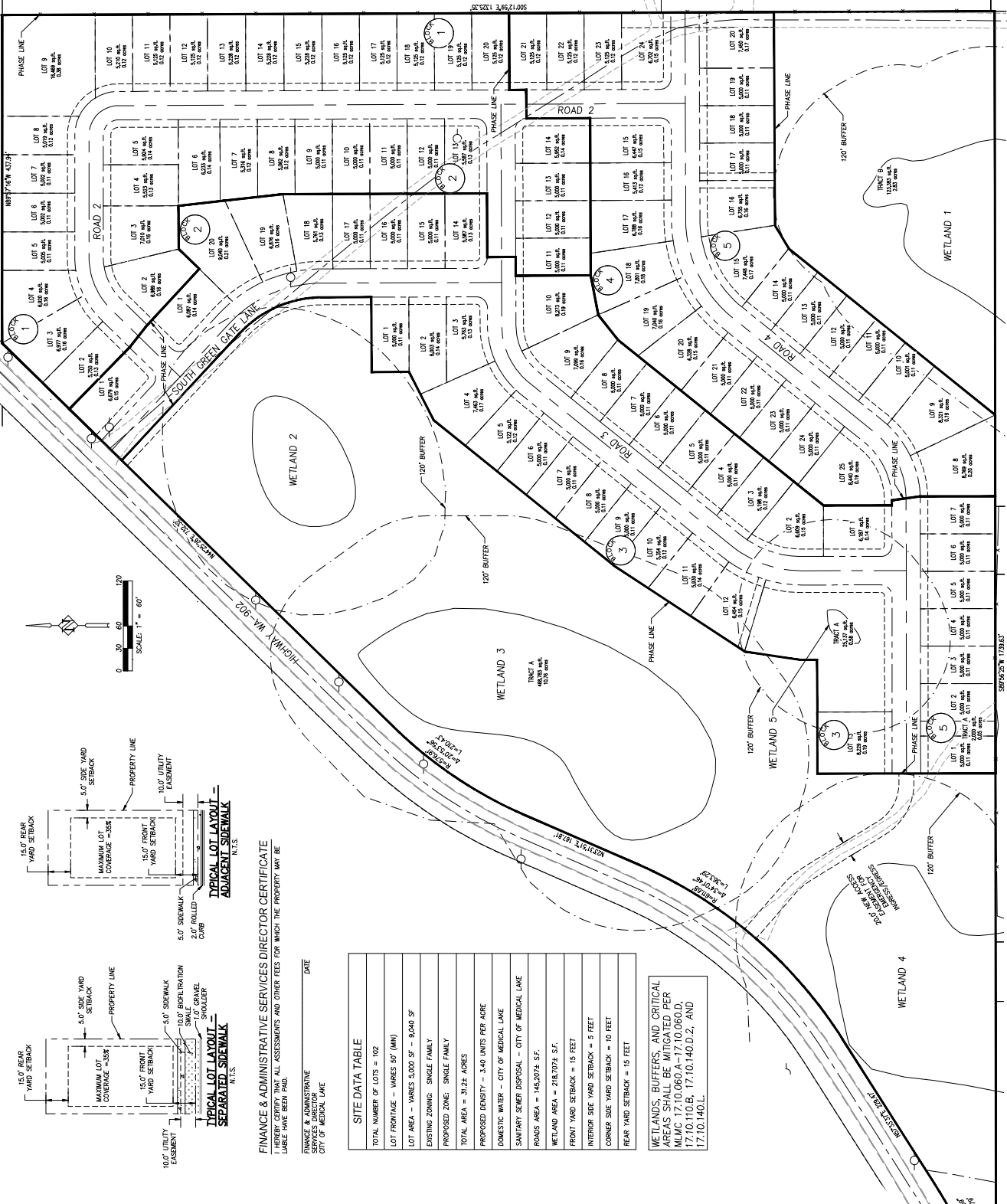
HEREBY CERTIFY THAT THIS PROPERTY IS ASSESSED TO:

ACCORDING TO THE CURRENT TAX ROLLS.

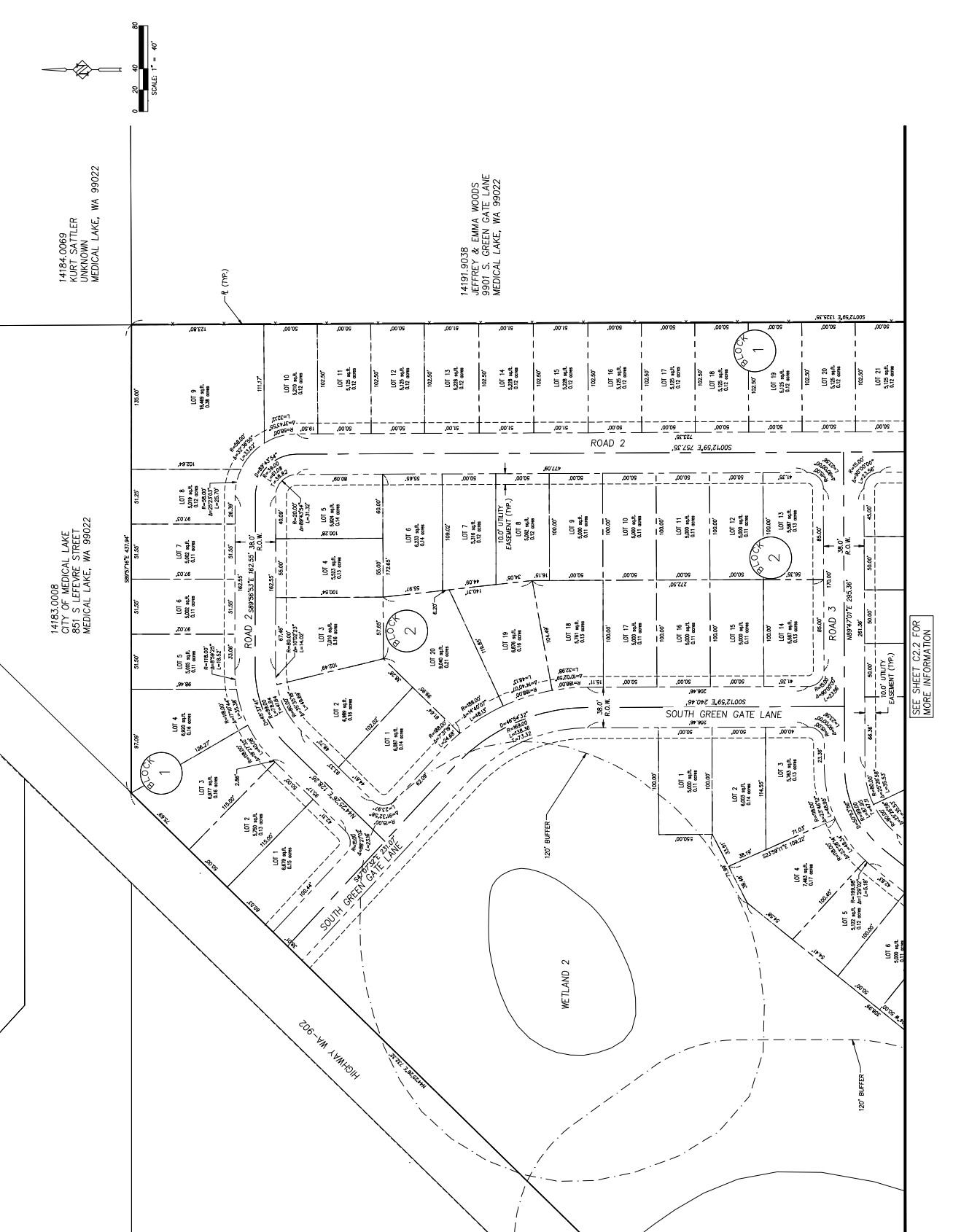
	SPOKANE COUNTY	DATE
--	----------------	------

Re-768  
Del 14.7  
Last

---



---



14183.0008  
CITY OF MEDICAL LAKE  
851 S LEFEVRE STREET  
MEDICAL LAKE, WA 99022

14184.0069  
KURT SATTLER  
UNKNOWN  
MEDICAL LAKE, WA 99022

14191.9038  
JEFFREY & EMMA WOODS  
9901 S. GREEN GATE LANE  
MEDICAL LAKE, WA 99022

NORTH PRELIMINARY PLAT  
RING LAKE ESTATES PRELIMINARY PLAT  
MEDICAL LAKE, WA

SYNTHER  
Engineering, Inc.  
405 SE Industrial Dr. Suite C Puyallup, WA 99167  
www.synther.com 509.339.6187

REVISIONS	DATE	DESCRIPTION
1	FEBRUARY 6, 2025	DESIGNED
2		DRAWN
3		CHECKED
4		SAS
5		JTC
6		TMS/JTC

SHEET NO. 3 OF 8  
JOB NO. EMT-05

SEE SHEET C2.2 FOR MORE INFORMATION

WETLAND 2

WETLAND 3

TRIBUT A

MATCHLINE

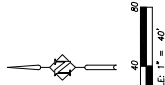
SOUTH PRELIMINARY PLAT  
RING LAKE ESTATES PRELIMINARY PLAT  
MEDICAL LAKE, WA

SYNTIER  
ENGINEERING, INC.  
405 SE Industrial Drive C Puyallup, WA 99160  
www.syntiereng.com 509.339.6187

