

Planned Unit Development:

1. A list of the standards that you are asking to be altered for this application.
2. A written response to the approval criteria of MLMC 17.34.040 – Conditions and Standards; (the criteria was included in an email sent to you on 10/22/24)

Critical Area Review:

1. A description and calculations of the requested wetland buffer averaging.
2. A mitigation plan that includes detailed construction plans.
3. A written response to the approval criteria of MLMC Section 17.10.060 – Approval Criteria; (the criteria was included in an email sent to you on 10/22/24)

You have sixty (60) days to submit the needed information. If no information is submitted by January 17, 2025, this application will be considered abandoned.

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

Sincerely,



Elisa Rodriguez  
City Planner



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

January 3, 2025

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

RE: Letter of Completeness for application LU 2024-025 PP PU CA, Ring Lake Estates

Dear Mr. Stirling,

You submitted additional application information for Ring Lake Estates on December 20, 2024. The submittal included all the information requested in the Letter of Incompleteness dated November 18, 2024. Therefore, your application has been deemed complete.

A public hearing with the Planning Commission is scheduled for February 27, 2025.

In the meantime, we would like to schedule a meeting with you to discuss the proposed wastewater system, stormwater system, right-of-way improvements, and phasing. If you are available, we would like to meet on Monday, January 13, 2024.

In addition, although your application is considered complete for the review process, by providing the following information, the City will be able to better evaluate your project in a more comprehensive manner.

- Stormwater utility plan
- Draft Covenants, Conditions, and Restrictions
- Setback lines on the plat
- Wetland report for the Sattler property to run utilities to Jim Darby Street.

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

Sincerely,

Elisa Rodriguez  
City Planner



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

January 14, 2025

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

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

Dear Mr. Stirling,

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

#### Sanitary Sewer

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

#### Stormwater

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

### Streets

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

### Wetlands

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

### Lots

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

### Phasing

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

### Planned Unit Development

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

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

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

Sincerely,

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

Elisa Rodriguez  
City Planner

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



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

February 7, 2025

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

RE: Public Notice Instructions for application LU 2024-025 Ring Lake Estates

Dear Mr. Stirling,

The Planning Commission will hold a public hearing to consider your application on Thursday, February 27, 2025, at 5:30 p.m. at Medical Lake City Hall.

Public hearings require public notice. There are three required methods: mailing to neighboring properties, publishing in the newspaper, and posting on the site.

A Notice of Application and a list of addresses is attached. You will need to make copies and mail the notices. This needs to be done prior to February 13, 2025.

A Public Notice to be published in the Cheney Free Press is attached. You can call the paper at 509-235-6184 and ask for the legals department or email directly at [legals@cheneyfreepress.com](mailto:legals@cheneyfreepress.com). They must receive the notice by noon on Monday, February 10, 2025, to be published in the February 13, 2025, edition. The Cheney Free Press will charge a fee to publish this notice.

An instruction sheet for the signs that must be created and posted on the site is attached. The signs need to be in place prior to February 13, 2025.

Finally, a public notice affidavit is attached. You must complete this form and submit it to the Planning Department by February 19, 2025

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

Sincerely,

A handwritten signature in black ink, consisting of a stylized 'E' followed by a horizontal line.

Elisa Rodriguez  
City Planner



## Notice of Application

**Date of Application:**  
12/20/2024

**Date Application was  
Deemed Complete:**  
1/3/2025

**Date of this Notice:**  
2/7/2025

**Comment Due Date:**  
2/27/2025 2:00 p.m.

**Date of Public Hearing:**  
2/27/2025 5:30 p.m.

**File Number:** LU 2024-025 PP PU CA

**Review Types:** Preliminary Plat, Planned Unit Development, and Critical Area

**Proposal Description:** Requesting preliminary plat approval of a 102-lot subdivision of a 31.2-acre parcel. Requesting the minimum lot size be reduced to 5,000 square feet with a minimum of a 50-foot width. The site contains five (5) wetlands. Requesting wetland buffer averaging.

**Proposal Location:** Parcel #14192.0002

**Applicant:** Tom Stirling/Syntier Engineering, 509-339-6187

**Additional Required Reviews/Permits:** Applicant has an approved forest practice permit from the Department of Natural Resources. A final plat application must be approved prior to the land being subdivided.

**Environmental Review:**

The City of Medical Lake has reviewed the proposal for probable adverse environmental impacts and is issuing a mitigated determination of non-significance (MDNS) for this project. The optional DNS process in WAC 197-11-350 (4) is being used. This may be your only opportunity to comment on the environmental impacts of the proposed project.

**Date of DNS:**  
2/7/2025

**Vicinity Map:**



**Direct Comments to:**

Elisa Rodriguez  
City Planner  
erodriguez@  
medical-lake.org  
  
Planning Department  
124 S Lefevre Street  
Medical Lake, WA 99022  
509-565-5019  
8:00-4:00 Monday - Friday

**Public Hearing:** The Planning Commission will hold a public hearing on Thursday, February 27, 2025, at 5:30 p.m. in person at the Medical Lake City Hall and virtually via Zoom to consider the application. A web link to the Zoom Meeting will be posted on the City's website [www.medical-lake.org](http://www.medical-lake.org) with the meeting agenda. You are encouraged to attend. If you require special assistance, contact City Hall at 509-565-5000.

**Public Comment:** You may submit comments in writing to the City Planner from the time of this notice until 2:00 p.m. on February 27, 2025. In addition, you may speak and/or submit written comments at the Public Hearing.

All persons have the right to comment on the application, receive notice of and participate in any hearing, request a copy of the decision, and have the right to appeal.







City of Medical Lake  
124 S Lefevre Street  
PO Box 369  
Medical Lake, WA 99022-0369  
509-565-5000  
[www.medical-lake.org](http://www.medical-lake.org)

---

### **PUBLIC NOTICE**

The Planning Commission will hold a public hearing on Thursday, February 27, 2025, at 5:30 in person at the Medical Lake City Hall and virtually via Zoom to consider application LU 2024-025, a Preliminary Plat, Planned Unit Development, and a Critical Area Review. A web link to the Zoom Meeting will be posted on the City's website [www.medical-lake.org](http://www.medical-lake.org) with the meeting agenda. The public is encouraged to attend and will have the opportunity to speak. If you require special assistance, contact City Hall at 509-565-5000.

