



**AGENDA  
PLANNING COMMISSION  
REGULAR MEETING  
MARCH 27, 2025, 5:30 PM**

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

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

- **Join the Zoom Meeting –**

<https://us06web.zoom.us/j/87245343075?pwd=oW9ElRaUIJPGIgb9f7iipuVhljoXED.1>

Meeting ID: 872 4534 3075

Passcode: 446645

One tap mobile

+12532158782,,87245343075#,,,,\*446645# US (Tacoma)

+12532050468,,87245343075#,,,,\*446645# US

Find your local number: <https://us06web.zoom.us/u/kbj8sQwgEE>

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

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

**WRITTEN PUBLIC COMMENTS**

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

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

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

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



- 1) CALL TO ORDER, PLEDGE OF ALLEGIANCE, AND ROLL CALL**
- 2) ADDITIONS TO AGENDA**
- 3) INTERESTED CITIZENS: AUDIENCE REQUESTS AND COMMENTS**
- 4) APPROVAL OF MINUTES**
  - a) February 27, 2025, Meeting minutes
- 5) STAFF REPORTS**
- 6) SCHEDULED ITEMS**
  - a) Vote for Chair and Vice-Chair
  - b) Change of date for April 2025 meeting
  - c) Comprehensive Plan Update
  - d) Decision on LU-2024-25 Application for Ring Lake Estates
  - e) Downtown Park Name
  - f) Design Standards
- 7) PUBLIC HEARING – None**
- 8) COMMISSION MEMBERS' COMMENTS OR CONCERNS**
- 9) INTERESTED CITIZENS: AUDIENCE REQUESTS AND COMMENTS**
- 10) CONCLUSION**

City of Medical Lake  
124 S. Lefevre Street – City Council Chambers  
**Planning Commission Meeting & 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.

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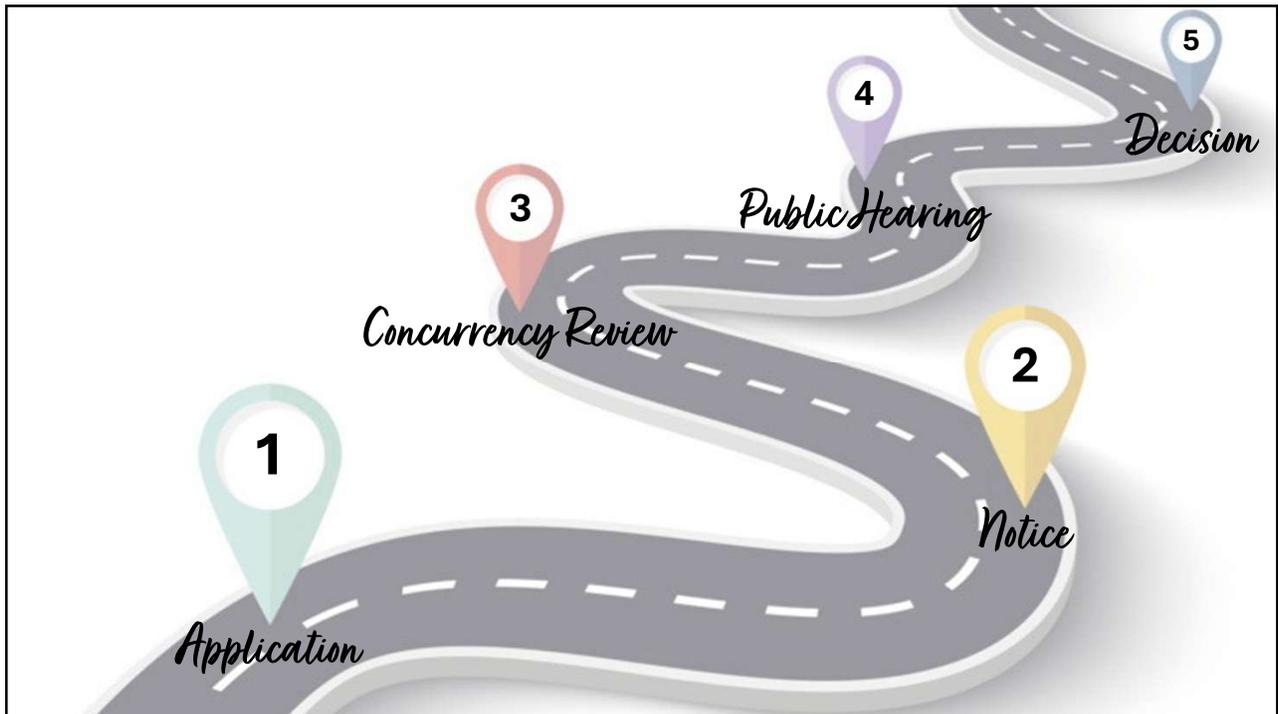
Roxanne Wright, Administrative Assistant