DESIGNED	TJS/LJC
DRAWN	JTC
CHECKED	SAS
DATE	FEBRUARY 6, 2025

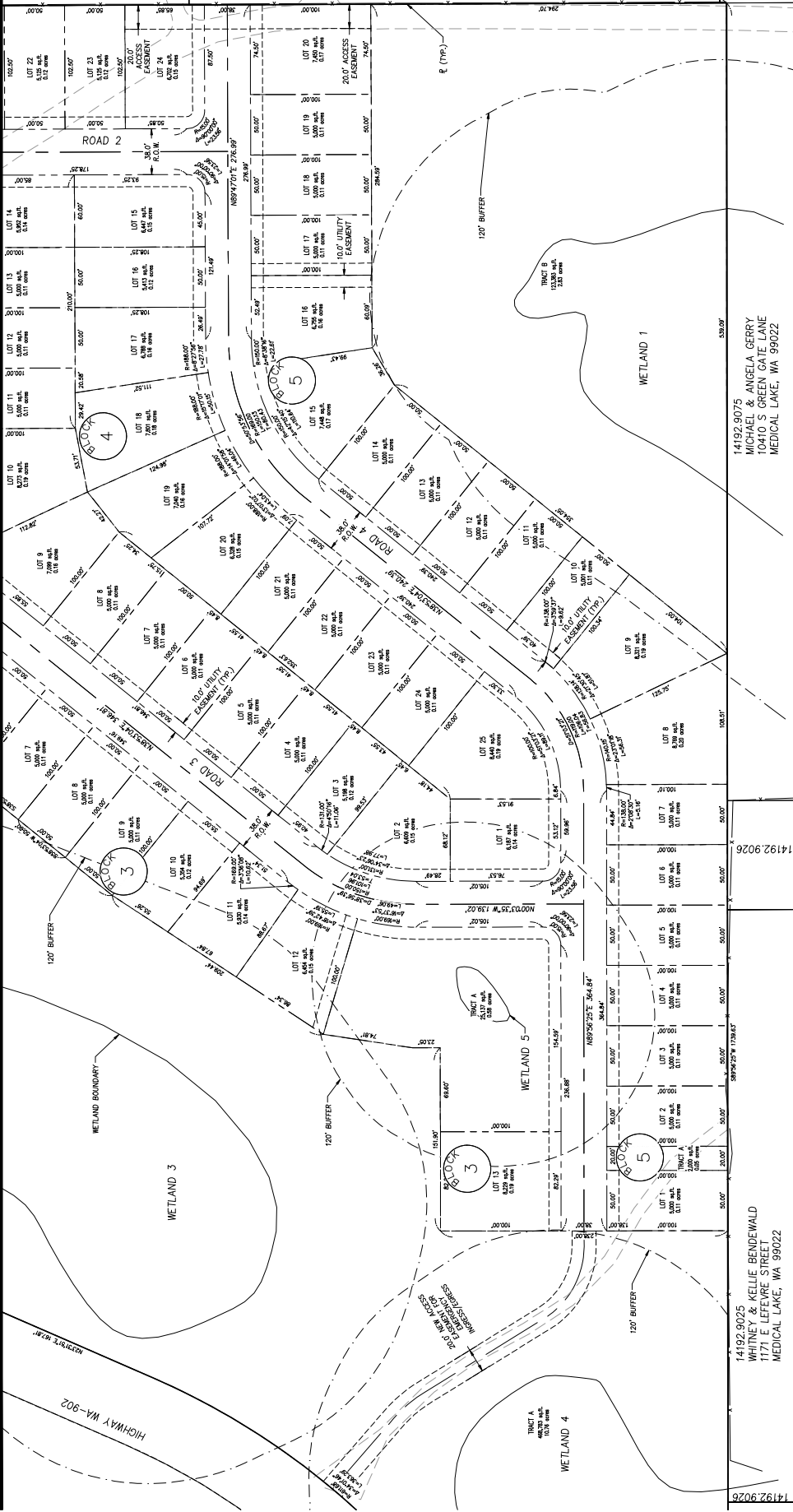
REVISIONS	DATE	DESCRIPTION

SHEET NO.  
**C2.2**  
4 OF 8  
JOB NO. EMT-05



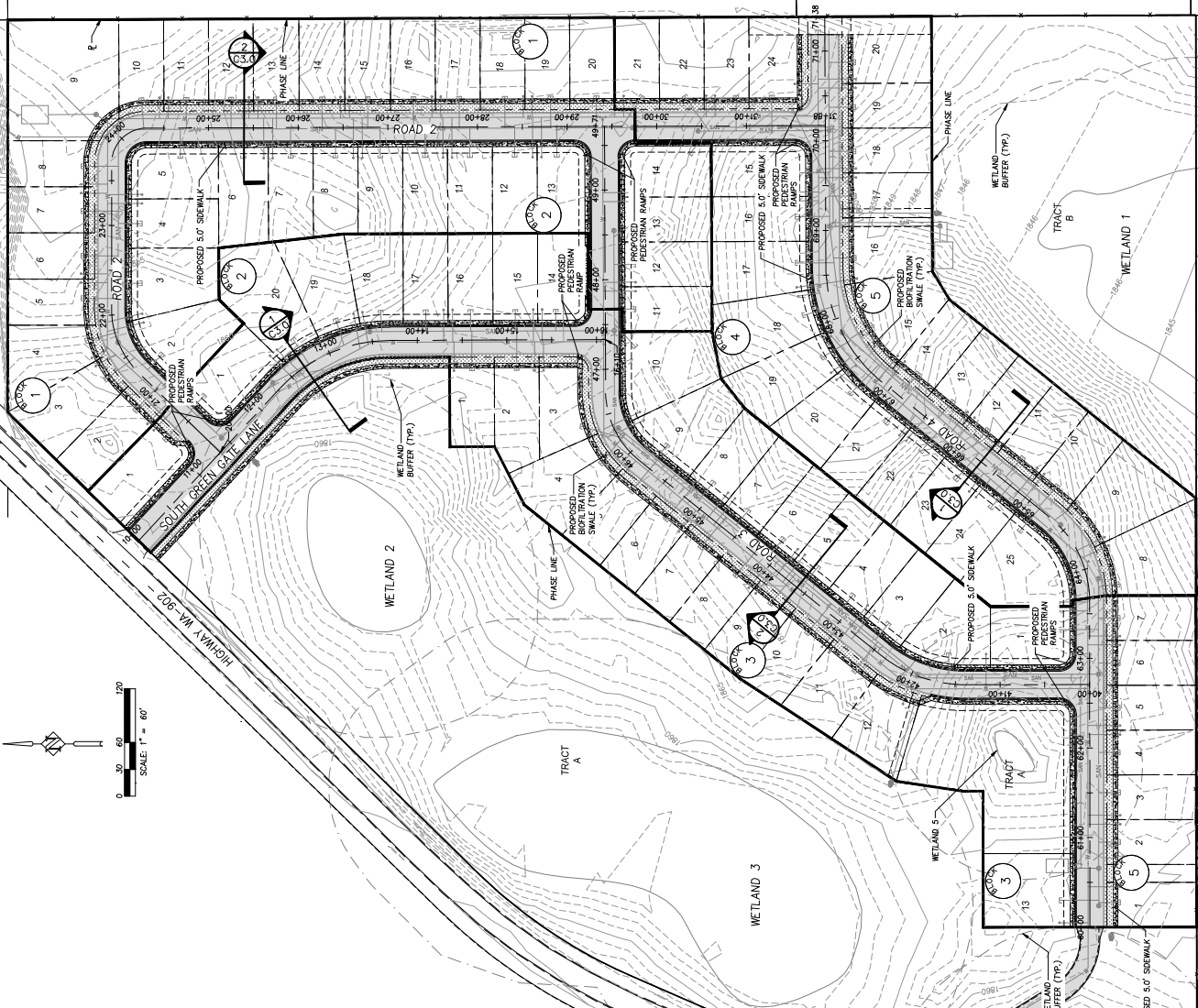
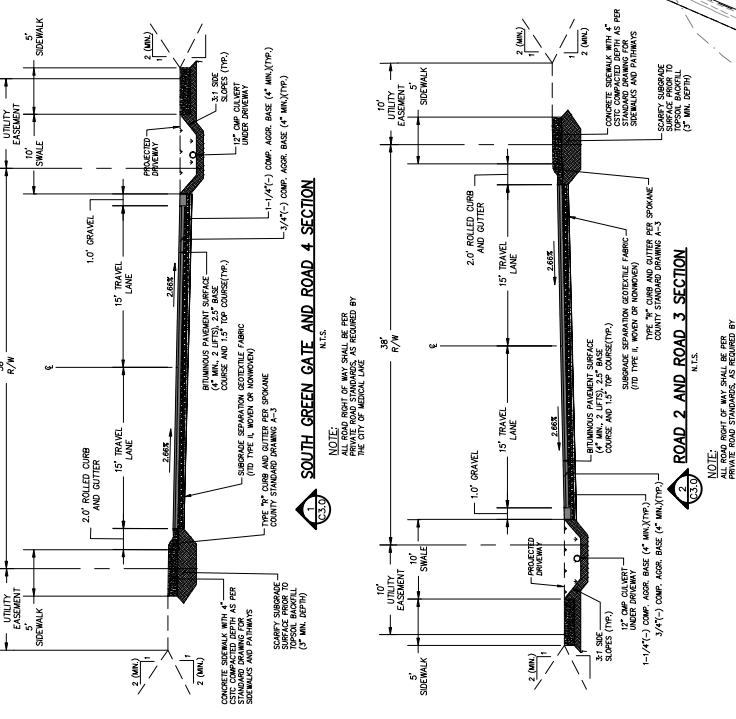
SEE SHEET C2.1 FOR  
MORE INFORMATION.

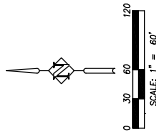
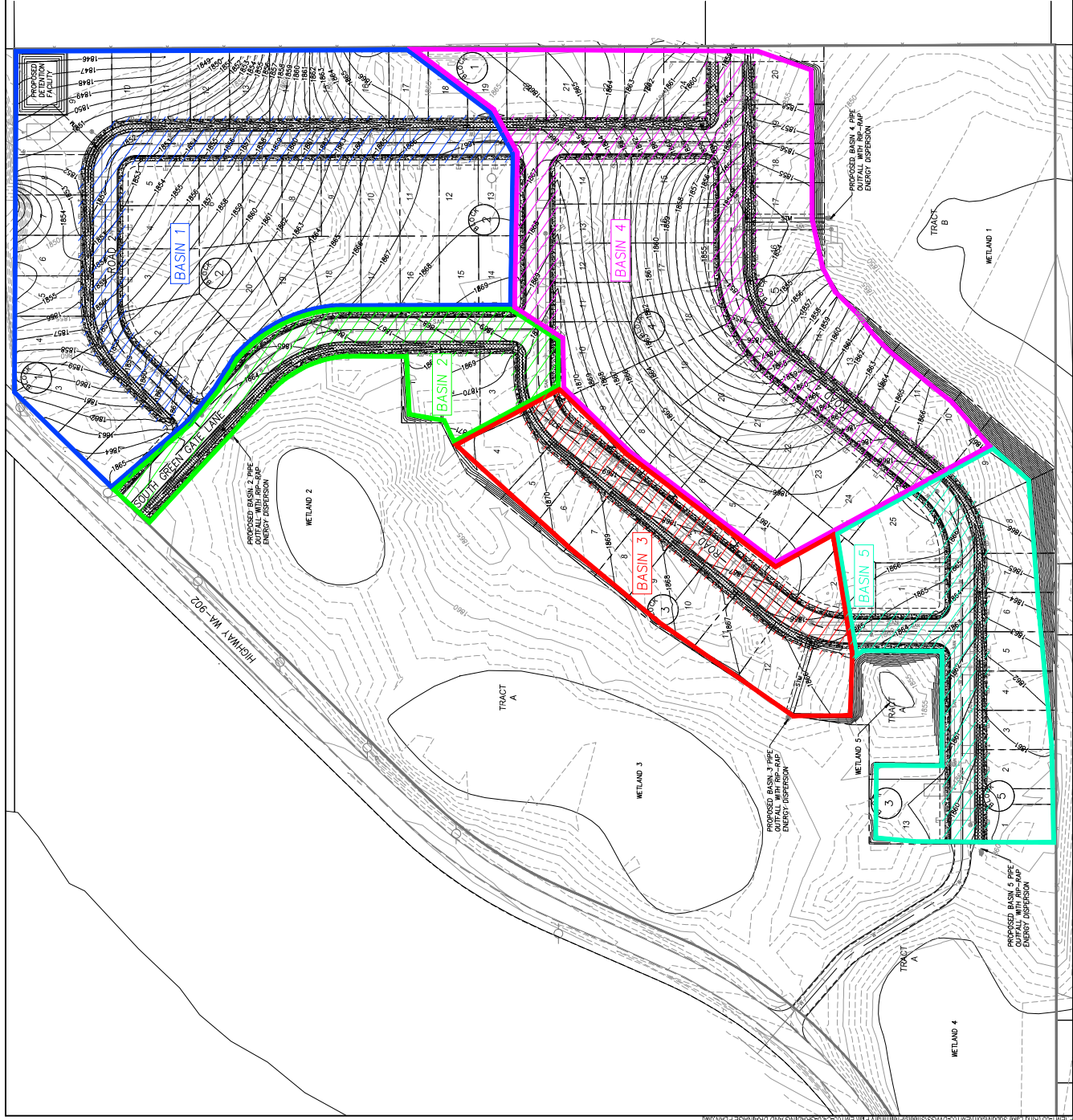
MATCHLINE



14192.9075  
MICHAEL & ANGELA GERRY  
10410 S GREEN GATE LANE  
MEDICAL LAKE, WA 99022

14192.9025  
WHITNEY & KELLIE BENDENWALD  
1171 E LEFEVRE STREET  
MEDICAL LAKE, WA 99022





PROPOSED DRAINAGE BASIN AREAS									
BASIN	KEY	TOTAL AREA (ACRES)	PERCENTAGE IMPERVIOUS (PERCENT)	PERCENTAGE PAVED (PERCENT)	PERCENTAGE HERBACEOUS (PERCENT)	PERCENTAGE WETLAND (PERCENT)	PERCENTAGE OPEN SPACE (PERCENT)	PERCENTAGE TOTAL (PERCENT)	SOIL WEIGHTED ON
1		5.74	4.27	1.47	0.89	5.0	0	98/85	2000 CONDITION IMPERVIOUS PAVEMENT
2		1.16	0.36	0.80	0.70	5.0	0	98/85	2000 CONDITION IMPERVIOUS PAVEMENT
3		1.80	0.85	0.95	0.54	5.0	0	98/85	2000 CONDITION IMPERVIOUS PAVEMENT
4		5.79	2.92	2.86	1.97	5.0	0	98/85	2000 CONDITION IMPERVIOUS PAVEMENT
5		21.3	0.90	1.23	0.66	5.0	0	98/85	2000 CONDITION IMPERVIOUS PAVEMENT
TOTAL		16.55	9.30	7.25	4.48				

**TREATMENT CALCULATIONS**

VOLUME REQUIRED (1815 BOWSTRING)	VOLUME PROVIDED (1" DEPTH)
20,092	21,040

THE VOLUME REQUIRED ASSUMES A LOT COVERAGE OF 30% IMPERVIOUS AREA.

OVERALL GRADING AND DRAINAGE PLAN  
RING LAKE ESTATES PRELIMINARY PLAT  
MEDICAL LAKE, WA

**SYNTHETIC**  
Engineering, Inc.  
405 SE Industrial Dr Suite C Portland, OR 97216  
www.synthetic.com 503.239.6187

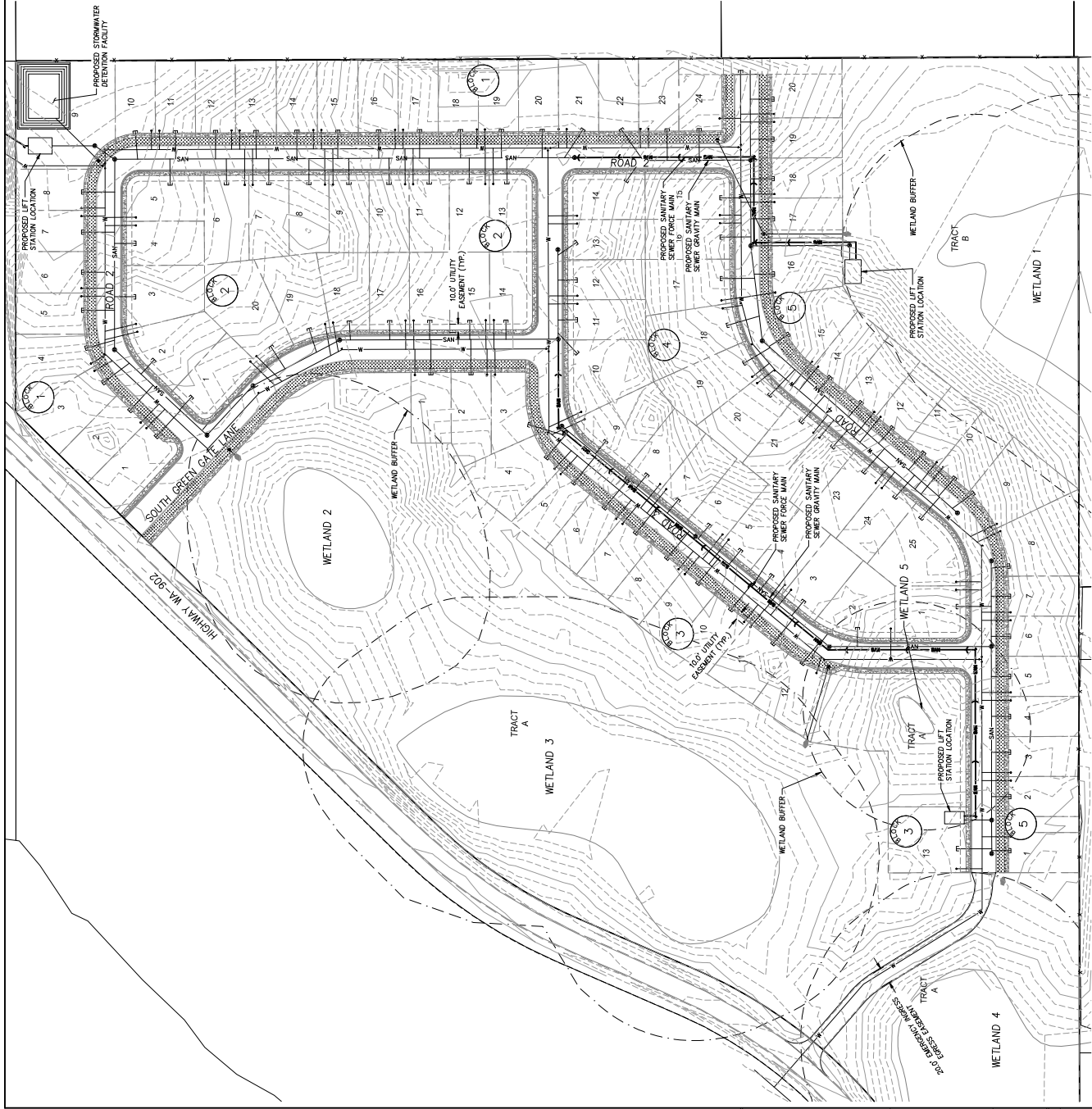
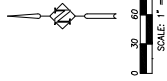
DESIGNED	TJS/LJC
DRAWN	JTC
CHECKED	SAS
DATE	FEBRUARY 6, 2025

SHEET NO.	C4.0
OF	6
PROJECT NO.	EMT-05

REVISIONS	DESCRIPTION
NO.	



SEE SHEET C5.1 FOR  
SEWER AND WATER ROUTING  
NORTH OF SITE



OVERALL UTILITY PLAN  
RING LAKE ESTATES PRELIMINARY PLAT  
MEDICAL LAKE, WA

**SYNTHETIC**  
Engineering, Inc.  
405 SE Industrial Dr. Suite C, Medical Lake, WA 99101  
www.synthetic.com 509.239.6187

DESIGNED	TJS/LTC
DRAWN	JTC
CHECKED	SAS
DATE	FEBRUARY 8, 2025

REVISIONS	DATE	NO.	DESCRIPTION

SHEET NO.	C5.0
LAB NO.	7 OF 8
JOB NO.	EMT-05





# **CRITICAL AREAS REPORT AND MITIGATION PLAN**

---

**Spokane County Parcel # 14192.0002  
S19, T24N, R41E**

**December 2024  
Updated February 2025**

*Prepared by:*  
**Environmental Inc.**  
**/Advanced Wetland Studies**  
**Rathdrum, ID 83858**  
**208.651.4536**  
**[davidAarmes@gmail.com](mailto:davidAarmes@gmail.com)**

## EXECUTIVE SUMMARY AND FINDINGS

Environmental Inc. was retained to complete a Critical Areas Report and Mitigation Plan (Report) for Spokane County Parcel #14192.0002 (Property). No net loss to the functions or values of wetlands and associated buffer will occur.

