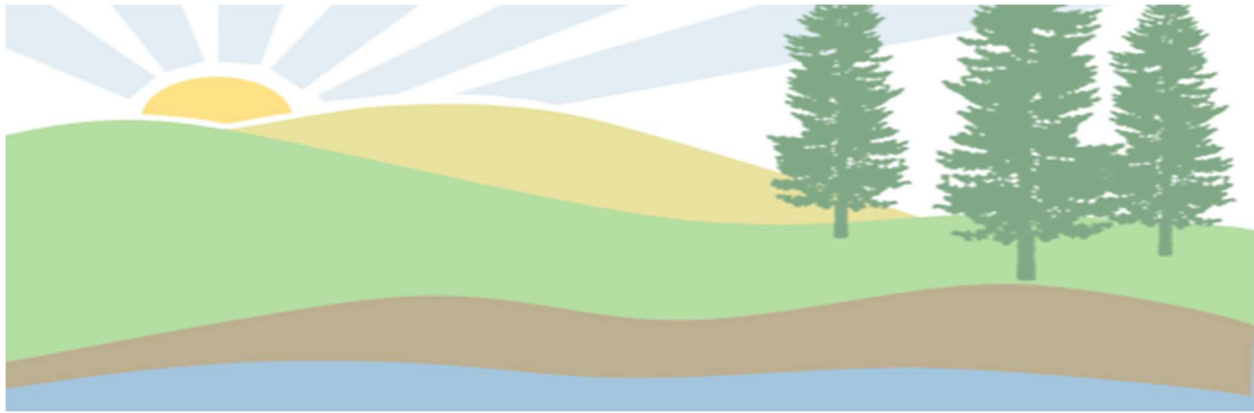


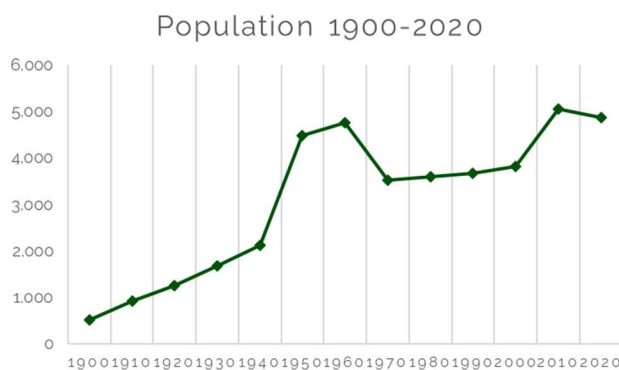


Quick Guide to Trends in Medical Lake

Introduction

The following is a quick guide to prominent trends within the City of Medical Lake. It is important to recognize these trends so a conscience decision can be made to continue in the direction of the trend or change course.

Population



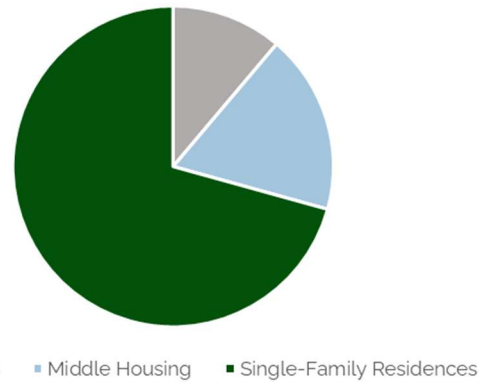
Medical Lake had a population of 3,815 in the year 2000. With several new residential subdivisions, the population increased by nearly a third by 2010, reaching 5,060 residents. Today we have 4,900 residents. This decline seems surprising with the additional 144 apartment units built after 2010. However, the decline is a result in the number of residents housed at state institutions. In 2000, Lakeland Village, Eastern State Hospital, and Westlake

Hospital housed 1,006 residents. By 2010, this population was already down by nearly 30% to 715 people. State institution residents have continued to decline and who the State counts towards our population has changed. As a result, institution residents counted in the City's population today make up less than half of the number reported 24 years ago. Meanwhile, Medical Lake leadership in the 2010's adopted no-growth policies and new development slowed down. Leadership and policies have recently changed, but the City is still struggling to overcome that legacy.

Housing

For its size, the City of Medical Lake has a surprisingly diverse mix of housing. According to the 1997 Comprehensive Plan, in 1996 Medical Lake had 1,281 housing units: Fifty-eight percent (58%) single-family residences, thirty-three percent (33%) multi-family residences, and nine percent (9%) mobile homes. In the early 2000s single-family residential subdivisions developed on the north and south side of the city. This was followed by the construction of apartments along the north side of State Route 902. By 2024, Medical Lake had 1,828 housing units with seventy-one percent (71%) being single-family residences, eighteen percent (18%) middle-housing, and eleven percent (11%) apartments.

