



CITY COUNCIL REGULAR MEETING & PUBLIC HEARING
TUESDAY, SEPTEMBER 1, 2026
HELD REMOTELY & IN PERSON AT CITY HALL
124 S. LEFEVRE ST.

- Sign up to provide Public Comment at the meeting via calling in.
- Submit Written Public Comment Before 4 pm on (SEPTEMBER 1, 2026) - *SEE NOTE*

Please note: To better serve our community, we are now offering Live Streaming of our Council 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/84323296322?pwd=baxwJtwhwxaV7GuE1maszuabGVwx44.1>

Meeting ID: 843 2329 6322

Passcode: 892172

One tap mobile

+12532050468,,84323296322#,,,,*892172# US

+12532158782,,84323296322#,,,,*892172# US (Tacoma)

Join instructions

https://us06web.zoom.us/meetings/84323296322/invitations?signature=8yV_gEmVYbY6s19s7lF0lUfnhq9xlHyxV6Dzu7w95wU

- **Watch the Live Stream on YouTube -**
<http://www.youtube.com/@CityofMedicalLake>

WRITTEN PUBLIC COMMENTS

If you wish to provide written public comments for the council meeting, please email your comments to sweathers@medical-lake.org by 4:00 p.m. the day of the council 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 4:00 p.m. will be provided to the mayor and city council members in advance of the meeting.

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

- 1. CALL TO ORDER, PLEDGE OF ALLEGIANCE, ROLL CALL**
- 2. AGENDA APPROVAL**
- 3. INTERESTED CITIZENS: AUDIENCE REQUESTS AND COMMENTS**
- 4. ANNOUNCEMENTS / PROCLAMATIONS / SPECIAL PRESENTATIONS**
- 5. REPORTS**
 - A. Committee Reports/Council Comments
 - B. Mayor
 - C. City Administrator & City Staff
 - i. Sonny Weathers, City Administrator
 - ii. Koss Ronholt, Finance Director – Grant Application Report *(page 3)*
- 6. WORKSHOP DISCUSSION**
 - A. Periodic Update: MLMC Amendments concerning Critical Areas *(page 5)*
 - B. Utility Rate Study Update *(page 7)*
- 7. ACTION ITEMS**
 - A. Consent Agenda
 - i. Approve **August 18, 2026**, minutes. *(page 8)*
 - ii. Approve **September 1, 2026**, Claim Warrants numbered **54045** through **54082** in the amount of **\$282,311.71**. *(page 20)*
- 8. PUBLIC HEARINGS**
 - A. Periodic Update: Ordinance 1152 concerning Impact Fees *(page 21)*
 - i. First Read Ordinance 1152 concerning Impact Fees *(page 29)*
 - B. Periodic Update: Ordinance 1150 adopting the Comprehensive Plan *(page 35)*
 - i. First Read Ordinance 1150 adopting the Comprehensive Plan *(page 43)*
- 9. EXECUTIVE SESSION – None.**
- 10. RESOLUTIONS**
 - A. 26-831 WaterSMART Grant Application Authorization *(page 132)*
- 11. ORDINANCES**
 - A. Second Read of Ordinance 1151 concerning Subdivisions *(page 136)*
 - B. See 8Ai and 8Bi
- 12. EMERGENCY ORDINANCES**
- 13. UPCOMING AGENDA ITEMS**
- 14. INTERESTED CITIZENS**
- 15. CONCLUSION**



GRANTS UPDATE

Period: August 2026



Opportunity
Reviewed



Applications



Awarded

Period

3

1

0

Year-to-Date

19

9

1

Grant Applications

Application	Amount	Awarding Agency	Match	Federal or State	Status
Fox Hollow Trail Project	\$15,000	WA Cities Insurance Authority	0%	State	Awarded
Coney Island Dock	\$50,000	T-Mobile	0%	Private	Applied
Fox Hollow Trail Resurfacing (2nd opp)	\$131,000	WA Recreation & Conservation Office	30%	State	Applied
Waterfront Master Plan	\$75,000	Recreation & Conservation Office	30%	State	Applied
City Hall Public Safety Infrastructure Modernization	\$1.4m	Congressionally Directed Spending (USDA-RD/HUD-EDI)	25%	Federal	Short List
	\$1,626,000				

Active Grants

Grant	Awarded	Awarding Agency	Match	Federal or State	Progress
SLFRF (ARPA)	\$1.3m	US Dept of the Treasury	0%	Federal	99%
Lefevre St Restriping	\$639,400	Transportation Improvement Board	8%	State	62%
Groundwater Study	\$450,000	Dept of Ecology	0%	State	99%
Wastewater Improv. Engineering	\$291,000	Dept of Commerce	\$9000	State	20%
Periodic Update	\$40,625	Dept of Commerce	0%	State	100%
Backup Generators	\$798,741	FEMA	12.5%	Federal	95%
Stormwater Mitigation	\$1m	Dept of Commerce	25%	State	10%
Road Maintenance 2025	\$160,337	Transportation Improvement Board	5%	State	90%
	\$4,679,103				

Notes:



To: City Council
From: Elisa Rodriguez, Senior Planner
TOPIC: Periodic Update: MLMC amendments regarding Critical Areas

Requested Action:

Provide feedback and guidance on potential amendments regarding critical areas to the Medical Lake Municipal Code (MLMC).