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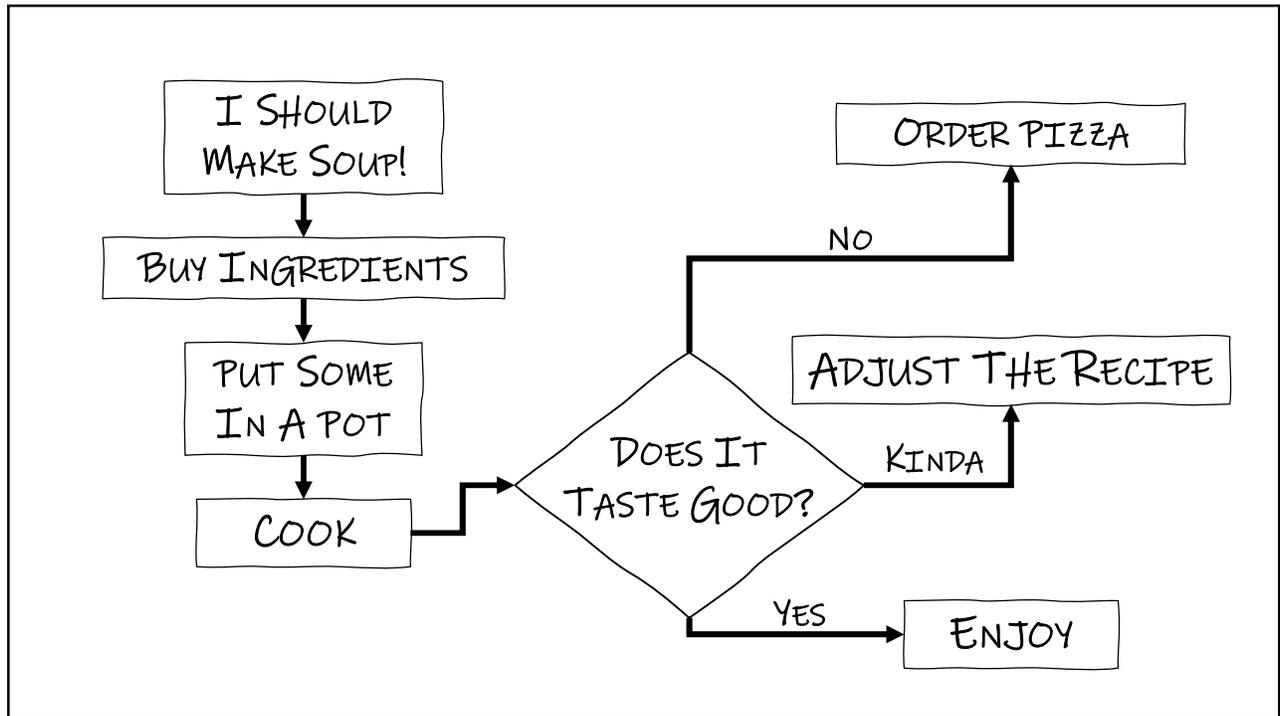
Date



