

City of Medical Lake  
124 S. Lefevre Street – City Council Chambers  
**Planning Commission Meeting**  
**November 20, 2025, Minutes**

**NOTE: This is not a verbatim transcript. Minutes contain only a summary of the discussion. A recording of the meeting is available on the City of Medical Lake's YouTube channel where meetings are livestreamed.**

**1) CALL TO ORDER, PLEDGE OF ALLEGIANCE, AND ROLL CALL**

- a) Commissioner Veliz called the meeting to order at 5:30pm, led the Pledge of Allegiance, and conducted roll call. All commissioners were present in person.

**2) ADDITIONS TO AGENDA**

- a) Add selection of a new representative for the Periodic Update Steering Committee.
  - i) Motion to approve addition made by Commissioner Twohig, seconded by Commissioner Mayulianos, carried 4-0.
- b) Motion to approve agenda as amended made by Commissioner Twohig, seconded by Commissioner Mark, carried 4-0.
- c) Commissioner Veliz decided to do the addition to the agenda at this point in the meeting.
  - i) Ms. Rodriguez explained the Steering Committee and the need for a new representative from the Planning Commission due to Commissioner Munson's departure. Explained duties and expectations. The next meeting is on December 4<sup>th</sup> so making the decision tonight is preferred.
    - 1. Commissioner Veliz volunteered. Motion to approve made by Commissioner Mayulianos, seconded by Commissioner Mark, carried 4-0.

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

- a) Acknowledged receipt of email from resident Tammy Roberson. *The full comments are part of the official record on file at City Hall and can be requested in person or by sending an e-mail to [records@medical-lake.org](mailto:records@medical-lake.org).*

**4) APPROVAL OF MINUTES – October 16, 2025**

- a) Motion to approve made by Commissioner Mark, seconded by Commissioner Mayulianos, carried 4-0.

**5) STAFF REPORTS**

- a) Elisa Rodriguez, City Planner – Shared that Commissioner Mayulianos' term ends January 2<sup>nd</sup> and she has decided not to continue. Opening was posted today. Encouraged citizens to apply.

**6) SCHEDULED ITEMS**

- a) Periodic Update: MLMC amendments regarding Amendment Criteria, introduction of topic
  - i) Reviewed process and why the updates are being done. Presentation, see attached.
- b) Periodic Update: MLMC amendments regarding Enforcement, introduction of topic
  - i) Presentation, see attached.
  - ii) Dave Yuhas, Code Enforcement Officer, shared appreciation for Ms. Rodriguez and her ability to write code well.

**7) PUBLIC HEARING – None**

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

- a) Commissioner Mark – asked about City Council appointing a judge. Mr. Weathers explained that with the move of our municipal court services from Cheney to Airway Heights, there was a need to appoint a new judge for Medical Lake cases. Jan 1<sup>st</sup> will be the transition. Commented on the noise from the auditorium. Mr. Weathers updated on kitchen remodel.
- b) Commissioner Twohig thanked Commissioner Veliz for volunteering to represent the Planning Commission on the Steering Committee.
- c) Commissioner Veliz thanked Mr. Yuhas, Ms. Rodriguez, and commissioners for their input at tonight's meeting.

9) **INTERESTED CITIZENS: AUDIENCE REQUESTS AND COMMENTS** – none.

10) **CONCLUSION**

- a) Motion to conclude at 6:34pm made by Commissioner Mayulianos, seconded by Commissioner Mark, carried 4-0.

*Roxanne Wright*

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Roxanne Wright, Administrative Clerk