The applicant proposes a 102-unit subdivision at the intersection of S Lefevre St and Green Gate Ln. The SEPA environmental checklist has been reviewed and the City expects to issue a mitigated determination of non-significance.

Written comments may be submitted to the Planning Department through 2:00 p.m. on the day of the hearing. Direct comments to Elisa Rodriguez, Planning Department, City of Medical Lake, 124 S Lefevre St, Medical Lake, WA. Phone: 509-565-5019. E-mail: [erodriguez@medical-lake.org](mailto:erodriguez@medical-lake.org). For more information, contact the person above.



City of Medical Lake  
124 S Lefevre Street  
PO Box 369  
Medical Lake, WA 99022-0369  
509-565-5000  
[www.medical-lake.org](http://www.medical-lake.org)

## **On Site Posting Requirements**

Public notice signs must be posted at a minimum of one (1) per three hundred (300) feet of street frontage and meet the following requirements.

1. Measure a minimum of four (4) feet by four (4) feet. The sign size may be increased in order to contain all of the required information.
2. Be constructed of material of sufficient weight and strength to withstand normal weather conditions.
3. Have a white background with black or red lettering.
4. Must contain the following information in three-inch (3") lettering, except the first line which must be four-inch (4") lettering:

### **NOTICE OF APPLICATION**

**PROPOSED PRELIMINARY PLAT, PLANNED UNIT DEVELOPMENT, AND  
CRITICAL AREA REVIEW, FILE # LU 2024-025**

**PUBLIC HEARING ON 2/27/2025, 5:30 PM, AT CITY HALL**

**COMMENTS DUE TO CITY HALL BY 2:00 P.M. ON 2/27/2025**

**102-LOT SUBDIVISION FOR SINGLE-FAMILY HOMES**

**APPLICANT: SYNTIER ENGINEERING 509-339-6187**

**FOR INFORMATION: CITY OF MEDICAL LAKE 509-565-5000**



City of Medical Lake  
124 S Lefevre Street  
PO Box 369  
Medical Lake, WA 99022-0369  
509-565-5000  
www.medical-lake.org

## AFFIDAVIT OF PUBLIC NOTIFICATION

State of Washington  
County of Spokane

I, THOMAS K STIRLING, being duly sworn, depose and state as follows:

**1. Identification of Applicant:**

I am the applicant or authorized representative for the land use application #LU 2024-025, regarding the property located at the intersection of SR 902 and Green Gate Lane (Tax Parcel # 14192.0002).

**2. Notification Methods:**

In accordance with the requirements of MLMC Chapter 19.280 – Notice of Application and Planning Policy 58.602, I certify that I have completed the following notification processes:

- **US Mail Notification:** On 02/10/2025, I sent notification letters to all required property owners and/or interested parties as specified by law, using the United States Postal Service. Copies of the mailing list and notification letter are attached to this affidavit.
- **Newspaper Publication:** On 02/07/2025, I caused a public notice to be published in the Cheney Free Press, meeting the legal notice publication requirements for this application. A copy of the published notice and proof of publication are attached to this affidavit.
- **Onsite Posting:** On 02/12/2025, I posted a notification sign(s) on the subject property in a visible and appropriate location in compliance with the requirements. Photographic evidence of the onsite posting, including the date of posting, is attached to this affidavit.

**3. True and Accurate Representation:**

I declare that the information provided herein is true and correct to the best of my knowledge and belief.

Dated this 18<sup>th</sup> day of February, 2025.

Signature: [Signature]

Printed Name: THOMAS K. STIRLING

Address: 405 SE Brelsford Dr, STE "C", PULLMAN, WA, 99163

Phone Number: 509-339-6187

SUBSCRIBED AND SWORN to before me this 18 day of February, 2025.

Notary Public: [Signature]

My Commission Expires: 4/17/25





# **SEPA ENVIRONMENTAL CHECKLIST**

## ***Purpose of checklist:***

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

## ***Instructions for applicants:***

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

## ***Instructions for Lead Agencies:***

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

## ***Use of checklist for nonproject proposals:***

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the [SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS \(part D\)](#). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

## ***A. Background*** [\[HELP\]](#)

1. Name of proposed project, if applicable: **Ring Lake Estates**
2. Name of applicant: **SynTier Engineering Inc.**
3. Address and phone number of applicant and contact person:

**405 SE Brelsford Drive Suite C, Pullman, WA 99163**  
**Tom Stirling and Jordan Collins**  
**(509) 339-6187**

4. Date checklist prepared:

**October 23, 2024**

5. Agency requesting checklist:

**City of Medical Lake**

6. Proposed timing or schedule (including phasing, if applicable):

**To be determined at a later date.**

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

**No**

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

**Wetland Delineation has been performed and Mitigation Report will be prepared.**

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

**No**

10. List any government approvals or permits that will be needed for your proposal, if known.

**Critical Areas Permit, Planned Unit Development approval from City of Medical Lake, and Construction Stormwater General Permit from DOE.**

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

**This is a plat subdividing 31.2+/- acres into 106 single-family lots.**

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you

are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

**Parcel # 14192.0002**

**Located: Southeast of and adjacent to Lake Shore Lake Tyler Road**

**Section 19, Township 24N., Range 41E., W.M.**

**Legal Description:**

**19-24-41 City of Medical Lake; Lots 1&5 of Medical Lake Tracts lying South and East of Highway 902**

**Legal Description taken from Spokane County Assessor information.**

## **B. Environmental Elements** [\[HELP\]](#)

### **1. Earth** [\[help\]](#)

a. General description of the site:

(circle one): **Flat**, rolling, hilly, steep slopes, mountainous, other \_\_\_\_\_

b. What is the steepest slope on the site (approximate percent slope)?