Total Residential Units



Public Safety

The Medical Lake Police Department was disbanded in 2009 due to budget constraints, looking instead to contract law enforcement services with the Spokane County Sheriff's Office. A revision of that contract and a desire for a community policing model took place in July 2023, providing comparable coverage at a lower cost. The City is working with Spokane County's Real Time Crime Center to add cameras at key locations to enhance public safety and reduce vandalism in parks.



The Medical Lake Fire Department was officially disbanded in 2019 following a public vote to transfer all emergency medical and fire services to Spokane County Fire District #3. The decision was driven by staffing challenges resulting in one out of four emergency calls going unanswered. SCFD #3 remodeled the fire station next to City Hall to accommodate full-time fire fighters and improve response capabilities.

Medical Lake began contracting with the City of Cheney for municipal court services in 2014, and that partnership continued for over a decade. However, in July 2025, Medical Lake signed an interlocal agreement that will transition municipal court services to Airway Heights beginning January 1, 2026.

Capital Facilities

The City of Medical Lake lacked a formal capital facilities plan for many years. However, in the last three years the City has incrementally built a functioning document that plans for the next six years, specifying projects and funding.

Water

The local community and the region were led to believe by previous City leadership that the City of Medical Lake had very limited water available for future development. The reality is that the City has adequate water available to meet the needs of new development in the near future and plenty of water rights to serve new development in the long term.

Parks and Recreation

For many years the Parks and Recreation Department provided youth sports. Over the last two years, with additional staff, the department has been able to expand youth programs along with adding teen and adult programs. Community events have been added, including Linger at the Lake, a four-concert summer series.

Recreation Programs and Sports

	2022	2024	2025
Fall Youth Sports	90 participants	147 participants	181 participants
Winter Youth Sports	73 participants	121 participants	135 participants
Spring Youth Sports	116 participants	135 participants	170 participants
After School Program	0	12 participants/month	24 participants/day
Summer Camp	0	12 participants/week	12.5 participants/week
Adult Programs	0	3 programs	17 programs
Revenues	\$21,119	\$79,766	\$84,918 to date

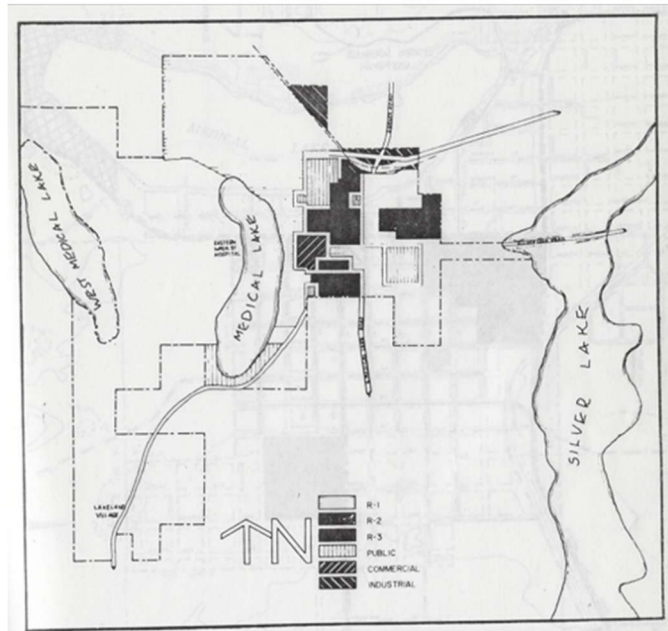
Natural Environment

In 1994, The City of Medical Lake adopted the first Critical Areas Ordinance to protect wetlands and wildlife habitats. The ordinance also restricts development in frequently flooded areas and geologically hazardous areas. The ordinance has been updated two times, the most recent in 2023. In 2007, Medical Lake adopted the first Shoreline Master Program to protect the shorelines of Medical Lake, West Medical Lake, and a very small portion of Silver Lake. The program was amended in 2019 and continues to provide guidance on protecting the shorelines.