This Critical Areas Report and Mitigation Plan was completed on behalf of and for the exclusive use of the client and/or its agents, consultants, and contractors. The scope of services performed to complete this report may not be appropriate to satisfy the needs of other users, and any other use or re-use of this report is at the sole risk of said user. The findings and conclusions contained in this report are based upon the currently accepted legal and regulatory requirements, agency guidance, and the best professional judgment of the preparer. The findings presented herein apply to those conditions observed on the site at the time of the evaluation. The timing of the field evaluation may not always coincide with the growing season, identifiable phenological stages of vegetation, or during the hydrological active (wet) season. Often time's secondary indicators, interpretation of vegetation and hydrology indicators and best professional judgment may be required to determine the presence or absence of wetlands. Future environmentally significant changes may occur at the site, which could result in future findings and conclusions differing from those contained in this report. Findings in this report may require future agency permitting or approvals.

***Prepared by:***

David A. Armes  
Qualified Wetland Biologist  
Environmental Inc.  
Advanced Wetland Studies  
Rathdrum, ID 83858  
208.651.4536  
[davidAarmes@gmail.com](mailto:davidAarmes@gmail.com)



**TABLE OF CONTENTS**

**EXECUTIVE SUMMARY AND FINDINGS .....2**

**1. BACKGROUND .....4**

**2. CRITICAL AREAS.....4**

2.1 WETLAND AREAS .....5

2.2 WASHINGTON DEPARTMENT OF FISH AND WILDLIFE PRIORITY HABITAT AND SPECIES.....5

**3. MLMC 10.10.060 APPROVAL CRITERIA .....5**

3.1 AVOIDANCE (MLMC 17.10.060 A).....6

3.2 MINIMIZATION (MLMC 17.10.060 B).....6

3.3 COMPENSATORY MITIGATION (MLMC 17.10.060 C).....6

3.4 NO NET LOSS (MLMC 17.10.060 D).....7

3.5 CONSISTENT WITH GENERAL PURPOSES (MLMC 17.10.060 E).....7

3.6 PERFORMANCE STANDARDS (MLMC 17.10.060 F).....7

**4. IMPACTS.....7**

4.1 WETLAND AND WETLAND BUFFER IMPACTS .....7

4.2 WETLAND BUFFER IMPACTS AND AVERAGING .....8

**5. COMPENSATORY MITIGATION AND PLANTING PLAN.....9**

5.1 WETLAND BUFFER ENHANCEMENT .....9

5.2 PLANTING SPECIFICATIONS.....9

5.3 MONITORING .....10

5.4 RESEEDING .....11

**REFERENCES .....12**

**APPENDIX A. RING LAKE SUBDIVISION PRELIMINARY PLAT .....13**

**APPENDIX B. AQUATIC RESOURCE DELINEATION REPORT .....14**

## 1. BACKGROUND

Environmental Inc. was retained to complete a Critical Areas Report and Mitigation Plan (Report) for Spokane County Parcel #14192.0002 (Property). The Property is 38.25 acres and is located in the city of Medical Lake, Spokane County, Washington in Section 19, Township 24N, Range 41E. This Report was completed in accordance with Chapter 17.10 Critical Areas of the Medical Lake Municipal Code (MLMC).

Environmental Inc. completed a site visit on September 25, 2024. Environmental Inc. is listed on the Spokane County Qualified Wetland Consultant list and has over 25 years of experience completing wetland and habitat plans, documentation, reporting and permitting.

### Applicant

Defender Developments

Mr. Steve Emtman

512 1<sup>st</sup> Street Cheney, Washington 99004

509-499-9349

emtman@me.com

### Project Description

The project consists of construction for approximately 106 single-family residential lots on an R3-zoned parcel. The project is understood to include site grading with storm drainage, piping structures and ponds, new sanitary sewer, water and franchise utility infrastructure with stubs to each residential lot. (Project) (Appendix A. Ring Lake Subdivision Preliminary Plat). The type of permit being requested is a preliminary plat.

### No Net Loss Determination

No net loss of functions will occur in the critical areas as a result of the proposed Project.

Chapter 17.10.020 General Provisions states “*No Net Loss of Functions. Activity shall result in no net loss of functions and values in the critical areas. Since values are difficult to measure, no net loss of functions and values means no net loss of functions. The beneficial functions provided by critical areas include, but are not limited to, water quality protection and enhancement; fish and wildlife habitat; food chain support; flood storage; conveyance and attenuation of flood waters; ground water recharge and discharge; and erosion control. These beneficial functions are not listed in order of priority. This chapter is also intended to protect residents from hazards and minimize risk of injury or property damage.*”

In accordance with Chapter 10.10.060 Approval Criteria of the MLMC, this Report outlines the process of avoiding impacts, minimizing impacts and compensatory mitigation to ensure the Project protects the critical area functions and values and results in no net loss of critical area functions and values.

## 2. CRITICAL AREAS

A Ring Lake Estates Aquatic Resource Delineation Report (Wetland Report) (Appendix B. Aquatic Resource Delineation Report) was completed in July 2021. The aquatic resources delineated on the

Property included five wetlands (Wetlands 1-5; Section 2.1), no streams or additional surface waters were identified.

In addition, the Washington Department of Fish and Wildlife (WDFW) Priority Habitat and Species (PHS) Map was obtained to determine the potential presence of any PHS critical areas on the Property (Section 2.2).

During the September 25, 2024 site visit, the accuracy of the wetland boundaries, categories, and delineation was confirmed to be accurate and consistent with what was observed on the Property. Potential PHS occurrences were also evaluated and discussed in Section 2.2.

### **2.1 Wetland Areas**

The Wetland Report identified five wetland areas (Wetlands 1-5) and categorized and rated Wetlands 1-5 as depressional wetlands based upon the 2014 Washington State Wetland Rating System for Eastern Washington (Hruby, 2004). Upon an additional comment and review period by the City of Medical Lake in February 2025, the wetland categories and habitat scores in the Wetland Report were revised, resulting in Wetlands 3 and 4 being changed to Category I wetlands and the habitat score for Wetland 5 changed to 6.

Wetland buffers were determined using Table 17.10.090 (3) Buffer Widths for Medium Intensity Uses or High Intensity Uses that have minimized impacts via Table 17.10.090 (5). The minimization requirements listed in Table 17.10.090(5) are discussed in Section 3.2. Wetlands 1-5 are discussed in detail in the Wetland Report, below are the wetland categories and associated buffers (Table 1. Wetland Category and Buffer). The land use intensity utilized for the buffer determination is “high”, outlined in Table 17.10.090 (1) Land Use Intensities.

**Table 1. Wetland Category and Buffer**

<b>Wetland</b>	<b>Category</b>	<b>Size (acres)</b>	<b>Habitat Score</b>	<b>Buffer (feet)</b>
1	II	0.55	6	120
2	I	0.41	6	120
3	I	1.79	7	120
4	I	1.18	7	120
5	III	0.028 (1220sf)	6	120

### **2.2 Washington Department of Fish and Wildlife Priority Habitat and Species**

PHS mapping was evaluated and a report was generated (Appendix C. WDFW PHS Report). The PHS Report indicated the potential presence of wetlands (Medical Lake Wetlands), freshwater pond (aquatic habitat), freshwater emergent wetlands (aquatic habitat), and shrubsteppe (Spokane County Presumptive Shrubsteppe).

The wetland and aquatic habitat features were determined to be present on the Property and synonymous with the locations of Wetlands 1-5. The Property does not meet the WDFW definition of shrubsteppe, as such Spokane County Presumptive Shrubsteppe is not present on the Property.

## **3. MLMC 10.10.060 APPROVAL CRITERIA**

Avoidance, minimization and compensatory mitigation measures were implemented in accordance with MLMC 17.10.060 Approval Criteria items A-F. MLMC 17.10.060 states “*Any activity or development*

*subject to this chapter, unless otherwise provided for in this chapter, shall be reviewed and approved, approved with conditions, or denied based on the proposal's ability to comply with all of the following criteria. The city may condition the proposed activity as necessary to mitigate impacts to critical areas and their buffers and to conform to the standards required by this chapter. Activities shall protect the functions of the critical areas and buffers on the site.”*

### **3.1 Avoidance (MLMC 17.10.060 A)**

The Project was designed to avoid impacts that potentially degrade the functions and values of critical areas. Direct wetland impacts were avoided.

- Impacts to Wetland 5 were avoided by modifying the Project design.
- Wetland buffer impacts were avoided to the extent practical during the design and development of the Project. Steps included utilizing wetland buffer width averaging to avoid direct wetland buffer impacts.

### **3.2 Minimization (MLMC 17.10.060 B)**

Where avoidance was not feasible, impacts of the Project were minimized to the extent necessary to achieve the purpose of the Project and meet the purpose of the MLMC ordinances. Fragmentation of Critical Areas present on the Property was avoided and minimized to the extent practical.

The following measures (in accordance with Table 17.10.090(5)) will be implemented to minimize impacts on wetlands:

- Lights will be directed away from wetland areas to the extent practical.
- Existing buffers will be enhanced with native vegetation plantings adjacent to the potential noise sources.
- Untreated runoff will not be discharged directly into wetland areas. Runoff will be treated in accordance with MLMC requirements.
- Wetlands will not be dewatered.
- Covenants will be established limiting the use of pesticides within wetlands and wetland buffers (unless otherwise needed for the treatment of invasive species as outlined in any future mitigation or management plans).
- Channelized untreated stormwater flow will not enter directly into wetland buffers.
- New runoff from impervious surfaces and new lawns will infiltrate or be treated, or detained or dispersed into wetland buffers.
- Privacy fencing or dense vegetation, when necessary, will be utilized along the wetland buffer edge minimizing disturbance.
- Best management practices will be utilized to control dust.

### **3.3 Compensatory Mitigation (MLMC 17.10.060 C)**

After implementing the avoidance and minimization measures discussed above, unavoidable impacts were evaluated. Unavoidable impacts (discussed in Section 4. Impacts) will be compensated by replacing each of the affected functions to the extent feasible (discussed in Section 5. Compensatory Mitigation and Planting Plan). The compensatory mitigation is designed to achieve the functions as soon as practicable, will be in-kind and on-site and sufficient to maintain the functions of the critical area.

### **3.4 No Net Loss (MLMC 17.10.060 D)**

The proposed Project, implements avoidance, minimization and compensatory mitigation measures to ensure protection of the critical area functions and values. As such, no net loss of critical area functions and values will occur as a result of this Project.

### **3.5 Consistent with General Purposes (MLMC 17.10.060 E)**

The proposed Project is consistent with the general purposes of this chapter and does not pose a significant threat to the public health, safety or welfare on or off of the Property.

### **3.6 Performance Standards (MLMC 17.10.060 F)**

The proposed Project meets the performance standards of Section 17.10.070.C Fish and Wildlife Habitat Conservation Areas, Section 10.10.080.D Frequently flooded areas, and Section 17.10.090.F Wetlands.

#### Section 17.10.070.C Fish and Wildlife Habitat Conservation Areas

General:

- A. Avoidance, minimization and compensatory mitigation measures outlined in Sections 3.1, 3.2 and 3.3 will ensure no net loss of functions will occur. Wetland habitats and associated wetland buffered will be protected to the extent practical.
- B. Any potentially lost functions will be replaced by restoration or enhancement measures.
- C. Development and clearing will be avoided in critical habitat areas, and when unavoidable functions will be restored and enhanced.
- D. Signage will be placed in critical areas.

Riparian Management Zones:

- A. No net loss of riparian management zones will occur.
- B. When necessary, native plantings will be utilized to enhance riparian management zones.

#### Section 10.10.080.D Frequently flooded areas

Special flood hazard areas will not be affected by the proposed Project.

#### Section 17.10.090.F Wetlands

Avoidance, minimization and compensatory mitigation measures will ensure no net loss of wetland or buffer functions shall occur as a result of the proposed Project.

## **4. IMPACTS**

### **4.1 Wetland and Wetland Buffer Impacts**

#### Wetland 1

- No impacts will occur to Wetland 1 or the associated buffer.
- Buffer averaging will be utilized to avoid and minimize potential impacts to the wetland buffer, including the functions and values (discussed in Section 4.2). Buffer averaging will result in 9,450 square feet (sf) being reduced and 19,500 square feet being added.
- No buffer will be removed (impacted).

#### Wetland 2

- No impacts will occur to Wetland 2.
- Buffer averaging will be utilized to avoid and minimize potential impacts to the wetland buffer, including the functions and values (discussed in Section 4.2). Buffer averaging will result in 7,350 sf being reduced and 4,950 being added.
- 2,200 sf of buffer will be removed (impacted) due to the road.

#### Wetland 3

- No impacts will occur to Wetland 3.
- Buffer averaging will be utilized to avoid and minimize potential impacts to the wetland buffer, including the functions and values (discussed in Section 4.2). Buffer averaging will result in 8,000 sf being reduced and 9,750 sf being added.
- No buffer will be removed (impacted).

#### Wetland 4

- No impacts will occur to Wetland 4.
- Buffer averaging will be utilized to avoid and minimize potential impacts to the wetland buffer, including the functions and values (discussed in Section 4.2). Buffer averaging will result in no buffer being reduced and 12,830 sf being added.
- 8,500 sf of buffer will be removed (impacted) due to the road.

#### Wetland 5

- No impacts will occur to Wetland 5.
- Buffer averaging will be utilized to avoid and minimize potential impacts to the wetland buffer, including the functions and values (discussed in Section 4.2). Buffer averaging will result in 18,500 sf being reduced and no buffer being added.
- 8,370 sf of buffer will be removed (impacted) due to the road.

### **4.2 Wetland Buffer Impacts and Averaging**

Wetland buffer averaging will be completed in accordance with MLMC 17.10.090 Wetlands F. Performance Standards 2. Wetland buffers h. Wetland Buffer Width Averaging. This section states:

*“The buffer width may be modified in accordance with an approved critical areas report on a case-by-case basis by averaging buffer widths. Buffer width averaging shall not be used in combination with a minor exception. Averaging of buffer widths may only be allowed where a qualified professional wetland scientist demonstrates that:*

- Such averaging will not reduce wetland functions or functional performance; and*
- The wetland varies in sensitivity due to existing physical characteristics, or the character of the buffer varies in slope, soils, or vegetation, and the wetland would benefit from a wider buffer in places and would not be adversely impacted by a narrower buffer in other places; and*
- The total area contained in the buffer area after averaging is no less than that which would be contained within the standard buffer; and*
- The buffer width is reduced by no more than twenty-five percent of the standard width and at no point to less than twenty-five feet.”*



The proposed wetland buffer averaging:

- will not reduce wetland functions or functional performance;
- will benefit the wetland from a wider buffer in in places and will not be adversely impacted by a narrower buffer in other places;
- the total area contained in the buffer area after averaging is no less than that contained in the overall standard buffer; and
- the buffer width is not reduced by more than twenty-five percent of the standard buffer width.

Overall existing wetland buffers will be reduced by 43,300 square feet and increased by 47,030 square feet, for a net increase in overall wetland buffer square footage (Table 2).