**16%**

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

**Cocolalla ashy silt loam, 0 to 3 % slopes**

**Rockly-Fourmound complex, 0 to 15 % slopes**

**Northstar-Rock outcrop-Rockly complex, 0 to 15 % slopes**

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

**None**

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

**On-site grading and leveling are expected to create roadway, sidewalk and building lots for the proposed residential subdivision. The amount will be known better after the development plans are completed.**

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

**Yes, during the clearing and earthwork operations wind erosion and water erosion could occur until ground cover and vegetation has stabilized the soil. The expected**



**erosion will occur during and after excavation and fill operations, especially after rainfall and during windy days.**

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

**Approximately 33 % will be covered by impervious surfaces including buildings, driveways, asphalt roadways, and sidewalks.**

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

**All disturbed areas will be seeded as soon as practical. Construction will be restricted to dry weather periods and disturbed areas will be watered during windy periods to reduce wind erosion. As needed, silt fences, hay bales, and other applicable BMP's such as sedimentation ponds, seeding, and mulching, etc. will be installed.**

## **2. Air** [\[help\]](#)

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

**During earth moving operations and windy periods, temporary dust is expected unless the disturbed areas are watered. In addition, temporary emissions from construction equipment are also expected.**

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

**Vehicles using the neighboring highway will generate emissions.**

- c. Proposed measures to reduce or control emissions or other impacts to air, if any:

**These measures would be to water disturbed areas during windy periods, to seed all disturbed areas as soon as possible, and to specify construction equipment to reduce exhaust emissions.**

## **3. Water** [\[help\]](#)

- a. Surface Water: [\[help\]](#)

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

**Yes 5 wetlands (category 1, 2, and 3) are present on site.**

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

**Yes, work will be performed in and near the delineated wetlands. One wetland will be removed in its entirety, a wetland mitigation report will be prepared.**

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

**Wetland 5, as identified in the wetland delineation report, will be removed in its entirety and will be mitigated on site. Exact numbers and location will be identified within the wetland mitigation report.**

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

**Wetland 5, as identified in the wetland delineation report, will be removed in its entirety and will be mitigated on site. Exact numbers and location will be identified within the wetland mitigation report.**

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

**No**

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

**The detention and treatment facilities will discharge into wetlands located at various parts of the site.**

b. Ground Water: [\[help\]](#)

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

**There will be no discharge to groundwater. The future dwelling units to be built within the proposal area will be supplied with domestic water from the City's system.**

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

**None, the project will be served by the City sewer system.**

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

**The stormwater will be collected into combination detention and treatment ponds and will discharge into existing wetlands after treatment.**

- 2) Could waste materials enter ground or surface waters? If so, generally describe.

**Waste materials would only enter the ground or surface waters through an accidental or deliberate spill.**

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

**Drainage patterns will be changed on-site to accommodate for the stormwater detention and treatment systems and will discharge into wetlands.**

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

**Planting and seeding and/or mulching of disturbed surfaces and other construction and post-construction erosion control measures (BMP's) will reduce surface runoff during and after construction. Lawns and landscaping will reduce surface erosion and runoff within the proposed project as lots are built on.**

4. **Plants** [\[help\]](#)

a. Check the types of vegetation found on the site:

- ☒ deciduous tree: alder, maple, aspen, other  
☒ evergreen tree: fir, cedar, pine, other  
☒ shrubs  
☒ grass  
☐ pasture  
☐ crop or grain  
☐ Orchards, vineyards or other permanent crops.  
☒ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other  
☐ water plants: water lily, eelgrass, milfoil, other  
☐ other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

**In developed areas all natural vegetation will be removed during construction.**

- c. List threatened and endangered species known to be on or near the site.

**Spalding's Catchfly**

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

**A wetland mitigation report will be submitted as well as ensuring that the disturbed areas are re-vegetated with permanent lawns or other permanent ground cover and shrubs and trees.**

- e. List all noxious weeds and invasive species known to be on or near the site.

**None**

**5. Animals** [\[help\]](#)

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.

Examples include:

birds: **hawk**, heron, eagle, songbirds, other:  
mammals: **deer**, bear, elk, beaver, other: **coyotes**  
fish: bass, salmon, trout, herring, shellfish, other \_\_\_\_\_

- b. List any threatened and endangered species known to be on or near the site.

**Monarch Butterfly and Yellow-billed cuckoo**

- c. Is the site part of a migration route? If so, explain.

**No**

- d. Proposed measures to preserve or enhance wildlife, if any:

**None**

- e. List any invasive animal species known to be on or near the site.

**None**

**6. Energy and Natural Resources** [\[help\]](#)

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

**During the earthmoving and construction of improvements, petroleum fuels will be used in the construction equipment. During the construction of homes, electrical energy will be used. Future homes will utilize electrical energy and natural gas. Street lighting will consume electrical energy.**

- b. Would your project affect the potential use of solar energy by adjacent properties?  
If so, generally describe.

**No**

- c. What kinds of energy conservation features are included in the plans of this proposal?  
List other proposed measures to reduce or control energy impacts, if any:

**None at this time.**

## **7. Environmental Health** [\[help\]](#)

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal?  
If so, describe.

**The proposal will not create any environmental hazards. However, improper actions by equipment operators and maintenance personnel with respect to petroleum products could cause hazards. Improper actions by future residents of the subdivision could cause hazards with respect to household and petroleum products as well as lawn fertilizers and chemicals.**

- 1) Describe any known or possible contamination at the site from present or past uses.

**None**

- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

**None**

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

**None**

- 4) Describe special emergency services that might be required.

**None, City resources are sufficient.**

- 5) Proposed measures to reduce or control environmental health hazards, if any:

**All current standards and regulations will be complied with and only approved equipment and materials will be used.**

*b. Noise*

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

**Under present conditions, the only noises which exist at the proposal site are those of the vehicular traffic of the neighboring highway.**

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)?

Indicate what hours noise would come from the site.

