



**AGENDA
PLANNING COMMISSION
REGULAR MEETING
JUNE 26, 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/83819278920?pwd=ta6vAbkki6bg5mNbbIzacEhA7vPuoE.1>

Meeting ID: 838 1927 8920

Passcode: 446645

One tap mobile

+12532050468,,83819278920#,,, *446645# US

+12532158782,,83819278920#,,, *446645# US (Tacoma)

Find your local number: <https://us06web.zoom.us/j/83819278920?pwd=ta6vAbkki6bg5mNbbIzacEhA7vPuoE.1>

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

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

WRITTEN PUBLIC COMMENTS

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

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

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

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



- 1) CALL TO ORDER, PLEDGE OF ALLEGIANCE, AND ROLL CALL**
- 2) ADDITIONS TO AGENDA**
- 3) INTERESTED CITIZENS: AUDIENCE REQUESTS AND COMMENTS**
- 4) APPROVAL OF MINUTES**
 - a) May 22, 2025, Meeting minutes
- 5) STAFF REPORTS**
- 6) SCHEDULED ITEMS**
 - a) Comprehensive Plan Update
 - b) Downtown Park Name
 - c) 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
May 22, 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) Commission Munson called the meeting to order at 5:30, led the Pledge of Allegiance, conducted roll call and introduced new members. All members were present in person.

2) ADDITIONS TO AGENDA

- a) Motion to approve agenda made by Commissioner Mayulianos, seconded by Commissioner Twohig, carried 5-0.

3) INTERESTED CITIZENS: AUDIENCE REQUESTS AND COMMENTS

- a) Tammy Roberson, resident of Medical Lake – shared comments regarding “rumor” of charges for land use applications. (actual cost vs perceived cost). Reviewed some receipts/charges for Mangis wetland property. Asked to be put on June agenda to address CAO amendments. Motion to allow additional two minutes made by Commissioner Mayulianos, seconded by Commissioner Twohig, carried 5-0.
- b) Commissioner Munson shared that written comments were also received by Ms. Roberson and will be part of the public record.

4) APPROVAL OF MINUTES – April 17, 2025

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

5) STAFF REPORTS

- a) Elisa Rodriguez, City Planner
 - i) Gave update on the public hearing held for the application of a variance for a monument sign in Fox Ridge. The Hearing Examiner left the record left open to allow for more information to be provided. Waiting to hear the timeline for decision.

6) SCHEDULED ITEMS

- a) Vote for Chair and Vice-Chair
 - i) Commissioner Veliz expressed interest in serving as Chair. Commissioner Mark expressed interest in service as vice-chair.
 - 1. Motion to approve Commissioner Veliz as Chair made by Commissioner Twohig, seconded by Commissioner Mayulianos, carried 5-0.
 - 2. Discussion held about the process of selection. Commissioner Mayulianos stated that she doesn’t have a problem with the outcome but shared feeling that the process was awkward, and she felt as if she were being ousted as Vice-Chair. Commissioners discussed. Commissioner Twohig asked Commissioner Mayulianos if she had received the email he had sent to her regarding leadership roles. She stated she had not seen it. Commissioner Veliz commented that this subject had been discussed and tabled at the last couple of meetings.
 - 3. Motion to approve Commissioner Mark as Vice-Chair made by Commissioner Munson, seconded by Commissioner Veliz, carried 5-0. Commissioner Veliz took over as chair for the remainder of the meeting.
- b) Comprehensive Plan Update
 - i) Ms. Rodriguez gave a presentation. See attached. Discussion held. Commissioner Veliz will ask at Lakeland Village about including surveys in their communications.
- c) Downtown Park Name
 - i) Commissioner Munson gave review of topic – discuss changing park name. asked the commissioners for

their opinions. Commissioner Twohig agrees that the name is misplaced but not sure it's worth the time to make a change. Commissioner Mayulianos shared that she thought she was charged with heading up the conversation and planned to meet with parks advisory board. Agrees that it may be not worth the time right now. Most of the people she has spoken to on the topic feel like it's not worth changing. Has a meeting with parks advisory board in a couple of weeks, proceed? Yes, proceed with meeting with them. Commissioner Twohig asked Mr. Weathers if staff has capacity for taking on this project. No. Commissioner Mayulianos feels that it should be dropped from the agenda but will move forward as directed.

d) **Design Standards**

- i) Commissioner Munson reviewed. Medical Lake does not have design standards other than typical building codes, etc. He requested that the commissioners check out the Pilchuk district then discuss at the next meeting. Motion to continue discussion at the next meeting made by Commissioner Mayulianos, seconded by Commissioner Munson, carried 5-0.

7) **PUBLIC HEARING** – None

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

- a) Commissioner Mark shared about an Inlander Health & Home article that features Medical Lake.

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

- a) Tammy Roberson, resident of Medical Lake – asked Commissioner Twohig if the leadership email he referenced earlier had been sent to everyone. No, he did not send it to everyone. Gave her opinion on how the chair and vice chair were chosen and think maybe a violation had occurred and requested the city investigate it. Asked if she will be placed on the agenda in June.
- i) Motion to add Ms. Roberson to the June agenda made by Commissioner Mayulianos, discussion held. Motion to allow Ms. Roberson an additional two minutes made by Commissioner Mayulianos, seconded by Commissioner Twohig, carried 5-0. Commissioner Twohig stated that he would like to wait on any CAO review until the Comprehensive Plan does a review on it in June 2026. No second on the motion made by Commissioner Mayulianos, motion failed.
1. Motion to revisit when it comes up as part of the review for the Comprehensive Plan made by Commissioner Veliz, seconded by Commissioner Munson, carried 5-0.
- b) Diane Nichols, resident of Medical Lake – question related to CAO. If the developer for Ring Lake estates or other developer submits an application, can the CAO be amended then? City Planner answered, no, once an application is made, they must adhere to the code at the time of application. Ms. Nichols asked, can Planning Commission initiate code amendments? City Planner answered, yes.

10) **CONCLUSION**

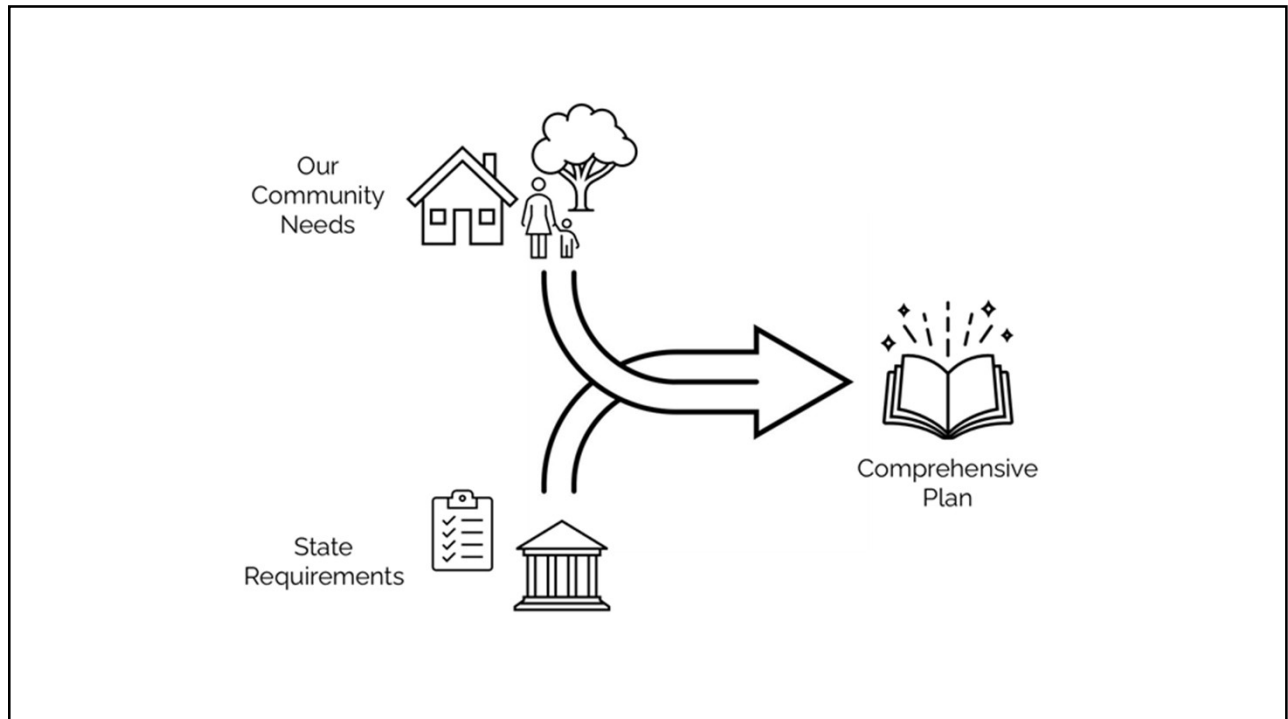
- a) Motion to conclude at 7:00 pm made by Commissioner Mayulianos, seconded by Commissioner Mark, carried 5-0.