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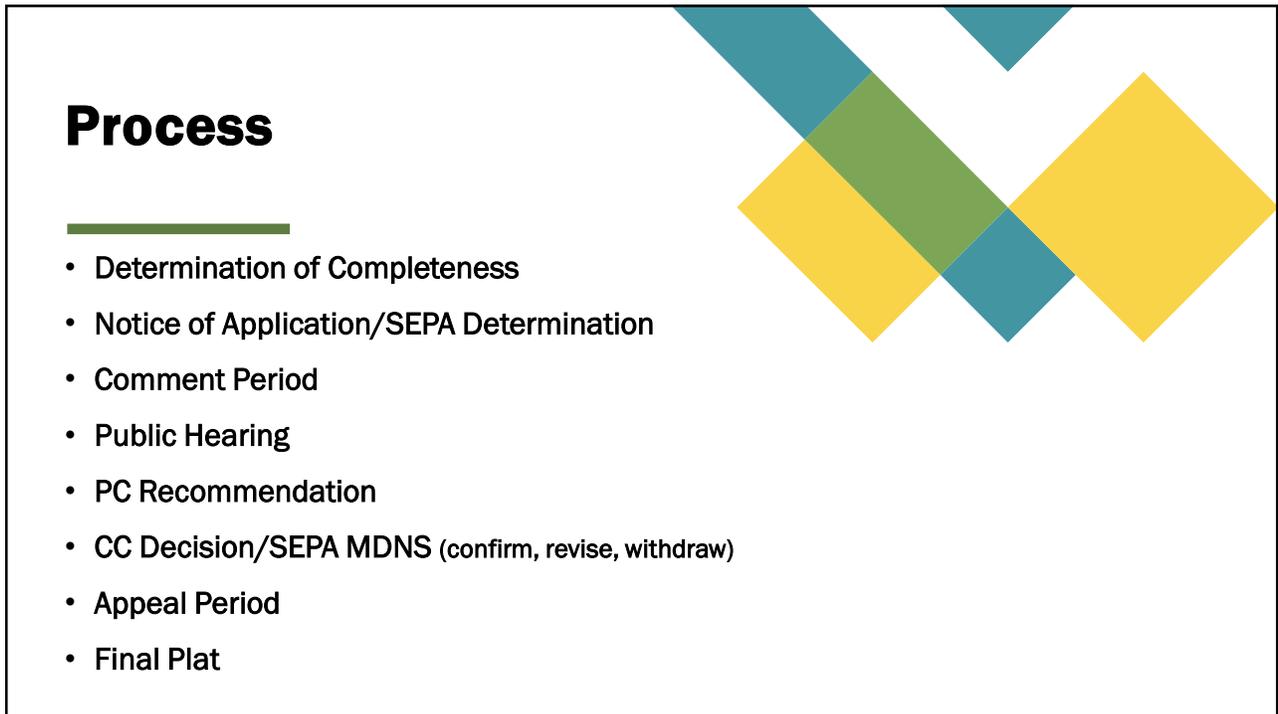
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## SEPA (State Environmental Policy Act)

- **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.

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## Vicinity Map



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## 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.

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## 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.

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## 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

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## Concurrency

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- ✗ **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

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**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

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**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**

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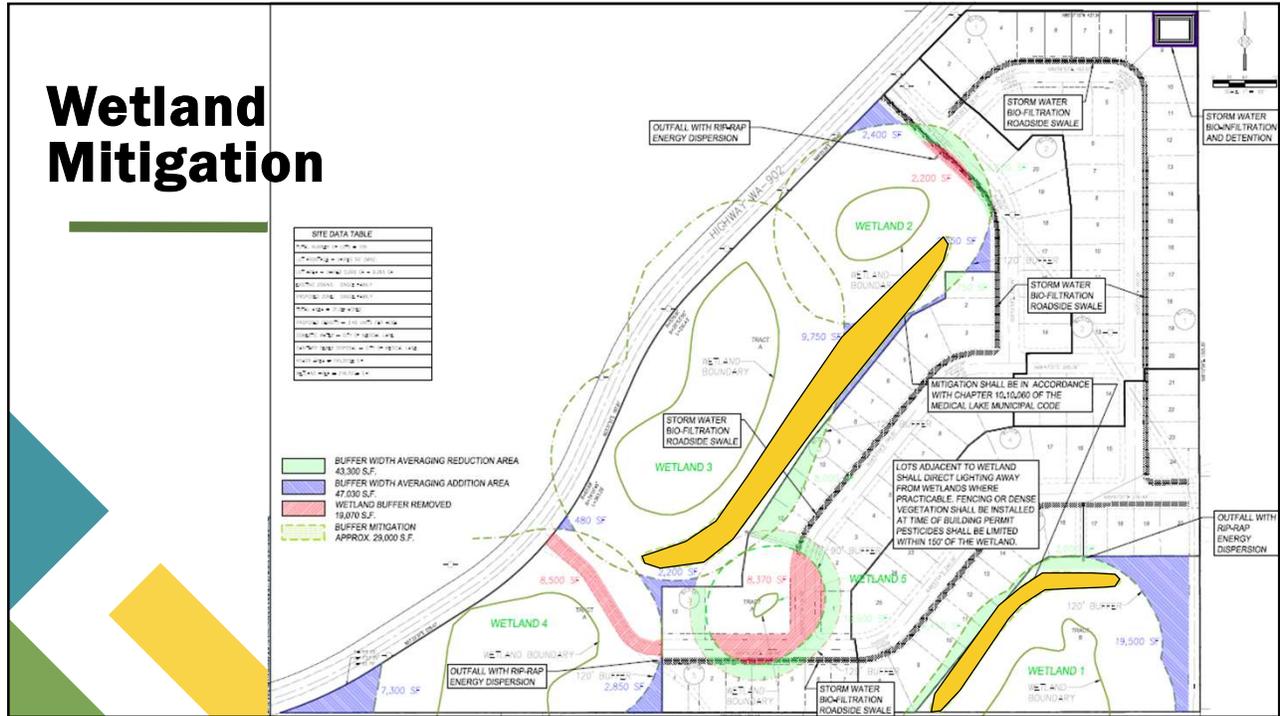
A. Avoid Impacts  
B. Minimize Impacts  
C. Compensatory Mitigation  
D. No Net Loss  
E. Consistency with General Purpose  
F. Performance Standards