**Construction equipment will operate between 7:00 am and 7:00 pm and the noise will be temporarily high (55 to 90 dBA) during the site development and construction of future homes. Urban noises will be long-term after the construction period is over. This will be primarily from traffic and outdoor activities (traffic noise, 50 dBA: lawn mower, 96 dBA).**

- 3) Proposed measures to reduce or control noise impacts, if any:

**Current rules, standards and regulations will be met. Future homes will help reduce the distance which any noise will travel.**

**8. Land and Shoreline Use** [\[help\]](#)

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

**The current use of the site is vacant land with sporadic residences to the south and east. This proposal will change the use to residential.**

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

**No**

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

**No**

c. Describe any structures on the site.

**None**

d. Will any structures be demolished? If so, what?

**Not applicable**

e. What is the current zoning classification of the site?

**R-1**

f. What is the current comprehensive plan designation of the site?

**Single Family Residential**

g. If applicable, what is the current shoreline master program designation of the site?

**N/A**

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

**Yes, the wetlands have been classified as a critical area.**

i. Approximately how many people would reside or work in the completed project?

**Assuming 2.5 people per dwelling unit, approximately 265 people will reside within the project.**

j. Approximately how many people would the completed project displace?

**None**

k. Proposed measures to avoid or reduce displacement impacts, if any:

**Not applicable**

L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

**The "R1" zoning of the site is compatible with the existing comprehensive plan.**

- I. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

**None**

**9. Housing** [\[help\]](#)

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

**There will be 106 lots for single-family residences with pricing aimed at the middle range housing market.**

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

**None**

- c. Proposed measures to reduce or control housing impacts, if any:

**Not applicable**

**10. Aesthetics** [\[help\]](#)

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

**The building heights and external building materials will adhere to zoning code restrictions.**

- b. What views in the immediate vicinity would be altered or obstructed?

**None**

- f. Proposed measures to reduce or control aesthetic impacts, if any:

**None at this time.**

**11. Light and Glare** [\[help\]](#)

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

**Street lights, vehicle head lights and homes will produce light from within the proposal during the evening. Glare will be produced from lights and sunlight reflecting from windows. This will occur at any time of the day (sunlight during the daylight hours and artificial light during the night time).**

- b. Could light or glare from the finished project be a safety hazard or interfere with views?



**Not likely**

- c. What existing off-site sources of light or glare may affect your proposal?

**None**

- d. Proposed measures to reduce or control light and glare impacts, if any:

**All current regulations will be complied with.**

**12. Recreation** [\[help\]](#)

- a. What designated and informal recreational opportunities are in the immediate vicinity?

**Hallett Elementary School is to the northeast of the project, Rienking Field and the Medical Lake High Softball Fields are located to the north, Medical Lake, Medical Lake Public Boat Launch, and Medical Lake Waterfront Park are located to the west on the other side of Highway 902.**

- b. Would the proposed project displace any existing recreational uses? If so, describe.

**No**

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

**None at this time.**

**13. Historic and cultural preservation** [\[help\]](#)

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers ? If so, specifically describe.

**No**

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

**No**

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

**None**

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

None

**14. Transportation** [\[help\]](#)

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

**The site will be accessed from Highway 902 by way of South Green Gate Lane. There will be a secondary emergency ingress/egress access easement along the existing gravel road to the highway at the southwest end of the site.**

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

**The closest public transit stops are approximately 1.5 miles south at the Lakeland Village and approximately 0.5 miles to the north at the Medical Lake Center.**

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

**The required parking will be provided on the individual lots with the private driveways and garages.**

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

**The existing Green Gate Lane gravel road will be re-built as a paved road. There will be new roads built within the development as well.**

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

**No**

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

**There are 106 single-family lots within the project that will generate 1,000 trips per day (per Single-Family House (210) in the ITE Trip Generation Manual 11<sup>th</sup> Edition). Using the ITE manual, 74 total peak hour AM trips were estimated with 19 of those trips entering the site and 55 leaving. 100 total peak hour PM trips were estimated with 63 trips entering and 37 leaving.**

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

No

h. Proposed measures to reduce or control transportation impacts, if any:

None

**15. Public Services** [\[help\]](#)

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

None

b. Proposed measures to reduce or control direct impacts on public services, if any.

None

**16. Utilities** [\[help\]](#)

- a. Circle utilities currently available at the site:  
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other \_\_\_\_\_
- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

**On-site sewer lift stations will be installed with force main connections to the city sewer system. Both sewer and water will be extended to the site through a city owned property north of the site and will connect to the existing systems located near the intersection of South Lake Drive, South Jefferson Street, and Highway 902.**