**Table 2. Wetland and Wetland Buffer Impacts and Buffer Averaging (in sf)**

<b>Wetland</b>	<b>Wetland Impacts</b>	<b>Wetland Buffer Averaging Reduction</b>	<b>Wetland Buffer Averaging Addition</b>	<b>Wetland Buffer Removed (impacts)</b>	<b>Wetland Buffer Mitigation</b>
<b>1</b>	<b>0</b>	<b>9,450</b>	<b>19,500</b>	<b>0</b>	
<b>2</b>	<b>0</b>	<b>7,350</b>	<b>4,950</b>	<b>2,200</b>	
<b>3</b>	<b>0</b>	<b>8,000</b>	<b>9,750</b>	<b>0</b>	
<b>4</b>	<b>0</b>	<b>0</b>	<b>12,830</b>	<b>8,500</b>	
<b>5</b>	<b>0</b>	<b>18,500</b>	<b>0</b>	<b>8,370</b>	
<b>Totals</b>	<b>0</b>	<b>43,300</b>	<b>47,030</b>	<b>19,070</b>	<b>29,000</b>

## **5. COMPENSATORY MITIGATION AND PLANTING PLAN**

No wetland impacts will occur. A total of 19,070 sf of wetland buffer will be removed (impacted) (Table 2). Wetland impacts and wetland buffer impacts were avoided and minimized to all practical extents. As such, compensatory mitigation for wetland buffer impacts will be completed in accordance with MLMC Section 17.10.090 Wetlands H. Compensatory Mitigation.

### ***5.1 Wetland Buffer Enhancement***

Wetland buffer mitigation will be completed by enhancing 29,000 sf of wetland buffer at two locations on the Property. The wetland buffer enhancement area was determined using a 1.5:1 ratio (19,070 sf x 1.5 = 28,605 sf). The wetland buffer enhancement area will be planted with native trees and shrubs in accordance with the planting specifications below.

### ***5.2 Planting Specifications***

A total of 290 plantings will be installed within the Enhancement Area. The quantity of plantings was determined by using 10 foot spacing (100 SF per planting) between plantings extrapolated over the 29,000 sf enhancement area (29,000 sf/100 sf = 290). All proposed mitigation plants are native to the region of Spokane County.

The following quantity, species and size may be utilized for planting. As needed, modifications may be required due to planting stock availability. The city of Medical Lake will be notified in writing should any species substitutions be required due to availability.

#### Proposed Plantings:

- 50 quaking aspen (*Populus tremuloides*) one gallon container stock;
- 50 ponderosa pines (*Pinus ponderosa*) one gallon container stock; and
- 190 serviceberry (*Amelanchier alnifolia*) one gallon container stock.

#### Specifications:

- The corners of the Enhancement Area will be staked on site.
- Ten foot spacing was utilized to determine planting density. Actual placement of plants may vary based upon site conditions utilizing in part a “fit in the field approach” in which best professional judgment will be utilized to maximize species survivorship and species contribution to the overall functions and values of the site. This may include grouping of plants within the Enhancement Area.
- Individual plantings will be tagged, numbered and documented by species for future monitoring purposes.
- Plantings shall occur in the spring at the beginning of the first growing season or in the fall at the end of the first growing season when plants are dormant following the disturbances.
- Plants shall be “watered in” at the time of planting. Soil should be packed firmly around the plantings with no pockets or air holes.
- Hand watering or irrigation may be necessary during the first few years and during the drier seasons.
- It is recommended that a 24” diameter weed mat could be placed and staked down around the newly installed plantings, with the planting in the center. Additionally protective measure could include the use of a plastic protective sleeves.
- Should animal browsing cause excessive plant loss, it is recommended that individual plantings, groups of plantings or the entire Enhancement Area be fenced with five foot tall wildlife exclusionary fencing, which could include welded wire fencing or other equivalent.

### **5.3 Monitoring**

Plantings will be monitored for five years. The overall goal and objective of the mitigation plantings is to enhance the wetland and wetland buffer area. The goals and objectives will be accomplished by achieving an overall survivorship of 80% of the plantings (290 plantings x 80% = 232 plantings) at the end of the five year monitoring period.

Plantings will be monitored annually for five years to ensure survival rates are sufficient to meet the goals and objectives. In the event the overall survivorship falls below 80% during the monitoring period, additional plantings will be placed to ensure the overall survivorship numbers are at or above the 80% goal.

An initial Compliance Report documenting the plantings have been installed will be submitted to the city of Medical Lake upon completion of the installation of the plantings. This will include the number of installed plants by species, photo documentation, and the receipt of purchase (as needed).

Annual monitoring will occur in years 1, 2, 3, 4 and 5 following the installation of the enhancement plantings. Annual monitoring reports will document the number of surviving plantings by species, provide photo documentation and will include any recommendations or contingency actions.

#### ***5.4 Reseeding***

Swales will be re-seeded with a local native upland/forest seed mix.

## REFERENCES

- Cowardin, L.M., V. Carter, F.C. Golet, and E.T. LaRoe. 1979. *Classification of Wetlands and Deepwater Habitats of the United States*. FWS/OBS-79/31. Office of Biological Services, USFWS, Washington D.C.
- Environmental Laboratory. 1987. *Corps of Engineers wetlands delineation manual*. Technical Report Y-87-1. Vicksburg, MS: U.S. Army Engineer Waterways Experiment Station. (<http://el.erdc.usace.army.mil/wetlands/pdfs/wlman87.pdf>)
- Hitchcock, C.L., A. Cronquist, M. Ownbey, and J.W. Thompson. 1973. *Vascular Plants of the Pacific Northwest*. University of Washington Press. Seattle, Washington.
- Hitchcock, C.L., A. Cronquist. 1994. *Flora of the Pacific Northwest*. University of Washington Press, Seattle, WA.
- Hruby, T. 2004. Washington State wetland rating system for eastern Washington – Revised. Washington State Department of Ecology Publication # 04-06-15.
- Munsell Soil Color Charts. 2009. Munsell Color. Grand Rapids, MI.
- Spokane County Critical Areas Ordinance. Spokane County. 2018 (Revised).
- United States Army Corps of Engineers. 2008. Interim Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region, ed. J. S. Wakeley, R. W. Lichvar, and C. V. Noble. ERDC/EL TR-08-13. Vicksburg, MS: U.S. Army Engineer Research and Development Center.
- United States Army Corps of Engineers (USACE) 2018. National Wetland Plant List, version 3.4. <http://wetlandplants.usace.army.mil/>. U.S. Army Corps of Engineers. Engineer Research and Development Center. Cold Regions Research and Engineering Laboratory, Hanover, NH
- United States Fish and Wildlife Service. 2016. *National List of Vascular Plant Species that Occur in Wetlands: Summary*. United States Department of the Interior, United States Fish and Wildlife Service. Washington D.C.
- United States Fish and Wildlife Service. 2018. *National Wetlands Inventory (NWI). Wetlands Mapper*, United States Department of Interior. U.S. Fish and Wildlife Service. Washington D.C.
- United States Fish and Wildlife Service. National Wetland Inventory Data for Washington. <http://www.fws.gov/wetlands/>.
- U.S. Geological Survey. 2006. 1:24,000. United States Geological Survey Denver, Colorado. Maptech, Inc. 1998. Version 3.01 Greenland, New Hampshire.
- U.S. Geologic Survey (USGS). 1998. *USGS Topographic, 7.5 minute series topographic maps*. Maptech, Inc. Version 3.01 Greenland, New Hampshire
- Washington Department of Ecology (Ecology). 2014. Washington State Wetlands Rating System for Eastern Washington.

## **Appendix A. Ring Lake Subdivision Preliminary Plat**



## **Appendix B. Aquatic Resource Delineation Report**

# Ring Lake Estates Aquatic Resource Delineation Report

---

Location: Medical Lake, WA

July 2021

*Prepared for:*

Defender Developments  
Steve Emtman  
512 1st St  
Cheney, WA 99004  
(509) 499-9349  
emtman@me.com

*Prepared by:*

Resource Planning Unlimited, Inc.  
Shelly Gilmore  
1406 East F Street  
Moscow ID 83843  
(208) 883-1806  
rpu@turbonet.com



## **Report Summary**

The project site is approximately 31 acres near the southern side of Medical Lake, Washington. The aquatic resources delineated within the survey area included five wetlands; no tributaries or other aquatic resources were identified.

The wetlands were categorized and rated as depressional wetlands.<sup>1</sup> Wetland 2 rated as Category I, Wetlands 1, 3, and 4 rated as Category II, and Wetland 5 rated as a Category III wetland.

<sup>1</sup> Hruby, T. 2004. Washington State Wetland Rating System for Eastern Washington-Revised. Washington State Department of Ecology Publication #04-06-15. August 2004. Version 2. Updated 2014, Rating forms updated, January 2015.

## **1.0 Introduction**

The scope of work for this review included determination of wetlands and other waters of the United States.

### **1.1 Contact Information**

Shelly Gilmore, Resource Planning Unlimited, Inc. (RPU) performed the preliminary reconnaissance work, field inventory, and report writing (contact information provided on the cover sheet).

The report was requested and authorized by Steve Emtman with Defender Developments. The property is owned by Defender Developments.

### **1.2 Survey Area Location**

The project site is approximately 31 acres (boundaries identified by Mr. Emtman) near the south side of Medical Lake, Washington on the south side of Lake Shore Road (Highway 902). See the appendix for location map (legal description of project area is Township 24N, Range 41E, Section 19).

## **2.0 Methods**

Wetlands delineation was conducted in accordance with the 1987 Corps of Engineers Wetlands Delineation Manual and the Arid West regional supplement, September 2008.

Generally, distinctive vegetation changes and landform (topography) dictated the decision on where the data test sites were performed. No field data was collected in the uplands of the property because of the dominant upland vegetation and rocky slopes. Data test sites were performed near the edge of open-water depressional ponds, with the exception of a depressional area near the northwest portion of the property where there were not ponded water conditions.

A handheld GPS (Garmin Montana) was used to record on-site delineations and data test sites. Data points were provided to Syntier Engineering in Pullman, Washington, the owners design firm.

### 3.0 Existing Conditions

The topography of the area is represented by rocky, pine dominant gradually sloping uplands. The project site is currently undeveloped with adjacent development (home sites). Two unsurfaced roadways are developed on site. One roadway near the northwest side is unnamed. South Green Gate Lane is near the property's eastern side.

The site was visited by this author on April 6, 2021. The site conditions were mild for early April; no snow was present on the ground and the soils were not frozen.

The project site is shown on the flood insurance rate map to include Zone X<sup>2</sup>, defined as areas of minimal flood hazard (map attached in appendix).

### 4.0 Aquatic Resources

The aquatic resources within the survey area include five depressional wetlands. The open water area of the small ponds is less than 20 acres; therefore the entire area (open water and any other vegetated areas) is considered one depressional wetland unit.<sup>3</sup> The wetlands are classified as palustrine because they are less than 20 acres in size, with water depths less than 6 feet.<sup>4</sup> There does not appear to be an active surface water connection between the ponded areas on site and Medical Lake, which is to the north of Lake Shore Road (Highway 902). According to Mr. Emtman, the surface water connection to Medical Lake (north of the project area) has been blocked in past history by roadway development. Because the wetlands appear to be isolated (there does not appear to be surface water connectivity to other aquatic resources), it is unclear to this author whether the wetlands would be considered jurisdictional by the US Army Corps of Engineers.

Wetland 1 is located near the southeast portion of the property (location map included in the appendix). Wetland 1 is classified as palustrine-emergent-persistent.<sup>4</sup> The depressional wetland extends to the south outside of the property boundary. The wetland has surface water present and is dominated by cattails and softstem bulrush with reed canarygrass on the fringes. The uplands are dominated by ponderosa pines and roses on rocky slopes. The wetland appears to receive its hydrology from overland flow and possibly a perched water table.

Wetland 2 is located near the northeast portion of the property, and classified as palustrine-scrub-shrub-deciduous. The wetland has surface water present. Aspens overhang the wetland's edges, cattails are present within the wetland. Snags and tree branches/trunks stretch into the wetland from the edges. The wetland appears to receive its hydrology from overland flow and possibly a perched water table.

<sup>2</sup> Flood Insurance Rate Map, Spokane, Washington, Panel 53063D0675D. Effective 07/06/2010.

<sup>3</sup> Hruby, T. 2004. Washington State Wetland Rating System for Eastern Washington-Revised. Washington State Department of Ecology Publication #04-06-15. August 2004. Version 2. Updated 2014, Rating forms updated, January 2015.

<sup>4</sup> Cowardin, Lewis M., Virginia Carter, Francis C. Golet, and Edward T. LaRoe. Classification of Wetlands and Deepwater Habitats of the United States. USDI Fish and Wildlife Service. FWS/OBS-79/31. December 1979, reprinted in 1992.

Wetland 3 is located near the north central portion of the property and is classified as palustrine-emergent-persistent. The depressional wetland is bordered by Lake Shore Road on its northwest side. The wetland has surface water present and is dominated by cattails and softstem bulrush with reed canarygrass on the fringes. There are some redosier dogwoods near the southern shoreline, but the vegetative cover does not appear to overhang the wetland. The uplands are dominated by pines on rocky slopes. The wetland appears to receive its hydrology from overland flow and possibly a perched water table.

Wetland 4 is located near the southwest portion of the property. Wetland 4 is classified as palustrine-emergent-persistent. The depressional wetland extends to the south outside of the property boundary. The wetland has surface water present and is dominated by cattails and softstem bulrush with reed canarygrass on the fringes. The uplands are dominated by pines and snowberry on rocky slopes. The wetland appears to receive its hydrology from overland flow and possibly a perched water table.

Wetland 5 is located near the west central portion of the property. Wetland 5 is classified as palustrine-emergent-nonpersistent. The wetland did not have surface water present and is dominated by reed canarygrass. The uplands are dominated by pines on rocky slopes. The wetland appears to receive its hydrology from overland flow.

#### 4.1 Hydrology

As discussed in previous sections of this report, no tributaries are mapped within the project area on the topographic map; no surface water connection to other water resources is visible neither on the topographic map nor on site. The current US Fish and Wildlife Service National Wetlands Inventory (NWI)<sup>5</sup> for wetlands and riparian areas was reviewed. Riverine, emergent, and freshwater pond wetlands were mapped (see appendix). Findings during this site review contradict those determinations—no riverine wetland appear within the project boundaries.

#### 4.2 Vegetation

As stated previously, the area is represented by pine dominant uplands. The project site is currently undeveloped with adjacent development (home sites).

#### 4.3 Soils

The general soil map units within the surveyed portion of the project area include the Cocolalla ashy silt loam and the Rocky-Fourmound complex.<sup>6</sup> The Rocky-Fourmound complex soil unit is included on the county hydric soil list.

<sup>5</sup> US Fish and Wildlife Service National Wetlands Inventory wetland mapper accessed 03/1/2021 at <http://www.fws.gov/wetlands/Data/Mapper.html>

<sup>6</sup> Soil Survey Staff, Natural Resources Conservation Service, United States Department of Agriculture. Web Soil Survey; <http://websoilsurvey.nrcs.usda.gov/>. Accessed 07/07/2021.