Key Points:

The Washington State Growth Management Act (GMA) requires jurisdictions to identify and protect five categories of critical areas:

- Wetlands
- Frequently flooded areas
- Fish and wildlife habitat conservation areas
- Geologically hazardous areas
- Critical aquifer recharge areas (CARAs)

The City's Critical Areas Ordinance (CAO), codified as Chapter 17.10 of the Medical Lake Municipal Code, was comprehensively updated through Ordinance No. 1108 in March 2023. The update incorporated the best available science at that time, including the Washington State Department of Ecology's *Wetland Guidance for Critical Area Ordinance Updates*.

Ecology released revised wetland guidance in October 2022 while the City's CAO update was underway. Staff will compare the adopted 2023 provisions against that guidance and recommend amendments where necessary.

The City of Medical Lake has not previously adopted regulations addressing Critical Aquifer Recharge Areas. Following adoption of the 2023 CAO, City staff were notified by the Washington State Department of Commerce that the City is required to adopt CARA regulations. A primary challenge is that the specific aquifer supplying the City's municipal water system has not been identified. Consequently, it is unclear whether the aquifer is particularly vulnerable to surface contamination or susceptible to reduced recharge.

Additionally, the City's municipal wellheads are located within unincorporated Spokane County. While protecting these facilities remains a priority, the City does not have regulatory authority over lands outside its jurisdiction; therefore, Spokane County is responsible for regulating activities in those areas. Nevertheless, the City must address CARAs within its municipal code and implement measures to protect groundwater resources. Proposed code language will focus on activities that could affect groundwater quality and the draft regulations are expected to include the use of state-approved best management practices and all known, available, and reasonable methods of prevention, control, and treatment to minimize the risk of pollutant releases to soil and groundwater.

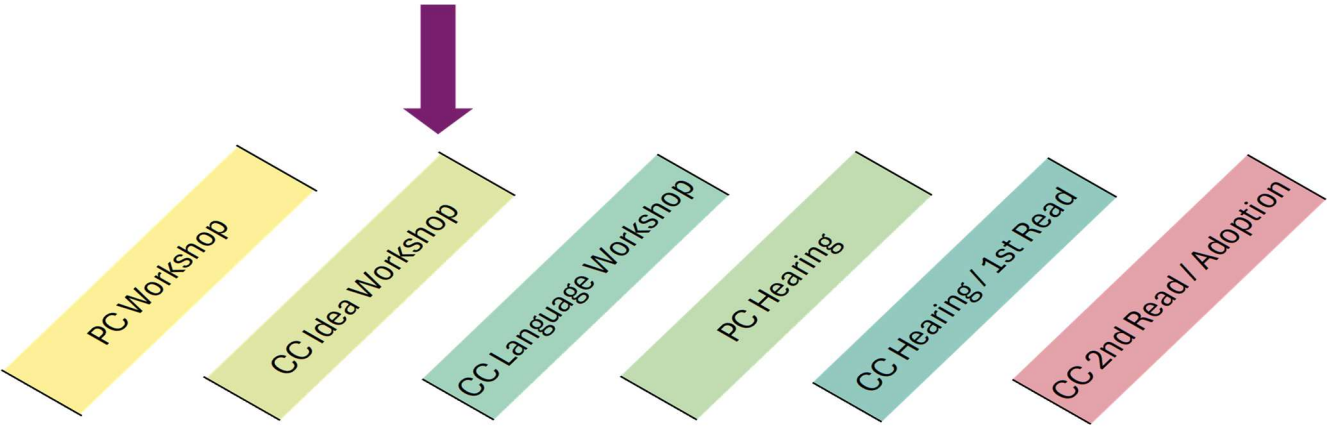
Prior to the 2023 update, the City's CAO included provisions addressing geologically hazardous areas. Those provisions were removed during the 2023 revision because available mapping and data were insufficient to accurately identify and regulate such hazards. At the time, the City's primary source of information was a 2004 steep-slope map included in the Comprehensive Plan, which did not provide sufficient scale, detail, or coverage to support updated regulations addressing the full range of geologic hazards recognized under the GMA. Since then, additional research and data collection have been completed, and staff will develop code revisions to address the specific geologic hazards known to exist within the City.

In April 2026, Spokane County published an updated *Best Available Science Review for Critical Areas*. As a jurisdiction located within Spokane County, the City may rely on this information to support updates to its Critical Areas Ordinance and ensure consistency with current scientific guidance.

Background Discussion:

The first Medical Lake CAO was adopted in 1994 and amended in 2010. The 2023 update replaced the entire chapter.

This workshop is the second step in a 6-meeting process for adopting amendments to the municipal code.



Public Involvement:

A public hearing will be held with both the Planning Commission and the City Council. In addition, language will be provided on the City website for review and comment by the public.

Next Steps:

A workshop to discuss the proposed language is scheduled to be held at the September 15, 2026 City Council meeting.



9/1/2026 City Council Meeting

To: City Council
From: Sonny Weathers, City Administrator
TOPIC: Utility Rate Study

Requested Action:

For information and discussion on the Utility Rate Study framework for the City's water, wastewater, and stormwater utilities and the process of the study, development of rate alternatives, and public outreach strategy prior to consideration of future rate adjustments.