**C. Signature** [\[HELP\]](#)

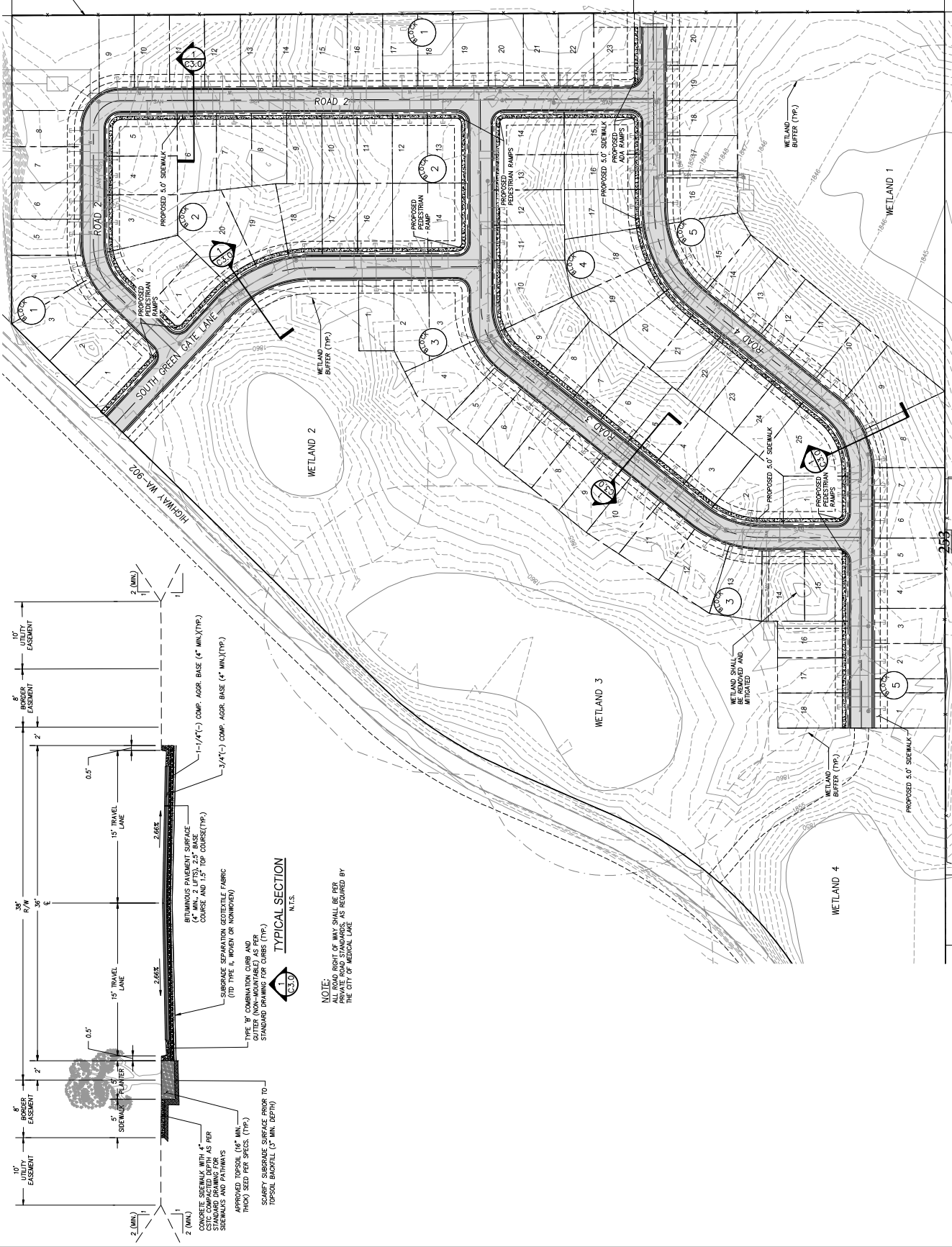
The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature:  \_\_\_\_\_

Name of signee Thomas Stirling

Position and Agency/Organization Principal, Syntier Engineering, Inc.

Date Submitted: 12/12/2024



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

TYPICAL SECTION  
N.T.S.



— TYPE B COMBINATION CURB AND GUTTER (NON-MOUNTABLE) AS PER STANDARD DRAWING FOR CURBS (TYP.)

TYPE "B" COMBINATION CURB AND GUTTER (NON-MOUNTABLE) AS PER

— TYPE "A" COMBINATION FILLS AND  
(1) TYPE II, WOVEN OR NON-  
— SUBGRADE SEPARATION

—SUBGRADE SEPARATION GEOTEXTILE (ITD TYPE II, WOVEN OR NONWOVEN)

CHROMATOPHORE SEPARATION C

Year	Very satisfied (%)
1994	25
1995	35
1996	45
1997	55
1998	65
1999	75
2000	85



Year	Percentage
2010	~10%
2011	~12%
2012	~14.66%

2.66%

LANE

15' TRAVEL LANE

15' TRAVEL

— 0.5'

— 0.5'

---

---

---

10

---

---





## United States Department of the Interior

### FISH AND WILDLIFE SERVICE

Washington Fish And Wildlife Office

510 Desmond Drive Se, Suite 102

Lacey, WA 98503-1263

Phone: (360) 753-9440 Fax: (360) 753-9405



In Reply Refer To:

10/23/2024 16:02:28 UTC

Project Code: 2025-0009896

Project Name: Ring Lake Subdivision

Subject: List of threatened and endangered species that may occur in your proposed project location or may be affected by your proposed project

To Whom It May Concern:

The enclosed species list identifies threatened, endangered, proposed and candidate species, as well as proposed and final designated critical habitat, that may occur within the boundary of your proposed project and/or may be affected by your proposed project. The species list fulfills the requirements of the U.S. Fish and Wildlife Service (Service) under section 7(c) of the Endangered Species Act (Act) of 1973, as amended (16 U.S.C. 1531 *et seq.*).

New information based on updated surveys, changes in the abundance and distribution of species, changed habitat conditions, or other factors could change this list. Please feel free to contact us if you need more current information or assistance regarding the potential impacts to federally proposed, listed, and candidate species and federally designated and proposed critical habitat. Please note that under 50 CFR 402.12(e) of the regulations implementing section 7 of the Act, the accuracy of this species list should be verified after 90 days. This verification can be completed formally or informally as desired. The Service recommends that verification be completed by visiting the IPaC website at regular intervals during project planning and implementation for updates to species lists and information. An updated list may be requested through the IPaC system by completing the same process used to receive the enclosed list.

The purpose of the Act is to provide a means whereby threatened and endangered species and the ecosystems upon which they depend may be conserved. Under sections 7(a)(1) and 7(a)(2) of the Act and its implementing regulations (50 CFR 402 *et seq.*), Federal agencies are required to utilize their authorities to carry out programs for the conservation of threatened and endangered species and to determine whether projects may affect threatened and endangered species and/or designated critical habitat.

A Biological Assessment is required for construction projects (or other undertakings having similar physical impacts) that are major Federal actions significantly affecting the quality of the human environment as defined in the National Environmental Policy Act (42 U.S.C. 4332(2) (c)). For projects other than major construction activities, the Service suggests that a biological

evaluation similar to a Biological Assessment be prepared to determine whether the project may affect listed or proposed species and/or designated or proposed critical habitat. Recommended contents of a Biological Assessment are described at 50 CFR 402.12.