Roxanne Wright, Administrative Assistant

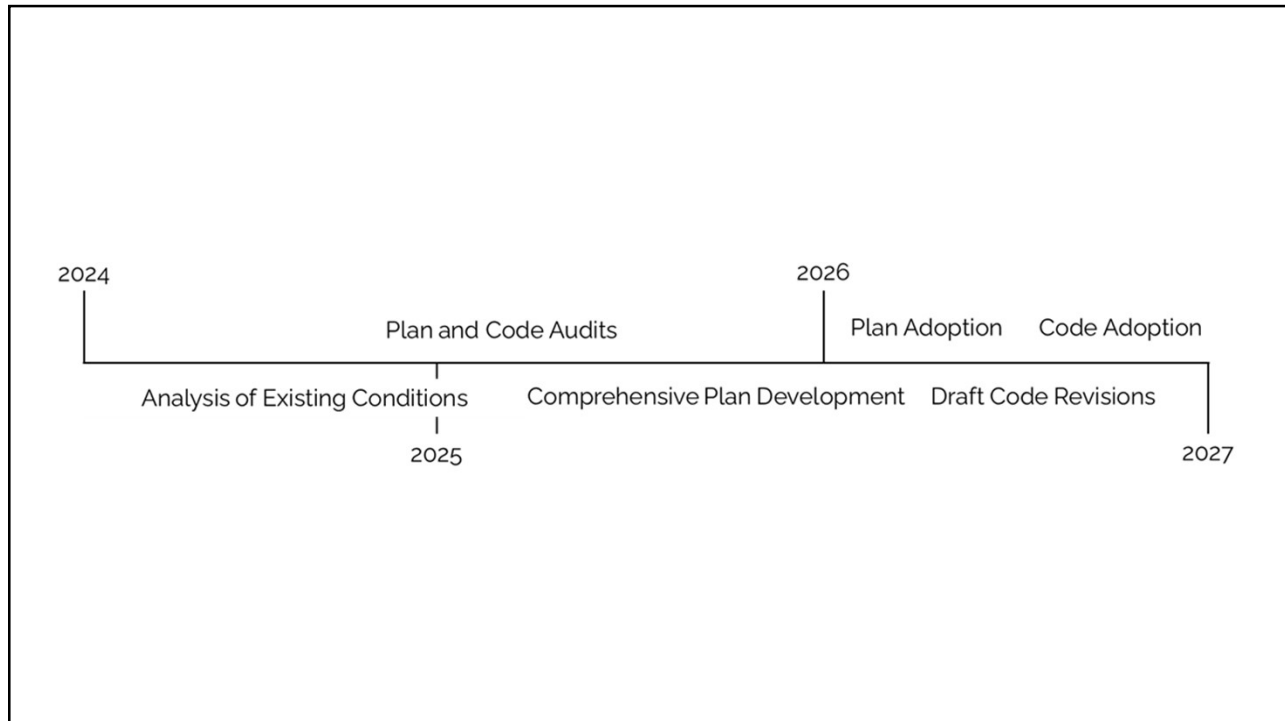
Date



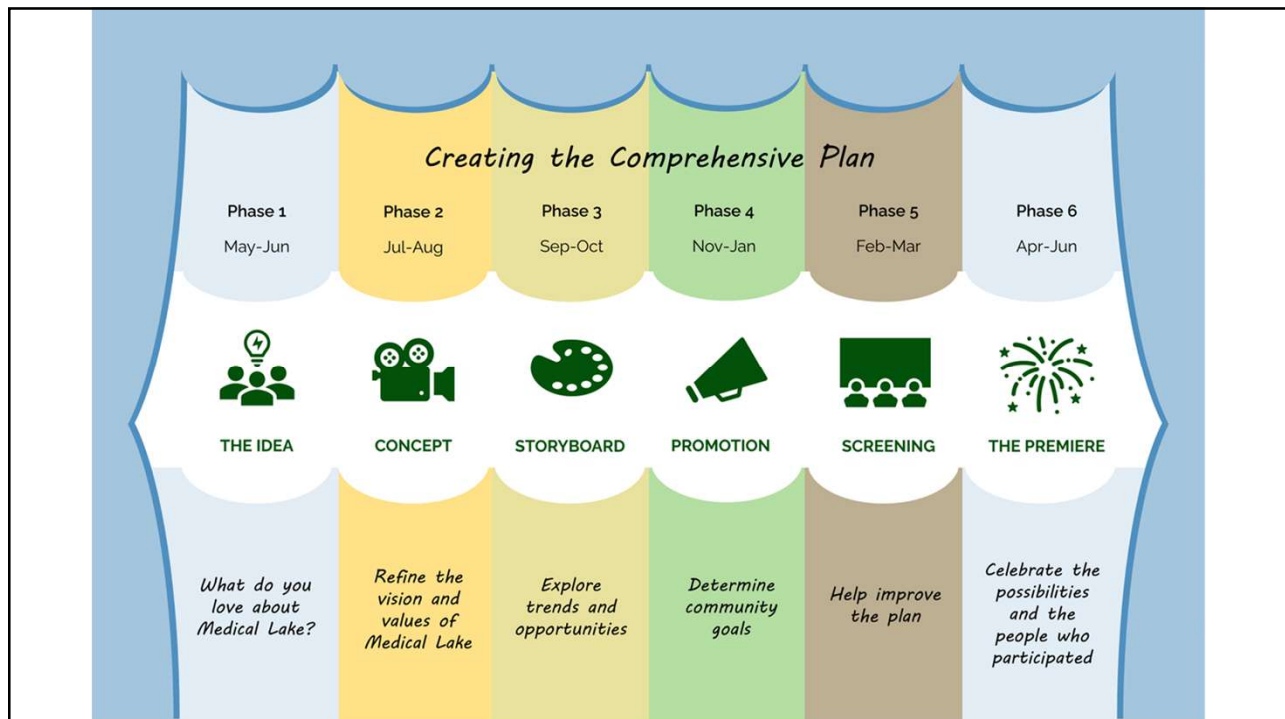
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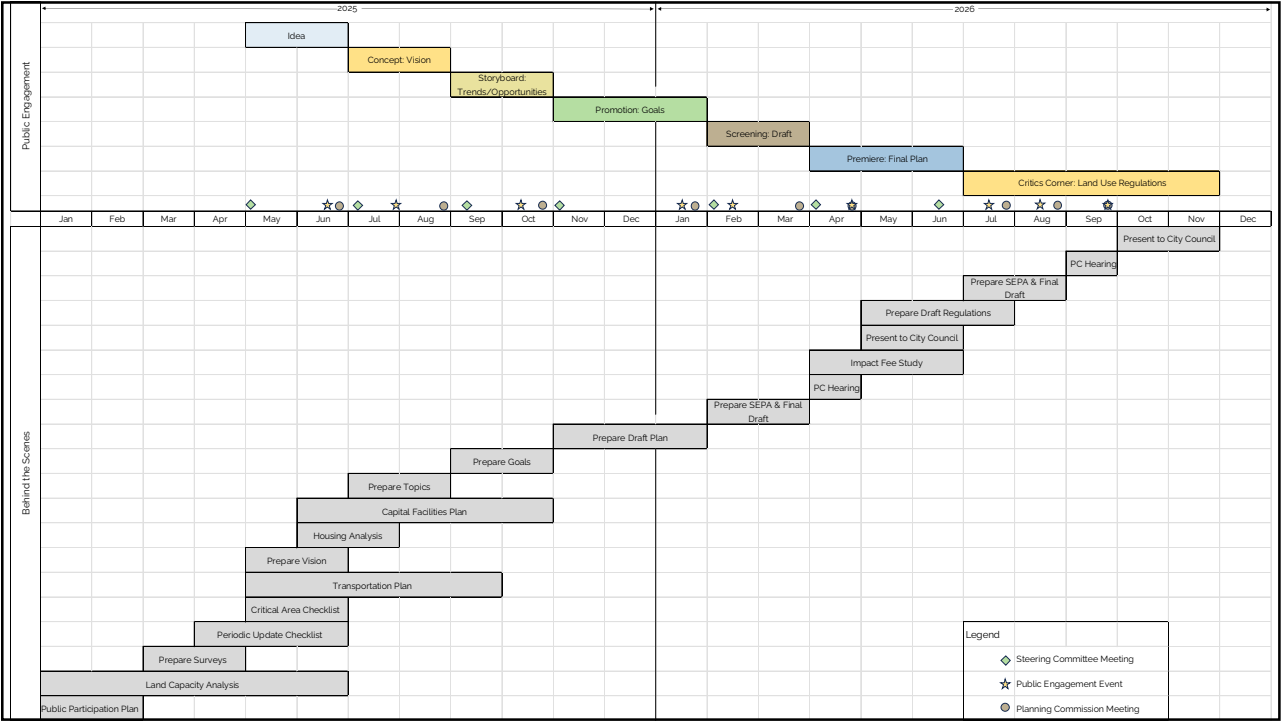
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	Phase 1 The Idea What do you love about Medical Lake?	Phase 2 The Concept Help refine the vision and values of Medical Lake.	Phase 3 The Storyboard Help explore trends and opportunities.	Phase 4 Promotion Help determine community goals.	Phase 5 Screening Help improve the plan.	Phase 6 The Premiere Celebrate the possibilities and people who participated.
						