Key Points:

- The Utility Rate Study is intended to establish a financially sustainable, equitable, transparent, and legally defensible funding framework for Medical Lake's utility systems.
- The study evaluates the full cost of providing utility service, including operations and maintenance, replacement of short-lived assets, long-term capital improvements, regulatory compliance, reserves, and future infrastructure needs.
- A cost-of-service analysis helps ensure rates are fairly allocated among customer classes based on the actual cost of serving those customers.
- The study will assist the City in determining whether current utility revenues are sufficient to support ongoing service delivery, asset replacement, and future capital investment needs.
- Findings will support long-term financial planning, capital improvement programming, and future budget development.

Background Discussion:

The City of Medical Lake owns and operates water, wastewater, and stormwater utility systems that provide essential public services to residents, businesses, and institutions. These systems require ongoing investment to operate, maintain, repair, and replace critical infrastructure while meeting regulatory requirements and supporting future community needs.

As infrastructure ages and operational costs increase, it is important to periodically evaluate whether utility revenues remain aligned with the actual cost of providing service. The Utility Rate Study is intended to identify the full costs associated with utility operations, maintenance activities, asset replacement, capital improvement projects, reserve funding, and long-term system sustainability.

Consistent with industry best practices, the study includes a revenue sufficiency analysis, cost-of-service analysis, and evaluation of potential rate scenarios. The goal is to ensure that rates are based on objective financial information, are equitable to customers, and provide adequate funding to maintain reliable utility services into the future.

Public Involvement:

Public education is an important component of the Utility Rate Study process. The City will provide information regarding utility operations, infrastructure needs, capital investment requirements, and the relationship between utility rates and the cost of providing service. The goal is to promote transparency, improve public understanding, and provide opportunities for

residents and stakeholders to review information and provide feedback prior to any future rate discussions or decisions.

Next Steps:

Staff will complete the remaining financial, operational, asset management, and capital planning data collection and finalize revenue sufficiency and cost of service analysis for each utility. Potential rate alternatives and associated financial impacts will be prepared and presented to City Council at the City Council Budget Retreat for discussion and direction. Public information and outreach efforts will explain findings and proposed approaches prior to presenting recommendations to City Council for consideration during budget discussions.

CITY OF MEDICAL LAKE
City Council Regular Meeting and Public Hearing

6:30 PM
August 18, 2026

MINUTES

Council Chambers
124 S. Lefevre Street

NOTE: This is not a verbatim transcript. Minutes contain only a summary of the discussion. A recording of the meeting can be accessed through the city's website www.medical-lake.org.

COUNCIL AND ADMINISTRATIVE PERSONNEL PRESENT

Councilmembers

Chad Pritchard
Lorin Ray-Abbott
Don Kennedy
Tony Harbolt

Administration & Staff

Terri Cooper, Mayor
Sonny Weathers, City Administrator
Thomas Rohrer, City Attorney
Koss Ronholt, Finance Director
Scott Duncan, Public Works Director
Elisa Rodriguez, Senior Planner
Roxanne Wright, Administrative Clerk

REGULAR SESSION AND PUBLIC HEARING – 6:30 PM

1. CALL TO ORDER, PLEDGE OF ALLEGIANCE, ROLL CALL

- A. Mayor Cooper called the meeting to order at 6:30pm, led the Pledge of Allegiance and conducted roll call.
 - i. Councilmember Olson is on vacation and requested an absence. Motion to approve made by Councilmember Harbolt, seconded by Councilmember Kennedy, carried 4-0.
 - ii. Councilmember Speirs is also on vacation and requested an absence. Motion to approve made by Councilmember Harbolt, seconded by Councilmember Kennedy, carried 4-0.
 - iii. Councilmember Wilbur requested an absence for his birthday. Motion to approve made by Councilmember Kennedy, seconded by Councilmember Harbolt, carried 4-0.
 - iv. All other members were present in person.

2. AGENDA APPROVAL

- A. Mayor Cooper requested to add a report by the Senior Planner on the proposed fueling station and soils project. Motion to approve agenda as amended made by Councilmember Kennedy, seconded by Councilmember Ray-Abbott, carried 4-0.

3. INTERESTED CITIZENS: AUDIENCE REQUESTS AND COMMENTS – None.

4. ANNOUNCEMENTS / PROCLAMATIONS / SPECIAL PRESENTATIONS – None.

5. REPORTS

- A. Public Safety
 - i. FD3 Chief Rohrbach – Reported on fire activity nationally and locally. We are busiest region in nation. At PL5 (preparedness level), highest level in nation. Spokane area prioritized because of rating. Spoke on Spokane Complex fires. Old Trails was arson, suspect in custody. Still extreme fire danger. Resources positioned and ready to go. Overall call volume for Medical Lake – 84, at upper end, most all year. DSHS also had more calls. New EMS levy will be on the ballot in November. Preliminary information handed out to Council and reviewed.

See attached. Education is the goal. EMS includes firefighters that are fully trained EMTs as well. They can respond to any emergency, fire and medical.