Five wetlands identified on site  
Department of Ecology suspects 4 others  
Additional information required from applicant

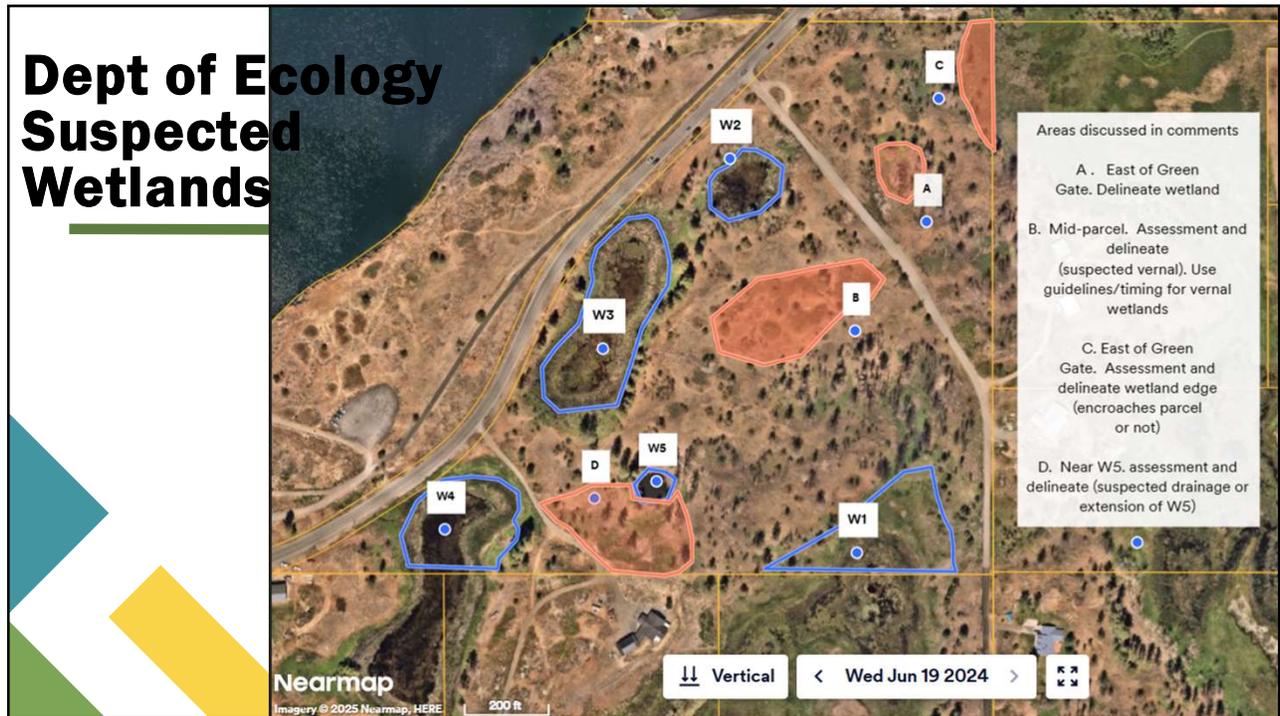
**Critical Area  
Review**

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## **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.