	Duration: 8 weeks May - June	Duration: 8 weeks July - August	Duration: 8 weeks September - October	Duration: 12 weeks November - January	Duration: 8 weeks February - March	Duration: 10 weeks April - June
Steering Committee	Review Survey Questions Wednesday May 7, 2025	Review Vision Statement Thursday July 10, 2025	Review Outreach Methods Thursday September 11, 2025	Review Goals and Policies Thursday November 6, 2025	Review Draft Comp Plan Thursday February 5, 2026	Endorse Plan for Adoption Thursday April 2, 2026
Public Engagement (dates subject to change)	Online Surveys May 21 - June 23 Founders Day Saturday June 21, 2025	Online Comments July 16 - August 24 Event Wednesday July 30, 2025 Farmers Market Saturday July 19 & Aug 16	Online Survey September 17 - October 15 Event Thursday October 11, 2025 Farmers Market Saturday September 20, 2025	Online Comments November 12 - January 14 Event Saturday January 17, 2026	Online Comments February 11 - March 18 Event Wednesday February 18, 2026	Online Comments March 30 - April 15 Public Hearing Thursday April 16, 2026
Planning Commission	Provide feedback on Survey Results Thursday June 26, 2025	Provide feedback on Vision Statement and Public Comment Thursday August 28, 2025	Provide feedback on Trends and Opportunities Results Thursday October 23, 2025	Provide feedback on Goals, Policies and Public Comment Thursday January 22, 2026	Provide feedback on Draft Plan and Public Comment Thursday March 26, 2026	Make a recommendation to City Council Thursday April 16, 2026
Outcomes	1. Survey results used to form vision statement	1. Vision statement revised to incorporate comments. 2. Trends and Opportunities created to carryout vision statement	1. Direction of plan determined 2. Goals and policies derived from vision and trends and opportunities	1. Goals and Policies are confirmed 2. Comprehensive Plan drafted from all information up to this date	1. Draft Plan is revised to incorporate comments 2. Final Draft is created with all contributing documents	1. Final Draft sent to City Council on May 5, 2026 2. City Council Adopts Comprehensive Plan on June 2, 2026

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Our Mission

Building community and enhancing quality of life so residents and businesses can flourish in quality neighborhoods with great schools and useful parks where responsive and accountable governance provides for appropriate infrastructure and fiscal responsibility.

Our Vision

Medical Lake has a family friendly, small-town feel where people are engaged in community affairs and experience meaningful connections to our history of healing and military heritage within the beautiful backdrop of our lakes, forests, and farmland.

Your Feedback Is Important To Us

Help us serve you better by taking part in the following surveys

Pulse Of The Community
Survey

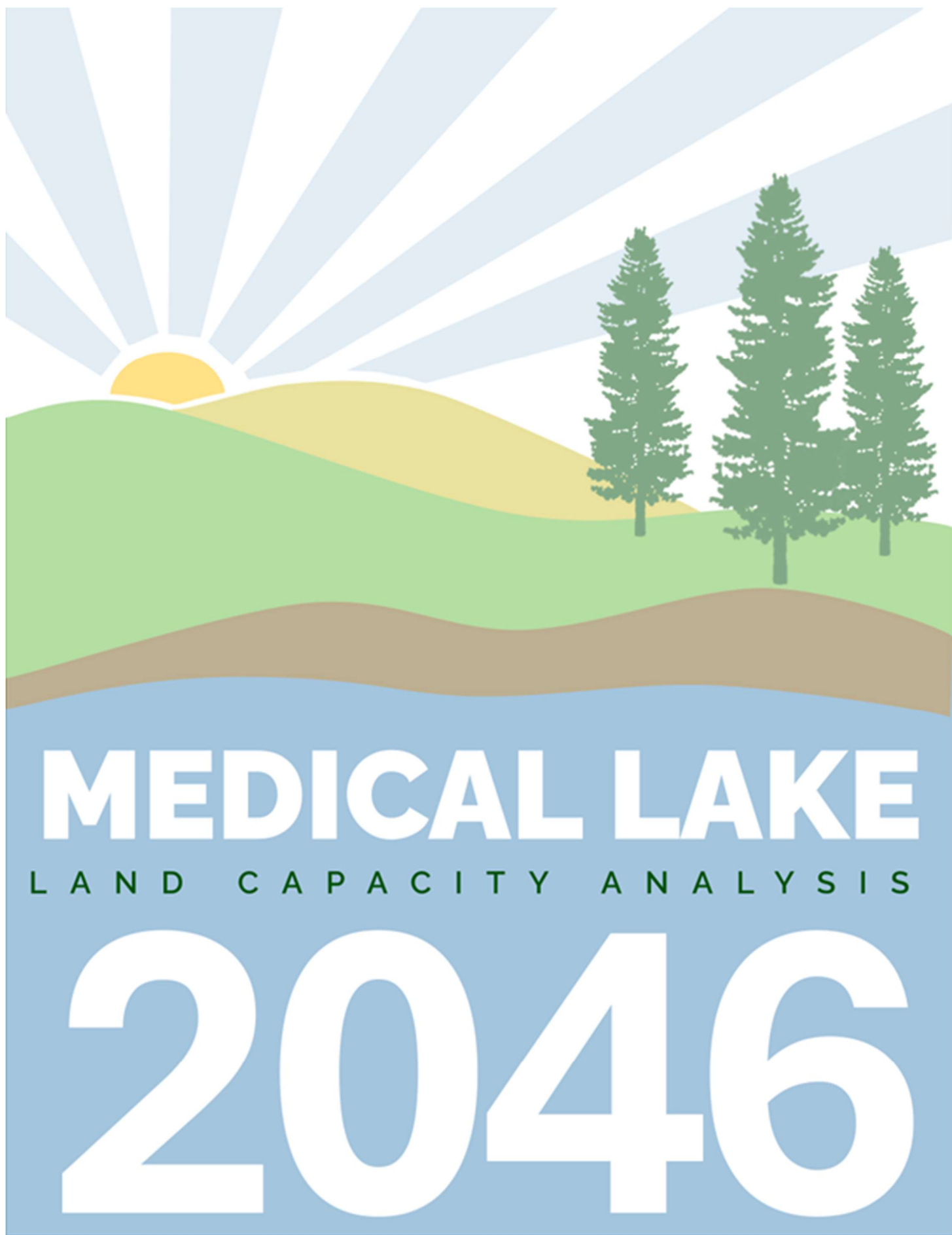
[Click here](#)