#### 4.4 Wetland Determination Data Forms

Wetland data forms are located in the appendix. Test sites and wetland/nonwetland boundaries were mapped on-site with a handheld GPS unit, with data provided Syntier Engineering.

## APPENDIX

- NWI Map
- Location Maps
- Project Photos
- Field Data Sheets
- Wetland Rating Forms



U.S. Fish and Wildlife Service

# National Wetlands Inventory

## Ring Lake Estates



Sources: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

April 29, 2022

### Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland

Freshwater Emergent Wetland

Freshwater Forested/Shrub Wetland

Freshwater Pond

Lake

Other

Riverine

123

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

Figure 1. Project location map





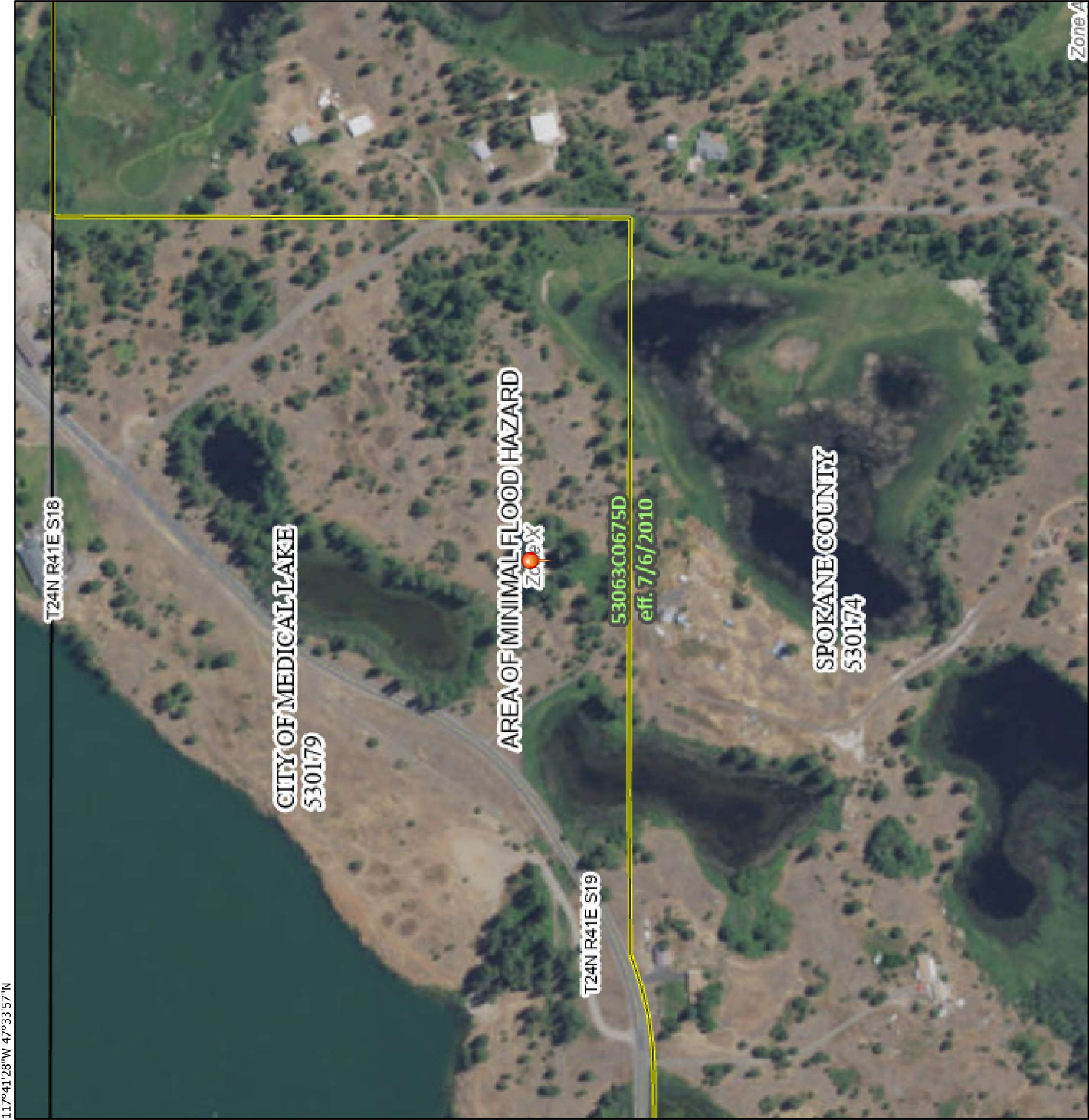
Figure 2. Aquatic Resource and Test Site General Location Map



# National Flood Hazard Layer FIRMMette



117°41'28"W 47°33'57"N



## Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

Without Base Flood Elevation (BFE)  
*Zone A, V, A99*

With BFE or Depth *Zone AE, AO, AH, VE, AR*

Regulatory Floodway

0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*

Future Conditions 1% Annual Chance Flood Hazard *Zone X*

Area with Reduced Flood Risk due to Levee, See Notes, *Zone X*

Area with Flood Risk due to Levee *Zone D*

NO SCREEN

Area of Minimal Flood Hazard *Zone X*

Effective LOMRs

Area of Undetermined Flood Hazard *Zone D*

Channel, Culvert, or Storm Sewer

Levee, Dike, or Floodwall

Cross Sections with 1% Annual Chance Water Surface Elevation

Coastal Transect

Base Flood Elevation Line (BFE)

Limit of Study

Jurisdiction Boundary

Coastal Transect Baseline

Profile Baseline

Hydrographic Feature

Digital Data Available

No Digital Data Available

Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **7/13/2021 at 5:53 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Figure 3. Project site photos

Photo 1

Looking south at Wetland 1.

Photo 2

Looking southeast at neighboring property from Test Site 4.

Figure 3. Project site photos (continued)

Photo 3

Looking west at Wetland 2.

Photo 4

Looking west across Wetland 3.

Figure 3. Project site photos (continued)

Photo 5

Looking south at Wetland 4.

# WETLAND DETERMINATION DATA FORM – Arid West Region

Project Site: <u>Ring Lake Estates</u>	City/County: <u>Medical Lake/Spokane</u>	Sampling Date: <u>4/6/21</u>
Applicant/Owner: <u>S. Emtman</u>	State: <u>WA</u>	Sampling Point: <u>1</u>
Investigator(s): <u>S. Gilmore</u>	Section, Township, Range: <u>Sec 19, T24N, R41E</u>	
Landform (hillslope, terrace, etc.): <u>Valley</u>	Local relief (concave, convex, none): <u>concave</u>	Slope (%): <u>2</u>
Subregion (LRR): <u>Columbia/ Snake River Plateau</u>	Lat: <u>47°33'45.07"N</u>	Long: <u>117°40'59.47"W</u>
Soil Map Unit Name: <u>Cocolalla ashy silt loam</u>	Datum: <u>WGS84</u>	
Soil Map Unit Name: <u>Cocolalla ashy silt loam</u> NWI classification: <u>None identified</u>		
Are climatic / hydrologic conditions on the site typical for this time of year? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> (If no, explain in Remarks.)		
Are Vegetation <input type="checkbox"/> , Soil <input type="checkbox"/> , or Hydrology <input type="checkbox"/> significantly disturbed? Are "Normal Circumstances" present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
Are Vegetation <input type="checkbox"/> , Soil <input type="checkbox"/> , or Hydrology <input type="checkbox"/> naturally problematic? (If needed, explain any answers in Remarks.)		

## SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	<b>Is the Sampled Area within a Wetland?</b> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Hydric Soil Present?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Wetland Hydrology Present?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Remarks: <u>Test site northeast of a depressional area/wetland; sloping toward wetland.</u>		

## VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test Worksheet:																
1. _____	_____	_____	_____	Number of Dominant Species That Are OBL, FACW, or FAC: <u>1</u> (A)  Total Number of Dominant Species Across All Strata: <u>1</u> (B)  Percent of Dominant Species That Are OBL, FACW, or FAC: <u>100</u> (A/B)																
2. _____	_____	_____	_____																	
3. _____	_____	_____	_____																	
4. _____	_____	_____	_____																	
50% = _____, 20% = _____	_____	= Total Cover		<b>Prevalence Index worksheet:</b>  <table border="0" style="width: 100%;"> <tr> <td style="text-align: center;">Total % Cover of :</td> <td style="text-align: center;">Multiply by:</td> </tr> <tr> <td>OBL species _____</td> <td>x1 = _____</td> </tr> <tr> <td>FACW species _____</td> <td>x2 = _____</td> </tr> <tr> <td>FAC species _____</td> <td>x3 = _____</td> </tr> <tr> <td>FACU species _____</td> <td>x4 = _____</td> </tr> <tr> <td>UPL species _____</td> <td>x5 = _____</td> </tr> <tr> <td>Column Totals: _____ (A)</td> <td>_____ (B)</td> </tr> <tr> <td colspan="2" style="text-align: center;">Prevalence Index = B/A = _____</td> </tr> </table>	Total % Cover of :	Multiply by:	OBL species _____	x1 = _____	FACW species _____	x2 = _____	FAC species _____	x3 = _____	FACU species _____	x4 = _____	UPL species _____	x5 = _____	Column Totals: _____ (A)	_____ (B)	Prevalence Index = B/A = _____	
Total % Cover of :	Multiply by:																			
OBL species _____	x1 = _____																			
FACW species _____	x2 = _____																			
FAC species _____	x3 = _____																			
FACU species _____	x4 = _____																			
UPL species _____	x5 = _____																			
Column Totals: _____ (A)	_____ (B)																			
Prevalence Index = B/A = _____																				
<b>Sapling/Shrub Stratum (Plot size: _____)</b> 1. _____ 2. _____ 3. _____ 4. _____ 5. _____ 50% = _____, 20% = _____ _____ = Total Cover																				
<b>Herb Stratum (Plot size: 20' x 20')</b> 1. <u>Reed canarygrass (Phalaris arundinacea)</u> <u>100</u> <u>yes</u> <u>FACW</u> 2. _____ 3. _____ 4. _____ 5. _____ 6. _____ 7. _____ 8. _____ 50% = <u>50</u> , 20% = <u>20</u> <u>100</u> = Total Cover																				
<b>Woody Vine Stratum (Plot size: _____)</b> 1. _____ 2. _____ 50% = _____, 20% = _____ _____ = Total Cover																				
% Bare Ground in Herb Stratum <u>0</u> % Cover of Biotic Crust <u>0</u>																				
<b>Hydrophytic Vegetation Indicators:</b> <input checked="" type="checkbox"/> Dominance Test is >50% <input type="checkbox"/> Prevalence Index is ≤3.0 <sup>1</sup> <input type="checkbox"/> Morphological Adaptations <sup>1</sup> (Provide supporting data in Remarks or on a separate sheet) <input type="checkbox"/> Problematic Hydrophytic Vegetation <sup>1</sup> (Explain)  <sup>1</sup> Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.																				
<b>Hydrophytic Vegetation Present?</b> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>																				
Remarks: <u>Hydrophytic vegetation is supported at this test site. Last year's Canada thistle present, did not show new growth so didn't count it in vegetation layer.</u>																				

**SOIL**Sampling Point: 1**Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)**

Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (Moist)	%	Type <sup>1</sup>	Loc <sup>2</sup>		
0-2	10YR 2/2	100	_____	_____	_____	_____	Silt loam	Very rootbound duffy layer
2-20	10YR 2/2	95	10YR 3/2	5	D	M	Silt loam	Earthworms in profile, crumbly soil
_____	_____	_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____	_____	_____

<sup>1</sup>Type: C= Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. <sup>2</sup>Location: PL=Pore Lining, M=Matrix.**Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)**

- |  |   |
|--|---|
| <input type="checkbox"/> Histosol (A1)                     | <input type="checkbox"/> Sandy Redox (S5)           |
| <input type="checkbox"/> Histic Epipedon (A2)              | <input type="checkbox"/> Stripped Matrix (S6)       |
| <input type="checkbox"/> Black Histic (A3)                 | <input type="checkbox"/> Loamy Mucky Mineral (F1)   |
| <input type="checkbox"/> Hydrogen Sulfide (A4)             | <input type="checkbox"/> Loamy Gleyed Matrix (F2)   |
| <input type="checkbox"/> Stratified Layers (A5) (LRR C)    | <input type="checkbox"/> Depleted Matrix (F3)       |
| <input type="checkbox"/> 1 cm Muck (A9) (LRR D)            | <input type="checkbox"/> Redox Dark Surface (F6)    |
| <input type="checkbox"/> Depleted Below Dark Surface (A11) | <input type="checkbox"/> Depleted Dark Surface (F7) |
| <input type="checkbox"/> Thick Dark Surface (A12)          | <input type="checkbox"/> Redox Depressions (F8)     |
| <input type="checkbox"/> Sandy Mucky Mineral (S1)          | <input type="checkbox"/> Vernal Pools (F9)          |
| <input type="checkbox"/> Sandy Gleyed Matrix (S4)          |   |

**Indicators for Problematic Hydric Soils<sup>3</sup>:**

- |   |
|---|
| <input type="checkbox"/> 1 cm Muck (A9) (LRR C)     |
| <input type="checkbox"/> 2 cm Muck (A10) (LRR B)    |
| <input type="checkbox"/> Reduced Vertic (F18)       |
| <input type="checkbox"/> Red Parent Material (TF2)  |
| <input type="checkbox"/> Other (Explain in Remarks) |

<sup>3</sup>Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.**Restrictive Layer (if present):**Type: No restrictive layer observed.

Depth (Inches): \_\_\_\_\_

**Hydric Soils Present?**Yes ☐ No ☒

Remarks: Soils do not support hydric soil characteristics; very faint redox features, no odor.

**HYDROLOGY****Wetland Hydrology Indicators:**

Primary Indicators (minimum of one required; check all that apply)

Secondary Indicators (2 or more required)

- |  |  |  |
|--|--|--|
| <input type="checkbox"/> Surface Water (A1)                        | <input type="checkbox"/> Salt Crust (B11)                              | <input type="checkbox"/> Water Marks (B1) (Riverine)               |
| <input type="checkbox"/> High Water Table (A2)                     | <input type="checkbox"/> Biotic Crust (B12)                            | <input type="checkbox"/> Sediment Deposits (B2) (Riverine)         |
| <input type="checkbox"/> Saturation (A3)                           | <input type="checkbox"/> Aquatic Invertebrates (B13)                   | <input type="checkbox"/> Drift Deposits (B3) (Riverine)            |
| <input type="checkbox"/> Water Marks (B1) (Nonriverine)            | <input type="checkbox"/> Hydrogen Sulfide Odor (C1)                    | <input type="checkbox"/> Drainage Patterns (B10)                   |
| <input type="checkbox"/> Sediment Deposits (B2) (Nonriverine)      | <input type="checkbox"/> Oxidized Rhizospheres along Living Roots (C3) | <input type="checkbox"/> Dry-Season Water Table (C2)               |
| <input type="checkbox"/> Drift Deposits (B3) (Nonriverine)         | <input type="checkbox"/> Presence of Reduced Iron (C4)                 | <input type="checkbox"/> Crayfish Burrows (C8)                     |
| <input type="checkbox"/> Surface Soil Cracks (B6)                  | <input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6)    | <input type="checkbox"/> Saturation Visible on Aerial Imagery (C9) |
| <input type="checkbox"/> Inundation Visible on Aerial Imagery (B7) | <input type="checkbox"/> Thin Muck Surface (C7)                        | <input type="checkbox"/> Shallow Aquitard (D3)                     |
| <input type="checkbox"/> Water-Stained Leaves (B9)                 | <input type="checkbox"/> Other (Explain in Remarks)                    | <input checked="" type="checkbox"/> FAC-Neutral Test (D5)          |

**Field Observations:**Surface Water Present? Yes ☐ No ☒ Depth (inches): \_\_\_\_\_Water Table Present? Yes ☐ No ☒ Depth (inches): \_\_\_\_\_Saturation Present? (includes capillary fringe) Yes ☐ No ☒ Depth (inches): \_\_\_\_\_**Wetland Hydrology Present?** Yes ☐ No ☒

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available: Google Earth aerial photos, soil survey, NWI maps, and topographic map reviewed.

