

City of Medical Lake
124 S. Lefevre Street – City Council Chambers
Planning Commission Meeting
October 16, 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.
 - i) Commissioner Munson resigned so he is not present. Commissioner Mark was present on Zoom. Commissioners Veliz and Mayulianos were present in person. Commissioner Twohig had a death in the family and requested an absence. Motion to approve absence request made by Commissioner Mayulianos, seconded by Commissioner Mark, carried 3-0.

2) ADDITIONS TO AGENDA

- a) Motion to approve made by Commissioner Mayulianos, seconded by Commissioner Mark, carried 3-0.

3) INTERESTED CITIZENS: AUDIENCE REQUESTS AND COMMENTS - None

4) APPROVAL OF MINUTES – September 25, 2025

- a) Motion to approve made by Commissioner Mark, seconded by Commissioner Mayulianos, carried 3-0.

5) STAFF REPORTS

- a) Elisa Rodriguez, City Planner – shared that Commissioner Munson resigned from the Commission and explained next steps for replacing him. Also shared that a replacement would be needed for the Commission representative on the Periodic Update Steering Committee. She will ask for a representative at the November meeting.

6) SCHEDULED ITEMS

- a) Comprehensive Plan: Trends and Opportunities – Ms. Rodriguez reviewed the documents provided in the agenda. Trends – what has been happening in community. Opportunities – where do we go from here. These are talking points to discuss. Spoke with Commissioner Mark on a phone call and addressed questions and comments she had.
- b) Periodic Update: 2026 Review and Adoption Schedule
 - i) Ms. Rodriguez gave a presentation. See attached.

7) PUBLIC HEARING – None

8) COMMISSION MEMBERS' COMMENTS OR CONCERNS

- a) Commissioner Mayulianos – learned that the benches she inquired about at the last meeting were provided by Spokane and given to local artists and will be placed in Spokane. She is working with her granddaughter to create benches for Medical Lake using recycled bottle caps.
- b) Commissioner Veliz thanked Ms. Rodriguez for all the information she provided.

9) INTERESTED CITIZENS: AUDIENCE REQUESTS AND COMMENTS – None.

10) CONCLUSION

- a) Motion to conclude at 6:19pm made by Commissioner Mayulianos, seconded by Commissioner Mark, carried 3-0.