- ii. SCSO Undersheriff Lundgren – discussed Spokane Complex fires and their response. Discussed progression of what they have learned with each incident. Updated on security cameras – all fully operational, Real Time crime center monitoring, and deputies in the field can access cameras in the field. Solved one local incident at the park using the recorded video. Mayor Cooper expressed gratitude.

B. Committee Reports/Council Comments

- i. Councilmember Pritchard – Blue Waters Bluegrass Festival was still held despite the smoke. Cancelled Geo Walk due to smoke. Reported on Thursday's HCDAC meeting. Noted that four citizens from Medical Lake attended and expressed concerns about the \$44 million, wondering if Gray Road fire victims will see any of it. Yes, it is still earmarked for that recovery. Mayor clarified that the money is available through reimbursement, the county does not have \$44 million on hand to distribute. Spoke on No Name Ditch – West Plains Stream ran an ad and he's receiving calls on it.
- ii. Councilmember Ray-Abbott – none
- iii. Councilmember Kennedy – Finance Committee – reviewed claims and warrants with no issues found.
- iv. Councilmember Harbolt – Public Safety and General Government Committees – working on reclaimed water issues. Discussed budget retreat, poll went out to determine dates/times. Upcoming workshops. Finishing up scrub seal starting 24th. FEMA generators are all installed and functional.

C. Mayor Cooper – nothing additional

D. City Administrator & City Staff

- i. Sonny Weathers, City Administrator
 - 1. Reminder to respond to budget retreat poll. Recognized outstanding work being done on capital improvement projects. Noted that we are heading into budget season.
 - 2. Capital Improvement Project Status – gave presentation. See attached.
- ii. Dave Yuhas, Code Enforcement Officer
 - 1. 2026 Q2 Code Enforcement Report – gave presentation. See attached.
- iii. Elisa Rodriguez, Senior Planner – Spoke about the proposed fuel station in front of Lake's grocery store. Gave status update. Only requirement is SEPA. City issued DNS (determination of non-significance). No hearing requirement. Once the SEPA process is complete, it moves into the building permit process. Spoke on the city's proposed stormwater swales. SEPA and Shoreline review required. Will need public hearing for shoreline review and the Planning Commission will make determination.

6. WORKSHOP DISCUSSION

- A. Periodic Update: MLMC Amendments concerning Impact Fee Language
 - i. Elisa Rodriguez, Senior Planner reviewed briefing sheet and process thus far. Reviewed proposed new code language. Summarized report regarding methodology. Discussed next steps.

ACTION ITEMS

- A. Consent Agenda
 - ii. Approve **August 4, 2026**, minutes.
 - 1. Motion to approve made by Councilmember Kennedy, seconded by Councilmember Ray-Abbott, carried 4-0.

- iii. Approve **August 18, 2026**, Payroll Claim Warrants numbered **53985** through **53992** and Payroll Payable Warrants numbered **30384** through **30395** in the amount of **\$198,414.79** and Claim Warrants numbered **53993** through **54044** in the amount of **\$304,585.70**.
 1. Motion to approve made by Councilmember Kennedy, seconded by Councilmember Ray-Abbott, carried 4-0.

7. PUBLIC HEARING

- A. Periodic Update: Ordinance 1151 concerning Subdivisions
 - i. Mayor Cooper opened the hearing at 8:05pm.
 - ii. Ms. Rodriguez reviewed Ordinance 1151. Same language as seen at the August 4th workshop. Reviewed by legal counsel with no substantive changes. Reviewed briefing sheet. Streamlining, more user friendly. Reviewed proposed updates. Discussion.
 - iii. Mayor Cooper opened for public comment – none.
 - iv. Mayor Cooper closed the hearing at 8:13pm.
 - v. First Read Ordinance 1151 concerning Subdivisions
 1. Legal counsel read into record.
 2. Motion to approve first read of Ordinance 1151 made by Councilmember Pritchard, seconded by Councilmember Harbolt, carried 4-0.

8. EXECUTIVE SESSION – None.

9. RESOLUTIONS – None.

10. ORDINANCES

- A. See 8Ai

11. EMERGENCY ORDINANCES – None.

12. UPCOMING AGENDA ITEMS

13. INTERESTED CITIZENS

- A. Mike Geary, County resident – pleased with grants being received. Spoke on fires and questions regarding funding for victims. Donations, non-profits – wondering who has been helped in the community by those. Shared concern that citizens won't see those funds and where those funds have gone.
 - i. Mayor Cooper addressed some of the comments regarding funding from the county. Can be tracked through county's HCDAC page. Go to Innovia website for how funding was distributed from them.

14. CONCLUSION

- A. Motion to conclude at 8:25pm made by Councilmember Pritchard, seconded by Councilmember Kennedy, carried 4-0.

Terri Cooper, Mayor

Koss Ronholt, Finance Director/City Clerk

Date



FIRE

2026 EMS LEVY – MEMBER TALKING POINTS

Key Messages

- The proposed EMS levy is **\$0.50 per \$1,000 of assessed property value.**
- That's about **\$4.17 per month for every \$100,000 of assessed value.**
- The levy would provide **dedicated funding for Emergency Medical Services (EMS).**
- EMS calls make up **approximately 75% of SCFD3's emergency responses.**
- SCFD3 provides EMS through **firefighter/EMTs** who also respond to fires, rescues, vehicle crashes, wildland fires, and other emergencies.