December 18, 2025

Date

## **Existing Approval Criteria, MLMC Chapter 17.56 – Amendments**

1. The amendment is necessary to resolve inconsistencies between the comprehensive plan and implementing ordinances, or inconsistencies between the plan or ordinances and local, state or federal mandates.
2. The amendment of the plan and/or the development regulations will further the implementation of the comprehensive plan and resolve inconsistency between the two in a manner that will not adversely impact the general public health, safety, and/or welfare.
3. Conditions have changed so much since the adoption of the comprehensive plan on factors such as, but not limited to population, employment, housing, transportation, capital facilities, or economic conditions that the existing goals, policies, objectives and/or map classifications of the comprehensive plan or development regulations are inappropriate.
4. Substantial conditions exist where the available supply of forecasted lands for residential, commercial, industrial, recreation or agriculture have been absorbed and there is insufficient land available for a twenty-year supply.
5. If the comprehensive plan amendment proposal involves extension of water and/or sewer services outside of the urban growth boundary, the following additional criteria must be met:
  - A. The proposal must be in response to an immediate threat to public health or safety;
  - B. The proposal is necessary for the protection of the aquifer(s) designated pursuant to RCW 36.70.A170;
  - C. The proposal is necessary to maintain existing levels of service in existing urban or suburban developments.
6. The proposed amendment is consistent with the overall intent of the goals of the comprehensive plan.
7. The proposed amendment is consistent with RCW 36.70A, the Growth Management Act, the county-wide planning policies and applicable multicounty planning policies.
8. Where an amendment to the comprehensive plan map is proposed, the proposed designation is adjacent to property having a similar and compatible designation.
9. Public facilities, infrastructure and transportation systems are present to serve the intended amendment or provisions have been made in accordance with the comprehensive plan to provide the necessary facilities.
10. The proposed amendment is complimentary and compatible with adjacent land uses and the surrounding environment.
11. The proposed amendment does not adversely affect lands designated as agricultural and/or resource lands of long term commercial significance or critical areas.

**Proposed amendment criteria:**

Comprehensive Plan:

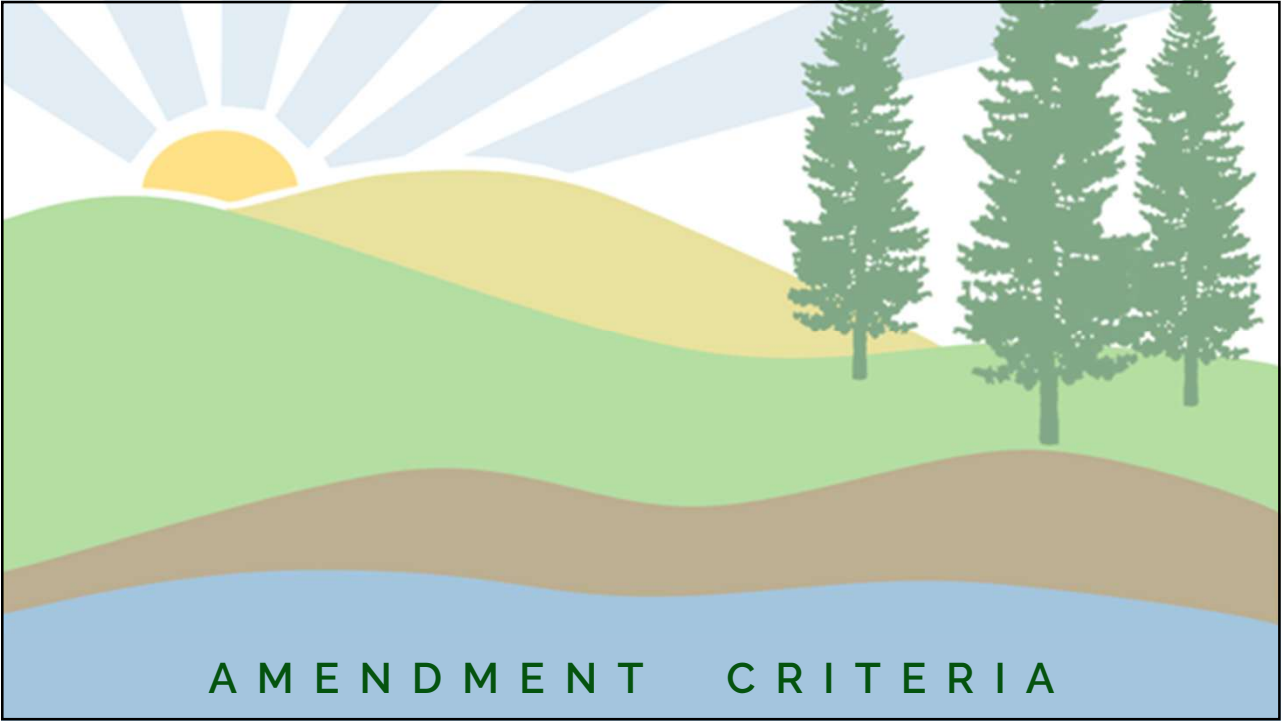
- A. The proposed amendment shall be consistent with the provisions of the Growth Management Act, Chapter 36.70A RCW, or any amendment thereto.
- B. The proposed amendment shall be consistent with the provisions of the Spokane Countywide Planning Policies.
- C. The proposed amendment shall be consistent with other sections of the Comprehensive Plan, the Strategic Plan and the Capital Facility Plan.