Roxanne Wright

Roxanne Wright, Administrative Clerk

11/20/25

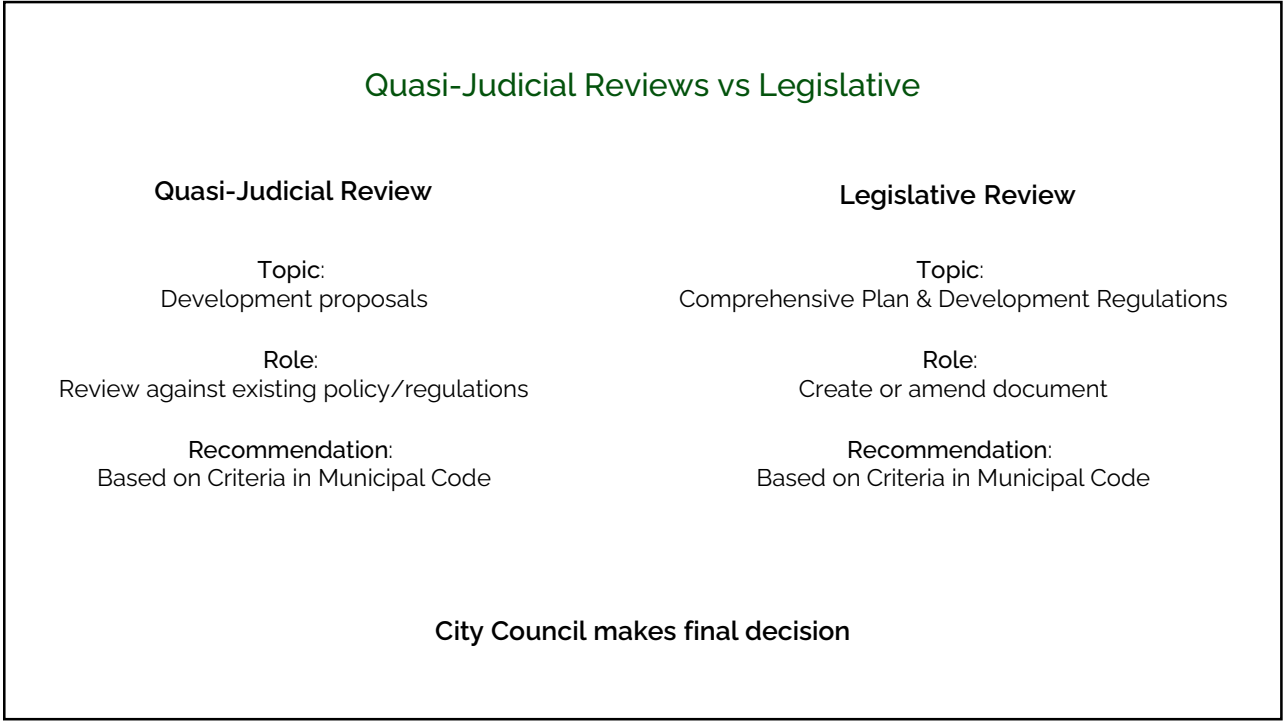
Date



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| Meeting Date | Comprehensive Plan | Development Regulation Subject Groups | | | | | | | | | |
|--------------|---|---------------------------------------|------------------------|-----------------------|------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|
| | | Amendment Criteria | Enforcement | Street Vacations | Zones | Affordable Housing | Specialized Housing | Transportation | Subdivisions | Impact Fees | Critical Areas |
| Nov 26, 2025 | | PC Workshop | PC Workshop | | | | | | | | |
| Dec 2, 2025 | | CC Idea Workshop | | | | | | | | | |
| Dec 16, 2025 | | | | | | | | | | | |
| Dec 18, 2025 | | PC Hearing | | PC Workshop | | | | | | | |
| Jan 6, 2026 | | CC Language Workshop | CC Language Workshop | | | | | | | | |
| Jan 20, 2026 | | | | | | | | | | | |
| Jan 22, 2026 | PC Workshop: Comp Plan Intro/Part 1 | | | | PC Workshop | | | | | | |
| Feb 3, 2026 | | CC Hearing / 1st Read | CC Hearing / 1st Read | CC Idea Workshop | | | | | | | |
| Feb 17, 2026 | CC Workshop: Comp Plan Intro/Part 1 | CC 2nd Read / Adoption | CC 2nd Read / Adoption | | CC Idea Workshop | | | | | | |
| Feb 26, 2026 | PC Workshop: Comp Plan Part 2 | | | | PC Hearing | PC Workshop | | | | | |
| Mar 3, 2026 | CC Workshop: Comp Plan Part 2 | | | CC Language Workshop | | | | | | | |
| Mar 17, 2026 | | CC Hearing / 1st Read | CC Language Workshop | CC Language Workshop | CC Idea Workshop | | | | | | |
| Mar 26, 2026 | PC Workshop: Comp Plan Part 3 | | | | PC Hearing | PC Workshop | | | | | |
| Apr 7, 2026 | CC Workshop: Comp Plan Part 3 | | CC 2nd Read / Adoption | CC Hearing / 1st Read | | CC Idea Workshop | | | | | |
| Apr 16, 2026 | PC Hearing: Comprehensive Plan | | | | | PC Hearing | PC Workshop | | | | |
| Apr 21, 2026 | CC Hearing / 1st Read: Comprehensive Plan | | | | CC 2nd Read / Adoption | CC Language Workshop | | | | | |
| May 4, 2026 | CC 2nd Read/Adoption: Comprehensive Plan | | | | | CC Language Workshop | CC Idea Workshop | | | | |
| May 19, 2026 | | | | | | CC Hearing / 1st Read | CC Hearing / 1st Read | | | | |
| May 26, 2026 | | | | | | | PC Hearing | PC Workshop | | | |
| Jun 2, 2026 | | | | | | CC 2nd Read / Adoption | CC 2nd Read / Adoption | | | | |
| Jun 16, 2026 | | | | | | | | CC Language Workshop | CC Idea Workshop | | |
| Jun 25, 2026 | | | | | | | | PC Hearing | PC Workshop | | |
| Jul 7, 2026 | | | | | | | | CC Hearing / 1st Read | CC Language Workshop | | |
| Jul 21, 2026 | | | | | | | | CC 2nd Read / Adoption | CC Hearing / 1st Read | | |
| Jul 23, 2026 | | | | | | | | | | PC Hearing | PC Workshop |
| Aug 4, 2026 | | | | | | | | | CC 2nd Read / Adoption | CC Language Workshop | CC Idea Workshop |
| Aug 18, 2026 | | | | | | | | | CC Hearing / 1st Read | | PC Hearing |
| Aug 27, 2026 | | | | | | | | | | | |
| Sep 1, 2026 | | | | | | | | | | CC 2nd Read / Adoption | |
| Sep 15, 2026 | | | | | | | | | | | CC Language Workshop |
| Sep 24, 2026 | | | | | | | | | | | |
| Oct 6, 2026 | | | | | | | | | | | CC Hearing / 1st Read |
| Oct 26, 2026 | | | | | | | | | | | CC 2nd Read / Adoption |