What the Levy Would Fund

- Hire **14 full-time firefighter/EMTs.**
- Add **24-hour staffing** at two additional stations.
- Current planning focuses on **Station 31 (Cheney area)** and **Station 36 (Spangle area).**
- Those stations would serve the **entire district**, not just those communities.

Why Additional Staffing?

- Emergency call volume continues to increase.
- The current volunteer-based response model is becoming harder to sustain.
- Career staffing provides reliable 24-hour response.
- Additional staffing helps reduce routine demand on volunteers while preserving them for larger and simultaneous emergencies.

What It Means for Service

- More firefighters available when emergencies happen.
- Better 24-hour coverage across the district.
- Drive-time modeling shows target coverage would improve from **65% to 73%**, allowing firefighters to reach **more than 700 additional emergency calls** within the target drive time.

If You Don't Know the Answer

- It's okay to say: **"I don't know, but I'd be happy to connect you with someone who can answer that."**

Direct questions back to PAD (tbunce@scfd3.org), Chiefs, Commissioners, SCFD3 social media direct message or call 509-235-6645.



2026 EMS Levy Public Information

Educational information

What would it cost?

Proposition No. 1 is a proposed six-year EMS levy at a rate of \$0.50 per \$1,000 of assessed property value, with collection beginning in 2027. The levy revenue would be used for emergency medical services, including related personnel, training, equipment, supplies, vehicles, and structures needed to provide EMS.

Assessed property value	Estimated annual cost	Estimated monthly cost
\$100,000	\$50	\$4.17
\$200,000	\$100	\$8.33
\$300,000	\$150	\$12.50
\$400,000	\$200	\$16.67
\$500,000	\$250	\$20.83
\$600,000	\$300	\$25.00
\$700,000	\$350	\$29.17

SCFD3's current regular fire levy rate is \$1.48 per \$1,000. If the \$0.50 rate EMS levy were approved, the estimated combined rate would be \$1.98 per \$1,000.

What would residents get?

If approved, the EMS levy would provide dedicated funding to hire 14 full-time firefighter/EMTs. The current staffing plan includes 12 line positions and 2 officer positions. All 14 positions would be able to operate in emergency response capacity.

The district's current plan is to add 24-hour staffing in two priority areas:

Central district / Cheney area

Preferred location: Station 31

Southeast district / Spangle area

Preferred location: Station 36

Today, SCFD3's 24-hour staffed stations are Station 33 in Four Lakes and Station 311 in Medical Lake. The levy-funded plan would move the district toward at least four staffed response locations, while keeping volunteers as an essential part of the response system.



Why is this important?

Most SCFD3 emergency calls are medical calls- approximately 75% of all emergencies. However, SCFD3 does not operate as an ambulance-only service. District firefighter/EMTs provide emergency medical care and also respond to fires, wildland fires, vehicle crashes, rescues, hazardous materials incidents, and other emergencies.

The EMS levy is legally dedicated to EMS. The people providing that EMS response are firefighter/EMTs who work inside SCFD3's all-hazard emergency response system.

The levy funds EMS response capacity. The responders providing that EMS care are firefighters who also respond to fires, rescues, crashes, wildland incidents, and other emergencies.

Why add staffing?

Volunteers continue to provide a significant level of service. SCFD3's current response model was built around limited career staffing and a large volunteer response system. That model has served the district for years, but it is no longer keeping pace with today's emergency demand.

That model has served the district well, but it is becoming harder to sustain. Emergency call volume continues to increase, while the demands placed on volunteers have grown beyond what a primarily volunteer response model can reliably absorb.

Career staffing is intended to provide reliable 24-hour response capacity while reducing routine response pressure on volunteers and preserving volunteer availability for structure fires, wildland fires, simultaneous incidents, extended operations, and larger emergencies.

What difference would more staffed stations make?

Modeling shows that adding two additional staffed stations would improve coverage within the district's target drive time from **65% to 73%**—allowing firefighters to reach **more than 700 additional emergency calls** within that target drive time.

SCFD3 uses emergency call data and drive-time modeling to evaluate where staffed resources can provide the greatest districtwide benefit. Based on 2022–2024 analyzed call data, the current two-station staffed model using Stations 33 and 311 reached 5,988 of 9,115 analyzed calls within an 8.5-minute drive time (65%). A four-station model using Stations 31, 33, 36, and 311 reached 6,714 analyzed calls within the same drive time (73%). Within a 15-minute drive time, the four-station model reached 8,733 analyzed calls (95%). These figures measure drive time only. Total response time also includes call processing, dispatch, turnout time, travel, and other operational factors.

How soon would staffing change?

Staffing increases would not occur immediately following voter approval of the levy. Instead, SCFD3 would begin implementing a phased hiring and training plan designed to ensure new personnel are successfully integrated into the organization. The District will also actively pursue grant funding and other funding opportunities to help offset implementation costs and potentially accelerate hiring.



Based on current planning, it is estimated that building a fully trained workforce would take approximately 21 months, allowing time for grant opportunities, recruitment, hiring, firefighter academy training, and field development.

These timelines are planning estimates and may be adjusted based on grant availability, hiring conditions, academy scheduling, labor processes, and the operational needs of the District. This measured approach helps ensure the district maintains high training standards while responsibly managing public resources.