Community Preferences
Survey

[Click here](#)

Welcome to the
City of Medical Lake





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Medical Lake 2024 Land Capacity Analysis

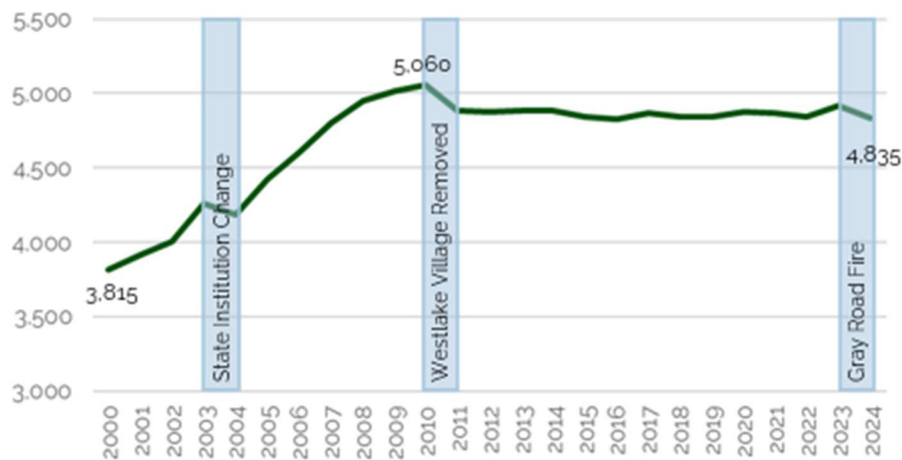
Introduction

Many decisions made and presented in the goals and policies of the comprehensive plan are based on population projections. The Washington State Growth Management Act requires cities to plan for the next 20 years of growth. The Office of Financial Management (OFM) tracks population growth, estimates the population annually, and provides population forecasts. The State also provides direction on how to ensure a variety of housing types and housing prices are available to serve the full spectrum of housing needs in the state. Most of this direction is at the county level. It is the responsibility of the County, with input from the cities, to calculate the likely population and housing needs for each jurisdiction. With this information, each jurisdiction determines if they have the capacity to accommodate this growth. If the growth cannot be accommodated within the city limits, with the current infrastructure, the jurisdiction then explores what infrastructure and land is needed. This can lead to changes in the urban growth area (UGA).

Population Growth

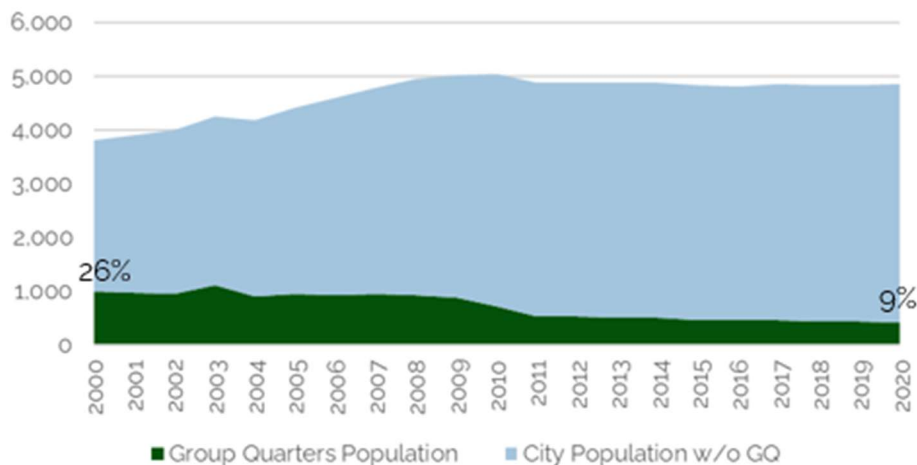
At a glance, the population growth numbers for Medical Lake would suggest that the City is in a state of decline. Looking closer at the numbers, there is a more nuanced history. Medical Lake had a population of 3,815 in the year 2000. With several new residential subdivisions, the population increased by nearly a third by 2010, reaching 5,060 residents. However, at the same time the state institutions within the city boundaries were beginning to decline in population. In 2000 the three institutions, Lakeland Village, Eastern State Hospital, and Westlake Village housed 1,006 residents. By 2010, this population was already down by nearly 30% to 715 people. The state institutions have continued to reduce their population and OFM has stopped including the residents of Westlake Village in the population calculations. Now only Lakeland Village and Eastern State Hospital residents are counted in Medical Lake's total population. Hence the state institution residents that count towards the City's population is less than half of what it was 24 years ago. Meanwhile, Medical Lake leadership in the 2010's adopted a no-growth attitude and new development slowed down. Leadership and attitudes about growth have recently changed, but the City is still struggling to overcome that legacy.

Figure 1. Medical Lake Population 2000-2024



Source: OFM

Figure 2. Medical Lake Institutional Population 2000-2020

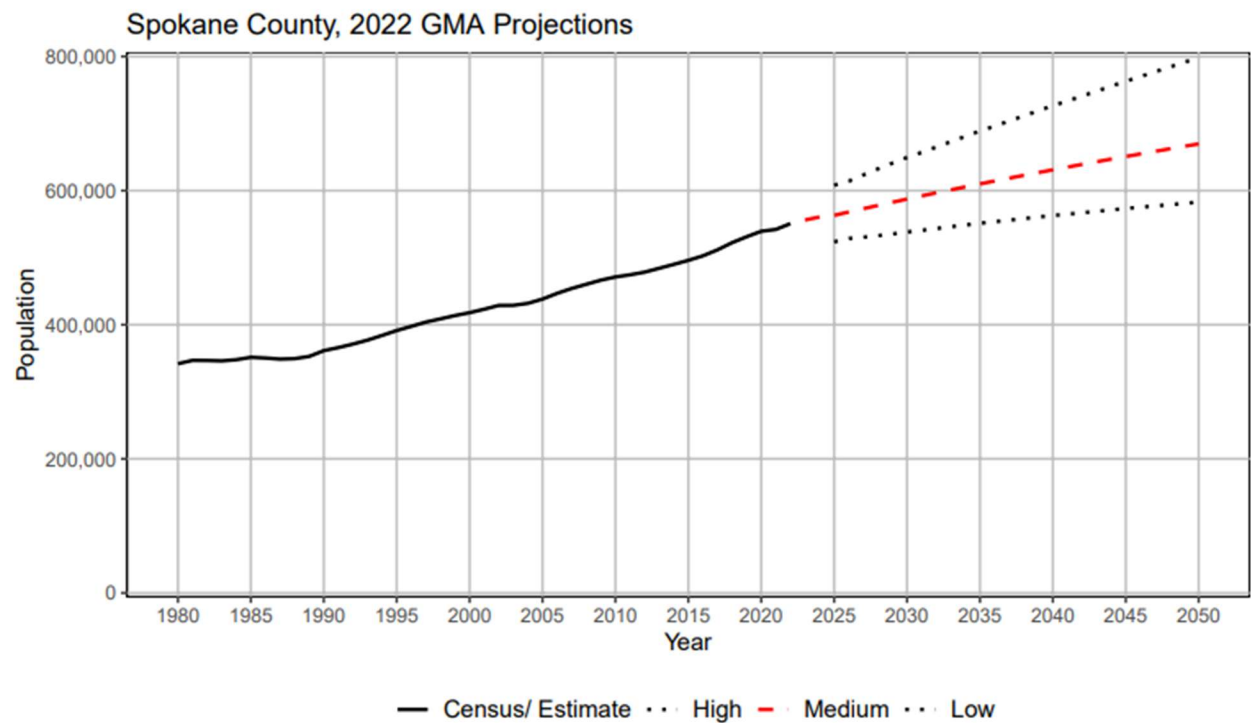


Source: OFM

Projected Population Growth

These historical population growth numbers are important to Medical Lake because they play a role in allotting future population to the city. Spokane County is given a forecasted population from OFM for the entire county for the year 2046.

Figure 3. Population Projections for Spokane County



Source: OFM, December 2022

With input from the Planning Technical Advisory Committee (planners representing each jurisdiction in the County), the Steering Committee of Elected Officials (elected officials from each jurisdiction in the County) approved the use of the medium population projection for forecasting growth in the County.