Zoning Map:

- A. The proposed amendment is consistent with the comprehensive plan goals, policies and objectives.
- B. The proposed amendment does not reduce the housing capacity or income stratification needs for the City.
- C. The proposed amendment(s) will not adversely affect the ability to provide city services in a cost-effective manner.
- D. The proposed amendment will result in long-term benefits to the community as a whole and is in the public interest.

Development Regulations:

- A. The proposed amendment(s) implements the goals, objectives, and policies of the Medical Lake Comprehensive Plan.
- B. The proposed amendment(s) complies with all requirements of the state's Growth Management Act, including growth boundaries, critical areas, and future housing needs.
- C. The proposed amendment(s) does not conflict with the Shoreline Master Program.
- D. The proposed amendment(s) is consistent with other adopted City plans, including, but not limited to, the Strategic Plan, Capital Facilities Plan, Parks Master Plan, Water Plan, Sewer Plan, and Transportation Plan.
- E. The proposed amendment(s) will not adversely affect the ability to provide city services in a cost-effective manner.
- F. The proposed amendment(s) will result in long-term benefits to the community as a whole and is in the public interest.
- G. The proposed amendment(s) will not result in adverse impacts to public infrastructure, wetlands, lakes, businesses, or residents.



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Current Code: Chapter 17.56 - Amendments

- 1. Major update in 1999 for Growth Management Act
- 2. One set of criteria for all amendment types
- 3. Type IV Process (Legislative)

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## What are other cities doing?

Mandated by the GMA, varying level of details

## Best Practices?

1. Adhere to the Growth Management Act
2. Provide clarity, predictability, transparency, and consistency

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## Amendment Types

1. Comprehensive Plan
2. Development Regulations
3. Zoning Map

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## Comprehensive Plan Amendments

1. Periodic Update (every 10 years)
2. Annual Amendments
3. Exempt Amendments

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## Comprehensive Plan Amendment Criteria

1. The proposed amendment shall be consistent with the provisions of the Growth Management Act, Chapter 36.70A RCW.
2. The proposed amendment shall be consistent with the provisions of the Spokane Countywide Planning Policies.
3. The proposed amendment shall be consistent with other sections of the Comprehensive Plan, the Strategic Plan and the Capital Facility Plan.

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## Development Regulation Amendments

1. Carry out the Comprehensive Plan
2. Respond to legislative changes
3. Improve the usability of the Municipal Code

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## Development Regulation Amendment Criteria

1. The proposed amendment(s) implements the goals, objectives, and policies of the Medical Lake Comprehensive Plan.
2. The proposed amendment(s) complies with all requirements of the state's Growth Management Act, including growth boundaries, critical areas, and future housing needs.
3. The proposed amendment(s) does not conflict with the Shoreline Master Program.

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## Development Regulation Amendment Criteria, continued

- 4. The proposed amendment(s) is consistent with other adopted City plans, including, but not limited to, the Strategic Plan, Capital Facilities Plan, Water Plan, Sewer Plan, and Transportation Plan.
- 5. The proposed amendment(s) will not adversely affect the ability to provide city services in a cost-effective manner.
- 6. The proposed amendment(s) will result in long-term benefits to the community as a whole and is in the public interest.
- 7. The proposed amendment(s) will not result in adverse impacts to public infrastructure, wetlands, lakes, businesses, or residents.

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## Zoning Map Amendment Criteria

- 1. The proposed amendment is consistent with the comprehensive plan goals, policies and objectives.
- 2. The proposed amendment does not reduce the housing capacity or income stratification needs for the City.
- 3. The proposed amendment(s) will not adversely affect the ability to provide city services in a cost-effective manner.
- 4. The proposed amendment will result in long-term benefits to the community as a whole and is in the public interest.

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**Current Code:**

- Chapter 1.01 – Code Adoption
- Title 7 – Animals
- Title 8 – Vehicles and Traffic
- Title 9 – Peace, Safety, and Morals
- Multiple locations – “violation shall be a misdemeanor”

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### Best Practices?