Best short summary:

The proposed Emergency Medical Services levy would cost about \$4.17 per month for each \$100,000 of assessed property value. If approved, SCFD3 would use the funding to hire 14 firefighter/EMS personnel and staff two additional stations 24 hours a day. Current planning is focused on Station 31 in Cheney and Station 36 in Spangle, but these stations would be part of the districtwide response system, not resources for only those communities.

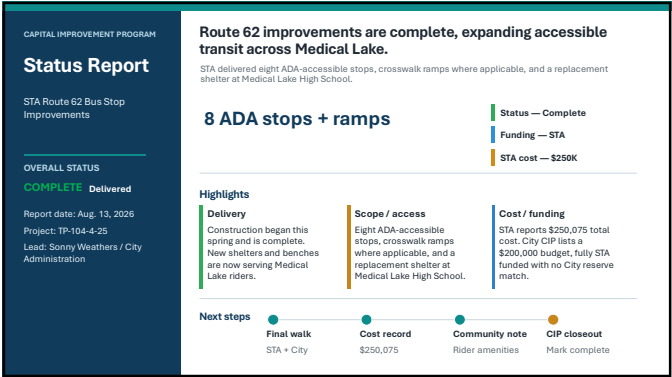
SCFD3's current response model was built around limited career staffing and a large volunteer response system. That model has served the district for years, but it is no longer keeping pace with today's emergency demand. Call volume, staffing limitations, training requirements, and operating costs have outpaced the current system, while volunteer and career firefighters are being asked to cover more emergencies with limited resources. When crews are already committed, pulled across long distances, or multiple emergencies happen at the same time, the whole district feels the impact. Volunteers are also being requested more often on top of training, work, and family responsibilities, making the volunteer side of the system harder to sustain.

The levy is legally dedicated to EMS. SCFD3 provides EMS through firefighter/EMTs who also respond to fires, rescues, vehicle crashes, wildland fires, and other emergencies. The goal is to maintain and improve emergency services, keep crews better positioned across the district, make volunteer service more manageable and sustainable, and expand 24-hour staffed response coverage for the entire service area.