Land Use

The first zoning map for Medical Lake, adopted in 1941, had Lake Street as the main commercial street in town. Commercial zoning ran from Jefferson to Stanley. In 1975, the commercial zone was reconfigured similar to today's central business district. At the same time industrial zoning was added along both sides of State Route 902. This led to the building of the gas station, the storage units, and the repair shop on the south side of the street. Sometime between 1975 and 1997, commercial zoning was added between the railroad track and Graham Road, north of SR 902. This brought the mini-storage and a coffee stand. In 1997, the central business district remained, but commercial zoning expanded along SR 902, replacing the industrial zoning. This prompted all the businesses and apartments that exist today along the north side of SR 902. The 1997 zoning map also added industrial zoning on the north side of the city at the Nike missile site. No industrial development has taken place in the following 28 years. With commercial growth along SR 902, the downtown lost businesses, including the grocery store, liquor store, WSECU, and Bruchi's. This movement of businesses is typical when cheaper, easier to develop land becomes available. In the meantime, downtown has struggled with several vacant buildings. These vacant buildings have been neglected over the years, however, in the last two years, downtown has started to revitalize with the results of the Vacant Properties Ordinance. The ordinance requires owners to maintain their buildings and encourages absentee owners to rent or sell their properties to encourage new businesses.

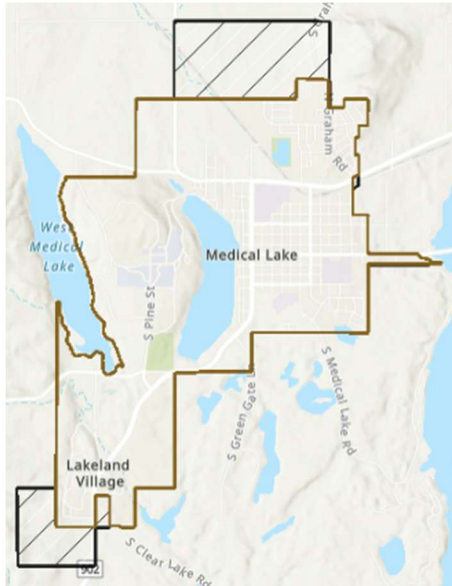
1975 Land Use Map



Climate Resiliency

In August of 2023, Medical Lake and the surrounding area were devastated by the Gray Road Fire. Around the same time, the State legislature was approving funding for local governments to address climate resiliency. The City received a grant to create a hazard mitigation plan. This plan, developed by a consultant, was recently approved by FEMA and was adopted by the City Council.

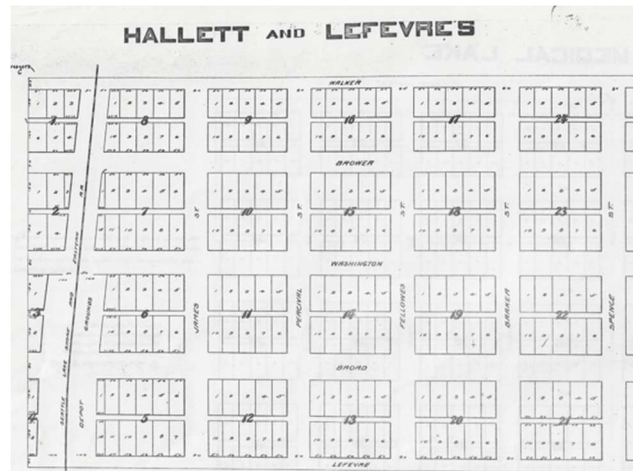
Urban Growth Area



The first UGA's for Spokane County were adopted in the late 1990's. Medical Lake, not being contiguous with the greater Spokane UGA, had two expansion areas within the UGA. Per the 1997 Medical Lake Comprehensive Plan, the southern expansion area was for a State juvenile rehabilitation center and the northern expansion area was for a golf course. Neither of these projects came to fruition. The northern expansion area changed in configuration around 2010. Otherwise, the two areas have remained unchanged and undeveloped throughout the years.

Transportation

The older areas of Medical Lake are laid out in a grid, typical of the era. Those subdivisions on the north and south side of town, platted in the late 20th and early 21st century, no longer had a strict grid. Grids are useful in preventing congestion and increasing walkability by creating connectivity. The more recent subdivisions have less connectivity, including some cul-de-sacs, which has led to a one way in, one way out scenario that leads to congestion. This was particularly apparent during the evacuations for the Gray Road Fire.



Even though the older areas of the city are in a grid, there are very few streets that have sidewalks. In 2023, the City adopted a Complete Streets Ordinance that led to a grant to improve Lefevre Street, bringing wider sidewalks and lighting. Phase two of the grant will provide new striping and parking protected bicycle lanes.

Medical Lake has been served by STA buses for many years, yet the route had not changed since the 1980's. Starting September 21st of this year, the route and schedule has been simplified, making it easier for potential riders to access the buses.