Create a singular, clear, comprehensive, objective approach to enforcement

### What are other cities doing?

Unique to each jurisdiction

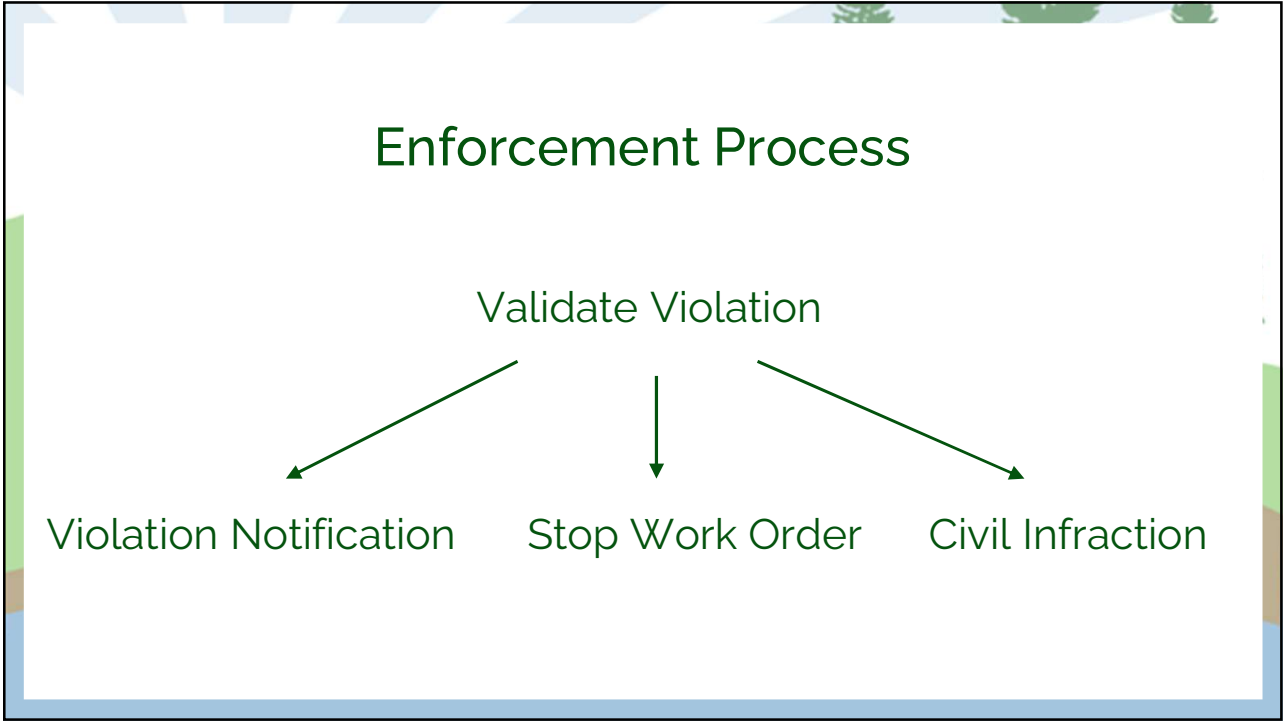
### Relationship to Comp Plan?

Plan → Regulations → Enforcement

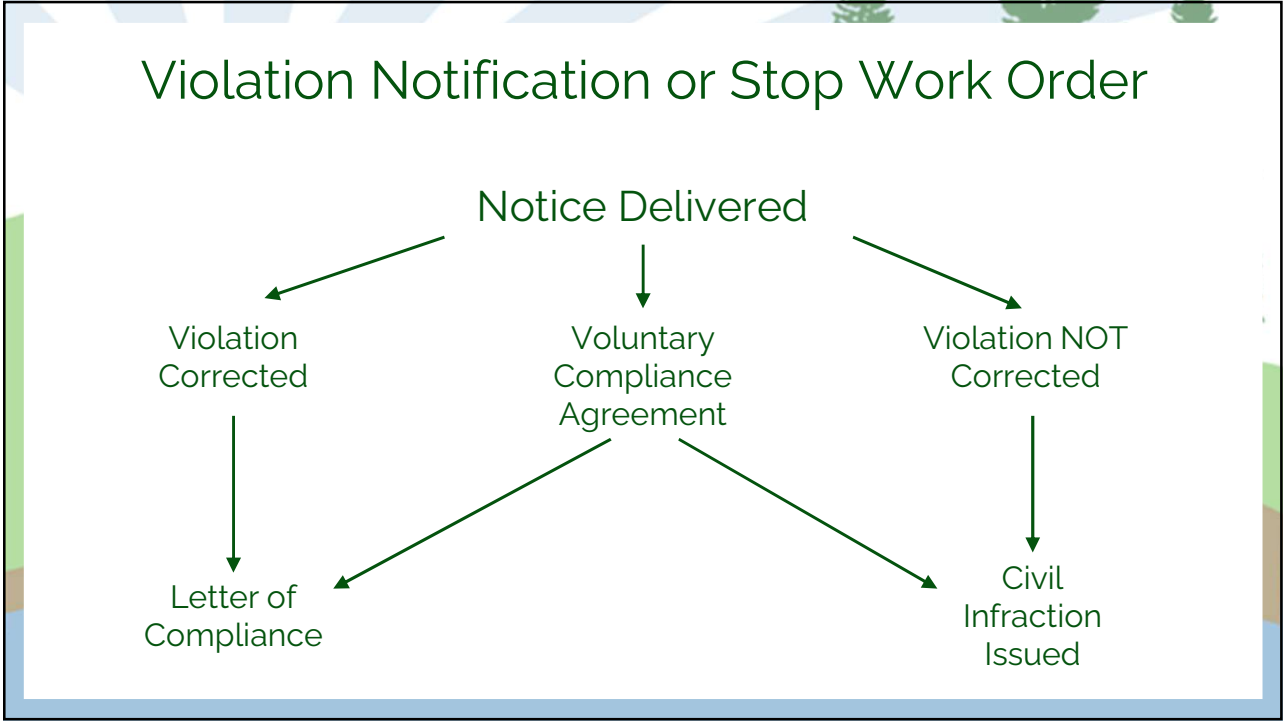
### State Mandates?