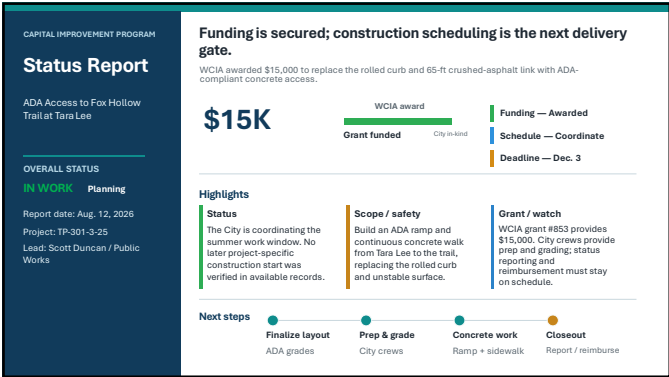




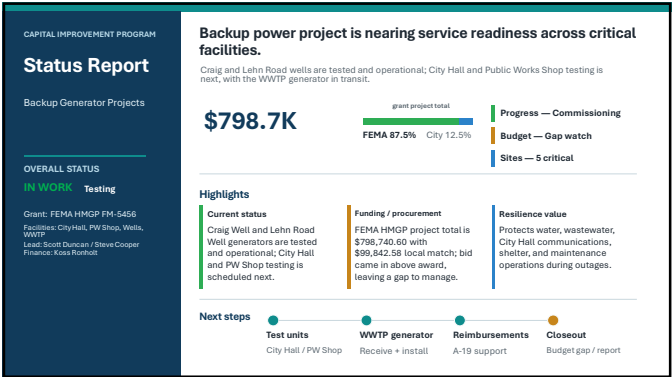
1



2

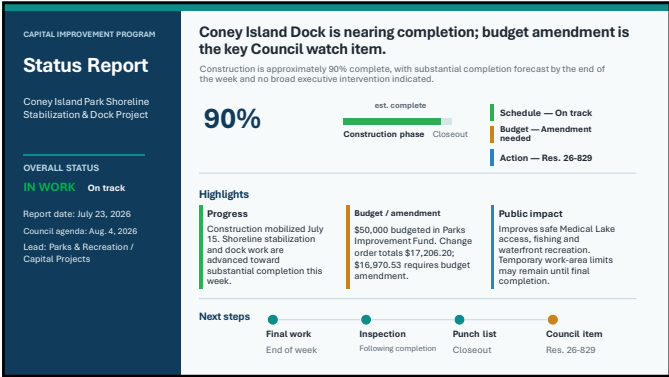


3

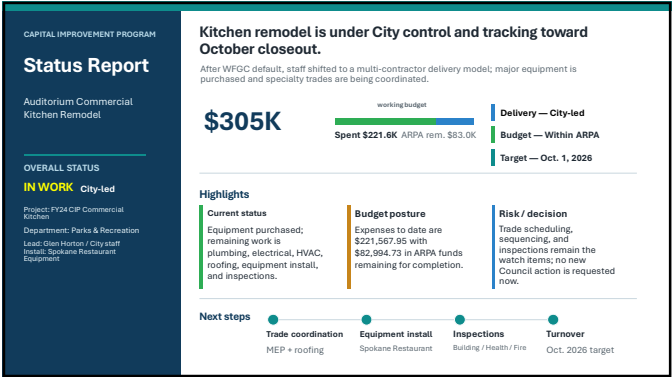


4

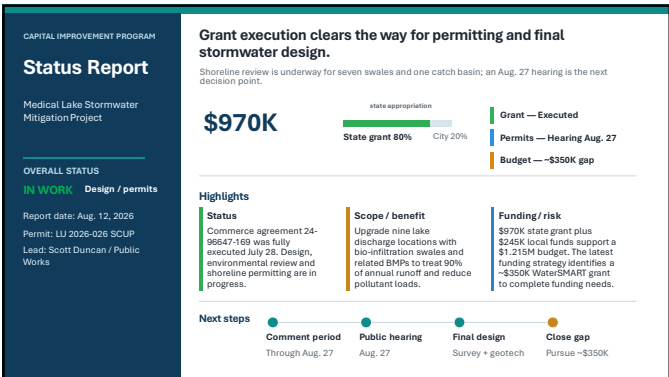
1



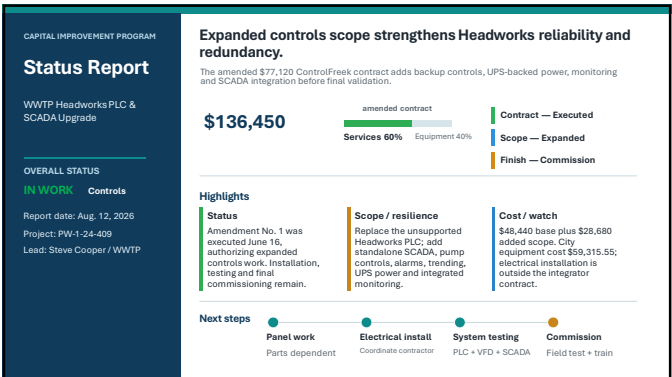
5



6

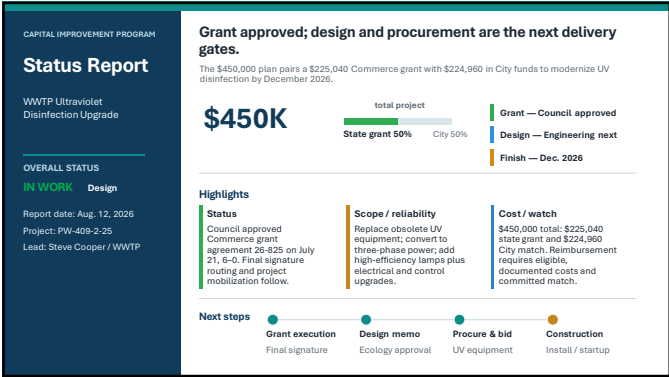


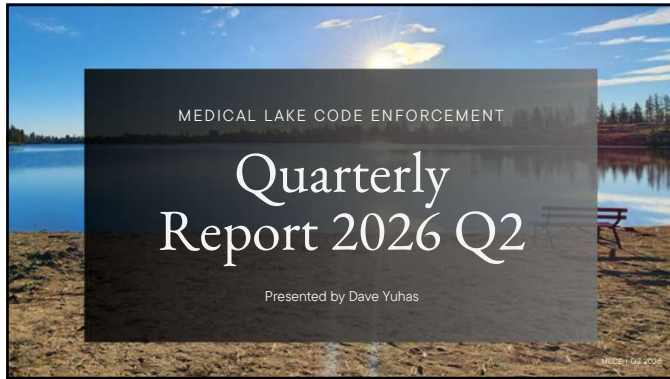
7



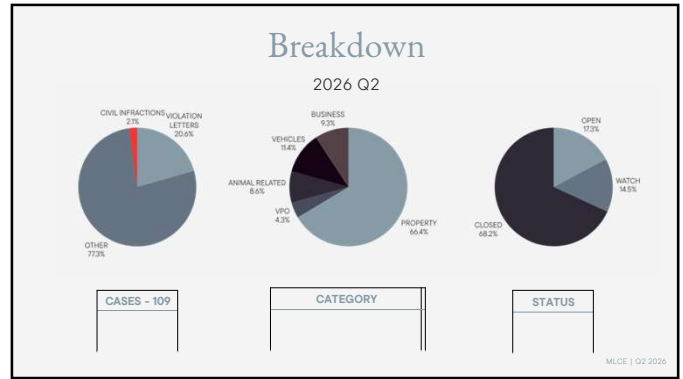
8

2





1



2

MOVING FORWARD

01 LEGAL

- Continued focus on voluntary compliance
- Outreach - Yard management / Alleys and RoW
- Reviewing options for more efficient abatement procedures on non-compliant properties

02 PLANS

- Continued training and professional development in code enforcement, officer safety, and legal procedures
- Addressing unauthorized occupancy, unsafe structures, and property sanitation concerns
- Managing a high-volume caseload as part-time (24hr) employee

03 CHANGES

- Code changes - Parking on lawn, RVs Boats, Trailers on roads, alleys or RoW

MLCE | Q2 2026

3

CITY OF MEDICAL LAKE
CLAIMS CERTIFICATION AND APPROVAL

Auditing Officer's Certification

I, the undersigned, do hereby verify under penalty of perjury that the materials have been furnished, the services rendered, or the labor performed as described herein and that the claim is a just, due, and unpaid obligation against the ***City of Medical Lake***, and that I am authorized to authenticate and certify said Claim Warrants numbered, 54045 through 54082 in the amount of \$282,311.71.