Remarks: Wetland hydrology is not supported at this site. Soils do not appear to stay saturated into the growing season. Lots of duff layer from reed canarygrass over time.

# WETLAND DETERMINATION DATA FORM – Arid West Region

Project Site: Ring Lake Estates City/County: Medical Lake/Spokane Sampling Date: 4/6/21  
 Applicant/Owner: S. Emtman State: WA Sampling Point: 2  
 Investigator(s): S. Gilmore Section, Township, Range: Sec 19, T24N, R41E  
 Landform (hillslope, terrace, etc.): Valley Local relief (concave, convex, none): concave Slope (%): 2  
 Subregion (LRR): Columbia/ Snake River Plateau Lat: 47°33'44.59"N Long: 117°41'0.62"W Datum: WGS84  
 Soil Map Unit Name: Cocolalla ashy silt loam NWI classification: Emergent  
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no, explain in Remarks.)  
 Are Vegetation ☐, Soil ☐, or Hydrology ☐ significantly disturbed? Are "Normal Circumstances" present? Yes ☒ No ☐  
 Are Vegetation ☐, Soil ☐, or Hydrology ☐ naturally problematic? (If needed, explain any answers in Remarks.)

## SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Is the Sampled Area within a Wetland?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Hydric Soil Present?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
Wetland Hydrology Present?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
Remarks: <u>Test site northeast of a depressional area/wetland; on edge sloping toward wetland.</u>			

## VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test Worksheet:																								
1. _____	_____	_____	_____		Number of Dominant Species That Are OBL, FACW, or FAC: <u>2</u> (A)																							
2. _____	_____	_____	_____	Total Number of Dominant Species Across All Strata: <u>2</u> (B)																								
3. _____	_____	_____	_____	Percent of Dominant Species That Are OBL, FACW, or FAC: <u>100</u> (A/B)																								
4. _____	_____	_____	_____																									
50% = _____, 20% = _____	_____	= Total Cover																										
<b>Sapling/Shrub Stratum (Plot size: _____)</b>																												
1. _____	_____	_____	_____	<b>Prevalence Index worksheet:</b> <table border="0"> <tr> <td colspan="2">Total % Cover of :</td> <td>Multiply by:</td> </tr> <tr> <td>OBL species</td> <td>_____</td> <td>x1 = _____</td> </tr> <tr> <td>FACW species</td> <td>_____</td> <td>x2 = _____</td> </tr> <tr> <td>FAC species</td> <td>_____</td> <td>x3 = _____</td> </tr> <tr> <td>FACU species</td> <td>_____</td> <td>x4 = _____</td> </tr> <tr> <td>UPL species</td> <td>_____</td> <td>x5 = _____</td> </tr> <tr> <td>Column Totals:</td> <td>_____ (A)</td> <td>_____ (B)</td> </tr> <tr> <td colspan="3">Prevalence Index = B/A = _____</td> </tr> </table>	Total % Cover of :		Multiply by:	OBL species	_____	x1 = _____	FACW species	_____	x2 = _____	FAC species	_____	x3 = _____	FACU species	_____	x4 = _____	UPL species	_____	x5 = _____	Column Totals:	_____ (A)	_____ (B)	Prevalence Index = B/A = _____		
Total % Cover of :		Multiply by:																										
OBL species	_____	x1 = _____																										
FACW species	_____	x2 = _____																										
FAC species	_____	x3 = _____																										
FACU species	_____	x4 = _____																										
UPL species	_____	x5 = _____																										
Column Totals:	_____ (A)	_____ (B)																										
Prevalence Index = B/A = _____																												
2. _____	_____	_____	_____																									
3. _____	_____	_____	_____																									
4. _____	_____	_____	_____																									
5. _____	_____	_____	_____																									
50% = _____, 20% = _____	_____	= Total Cover																										
<b>Herb Stratum (Plot size: 20' x 20')</b>																												
1. <u>Cattail (Typha latifolia)</u>	<u>75</u>	<u>yes</u>	<u>OBL</u>	<b>Hydrophytic Vegetation Indicators:</b> <input checked="" type="checkbox"/> Dominance Test is >50% <input type="checkbox"/> Prevalence Index is ≤3.0 <sup>1</sup> <input type="checkbox"/> Morphological Adaptations <sup>1</sup> (Provide supporting data in Remarks or on a separate sheet) <input type="checkbox"/> Problematic Hydrophytic Vegetation <sup>1</sup> (Explain)  <sup>1</sup> Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.																								
2. <u>Reed canarygrass (Phalaris arundinacea)</u>	<u>75</u>	<u>yes</u>	<u>FACW</u>																									
3. <u>Softstem bulrush (Schoenoplectus tabernaemontani)</u>	<u>25</u>	<u>no</u>	<u>OBL</u>																									
4. _____	_____	_____	_____																									
5. _____	_____	_____	_____																									
6. _____	_____	_____	_____																									
7. _____	_____	_____	_____																									
8. _____	_____	_____	_____																									
50% = <u>87.5</u> , 20% = <u>35</u>	<u>175</u>	= Total Cover																										
<b>Woody Vine Stratum (Plot size: _____)</b>																												
1. _____	_____	_____	_____	<b>Hydrophytic Vegetation Present?</b> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>																								
2. _____	_____	_____	_____																									
50% = _____, 20% = _____	_____	= Total Cover																										
% Bare Ground in Herb Stratum <u>0</u>	% Cover of Biotic Crust <u>0</u>																											
Remarks: <u>Hydrophytic vegetation is supported at this test site.</u>																												



**SOIL**Sampling Point: 2**Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)**

Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (Moist)	%	Type <sup>1</sup>	Loc <sup>2</sup>		
0-3	10YR 2/1	100	_____	_____	_____	_____	Silt loam	_____
3-22	10YR 2/1	95	10YR 5/1	5	D	M	Silt loam	_____
_____	_____	_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____	_____	_____

<sup>1</sup>Type: C= Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. <sup>2</sup>Location: PL=Pore Lining, M=Matrix.**Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)**

- |  |   |
|--|---|
| <input type="checkbox"/> Histosol (A1)                     | <input type="checkbox"/> Sandy Redox (S5)                   |
| <input type="checkbox"/> Histic Epipedon (A2)              | <input type="checkbox"/> Stripped Matrix (S6)               |
| <input type="checkbox"/> Black Histic (A3)                 | <input type="checkbox"/> Loamy Mucky Mineral (F1)           |
| <input type="checkbox"/> Hydrogen Sulfide (A4)             | <input type="checkbox"/> Loamy Gleyed Matrix (F2)           |
| <input type="checkbox"/> Stratified Layers (A5) (LRR C)    | <input type="checkbox"/> Depleted Matrix (F3)               |
| <input type="checkbox"/> 1 cm Muck (A9) (LRR D)            | <input checked="" type="checkbox"/> Redox Dark Surface (F6) |
| <input type="checkbox"/> Depleted Below Dark Surface (A11) | <input type="checkbox"/> Depleted Dark Surface (F7)         |
| <input type="checkbox"/> Thick Dark Surface (A12)          | <input type="checkbox"/> Redox Depressions (F8)             |
| <input type="checkbox"/> Sandy Mucky Mineral (S1)          | <input type="checkbox"/> Vernal Pools (F9)                  |
| <input type="checkbox"/> Sandy Gleyed Matrix (S4)          |   |

**Indicators for Problematic Hydric Soils<sup>3</sup>:**

- ☐ 1 cm Muck (A9) (LRR C)
- ☐ 2 cm Muck (A10) (LRR B)
- ☐ Reduced Vertic (F18)
- ☐ Red Parent Material (TF2)
- ☐ Other (Explain in Remarks)

<sup>3</sup>Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.**Restrictive Layer (if present):**Type: No restrictive layer observed.

Depth (Inches): \_\_\_\_\_

**Hydric Soils Present?**Yes ☒ No ☐

Remarks: Soils support hydric soil characteristics.

**HYDROLOGY****Wetland Hydrology Indicators:**

Primary Indicators (minimum of one required; check all that apply)

- |  |  |
|--|--|
| <input type="checkbox"/> Surface Water (A1)                        | <input type="checkbox"/> Salt Crust (B11)                              |
| <input type="checkbox"/> High Water Table (A2)                     | <input type="checkbox"/> Biotic Crust (B12)                            |
| <input checked="" type="checkbox"/> Saturation (A3)                | <input type="checkbox"/> Aquatic Invertebrates (B13)                   |
| <input type="checkbox"/> Water Marks (B1) (Nonriverine)            | <input type="checkbox"/> Hydrogen Sulfide Odor (C1)                    |
| <input type="checkbox"/> Sediment Deposits (B2) (Nonriverine)      | <input type="checkbox"/> Oxidized Rhizospheres along Living Roots (C3) |
| <input type="checkbox"/> Drift Deposits (B3) (Nonriverine)         | <input type="checkbox"/> Presence of Reduced Iron (C4)                 |
| <input type="checkbox"/> Surface Soil Cracks (B6)                  | <input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6)    |
| <input type="checkbox"/> Inundation Visible on Aerial Imagery (B7) | <input type="checkbox"/> Thin Muck Surface (C7)                        |
| <input type="checkbox"/> Water-Stained Leaves (B9)                 | <input type="checkbox"/> Other (Explain in Remarks)                    |

Secondary Indicators (2 or more required)

- ☐ Water Marks (B1) (Riverine)
- ☐ Sediment Deposits (B2) (Riverine)
- ☐ Drift Deposits (B3) (Riverine)
- ☐ Drainage Patterns (B10)
- ☐ Dry-Season Water Table (C2)
- ☐ Crayfish Burrows (C8)
- ☒ Saturation Visible on Aerial Imagery (C9)
- ☐ Shallow Aquitard (D3)
- ☒ FAC-Neutral Test (D5)

**Field Observations:**

Surface Water Present? Yes ☐ No ☒ Depth (inches): \_\_\_\_\_

Water Table Present? Yes ☒ No ☐ Depth (inches): ~15" from top of pit

Saturation Present? (includes capillary fringe) Yes ☒ No ☐ Depth (inches): To near top of pit

**Wetland Hydrology Present?** Yes ☒ No ☐

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available: Google Earth aerial photos, soil survey, NWI maps, and topographic map reviewed.

Remarks: Wetland hydrology is supported at this site. No standing water at test pit; wetland area did have surface water. Surrounded by uplands of P. pine and roses on rocky slopes.

# WETLAND DETERMINATION DATA FORM – Arid West Region

Project Site: Ring Lake Estates City/County: Medical Lake/Spokane Sampling Date: 4/6/21  
 Applicant/Owner: S. Emtman State: WA Sampling Point: 3  
 Investigator(s): S. Gilmore Section, Township, Range: Sec 19, T24N, R41E  
 Landform (hillslope, terrace, etc.): Valley Local relief (concave, convex, none): concave Slope (%): 2  
 Subregion (LRR): Columbia/ Snake River Plateau Lat: 47°33'46.43"N Long: 117°41'0.06"W Datum: WGS84  
 Soil Map Unit Name: Cocolalla ashy silt loam NWI classification: None identified  
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no, explain in Remarks.)  
 Are Vegetation ☐, Soil ☐, or Hydrology ☐ significantly disturbed? Are "Normal Circumstances" present? Yes ☒ No ☐  
 Are Vegetation ☐, Soil ☐, or Hydrology ☐ naturally problematic? (If needed, explain any answers in Remarks.)

## SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Is the Sampled Area within a Wetland? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Hydric Soil Present?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Wetland Hydrology Present?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Remarks: Test site near the southeast border of the property in a slight depressional area.		

## VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status	<b>Dominance Test Worksheet:</b>  Number of Dominant Species That Are OBL, FACW, or FAC: <u>0</u> (A)  Total Number of Dominant Species Across All Strata: <u>1</u> (B)  Percent of Dominant Species That Are OBL, FACW, or FAC: <u>0</u> (A/B)																							
1. _____	_____	_____	_____																								
2. _____	_____	_____	_____																								
3. _____	_____	_____	_____																								
4. _____	_____	_____	_____																								
50% = _____, 20% = _____	_____	= Total Cover																									
<b>Sapling/Shrub Stratum (Plot size: _____)</b>																											
1. _____	_____	_____	_____																								
2. _____	_____	_____	_____																								
3. _____	_____	_____	_____																								
4. _____	_____	_____	_____																								
5. _____	_____	_____	_____																								
50% = _____, 20% = _____	_____	= Total Cover																									
<b>Herb Stratum (Plot size: 20' x 20')</b>																											
1. <u>Wheatgrass, intermediate (Thinopyrum intermedium)</u>	<u>100</u>	<u>yes</u>	<u>NI</u>																								
2. _____	_____	_____	_____																								
3. _____	_____	_____	_____																								
4. _____	_____	_____	_____																								
5. _____	_____	_____	_____																								
6. _____	_____	_____	_____																								
7. _____	_____	_____	_____																								
8. _____	_____	_____	_____																								
50% = <u>50</u> , 20% = <u>20</u>	<u>100</u>	= Total Cover																									
<b>Woody Vine Stratum (Plot size: _____)</b>																											
1. _____	_____	_____	_____																								
2. _____	_____	_____	_____																								
50% = _____, 20% = _____	_____	= Total Cover																									
% Bare Ground in Herb Stratum <u>0</u>	% Cover of Biotic Crust <u>0</u>																										
<b>Prevalence Index worksheet:</b> <table border="0"> <tr> <td colspan="2">Total % Cover of :</td> <td>Multiply by:</td> </tr> <tr> <td>OBL species</td> <td>_____</td> <td>x1 = _____</td> </tr> <tr> <td>FACW species</td> <td>_____</td> <td>x2 = _____</td> </tr> <tr> <td>FAC species</td> <td>_____</td> <td>x3 = _____</td> </tr> <tr> <td>FACU species</td> <td>_____</td> <td>x4 = _____</td> </tr> <tr> <td>UPL species</td> <td>_____</td> <td>x5 = _____</td> </tr> <tr> <td>Column Totals:</td> <td>_____ (A)</td> <td>_____ (B)</td> </tr> <tr> <td colspan="3">Prevalence Index = B/A = _____</td> </tr> </table>				Total % Cover of :		Multiply by:	OBL species	_____	x1 = _____	FACW species	_____	x2 = _____	FAC species	_____	x3 = _____	FACU species	_____	x4 = _____	UPL species	_____	x5 = _____	Column Totals:	_____ (A)	_____ (B)	Prevalence Index = B/A = _____		
Total % Cover of :		Multiply by:																									
OBL species	_____	x1 = _____																									
FACW species	_____	x2 = _____																									
FAC species	_____	x3 = _____																									
FACU species	_____	x4 = _____																									
UPL species	_____	x5 = _____																									
Column Totals:	_____ (A)	_____ (B)																									
Prevalence Index = B/A = _____																											
<b>Hydrophytic Vegetation Indicators:</b> <input type="checkbox"/> Dominance Test is >50% <input type="checkbox"/> Prevalence Index is ≤3.0 <sup>1</sup> <input type="checkbox"/> Morphological Adaptations <sup>1</sup> (Provide supporting data in Remarks or on a separate sheet) <input type="checkbox"/> Problematic Hydrophytic Vegetation <sup>1</sup> (Explain)																											
<sup>1</sup> Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.																											
<b>Hydrophytic Vegetation Present?</b> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>																											
Remarks: Hydrophytic vegetation is not supported at this test site.																											