If a Federal agency determines, based on the Biological Assessment or biological evaluation, that listed species and/or designated critical habitat may be affected by the proposed project, the agency is required to consult with the Service pursuant to 50 CFR 402. In addition, the Service recommends that candidate species, proposed species and proposed critical habitat be addressed within the consultation. More information on the regulations and procedures for section 7 consultation, including the role of permit or license applicants, can be found in the "Endangered Species Consultation Handbook" at:

<https://www.fws.gov/sites/default/files/documents/endangered-species-consultation-handbook.pdf>

**Migratory Birds:** In addition to responsibilities to protect threatened and endangered species under the Endangered Species Act (ESA), there are additional responsibilities under the Migratory Bird Treaty Act (MBTA) and the Bald and Golden Eagle Protection Act (BGEPA) to protect native birds from project-related impacts. Any activity, intentional or unintentional, resulting in take of migratory birds, including eagles, is prohibited unless otherwise permitted by the U.S. Fish and Wildlife Service (50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)). For more information regarding these Acts, see <https://www.fws.gov/program/migratory-bird-permit/what-we-do>.

The MBTA has no provision for allowing take of migratory birds that may be unintentionally killed or injured by otherwise lawful activities. It is the responsibility of the project proponent to comply with these Acts by identifying potential impacts to migratory birds and eagles within applicable NEPA documents (when there is a federal nexus) or a Bird/Eagle Conservation Plan (when there is no federal nexus). Proponents should implement conservation measures to avoid or minimize the production of project-related stressors or minimize the exposure of birds and their resources to the project-related stressors. For more information on avian stressors and recommended conservation measures, see <https://www.fws.gov/library/collections/threats-birds>.

In addition to MBTA and BGEPA, Executive Order 13186: *Responsibilities of Federal Agencies to Protect Migratory Birds*, obligates all Federal agencies that engage in or authorize activities that might affect migratory birds, to minimize those effects and encourage conservation measures that will improve bird populations. Executive Order 13186 provides for the protection of both migratory birds and migratory bird habitat. For information regarding the implementation of Executive Order 13186, please visit <https://www.fws.gov/partner/council-conservation-migratory-birds>.

We appreciate your concern for threatened and endangered species. The Service encourages Federal agencies to include conservation of threatened and endangered species into their project planning to further the purposes of the Act. Please include the Consultation Code in the header of this letter with any request for consultation or correspondence about your project that you submit to our office.

Attachment(s):

- Official Species List

## OFFICIAL SPECIES LIST

This list is provided pursuant to Section 7 of the Endangered Species Act, and fulfills the requirement for Federal agencies to "request of the Secretary of the Interior information whether any species which is listed or proposed to be listed may be present in the area of a proposed action".

This species list is provided by:

**Washington Fish And Wildlife Office**

510 Desmond Drive Se, Suite 102

Lacey, WA 98503-1263

(360) 753-9440



## PROJECT SUMMARY

Project Code: 2025-0009896  
Project Name: Ring Lake Subdivision  
Project Type: Residential Construction  
Project Description: Residential Subdivision  
Project Location:

The approximate location of the project can be viewed in Google Maps: <https://www.google.com/maps/@47.56377125,-117.68477677519161,14z>



Counties: Spokane County, Washington

## ENDANGERED SPECIES ACT SPECIES

There is a total of 3 threatened, endangered, or candidate species on this species list.

Species on this list should be considered in an effects analysis for your project and could include species that exist in another geographic area. For example, certain fish may appear on the species list because a project could affect downstream species.

IPaC does not display listed species or critical habitats under the sole jurisdiction of NOAA Fisheries<sup>1</sup>, as USFWS does not have the authority to speak on behalf of NOAA and the Department of Commerce.

See the "Critical habitats" section below for those critical habitats that lie wholly or partially within your project area under this office's jurisdiction. Please contact the designated FWS office if you have questions.

- 
1. [NOAA Fisheries](#), also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

## BIRDS

NAME	STATUS
Yellow-billed Cuckoo <i>Coccyzus americanus</i> Population: Western U.S. DPS There is <b>final</b> critical habitat for this species. Your location does not overlap the critical habitat. Species profile: <a href="https://ecos.fws.gov/ecp/species/3911">https://ecos.fws.gov/ecp/species/3911</a>	Threatened

## INSECTS

NAME	STATUS
Monarch Butterfly <i>Danaus plexippus</i> No critical habitat has been designated for this species. Species profile: <a href="https://ecos.fws.gov/ecp/species/9743">https://ecos.fws.gov/ecp/species/9743</a>	Candidate

## FLOWERING PLANTS

NAME	STATUS
Spalding's Catchfly <i>Silene spaldingii</i> There is <b>proposed</b> critical habitat for this species. Species profile: <a href="https://ecos.fws.gov/ecp/species/3681">https://ecos.fws.gov/ecp/species/3681</a>	Threatened

## CRITICAL HABITATS

THERE ARE NO CRITICAL HABITATS WITHIN YOUR PROJECT AREA UNDER THIS OFFICE'S JURISDICTION.

YOU ARE STILL REQUIRED TO DETERMINE IF YOUR PROJECT(S) MAY HAVE EFFECTS ON ALL ABOVE LISTED SPECIES.

## **IPAC USER CONTACT INFORMATION**

Agency: SynTier Engineering  
Name: Lexi Smith  
Address: 405 SE Brelsford Dr  
Address Line 2: STE C  
City: Pullman  
State: WA  
Zip: 99163  
Email: [lexi@syntierengr.com](mailto:lexi@syntierengr.com)  
Phone: 5093396187



City of Medical Lake  
124 S Lefevre Street  
PO Box 369  
Medical Lake, WA 99022-0369  
509-565-5000  
[www.medical-lake.org](http://www.medical-lake.org)

## STATE ENVIRONMENTAL POLICY ACT (SEPA)

### Mitigated Determination of Non-Significance

Date: February 7, 2025

Lead agency: City of Medical Lake

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

Agency File Number: LU 2024-025 PP PU CA

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

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

Applicant: Tom Stirling with Syntier Engineering, 509-339-6187, [tom@syntierengr.com](mailto:tom@syntierengr.com)

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

This determination is based on the following findings and conclusions:

## Earth

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

## Air

No significant adverse impacts foreseen.