Population Allocations

Growth trends were used to allocate this population to all the jurisdictions and the unincorporated areas of the County. Population growth from only 2010 to 2022 was considered. In this small window, Medical Lake's population decreased from 5,060 to 4,840 due to a change in who OFM includes in population. Even though Medical Lake experienced housing growth, the elimination of Westlake Village's residents in the calculation, made the total population decrease. With this low growth rate, the County is allocating only 244 new residents between 2023 and 2046.

Figure 4. Spokane County Population Allocations

Jurisdiction	2023 Baseline		2046 Allocation -- RECOMMENDATION			
	TOTAL		TOTAL		GROWTH	
	Total Population	% of Total	Total Population	% of Total	New Population by 2046	% of All County Growth
Spokane County (Whole)	554,600	100.00%	654,665	100.00%	100,065	100.00%
Unincorporated County (inclusive)	163,390	29.46%	198,626	30.34%	35,236	35.21%
Unincorporated Outside UGA Only	93,934	16.94%	98,642	15.07%	4,708	4.70%
Unincorporated Inside UGA Only	69,456	12.52%	99,984	15.27%	30,528	30.51%
Incorporated Spokane County (sum)	391,210	70.54%	456,039	69.66%	64,829	64.79%
Airway Heights	11,280	2.03%	17,945	2.74%	6,665	6.66%
Cheney	13,160	2.37%	16,535	2.53%	3,375	3.37%
Deer Park	4,925	0.89%	6,290	0.96%	1,365	1.36%
Fairfield	600	0.11%	600	0.09%	0	0.00%
Latah	185	0.03%	185	0.03%	0	0.00%
Liberty Lake	13,150	2.37%	21,934	3.35%	8,784	8.78%
Medical Lake	4,915	0.89%	5,159	0.79%	244	0.24%
Millwood	1,925	0.35%	1,974	0.30%	49	0.05%
Rockford	570	0.10%	636	0.10%	66	0.07%
Spangle	280	0.05%	280	0.04%	0	0.00%
Spokane	232,700	41.96%	256,057	39.11%	23,357	23.34%
Spokane Valley	107,400	19.37%	128,313	19.60%	20,913	20.90%
Waverly	120	0.02%	131	0.02%	11	0.01%
Source	OFM	CALC	CALC	TREND	CALC	CALC

Notes: UGA = Urban Growth Area, OFM = Office of Financial Management population estimate, CALC = Calculated Value, "inclusive" = includes both inside and outside the UGA

Source: SCEO, May 2024

Medical Lake is not limited to 244 additional residents, but rather the City must evaluate the land capacity within the city limits and the current zoning regulations to determine if housing for 244 residents can be provided. According to OFM, the average household size in Medical Lake is 2.54 people, therefore, approximately 96 housing units are needed.

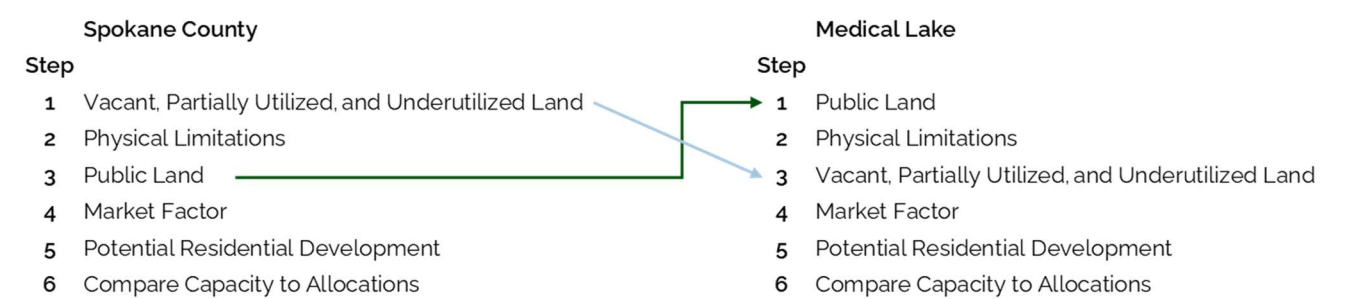
Land Capacity Analysis Methodology

Spokane County has adopted a land capacity analysis methodology, based on recommendations from the Department of Commerce, to be used by each jurisdiction in the county, including Medical Lake. The analysis uses Spokane County Tax Assessor parcel information, which provides the size, the use, and the value of the parcel. Being a relatively small jurisdiction, the use of the property was verified and changes made when necessary. In addition, the number of residential units was also obtained by building permit information or on the ground investigation. Any vacant, partially utilized or underutilized parcel was analyzed for potential development. Any properties that are owned by a public or nonprofit organization were removed. Any property that is under water, covered in wetlands, solid rock, steeply sloping, or too small/narrow to be developed were removed. If a parcel is only partially limited by physical attributes, the remaining area was considered developable. To determine the possible units for a residentially zoned parcel, current zoning density standards were used. For larger parcels 20-30% of the land area was subtracted for public infrastructure (streets, etc.). For land with wetlands, 50% of the land area was subtracted to account for public infrastructure and wetland buffers. Finally, a market factor was applied to account for the percentage of properties that will not be available to develop.

Excluding rights-of-way and water bodies, the City of Medical Lake consists of 1,871 acres. Of this, the State of Washington Department of Social and Health Services, owns 1,029 acres. The State has a large excess of land in addition to the areas that house the institutions and parks. At this time the State has no plan for further development or to sell the property. This leaves the City with 842 acres.

The Spokane County Methodology for determining land capacity has six steps. Step 3 is removing publicly owned land. In the case of Medical Lake, it makes more sense to remove public land first. Step 2 is removing land with physical limitations. Medical Lake has several properties that are undevelopable or unlikely to be developed due to physical limitations. Therefore, it makes sense to remove this land from the inventory, prior to analyzing it further. However, if the land is only partially, restricted by physical features, it will remain in the inventory. The difference in step order is shown in Figure 5.

Figure 5. Spokane County vs. Medical Lake Methodology Steps



Zoning

Medical Lake has ten land use zones that determine how and to what intensity development happens.

Commercial (C-1): This zone is primarily for commercial uses, but does allow residential on the second floor and above.

Light Industrial (L-1): This zone is primarily for industrial uses.

Institutional (INST): This zone is primarily for governmental uses.

MC-1: This zone allows both commercial and residential uses. There is no minimum or maximum density for residential units, however apartment buildings are expected.

Parks, Open Space (PARKS): This zone is primarily for community recreation facilities.

Single-Family Residential (R-1): This zone is primarily for single-family detached residences at a maximum density of 7.3 units per acre.

Single-Family Planned Residential (R-1P): This zone is primarily for single-family detached residences in 5-acre or larger planned unit developments with a maximum density of 7.3 units per acre.

Two-Family Residential (R-2): This zone is primarily for single-family and two-family residences with a maximum density of 9.2 units per acre.

Multiple-Family Residential (R-3): This zone is primarily for multifamily dwellings units with a maximum of 18.3 units per acre.

Schools and Public Lands (SCHOOLS): This zone is primarily for schools and other publicly owned facilities.

Land Inventory

Excluding rights-of-way and water bodies, the City of Medical Lake consists of 1,870.77 acres consisting of 1797 lots.

Figure 6. Total Land in Medical Lake

Zone		C-1	I-1	INST	MC-1	PARKS	R-1	R-1P	R-2	R-3	SCHOOLS	Total
Total	Lots	105	2	34	20	5	1086	19	388	118	20	1797
Land	Acres	39.43	30.06	1028.90	27.92	23.71	385.73	130.04	104.01	35.42	65.55	1870.77

Step 1: Public Land

Properties that are owned by public entities for the purpose of public services are removed from the inventory of developable land. Most notably, the Washington Department of Social and Health Services owns more than half of the land within the City limits. The City and the Medical Lake School District also own several properties that house schools, parks, administrative buildings, and utilities.

Public rights-of-way (usually streets) are also considered public land but are not included in the total land inventory of Figure 6.

After removing all public land, Medical Lake has 675.21 acres of private land consisting of 1666 lots.