Implementing the Comp Plan, includes enforcement

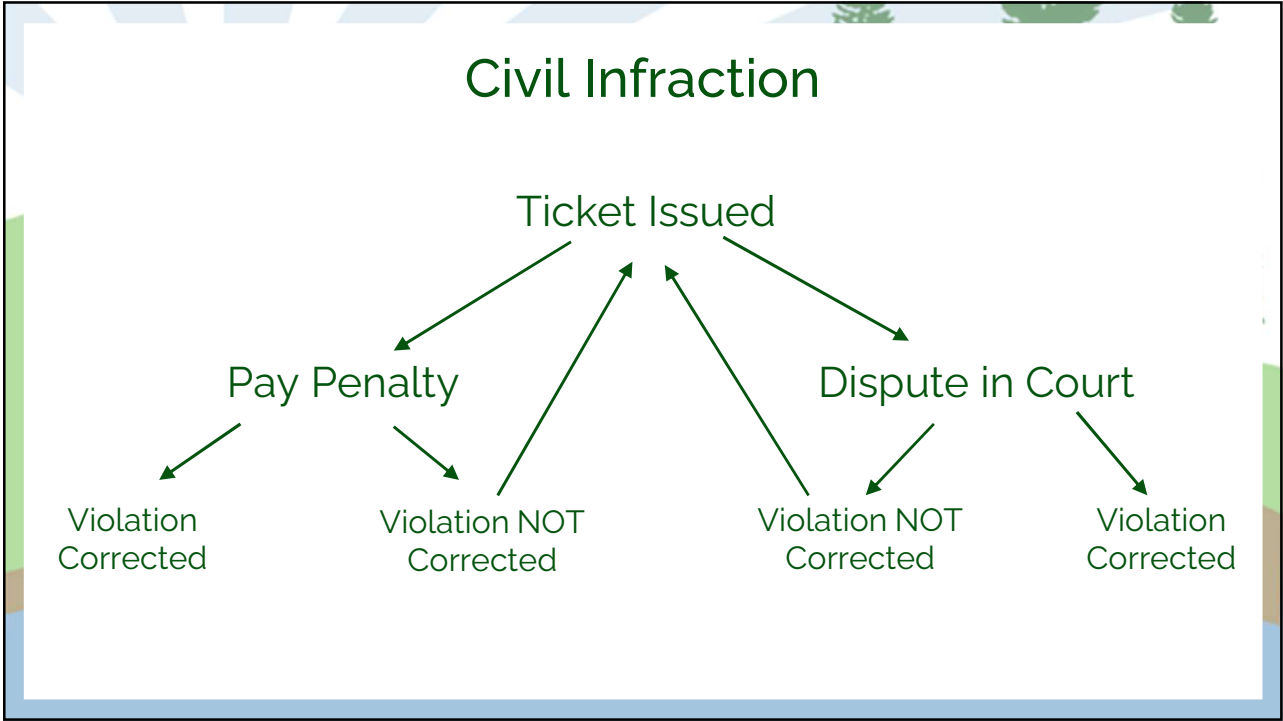
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