## Water

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

## Plants

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

## Animals

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

## Energy and Natural Resources

No significant adverse impacts foreseen.

## Environmental Health

No significant adverse impacts foreseen.

## Land and Shoreline Use

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

## Housing

No significant adverse impacts foreseen.

## Aesthetics

No significant adverse impacts foreseen.

## Light and Glare

No significant adverse impacts foreseen.

## Recreation

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

## Historic and Cultural Preservation

No significant adverse impacts foreseen.

## Transportation

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

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

## Public Services

No significant adverse impacts foreseen.

## Utilities

The application is for 102 single-family lots. Using the current sanitary system plan, this development would send sewage to the Lakeshore lift station. This lift station pumps to the sewer main that runs along the shore of Medical Lake. The lift station and sewer main are nearly at capacity. The city staff are confident that this particular line cannot handle 106 new single-family homes. The City's capital improvement plan includes a new 24-inch sewer main running along Hallet Street, significantly relieving the Lakeshore sewer line. However, funding has not been secured for this project, therefore, city staff cannot provide a time estimate for completion. For this reason, it is appropriate to mitigate this impact by making an improvement to the sewerage system to handle the capacity of 102 more households. See mitigation item #3.

No significant adverse impacts foreseen for other utilities.

Mitigation:

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

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

Responsible Official:

Sonny Weathers  
City Administrator  
509-595-5000  
sweathers@medical-lake.org

Date of Issuance: February 7, 2025

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



**From:** [Glen Horton](#)  
**To:** [Elisa Rodriguez](#)  
**Subject:** Ring Lake Estates  
**Date:** Wednesday, February 19, 2025 2:19:03 PM

---

Dear Elisa Rodriguez,

The City of Medical Lake and the Parks and Recreation Department agree that Ring Lake Estates may contribute park impact fees in lieu of developing a park within the development.

Our primary reasoning is that a major city-managed park is located within 1/4 mile of the development, providing accessible recreational amenities with a dedicated trail to future residents. Additionally, the landscape and layout of the development do not lend themselves well to the inclusion of a dedicated park space.

Please let us know if you need any further information or formal documentation regarding this decision.

Thank you,

Glen Horton  
Parks & Recreation Director  
City of Medical Lake

Get [Outlook for iOS](#)



City of Medical Lake  
124 S Lefevre Street  
PO Box 369  
Medical Lake, WA 99022-0369  
509-565-5000  
[www.medical-lake.org](http://www.medical-lake.org)

---

## CONCURRENCY

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

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

### **SEWER**

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

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

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

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

### **WATER**

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

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

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

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

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

## **TRANSPORTATION**

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

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

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

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

## **STORMWATER**

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

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

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

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

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

### **SOLID WASTE**

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

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

### **Conclusion:**

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

Public Works Director Signature:



Date:

2/20/2025

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



Allyson Brooks Ph.D., Director  
State Historic Preservation Officer

February 19, 2025

Elisa Rodriguez  
City Planner  
City of Medical Lake

In future correspondence please refer to:  
Project Tracking Code: **2025-02-01059**  
Property: City of Medical Lake - LU 2024-025 PP PU CA - Ring Lake Estates  
Re: **Survey Requested**

Dear Elisa Rodriguez:

Thank you for contacting the Washington State Historic Preservation Officer (SHPO) and Department of Archaeology and Historic Preservation (DAHP) and providing documentation regarding the above referenced project. As a result of our review, our professional opinion is that the project area has the potential to contain archaeological resources. The project is in an area determined to be at Very High risk of containing archaeology according to the DAHP predictive model. The scale of the proposed ground disturbing actions would destroy any archaeological resources present. Therefore, we recommend a professional archaeological survey of the project area be conducted prior to ground disturbing activities. We also recommend continuing consultation with the concerned Tribes' cultural committees and staff regarding cultural resource issues.

These comments are based on the information available at the time of this review and on behalf of the SHPO in conformance with Washington State law. Should additional information become available, our assessment may be revised.

Thank you for the opportunity to comment on this project and we look forward to receiving the survey report. The survey report should be uploaded directly into the DAHP Online WISAARD system by the cultural resource consultant to expedite DAHP review. Please ensure that the DAHP Project Number (a.k.a. Project Tracking Code) is shared with any hired cultural resource consultants and is attached to any communications or submitted reports. Should you have any questions, please feel free to contact me.

Sincerely,

James MacNaughton, M.S.  
Local Government Archaeologist  
(360) 280-7563  
James.MacNaughton@dahp.wa.gov



**From:** [Westerman, Kile W \(DFW\)](#)  
**To:** [Elisa Rodriguez](#)  
**Subject:** RE: LU 2024-025 Preliminary Plat for Ring Lake Estates, Revised Critical Area Report  
**Date:** Thursday, February 20, 2025 2:37:39 PM

---

Caution! This message was sent from outside your organization.

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

Hi Elisa,

Thanks for the opportunity to review the revised Critical Area Report and Mitigation Plan. I think the revised plans adequately address the impacts to the buffers with averaging and associated mitigation plantings and not removing wetland 5 as originally proposed. I also agree with there not being PHS Shrubsteppe habitat present on that parcel. Please let me know if you need anything more for this.

Thanks,



**Kile Westerman**

Habitat Biologist, WDFW Habitat Division

2315 N Discovery Place  
Spokane Valley, WA 99216  
Office: 509-892-1001 ext.323  
Cell: 509-742-0529

---

**From:** Elisa Rodriguez <ERodriguez@medical-lake.org>  
**Sent:** Friday, February 14, 2025 7:39 AM  
**To:** Bill Towey <billtowey5@gmail.com>; Sheer, Mindi (ECY) <MSHE461@ECY.WA.GOV>; Westerman, Kile W (DFW) <Kile.Westerman@dfw.wa.gov>  
**Subject:** LU 2024-025 Preliminary Plat for Ring Lake Estates, Revised Critical Area Report

External Email

Bill, Mindi, and Kile,

Please find the Revised Critical Area Report and Mitigation Plan attached. It was submitted yesterday, and I have not reviewed it yet. Please don't hesitate to contact me if you have any questions.