Figure 7: Publicly Owned Land

Zone		C-1	I-1	INST	MC-1	PARKS	R-1	R-1P	R-2	R-3	SCHOOL	Total
Publicly Owned Land	Lots	16	0	34	1	5	38	0	10	7	20	131
	Acres	4.36	0.00	1028.90	0.59	23.71	38.82	0.00	29.48	4.15	65.55	1195.56
Remaining Land	Lots	89	2	0	19	0	1048	19	378	111	0	1666
	Acres	35.07	30.06	0.00	27.33	0.00	346.91	130.04	74.53	31.27	0.00	675.21

Step 2: Physical Limitations

Land consisting of critical areas or other physical constraints may be subtracted from the inventory due to the physical features making them difficult or impossible to develop. In Medical Lake, the most common physical features that will eliminate land from development are wetlands, rock, shoreline, and steep slopes.

Properties that are smaller than the minimum lot size for the zone were also eliminated.

After removing properties with physical limitations, there remains 498.38 acres consisting of 1540 lots.

Figure 8. Land with Physical Limitations

Zone		C-1	I-1	INST*	MC-1	PARKS*	R-1	R-1P	R-2	R-3	SCHOOL*	Total
Physically Limited Land ¹	Lots	0	0		5		85	19	8	9		126
	Acres	0.00	0.00		7.03		37.62	130.04	1.27	0.87		176.83
Remaining Land	Lots	89	2	0	14	0	963	0	370	102	0	1540
	Acres	35.07	30.06	0.00	20.30	0.00	309.29	0.00	73.26	30.40	0.00	498.38

* All land in the zone is publicly owned

¹ Land that is undevelopable or unlikely to develop due to physical limitations

Step 3: Vacant, Partially Utilized, and Underutilized Land

Properties that are fully developed are removed from the inventory of developable land. Fully developed means that under the current regulations of the municipal code, no additional residential units or commercial structures could be added to the site without redevelopment taking place.

After removing developed land, there remains 238.78 acres consisting of 354 lots.

Figure 9. Fully Developed Land

Zone		C-1	I-1	INST*	MC-1	PARKS*	R-1	R-1P	R-2	R-3	SCHOOL*	Total
Fully Developed	Lots	41	0		14		738	0	307	87		1187
	Acres	16.33	0.00		20.30		151.53	0.00	53.20	18.27		259.63
Remaining Land	Lots	48	2	0	0	0	225	0	63	16	0	354
	Acres	18.74	30.06	0.00	0.00	0.00	157.76	0.00	20.06	12.16	0.00	238.78
* All land in the zone is publicly owned												

The Washington State Department of Commerce provides guidance for evaluating land for future development by defining three general types, vacant, partially utilized, and underutilized. Spokane County has further defined these terms as follows:

Vacant Land: Any lot that does not contain an improvement (building, etc.) value exceeding \$5000, as determined from the Spokane County Assessor's records. Regardless of the value, a development supporting an adjacent use is not considered vacant. For example, a parking lot for an adjacent building is never considered vacant.

Partially Used Land: Residential land that can be subdivided into 8 or more lots under the current zoning standards. Commercial and industrial lands will not be calculated in this category.

Underutilized Land: Lots that are zoned for a more intensive use than is currently occupying the property. For example, a single-family home in a multi-family or commercial zone. The category assumes that the current development will be replaced.

Figure 10. Vacant, Partially Used, and Underutilized Land

Zone		C-1	I-1	INST	MC-1	PARKS	R-1	R-1P	R-2	R-3	SCHOOL	Total
Vanant Land	Lots	8	2	0	0	0	58	0	1	1	0	70
	Acres	9.18	30.06	0	0	0	84.04	0	0.3	0.28	0	123.86
Partially Utilized Land	Lots	0	0	0	0	0	1	0	1	0	0	2
	Acres	0	0	0	0	0	2.18	0	1.12	0	0	3.3
Underutilized Land	Lots	40	0	0	0	0	0	0	0	14	0	54
	Acres	9.56	0	0	0	0	0	0	0	11.85	0	21.41
Total	Lots	48	2	0	0	0	59	0	2	15	0	126
	Acres	18.74	30.06	0	0	0	86.22	0	1.42	12.13	0	148.57

After removing partially utilized land that cannot be redeveloped into 8 or more lots, there remains 148.57 acres consisting of 126 lots.

Step 4: Market Factor

The market factor is the assumption that not all vacant, partially utilized, or underutilized land will be available for development over the comprehensive plan's 20-year timeframe. A variety of personal and economic reasons lead to this phenomenon, and it is difficult to predict. However, Spokane County is directing cities to use the assumption that 30% of the land will not be available for development during the next 20 years.

Figure 11. Removing the Market Factor

	Zone	C-1	I-1	INST	MC-1	PARKS	R-1	R-1P	R-2	R-3	SCHOOL	Total
Remaining Land	Acres	13.12	21.04	0	0	0	60.35	0	0.99	8.49	0	104.00

Step 5: Potential Residential Development

At this time, there are no approved preliminary plats that have not been executed. All the existing subdivisions have been built out. In addition, there are no multi-family projects that have been applied for or approved that have not been built. Most of the current development in the City has been the rebuilding of homes after the 2023 Gray Road Fire.

Potential development is based on current zoning regulations. The City of Medical Lake has six zones that allow residential development. However, the two commercial zones (C-1 and MC-1) that allow residential, do not require residential. For this reason, properties in these two zones were not considered in the calculations for residential units.

Single-Family Residential (R-1) Zone: The minimum lot size is 6,000 square feet with a maximum density of 7.3 units per acre. The only residential building type allowed is a detached, single-family house.

Single-Family Planned Residential (R-1P) Zone: This zone has the same standards as the R-1 Zone.

Two-Family Residential (R-2) Zone: The minimum lot size for a duplex is 9,500 square feet with a maximum density of 9.2 units per acre. This zone also allows for a lot to be split in half for two single-family residences, attached or detached. The only residential building types allowed in this zone are single-family houses and duplexes.

Multiple-Family Residential (R-3) Zone: The minimum lot size is 11,000 square feet for two units and 2,000 square feet for each additional unit with a maximum density is 18.3 units per acre.

Figure 12. Potential Residential Development

	Zone	C-1	I-1	INST	MC-1	PARKS	R-1	R-1P	R-2	R-3	SCHOOL	Total
Potential Residential	Units	0	0	0	0	0	204	0	7	82	0	293
*Critical areas and infrastructure were removed prior to calculating density.												

The remaining lots were evaluated for unit capacity. Critical areas and other physical limitations were removed. For larger parcels 20-30% of the land area was subtracted for public infrastructure (streets, etc.). For land with wetlands, 50% of the land area was subtracted to account for public infrastructure and wetland buffers. The result is a potential for 293 dwelling units.

Step 6: Compare Capacity to Population Allocation

OFM estimates that households in Medical Lake average 2.54 persons. Therefore, multiplying the potential 293 dwelling units by 2.54 persons per household, gives Medical Lake the potential for housing 744 people. This is well over the 244 population allocation given to Medical Lake by Spokane County.

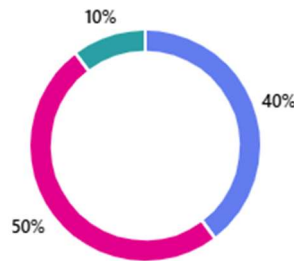
Conclusion

The City of Medical Lake, using the current adopted zoning development standards, has the potential for accommodating an additional 929 people in 366 dwelling units. This is well above the small population of 244 allocated by Spokane County for the next 20 years of growth. Despite the previous no-growth attitude of leaders in the community, Medical Lake is well suited for supplying the much needed housing to the region. The City has a wastewater treatment plant running at 50% capacity, water rights to serve another ### households, and a transportation system that is operating at a level of service A.

Question 1: Do you agree with this statement?

Medical Lake has a family friendly, small-town feel where people are engaged in community affairs and experience meaningful connections to our history of healing and military heritage within the beautiful backdrop of our lakes, forests, and farmland.

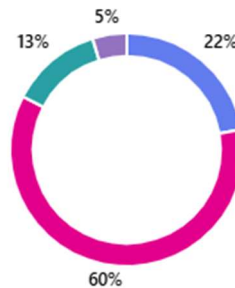
● Strongly Agree	27
● Agree	34
● Disagree	7
● Strongly disagree	0



Question 2: Do you agree with this statement?

Do you agree with this statement? The City is building community and enhancing quality of life so residents and businesses can flourish in quality neighborhoods with great schools and useful parks where responsive and accountable governance provides for appropriate infrastructure and fiscal responsibility.