**SOIL**Sampling Point: 3**Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)**

Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (Moist)	%	Type <sup>1</sup>	Loc <sup>2</sup>		
0-4	10YR 2/2	100	_____	_____	_____	_____	Silt loam	Duff layer of pine needles and grass
4-21	10YR 2/2	100	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____	_____	_____

<sup>1</sup>Type: C= Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. <sup>2</sup>Location: PL=Pore Lining, M=Matrix.**Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)**

- |  |   |
|--|---|
| <input type="checkbox"/> Histosol (A1)                     | <input type="checkbox"/> Sandy Redox (S5)           |
| <input type="checkbox"/> Histic Epipedon (A2)              | <input type="checkbox"/> Stripped Matrix (S6)       |
| <input type="checkbox"/> Black Histic (A3)                 | <input type="checkbox"/> Loamy Mucky Mineral (F1)   |
| <input type="checkbox"/> Hydrogen Sulfide (A4)             | <input type="checkbox"/> Loamy Gleyed Matrix (F2)   |
| <input type="checkbox"/> Stratified Layers (A5) (LRR C)    | <input type="checkbox"/> Depleted Matrix (F3)       |
| <input type="checkbox"/> 1 cm Muck (A9) (LRR D)            | <input type="checkbox"/> Redox Dark Surface (F6)    |
| <input type="checkbox"/> Depleted Below Dark Surface (A11) | <input type="checkbox"/> Depleted Dark Surface (F7) |
| <input type="checkbox"/> Thick Dark Surface (A12)          | <input type="checkbox"/> Redox Depressions (F8)     |
| <input type="checkbox"/> Sandy Mucky Mineral (S1)          | <input type="checkbox"/> Vernal Pools (F9)          |
| <input type="checkbox"/> Sandy Gleyed Matrix (S4)          |   |

**Indicators for Problematic Hydric Soils<sup>3</sup>:**

- |   |
|---|
| <input type="checkbox"/> 1 cm Muck (A9) (LRR C)     |
| <input type="checkbox"/> 2 cm Muck (A10) (LRR B)    |
| <input type="checkbox"/> Reduced Vertic (F18)       |
| <input type="checkbox"/> Red Parent Material (TF2)  |
| <input type="checkbox"/> Other (Explain in Remarks) |

<sup>3</sup>Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.**Restrictive Layer (if present):**Type: No restrictive layer observed.

Depth (Inches): \_\_\_\_\_

**Hydric Soils Present?**Yes ☐ No ☒

Remarks: Soils do not support hydric soil characteristics; no redox features or odor.

**HYDROLOGY****Wetland Hydrology Indicators:**

Primary Indicators (minimum of one required; check all that apply)

Secondary Indicators (2 or more required)

- |  |  |  |
|--|--|--|
| <input type="checkbox"/> Surface Water (A1)                        | <input type="checkbox"/> Salt Crust (B11)                              | <input type="checkbox"/> Water Marks (B1) (Riverine)               |
| <input type="checkbox"/> High Water Table (A2)                     | <input type="checkbox"/> Biotic Crust (B12)                            | <input type="checkbox"/> Sediment Deposits (B2) (Riverine)         |
| <input type="checkbox"/> Saturation (A3)                           | <input type="checkbox"/> Aquatic Invertebrates (B13)                   | <input type="checkbox"/> Drift Deposits (B3) (Riverine)            |
| <input type="checkbox"/> Water Marks (B1) (Nonriverine)            | <input type="checkbox"/> Hydrogen Sulfide Odor (C1)                    | <input type="checkbox"/> Drainage Patterns (B10)                   |
| <input type="checkbox"/> Sediment Deposits (B2) (Nonriverine)      | <input type="checkbox"/> Oxidized Rhizospheres along Living Roots (C3) | <input type="checkbox"/> Dry-Season Water Table (C2)               |
| <input type="checkbox"/> Drift Deposits (B3) (Nonriverine)         | <input type="checkbox"/> Presence of Reduced Iron (C4)                 | <input type="checkbox"/> Crayfish Burrows (C8)                     |
| <input type="checkbox"/> Surface Soil Cracks (B6)                  | <input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6)    | <input type="checkbox"/> Saturation Visible on Aerial Imagery (C9) |
| <input type="checkbox"/> Inundation Visible on Aerial Imagery (B7) | <input type="checkbox"/> Thin Muck Surface (C7)                        | <input type="checkbox"/> Shallow Aquitard (D3)                     |
| <input type="checkbox"/> Water-Stained Leaves (B9)                 | <input type="checkbox"/> Other (Explain in Remarks)                    | <input checked="" type="checkbox"/> FAC-Neutral Test (D5)          |

**Field Observations:**Surface Water Present? Yes ☐ No ☒ Depth (inches): \_\_\_\_\_Water Table Present? Yes ☐ No ☒ Depth (inches): \_\_\_\_\_Saturation Present? (includes capillary fringe) Yes ☐ No ☒ Depth (inches): Soils damp, not saturated**Wetland Hydrology Present?** Yes ☐ No ☒

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available: Google Earth aerial photos, soil survey, NWI maps, and topographic map reviewed.

Remarks: Wetland hydrology is not supported at this site. Soils do not appear to stay saturated into the growing season. Lots of duff layer from pine needles and grasses over time. Site surrounded by snowberry and pines.

# WETLAND DETERMINATION DATA FORM – Arid West Region

Project Site: Ring Lake Estates City/County: Medical Lake/Spokane Sampling Date: 4/6/21  
 Applicant/Owner: S. Emtman State: WA Sampling Point: 4  
 Investigator(s): S. Gilmore Section, Township, Range: Sec 19, T24N, R41E  
 Landform (hillslope, terrace, etc.): Valley Local relief (concave, convex, none): concave Slope (%): 2  
 Subregion (LRR): Columbia/ Snake River Plateau Lat: 47°33'46.43"N Long: 117°41'0.06"W Datum: WGS84  
 Soil Map Unit Name: Rocky-Fourmound complex NWI classification: Emergent  
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no, explain in Remarks.)  
 Are Vegetation ☐, Soil ☐, or Hydrology ☐ significantly disturbed? Are "Normal Circumstances" present? Yes ☒ No ☐  
 Are Vegetation ☐, Soil ☐, or Hydrology ☐ naturally problematic? (If needed, explain any answers in Remarks.)

## SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Is the Sampled Area within a Wetland? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Hydric Soil Present?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Wetland Hydrology Present?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Remarks: Test site near the northeast border of the property at the fenceline and property boundary. A wetland is mapped (NWI) to the east, this test site verifies no wetland support in this vicinity.		

## VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test Worksheet:
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	Total Number of Dominant Species Across All Strata: <u>3</u> (B)
3. _____	_____	_____	_____	Percent of Dominant Species That Are OBL, FACW, or FAC: <u>0</u> (A/B)
4. _____	_____	_____	_____	
50% = _____, 20% = _____	_____	= Total Cover		
Sapling/Shrub Stratum (Plot size: 20' x 20')				Prevalence Index worksheet:
1. <u>Snowberry (Symphoricarpos albus)</u>	<u>50</u>	<u>yes</u>	<u>FACU</u>	
2. _____	_____	_____	_____	OBL species _____ x1 = _____
3. _____	_____	_____	_____	FACW species _____ x2 = _____
4. _____	_____	_____	_____	FAC species _____ x3 = _____
5. _____	_____	_____	_____	FACU species _____ x4 = _____
50% = <u>25</u> , 20% = <u>10</u>	<u>50</u>	= Total Cover		UPL species _____ x5 = _____
Herb Stratum (Plot size: 20' x 20')				Column Totals: _____ (A) _____ (B)
1. <u>Smooth brome (Bromus inermis)</u>	<u>100</u>	<u>yes</u>	<u>FACU</u>	Prevalence Index = B/A = _____
2. <u>Common tansy (Tanacetum vulgare)</u>	<u>50</u>	<u>yes</u>	<u>FACU</u>	Hydrophytic Vegetation Indicators: <input type="checkbox"/> Dominance Test is >50% <input type="checkbox"/> Prevalence Index is ≤3.0 <sup>1</sup> <input type="checkbox"/> Morphological Adaptations <sup>1</sup> (Provide supporting data in Remarks or on a separate sheet) <input type="checkbox"/> Problematic Hydrophytic Vegetation <sup>1</sup> (Explain)  <sup>1</sup> Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
6. _____	_____	_____	_____	
7. _____	_____	_____	_____	
8. _____	_____	_____	_____	
50% = <u>75</u> , 20% = <u>30</u>	<u>150</u>	= Total Cover		
Woody Vine Stratum (Plot size: _____)				Hydrophytic Vegetation Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
50% = _____, 20% = _____	_____	= Total Cover		
% Bare Ground in Herb Stratum <u>10</u>	% Cover of Biotic Crust <u>0</u>			
Remarks: Hydrophytic vegetation is not supported at this test site.				

**SOIL**Sampling Point: 4**Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)**

Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (Moist)	%	Type <sup>1</sup>	Loc <sup>2</sup>		
0-19	10YR 2/2	100	_____	_____	_____	_____	Sandy loam	_____
_____	_____	_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____	_____	_____

<sup>1</sup>Type: C= Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. <sup>2</sup>Location: PL=Pore Lining, M=Matrix.**Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)**

- |  |   |
|--|---|
| <input type="checkbox"/> Histosol (A1)                     | <input type="checkbox"/> Sandy Redox (S5)           |
| <input type="checkbox"/> Histic Epipedon (A2)              | <input type="checkbox"/> Stripped Matrix (S6)       |
| <input type="checkbox"/> Black Histic (A3)                 | <input type="checkbox"/> Loamy Mucky Mineral (F1)   |
| <input type="checkbox"/> Hydrogen Sulfide (A4)             | <input type="checkbox"/> Loamy Gleyed Matrix (F2)   |
| <input type="checkbox"/> Stratified Layers (A5) (LRR C)    | <input type="checkbox"/> Depleted Matrix (F3)       |
| <input type="checkbox"/> 1 cm Muck (A9) (LRR D)            | <input type="checkbox"/> Redox Dark Surface (F6)    |
| <input type="checkbox"/> Depleted Below Dark Surface (A11) | <input type="checkbox"/> Depleted Dark Surface (F7) |
| <input type="checkbox"/> Thick Dark Surface (A12)          | <input type="checkbox"/> Redox Depressions (F8)     |
| <input type="checkbox"/> Sandy Mucky Mineral (S1)          | <input type="checkbox"/> Vernal Pools (F9)          |
| <input type="checkbox"/> Sandy Gleyed Matrix (S4)          |   |

**Indicators for Problematic Hydric Soils<sup>3</sup>:**

- |   |
|---|
| <input type="checkbox"/> 1 cm Muck (A9) (LRR C)     |
| <input type="checkbox"/> 2 cm Muck (A10) (LRR B)    |
| <input type="checkbox"/> Reduced Vertic (F18)       |
| <input type="checkbox"/> Red Parent Material (TF2)  |
| <input type="checkbox"/> Other (Explain in Remarks) |

<sup>3</sup>Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.**Restrictive Layer (if present):**Type: No restrictive layer observed.

Depth (Inches): \_\_\_\_\_

**Hydric Soils Present?**Yes ☐ No ☒

Remarks: Soils do not support hydric soil characteristics; no redox features or odor.

**HYDROLOGY****Wetland Hydrology Indicators:**

Primary Indicators (minimum of one required; check all that apply)

- |  |  |
|--|--|
| <input type="checkbox"/> Surface Water (A1)                        | <input type="checkbox"/> Salt Crust (B11)                              |
| <input type="checkbox"/> High Water Table (A2)                     | <input type="checkbox"/> Biotic Crust (B12)                            |
| <input type="checkbox"/> Saturation (A3)                           | <input type="checkbox"/> Aquatic Invertebrates (B13)                   |
| <input type="checkbox"/> Water Marks (B1) (Nonriverine)            | <input type="checkbox"/> Hydrogen Sulfide Odor (C1)                    |
| <input type="checkbox"/> Sediment Deposits (B2) (Nonriverine)      | <input type="checkbox"/> Oxidized Rhizospheres along Living Roots (C3) |
| <input type="checkbox"/> Drift Deposits (B3) (Nonriverine)         | <input type="checkbox"/> Presence of Reduced Iron (C4)                 |
| <input type="checkbox"/> Surface Soil Cracks (B6)                  | <input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6)    |
| <input type="checkbox"/> Inundation Visible on Aerial Imagery (B7) | <input type="checkbox"/> Thin Muck Surface (C7)                        |
| <input type="checkbox"/> Water-Stained Leaves (B9)                 | <input type="checkbox"/> Other (Explain in Remarks)                    |

Secondary Indicators (2 or more required)

- |  |
|--|
| <input type="checkbox"/> Water Marks (B1) (Riverine)               |
| <input type="checkbox"/> Sediment Deposits (B2) (Riverine)         |
| <input type="checkbox"/> Drift Deposits (B3) (Riverine)            |
| <input type="checkbox"/> Drainage Patterns (B10)                   |
| <input type="checkbox"/> Dry-Season Water Table (C2)               |
| <input type="checkbox"/> Crayfish Burrows (C8)                     |
| <input type="checkbox"/> Saturation Visible on Aerial Imagery (C9) |
| <input type="checkbox"/> Shallow Aquitard (D3)                     |
| <input checked="" type="checkbox"/> FAC-Neutral Test (D5)          |

**Field Observations:**Surface Water Present? Yes ☐ No ☒ Depth (inches): \_\_\_\_\_Water Table Present? Yes ☐ No ☒ Depth (inches): \_\_\_\_\_Saturation Present? (includes capillary fringe) Yes ☐ No ☒ Depth (inches): \_\_\_\_\_**Wetland Hydrology Present?** Yes ☐ No ☒

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available: Google Earth aerial photos, soil survey, NWI maps, and topographic map reviewed.

Remarks: Wetland hydrology is not supported at this site. Soils do not appear to stay saturated into the growing season; appearing well drained.