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Process for Review and Adoption of Development Regulations

Planning Commission Workshop

City Council Idea Workshop

Planning Commission Hearing

City Council Language Workshop

City Council Hearing/1st Read

City Council 2nd Read/Adoption

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Process for Review and Adoption of the Comprehensive Plan

Planning Commission Workshop: Intro and Part 1

City Council Workshop: Intro and Part 1

Planning Commission Workshop: Part 2

City Council Workshop: Part 2

Planning Commission Workshop: Part 3

City Council Workshop: Part 3

Planning Commission Hearing

City Council Hearing/1st Read

City Council 2nd Read/Adoption

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Development Regulation Amendments

Group Example

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|--|--|
| Affordable Housing (ADU's, Co-living, Conversions, Middle Housing) | Schedule |
| <u>Mandate:</u> RCW 36.70A.680, .681, .696, .697, .698, .699, HB 1998, RCW 36.70A.540, RCW 35A.21.440, RCW 35.21.990, and RCW 36.70A.070(2)(c). | PC Workshop: Feb 26, 2026 |
| <u>Title(s) Receiving New Language:</u> Title 19 – Land Use and Development | CC Idea Workshop: Mar 17, 2026 |
| <u>Other Title(s) Requiring Amendments:</u> Title 17 – Zoning and Title 19 – Land Use and Development | PC Hearing: Mar 26, 2026 |
| <u>Notes:</u> <ul style="list-style-type: none">• New ADU chapter for Title 19.• Add ADU citation in Residential Zones.• Add ADU definition.• Add Co-living definition.• Add Co-living to appropriate residential/commercial zones.• Update R-2 and R-3 zone standards. | CC Language Workshop: Apr 21, 2026 |
| | CC Hearing/1 st Read: May 19, 2026 |
| | CC 2 nd Read: June 2, 2026 |
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Why Amendments?

To carry out the Comprehensive Plan, fulfill State mandates, and fix outdated, incomplete code

Why Groups?

There is a lot to address. Grouping amendments makes the process more understandable than all at once.

What are the groups?

Amendment Criteria, Enforcement, Street Vacations, Zones, Affordable Housing, Specialized Housing, Transportation, Subdivisions, Impact Fees, and Critical Areas.

Why before the comp plan is adopted?

State mandated deadline of 12/31/2025.

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Role of the Planner

Facilitate the process.

Act as Point of Contact for the PC

Demonstrate the relationship to the Comprehensive Plan.

Explain what our code says now.

Explain what other cities are doing.

Present explanation of mandates.

Show what implementation will look like.

Respond to any requests of the Planning Commission

Describe best practice.

Explain how language was developed.

Provide report and recommendation.

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Role of the Planning Commission

For the review:

Be prepared. Read the packet.
Ask about unfamiliar language.
Ask questions (of both the planner and the public).
Ask for information to better understand the subject.
Scrutinize the information provided.
Follow the adopted rules of procedure

For the recommendation:

Think about the relationship to the Comprehensive Plan.
Focus on the greater good for the community.
Concentrate on the long term.
Listen to the public.
Base recommendations on the approval criteria.

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Public Engagement

Workshop: Informal

Public Hearings: Formal

Listen!

Try to find the heart of the concern.
There are less vocal community members that equally deserve your attention.
Contextualize comments.
People are suspicious of change; we prefer the known.
Be aware of NIMBYs.
Recognize the difference between legitimate concerns and irrational fears.

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