● Strongly Agree	14
● Agree	38
● Disagree	8
● Strongly disagree	3



Question 3: Add any comments about the statements in Questions 1 and 2.

89% of the respondents agreed with statement 1 and 82% of the respondents agreed with statement 2. The most cited cause for the latter statement being disagreed with was the lack of flourishing businesses downtown.

Question 4: What does Medical Lake have that you want to keep?

The majority of the respondents stated that they want to keep the small town feel of our community. They also expressed how much they enjoy the natural beauty, Waterfront Park, the lake trail, small businesses and the community festivals.

Question 5: What do you feel is missing in Medical Lake?

The most frequent response was the wish for more businesses, especially restaurants. Several people want a laundromat. Many asked for a community/recreation center and expressed interest in having more community events. In this vein, some worried about the lack of activities for tweens and teens.

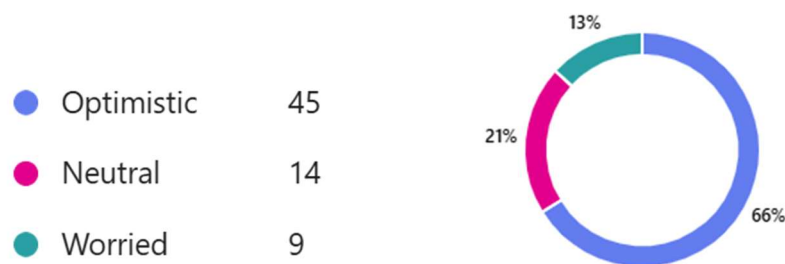
Questions 6: What do you wish would change about Medical Lake?

Many respondents expressed the desire to have residences and businesses take better care of their properties. Dilapidated buildings were often mentioned. The old gas station at Lake and Lefevre was regularly cited as building that should be replaced. People also suggested a more visible police presence and the wish for a cleaner lake.

Question 7: What do you want to prevent from happening in Medical Lake?

The largest concern of respondents was the potential for increased crime, drugs and homelessness. They also expressed apprehension for unchecked growth, especially large housing developments. Some were worried about encroaching on the natural environment, including wetlands and shorelines.

Question 8: How do you see the future of Medical Lake?

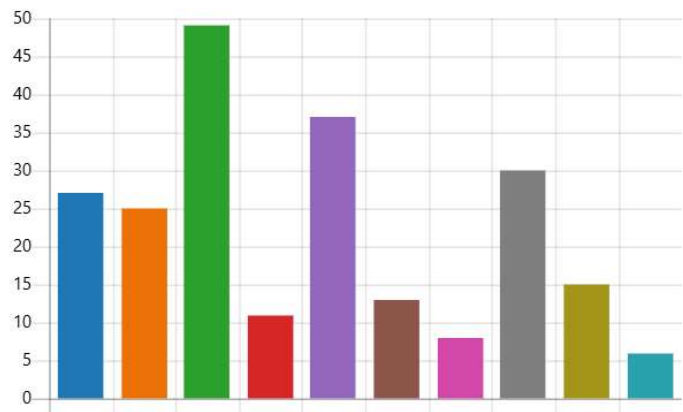


Question 9: Add any comments about Question 7.

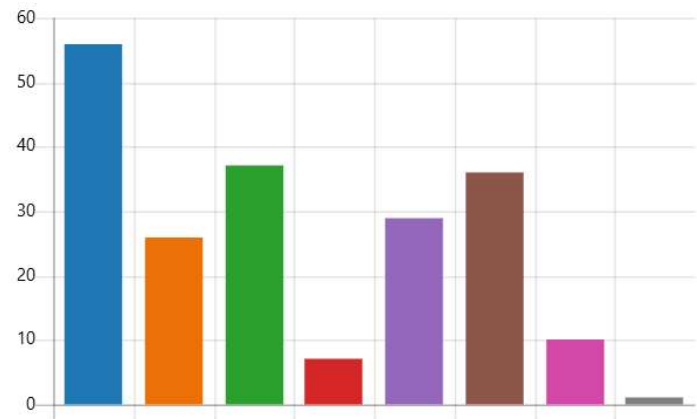
Respondents, whether optimistic, neutral, or worried, all expressed the desire to keep growth in check and retain the small-town charm of Medical Lake.

Preliminary Results for Communication Preferences Survey

Question 1: How do you currently receive information about the City of Medical Lake?

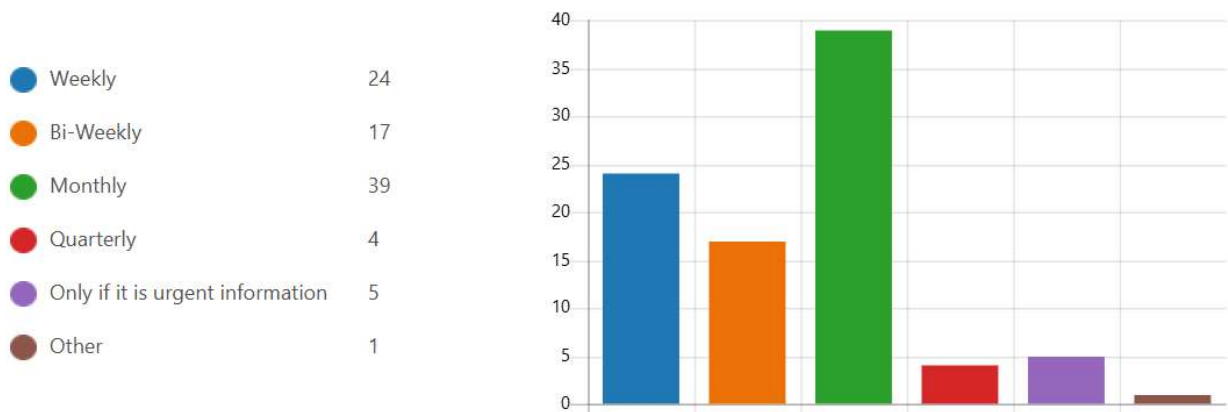


Question 2: Which of the following channels would you prefer to receive updates from the City of Medical Lake?



Preliminary Results for Communication Preferences Survey

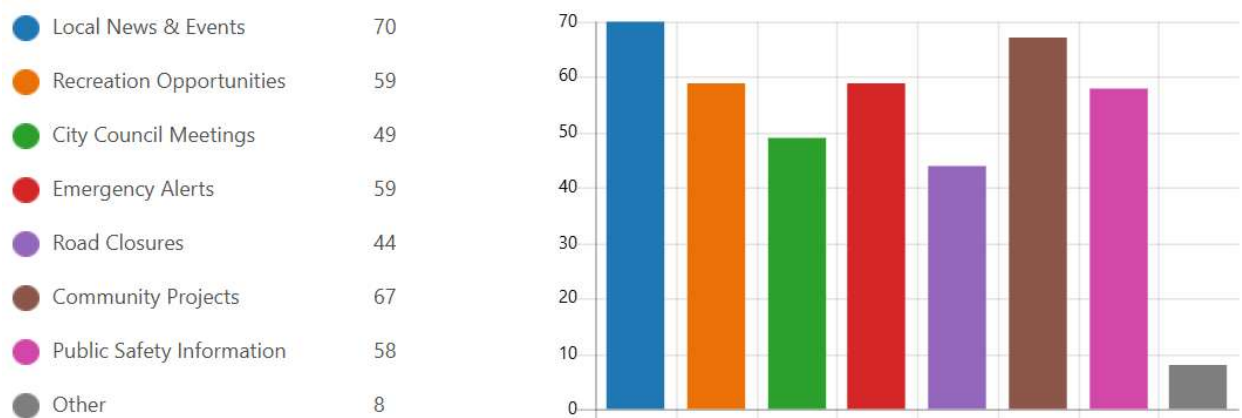
Question 3: How often would you like to receive updates or communication from the City of Medical Lake?



Question 4: How satisfied are you with the current level of communication from the city?

The average of 89 responses was 3.37 with 1 being "very dissatisfied" and 5 being "very satisfied", which suggests most people lean toward being satisfied.

Question 5: What types of information would you like to receive more of from the city?