# WETLAND DETERMINATION DATA FORM – Arid West Region

Project Site: Ring Lake Estates City/County: Medical Lake/Spokane Sampling Date: 4/6/21  
 Applicant/Owner: S. Emtman State: WA Sampling Point: 5  
 Investigator(s): S. Gilmore Section, Township, Range: Sec 19, T24N, R41E  
 Landform (hillslope, terrace, etc.): Valley Local relief (concave, convex, none): concave Slope (%): 2  
 Subregion (LRR): Columbia/ Snake River Plateau Lat: 47°33'52.03"N Long: 117°41'5.28"W Datum: WGS84  
 Soil Map Unit Name: Rocky-Fourmound complex NWI classification: Freshwater pond  
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no, explain in Remarks.)  
 Are Vegetation ☐, Soil ☐, or Hydrology ☐ significantly disturbed? Are "Normal Circumstances" present? Yes ☒ No ☐  
 Are Vegetation ☐, Soil ☐, or Hydrology ☐ naturally problematic? (If needed, explain any answers in Remarks.)

## SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Is the Sampled Area within a Wetland? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Hydric Soil Present?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Wetland Hydrology Present?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Remarks: <u>Test site on southeast side of a ponded area.</u>		

## VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status	<b>Dominance Test Worksheet:</b>  Number of Dominant Species That Are OBL, FACW, or FAC: <u>1</u> (A)  Total Number of Dominant Species Across All Strata: <u>2</u> (B)  Percent of Dominant Species That Are OBL, FACW, or FAC: <u>50</u> (A/B)																								
1. _____	_____	_____	_____																									
2. _____	_____	_____	_____																									
3. _____	_____	_____	_____																									
4. _____	_____	_____	_____																									
50% = _____, 20% = _____	_____	= Total Cover																										
<b>Sapling/Shrub Stratum (Plot size: 20 x 20)</b>																												
1. <u>Aspen (Populus tremuloides)</u>	<u>50</u>	<u>yes</u>	<u>FACU</u>	<b>Prevalence Index worksheet:</b>  <table border="0"> <tr> <td colspan="2">Total % Cover of :</td> <td>Multiply by:</td> </tr> <tr> <td>OBL species</td> <td><u>75</u></td> <td>x1 = <u>75</u></td> </tr> <tr> <td>FACW species</td> <td>_____</td> <td>x2 = _____</td> </tr> <tr> <td>FAC species</td> <td>_____</td> <td>x3 = _____</td> </tr> <tr> <td>FACU species</td> <td><u>50</u></td> <td>x4 = <u>200</u></td> </tr> <tr> <td>UPL species</td> <td>_____</td> <td>x5 = _____</td> </tr> <tr> <td>Column Totals:</td> <td><u>125</u> (A)</td> <td><u>275</u> (B)</td> </tr> <tr> <td colspan="3">Prevalence Index = B/A = <u>2.2</u></td> </tr> </table>	Total % Cover of :		Multiply by:	OBL species	<u>75</u>	x1 = <u>75</u>	FACW species	_____	x2 = _____	FAC species	_____	x3 = _____	FACU species	<u>50</u>	x4 = <u>200</u>	UPL species	_____	x5 = _____	Column Totals:	<u>125</u> (A)	<u>275</u> (B)	Prevalence Index = B/A = <u>2.2</u>		
Total % Cover of :		Multiply by:																										
OBL species	<u>75</u>	x1 = <u>75</u>																										
FACW species	_____	x2 = _____																										
FAC species	_____	x3 = _____																										
FACU species	<u>50</u>	x4 = <u>200</u>																										
UPL species	_____	x5 = _____																										
Column Totals:	<u>125</u> (A)	<u>275</u> (B)																										
Prevalence Index = B/A = <u>2.2</u>																												
2. _____	_____	_____	_____																									
3. _____	_____	_____	_____																									
4. _____	_____	_____	_____																									
5. _____	_____	_____	_____																									
50% = <u>25</u> , 20% = <u>10</u>	<u>50</u>	= Total Cover																										
<b>Herb Stratum (Plot size: 20' x 20')</b>																												
1. <u>Spikerush (Eleocharis quinqueflora)</u>	<u>75</u>	<u>yes</u>	<u>OBL</u>	<b>Hydrophytic Vegetation Indicators:</b> <input type="checkbox"/> Dominance Test is >50% <input checked="" type="checkbox"/> Prevalence Index is ≤3.0 <sup>1</sup> <input type="checkbox"/> Morphological Adaptations <sup>1</sup> (Provide supporting data in Remarks or on a separate sheet) <input type="checkbox"/> Problematic Hydrophytic Vegetation <sup>1</sup> (Explain)  <sup>1</sup> Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.																								
2. _____	_____	_____	_____																									
3. _____	_____	_____	_____																									
4. _____	_____	_____	_____																									
5. _____	_____	_____	_____																									
6. _____	_____	_____	_____																									
7. _____	_____	_____	_____																									
8. _____	_____	_____	_____																									
50% = <u>37.5</u> , 20% = <u>15</u>	<u>75</u>	= Total Cover																										
<b>Woody Vine Stratum (Plot size: _____)</b>																												
1. _____	_____	_____	_____	<b>Hydrophytic Vegetation Present?</b> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>																								
2. _____	_____	_____	_____																									
50% = _____, 20% = _____	_____	= Total Cover																										
% Bare Ground in Herb Stratum <u>0</u>	% Cover of Biotic Crust <u>0</u>																											

Remarks: Hydrophytic vegetation is supported at this test site. Aspens not in wetland test site, but overhanging edges.

**SOIL**Sampling Point: 5**Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)**

Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (Moist)	%	Type <sup>1</sup>	Loc <sup>2</sup>		
0-1	10YR 2/1	100	_____	_____	_____	_____	Silt loam	_____
1-20	10YR 2/1	95	10YR 4/1	5	D	M	Silt loam	_____
_____	_____	_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____	_____	_____

<sup>1</sup>Type: C= Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. <sup>2</sup>Location: PL=Pore Lining, M=Matrix.**Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)**

- |  |   |
|--|---|
| <input type="checkbox"/> Histosol (A1)                     | <input type="checkbox"/> Sandy Redox (S5)                   |
| <input type="checkbox"/> Histic Epipedon (A2)              | <input type="checkbox"/> Stripped Matrix (S6)               |
| <input type="checkbox"/> Black Histic (A3)                 | <input type="checkbox"/> Loamy Mucky Mineral (F1)           |
| <input type="checkbox"/> Hydrogen Sulfide (A4)             | <input type="checkbox"/> Loamy Gleyed Matrix (F2)           |
| <input type="checkbox"/> Stratified Layers (A5) (LRR C)    | <input type="checkbox"/> Depleted Matrix (F3)               |
| <input type="checkbox"/> 1 cm Muck (A9) (LRR D)            | <input checked="" type="checkbox"/> Redox Dark Surface (F6) |
| <input type="checkbox"/> Depleted Below Dark Surface (A11) | <input type="checkbox"/> Depleted Dark Surface (F7)         |
| <input type="checkbox"/> Thick Dark Surface (A12)          | <input type="checkbox"/> Redox Depressions (F8)             |
| <input type="checkbox"/> Sandy Mucky Mineral (S1)          | <input type="checkbox"/> Vernal Pools (F9)                  |
| <input type="checkbox"/> Sandy Gleyed Matrix (S4)          |   |

**Indicators for Problematic Hydric Soils<sup>3</sup>:**

- ☐ 1 cm Muck (A9) (LRR C)
- ☐ 2 cm Muck (A10) (LRR B)
- ☐ Reduced Vertic (F18)
- ☐ Red Parent Material (TF2)
- ☐ Other (Explain in Remarks)

<sup>3</sup>Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.**Restrictive Layer (if present):**Type: No restrictive layer observed.

Depth (Inches): \_\_\_\_\_

**Hydric Soils Present?**Yes ☒ No ☐

Remarks: Soils support hydric soil characteristics.

**HYDROLOGY****Wetland Hydrology Indicators:**

Primary Indicators (minimum of one required; check all that apply)

- |  |  |
|--|--|
| <input type="checkbox"/> Surface Water (A1)                        | <input type="checkbox"/> Salt Crust (B11)                              |
| <input type="checkbox"/> High Water Table (A2)                     | <input type="checkbox"/> Biotic Crust (B12)                            |
| <input checked="" type="checkbox"/> Saturation (A3)                | <input type="checkbox"/> Aquatic Invertebrates (B13)                   |
| <input type="checkbox"/> Water Marks (B1) (Nonriverine)            | <input type="checkbox"/> Hydrogen Sulfide Odor (C1)                    |
| <input type="checkbox"/> Sediment Deposits (B2) (Nonriverine)      | <input type="checkbox"/> Oxidized Rhizospheres along Living Roots (C3) |
| <input type="checkbox"/> Drift Deposits (B3) (Nonriverine)         | <input type="checkbox"/> Presence of Reduced Iron (C4)                 |
| <input type="checkbox"/> Surface Soil Cracks (B6)                  | <input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6)    |
| <input type="checkbox"/> Inundation Visible on Aerial Imagery (B7) | <input type="checkbox"/> Thin Muck Surface (C7)                        |
| <input type="checkbox"/> Water-Stained Leaves (B9)                 | <input type="checkbox"/> Other (Explain in Remarks)                    |

Secondary Indicators (2 or more required)

- ☐ Water Marks (B1) (Riverine)
- ☐ Sediment Deposits (B2) (Riverine)
- ☐ Drift Deposits (B3) (Riverine)
- ☐ Drainage Patterns (B10)
- ☐ Dry-Season Water Table (C2)
- ☐ Crayfish Burrows (C8)
- ☒ Saturation Visible on Aerial Imagery (C9)
- ☐ Shallow Aquitard (D3)
- ☒ FAC-Neutral Test (D5)

**Field Observations:**

Surface Water Present? Yes ☒ No ☐ Depth (inches): ≤1"

Water Table Present? Yes ☒ No ☐ Depth (inches): ~5" from top of pit

Saturation Present? (includes capillary fringe) Yes ☒ No ☐ Depth (inches): To top of pit

**Wetland Hydrology Present?** Yes ☒ No ☐

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available: Google Earth aerial photos, soil survey, NWI maps, and topographic map reviewed.

Remarks: Wetland hydrology is supported at this site. Wetland area has ponded surface water. Surrounded by uplands of P. pine, snowberry, and roses on rocky slopes.

# WETLAND DETERMINATION DATA FORM – Arid West Region

Project Site: Ring Lake Estates City/County: Medical Lake/Spokane Sampling Date: 4/6/21  
 Applicant/Owner: S. Emtman State: WA Sampling Point: 6  
 Investigator(s): S. Gilmore Section, Township, Range: Sec 19, T24N, R41E  
 Landform (hillslope, terrace, etc.): Valley Local relief (concave, convex, none): concave Slope (%): 2  
 Subregion (LRR): Columbia/ Snake River Plateau Lat: 47°33'52.01"N Long: 117°41'5.07"W Datum: WGS84  
 Soil Map Unit Name: Rocky-Fourmound complex NWI classification: Freshwater pond  
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no, explain in Remarks.)  
 Are Vegetation ☐, Soil ☐, or Hydrology ☐ significantly disturbed? Are "Normal Circumstances" present? Yes ☒ No ☐  
 Are Vegetation ☐, Soil ☐, or Hydrology ☐ naturally problematic? (If needed, explain any answers in Remarks.)

## SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Is the Sampled Area within a Wetland? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Hydric Soil Present?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Wetland Hydrology Present?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Remarks: <u>Test site near TS 5, southeast of an open water pond.</u>		

## VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 20' x 20')	Absolute % Cover	Dominant Species?	Indicator Status	<b>Dominance Test Worksheet:</b> Number of Dominant Species That Are OBL, FACW, or FAC: <u>0</u> (A) Total Number of Dominant Species Across All Strata: <u>3</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>0</u> (A/B)																
1. <u>Ponderosa pine (Pinus ponderosa)</u>	<u>50</u>	<u>yes</u>	<u>FACU</u>																	
2. _____	_____	_____	_____	<b>Prevalence Index worksheet:</b> <table border="0"> <tr> <td>Total % Cover of :</td> <td>Multiply by:</td> </tr> <tr> <td>OBL species _____</td> <td>x1 = _____</td> </tr> <tr> <td>FACW species _____</td> <td>x2 = _____</td> </tr> <tr> <td>FAC species _____</td> <td>x3 = _____</td> </tr> <tr> <td>FACU species _____</td> <td>x4 = _____</td> </tr> <tr> <td>UPL species _____</td> <td>x5 = _____</td> </tr> <tr> <td>Column Totals: _____ (A)</td> <td>_____ (B)</td> </tr> <tr> <td colspan="2">Prevalence Index = B/A = _____</td> </tr> </table>	Total % Cover of :	Multiply by:	OBL species _____	x1 = _____	FACW species _____	x2 = _____	FAC species _____	x3 = _____	FACU species _____	x4 = _____	UPL species _____	x5 = _____	Column Totals: _____ (A)	_____ (B)	Prevalence Index = B/A = _____	
Total % Cover of :	Multiply by:																			
OBL species _____	x1 = _____																			
FACW species _____	x2 = _____																			
FAC species _____	x3 = _____																			
FACU species _____	x4 = _____																			
UPL species _____	x5 = _____																			
Column Totals: _____ (A)	_____ (B)																			
Prevalence Index = B/A = _____																				
3. _____	_____	_____	_____																	
4. _____	_____	_____	_____																	
50% = <u>25</u> , 20% = <u>10</u>	<u>50</u>	= Total Cover																		
<b>Sapling/Shrub Stratum (Plot size: 20' x 20')</b>				<b>Hydrophytic Vegetation Indicators:</b> <input type="checkbox"/> Dominance Test is >50% <input type="checkbox"/> Prevalence Index is ≤3.0 <sup>1</sup> <input type="checkbox"/> Morphological Adaptations <sup>1</sup> (Provide supporting data in Remarks or on a separate sheet) <input type="checkbox"/> Problematic Hydrophytic Vegetation <sup>1</sup> (Explain)  <sup>1</sup> Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.																
1. <u>Snowberry (Symphoricarpos albus)</u>	<u>75</u>	<u>yes</u>	<u>FACU</u>																	
2. <u>Woods' rose (Rosa woodsii)</u>	<u>75</u>	<u>yes</u>	<u>FACU</u>																	
3. _____	_____	_____	_____																	
4. _____	_____	_____	_____																	
5. _____	_____	_____	_____																	
50% = <u>75</u> , 20% = <u>30</u>	<u>150</u>	= Total Cover																		
<b>Herb Stratum (Plot size: _____)</b>																				
1. _____	_____	_____	_____																	
2. _____	_____	_____	_____																	
3. _____	_____	_____	_____																	
4. _____	_____	_____	_____																	
5. _____	_____	_____	_____																	
6. _____	_____	_____	_____																	
7. _____	_____	_____	_____																	
8. _____	_____	_____	_____																	
50% = _____, 20% = _____	_____	= Total Cover																		
<b>Woody Vine Stratum (Plot size: _____)</b>																				
1. _____	_____	_____	_____																	
2. _____	_____	_____	_____																	
50% = _____, 20% = _____	_____	= Total Cover																		
% Bare Ground in Herb Stratum <u>10</u>	% Cover of Biotic Crust <u>0</u>																			
<b>Hydrophytic Vegetation Present?</b> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>																				
Remarks: <u>Hydrophytic vegetation is not supported at this test site.</u>																				