Mindi,

Thank you for pointing out the SEPA was not revised to match the plat. I will request an update from the applicant.

Thank you all for your diligence.

Elisa Rodriguez  
City Planner  
Medical Lake  
509-565-5019

February 16, 2025

Sonny Weathers, City Administrator  
City of Medical Lake  
PO Box 369  
Medical Lake, WA 99022-0369

Elisa Rodriguez, City Planner  
City of Medical Lake  
PO Box 369  
Medical Lake, WA 99022-0369

*Subject: LU 2024-025 PP PU CA*

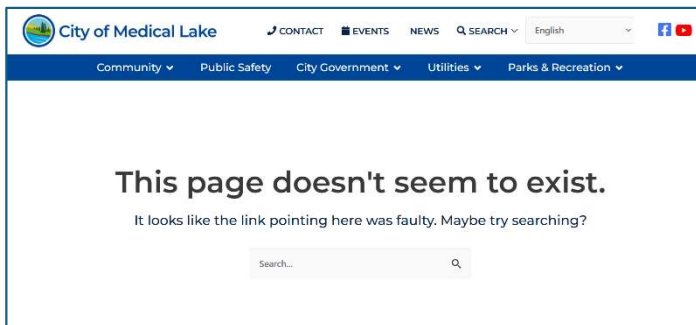
To Whom it May Concern:

In accordance with the procedures outlined in the Medical Lake Municipal Code (MLMC) 16.10.420, the following comments are being submitted with regard to the City of Medical Lake's February 7, 2025 letter issuing a Mitigated Determination of Non-Significance (MDNS). The MDNS (LU 2024-025 PP PU CA) was issued for a proposed 102-lot subdivision for single-family residences located on Spokane County Parcel No. 14192.0002. The MDNS indicates the 38-acre parcel on which the proposed 102-lot subdivision located contains five delineated wetlands.

The opportunity to provide the following comments is much appreciated.

1. The proposal on which the MDNS is being issued is unclear. Please post the SEPA application, wetland delineation report, shoreline critical area ordinance materials and any other documentation required for an MDNS to be issued. The SEPA application does not appear to be publicly available, however the website referenced may just have an incorrect link as shown below.

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





2. The MDNS indicates the proposal is located in an area with five delineated wetlands. Assuming the applicant has the Washington Department of Ecology's minimum credentials for wetland assessment (i.e. five-day wetland delineation class, revised Washington State wetland rating system (2014) class, and required education levels) please provide the wetland delineation/assessment report completed for this proposal. If not, please provide the justification for why a wetland delineation was not required. The concern being there are more than five wetlands located on this parcel.
3. The SEPA determination and identified mitigation issued for this proposal appears inadequate given the location and scale of this development, as identified for each of the SEPA components below.
  - **Air**

Has this proposal been evaluated for long-term ambient air impacts? Removal of wetlands will reduce the areas' ability to produce oxygen and regulate air temperatures. Past wetland mitigation projects have been very limited, this includes five large wetlands and may have significant impact to our communities air.
  - **Water**

The location of the sub-division appears to be within 300-feet of Medical Lake. Though this is hard to assess without a site plan. The surface water, groundwater and stormwater in this area are all hydrogeological connected to the lake which likely supports West Plains groundwater and the communities drinking water. Were impacts to the lake and regional hydrogeology assessed?

What type of construction techniques will be used? There have been other locations where blasting basaltic rocks has reduced groundwater levels impacting neighbors drinking water and burdening them with the substantial cost of drilling deeper wells. This close to Medical Lake, there is a good chance that this development could impact the lake levels by reducing recharge from wetlands and reducing the groundwater levels that recharge the lake.
  - **Plants**

Did the applicant's proposal and the MDNS evaluate impacts from the removal of 38-acres of wetland species? Plants are an essential resource to this arid region which receive approximately 16-inches of precipitation per year. Removal will likely result in decreased capacity to produce oxygen, manage and retain rain and stormwater, etc.
  - **Animals**

Building on wetlands removes habitat for local aquatic and wildlife species. Additionally, bird migration may be impacted. Has this been assessed in the wetland report? Bald Eagles are a protected species that use surface waters in the Medical Lake area.
  - **Land and Shoreline Use**

See comments above (Water) regarding the sites close proximity to the lake.
  - **Light and Glare**

Has there been an assessment of how light pollution might impact the natural and aquatic ecosystems in this region which has seen significant bird migration including Bald Eagles and American White Pelicans, along with other important avian species.
  - **Historic and Cultural Preservation**

Has there been or will there be an assessment of any historical or cultural resource present in the proposed area of development.

- **Transportation**

Has there been an assessment of having over 200 additional cars entering Salnave Rd, in an area that has many pedestrians on the walking trail and in an area that it is common to see drivers speeding?

- **Public Services**

Has there been an assessment of the impact on public safety (police and fire district 3). Additionally, the largest concern is that Medical Lake School District is at capacity (aside from Michael Anderson Elementary). This large of a development will have a huge impact and reduce the quality of schooling for the children of Medical Lake unless addressed by this development.

- **Utilities**

Sewer – Accommodating sewer for a 102-lot subdivision may not be reasonable given the existing capacity limitations of the aged infrastructure as noted in the MDNS. Construction permit should require covering the cost of installing the new sewer line through the City, as opposed to along the shoreline of Medical Lake. As it is now, the age and location of the sewer leading to the Lake-Lift Station is already an environmental concern.

Water - What quantity of water would be needed to service a 102-lot sub-division and what are the impacts to the local municipal water supply. Or should a well be proposed, what are the impacts to the local groundwater and lake levels.

4. Please outline the next steps associated with the development of this subdivision per local, state and federal regulations for construction in a wetland area.

I greatly value the due process the City of Medical Lake Planning Department is completing and understand the time impacts associated with addressing these comments. Please know your expertise is greatly appreciated.

Thank you for your time, I greatly appreciate all your help.

Chad Pritchard  
*Resident of City of Medical Lake*