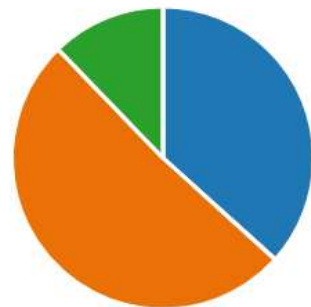
Questions 6: Do you actively engage with the City of Medical Lake on social media (like, comment, share posts)?

Yes, Regularly	10
Yes, Occasionally	50
No, Never	31



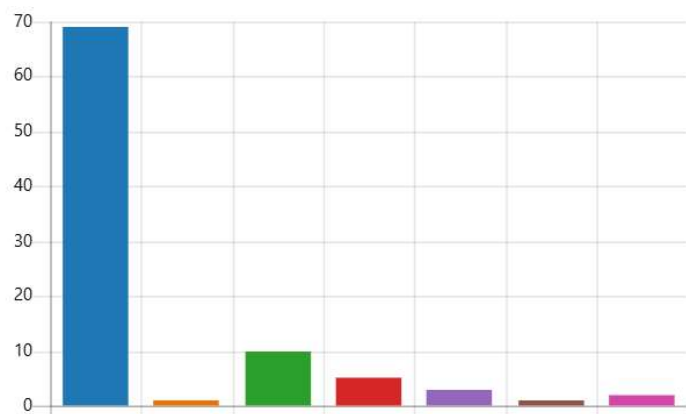
Question 7: Do you find the information provided by the city to be clear and easy to understand?

Yes	33
Mostly	46
Sometimes	11
No	0



Question 8: How would you prefer to receive urgent or emergency communications (i.e. during a storm, power outage, road closures)?

Text Alert	69
Phone Call	1
Email	10
Social Media	5
Local News	3
City Website	1
Other	2



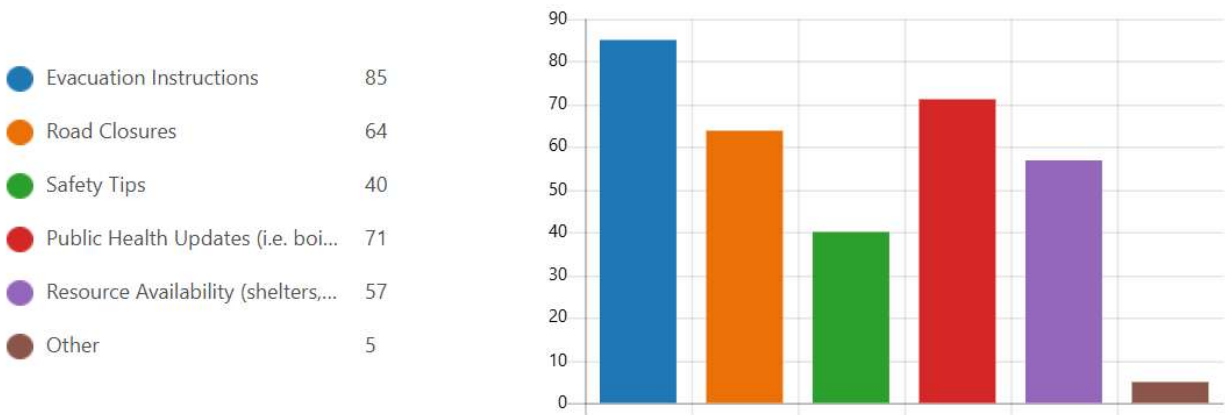
Preliminary Results for Communication Preferences Survey

Question 9: How confident are you that you would be able to quickly access important information during an emergency situation in Medical Lake?

The average of 91 responses was 3.3 with 1 being "not very confident" and 5 being "very confident", which suggests most people lean toward being confident.

Question 10: Why did you choose your answer to Question 9?
71 total responses.

Question 11: In the event of an emergency, what type of information would be most helpful to receive from the city?



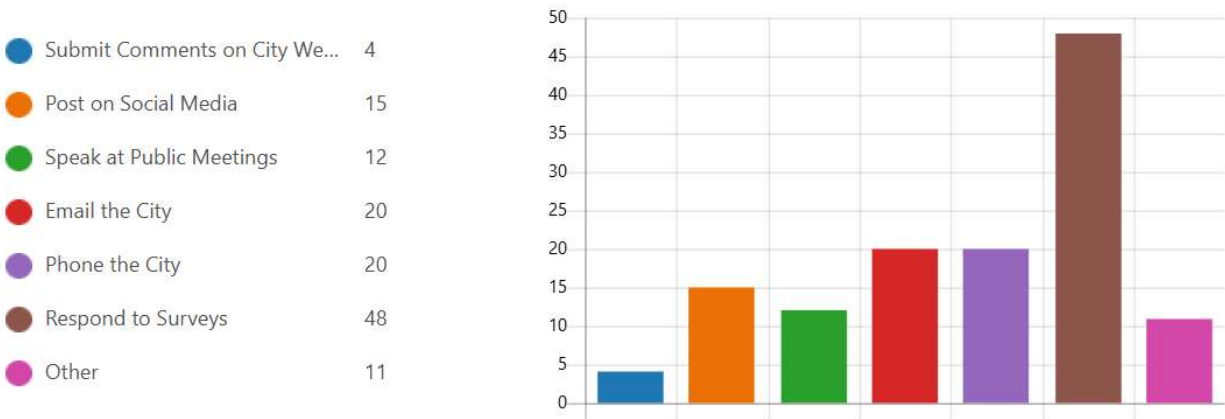
Question 12: Do you believe that the City of Medical Lake is listening to your concerns and feedback?



Question 13: Why did you choose your answer to Question 12?
68 total responses.

Preliminary Results for Communication Preferences Survey

Question 14: How do you typically provide feedback or share your opinions with the City?



Question 15: Do you trust the information provided by the City of Medical Lake?

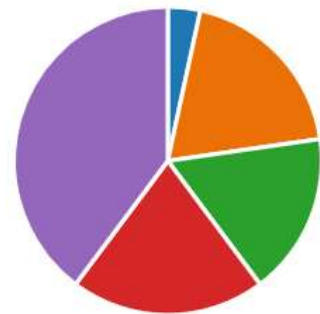
The average of 86 responses was 3.95 with 1 being "no" and 5 being "yes", which suggests most people generally trust the information provided by the City.

Question 16: Why did you choose your answer to question 15? 57 total responses.

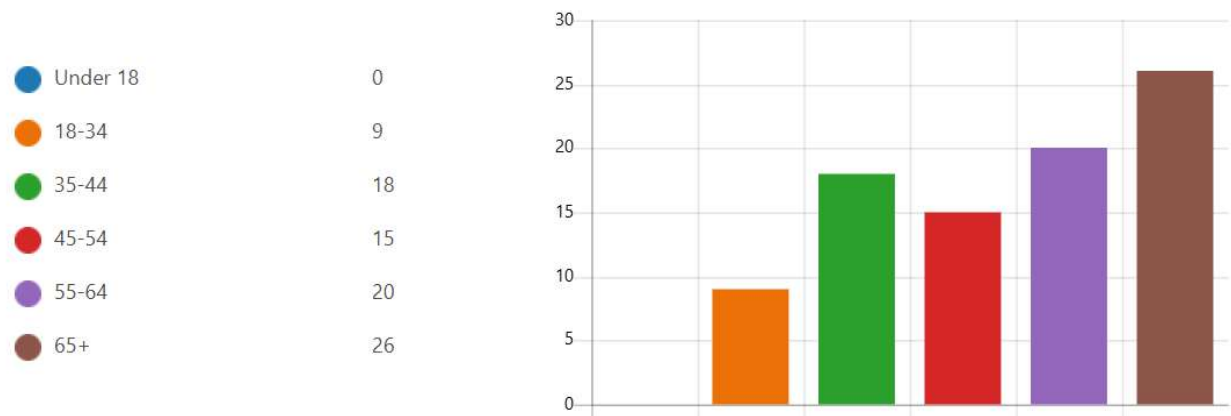
Question 17: What would make you more likely to engage with the City?

54 total responses.

Question 18: How long have you lived in Medical Lake?



Question 19: What is your age range?



Question 20: Do you own or rent your home in Medical Lake?



Question 21: Do you have anything else you would like to share?

32 total responses.

Question 22: If you would like to receive non-emergency communications from the City, please enter your email address?

41 total responses.