Check(s): 54045 - 54082	\$ 265,804.63
<u>EFT(s)</u>	<u>\$ 16,507.08</u>
Total:	\$ 282,311.71



Koss Ronholt, Finance Director

Council Approval

I, Terri Cooper, Mayor of the ***City of Medical Lake***. Approve by majority vote of the Medical Lake City Council, payments of Claim Warrants numbered 54045 through 54085 in the amount of \$282,311.71 this 1st day of September 2026.

Terri Cooper, Mayor

Date



To: City Council
From: Elisa Rodriguez, Senior Planner
TOPIC: Periodic Update: MLMC amendments regarding Impact Fees (Ordinance 1152)

Requested Action:

Conduct a public hearing and consider the first read of Ordinance 1152, amendments to the Medical Lake Municipal Code (MLMC) regarding impact fees.

Key Points:

Ordinance No. 1152 is intended to modernize and reorganize the City's impact fee regulations, align the code with current state requirements, and establish a clearer framework for administering transportation, park, fire, and school impact fee policies.

Proposal:

1. Replace MLMC Chapter 16.05 – Impact Fees with Chapter 19.190 – Impact Fees.
2. Delete MLMC Chapter 16.06 – Fire Protection Impact Mitigation, discontinuing the Fire Impact Fee.
3. Delete MLMC Chapter 16.07 – Parks, Recreation, and Open Space Impact Mitigation, with a resolution adopting the methodology and fee schedule.
4. Retain MLMC Chapter 16.09 – School Impact Mitigation, until a future date when the Medical Lake School District is able to update the methodology and fee schedule.

A staff report addressing the approval criteria is attached.

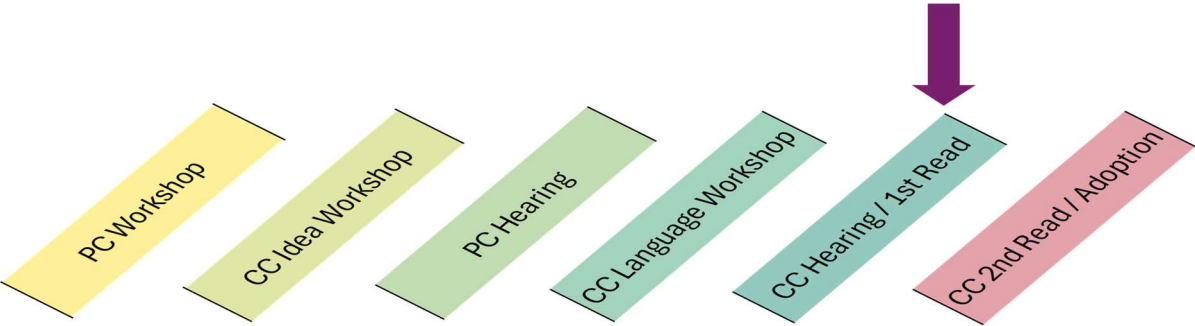
The draft ordinance has been reviewed by our legal advisors and the Planning Commission is recommending approval.

The effective date for the ordinance is January 1, 2027, to allow the current impact fees to continue through the end of 2026. This will also supply the time for City Council to consider a resolution to adopt the Parks Impact Fee methodology and incorporate new fees into the budget process.

Background Discussion:

The City is updating its impact fee regulations as part of the periodic review of the Medical Lake Municipal Code. Impact fees are intended to ensure that new development contributes a proportionate share of the cost of eligible public facilities needed to serve growth. The proposed amendments are intended to provide a clearer and more current administrative framework while allowing Council to consider fee methodologies and schedules through separate, transparent policy actions.

This public hearing is the fifth step in a 6-step process for adopting amendments to the municipal code.



Public Involvement:

A public hearing was held with the Planning Commission on August 27, 2026. In addition, language has been provided on the City website for review and comment by the public.

Next Steps:

A second read for Ordinance 1152 is scheduled for October 6, 2026.



City of Medical Lake Planning Department
124 S. Lefevre St.
Medical Lake, WA 99022
509-565-5000
www.medical-lake.org

STAFF REPORT TO THE CITY COUNCIL

File: Periodic Update: MLMC Impact Fees

Date of Staff Report: August 28, 2026

Date of City Council Workshop: August 18, 2026

Date of City Council Hearing: September 1, 2026

Staff Planner: Elisa Rodriguez 509-565-5019 or erodriguez@medical-lake.org

SEPA: Determination of Non-Significance was made on June 29, 2026

60-Day Intent to Adopt: Submitted to the Department of Commerce on September 6, 2026

Procedure: This proposal requires a legislative review; therefore, the Planning Commission has held a public hearing and made a recommendation to the City Council. The City Council will hold a public hearing to consider an ordinance to adopt the amendments to the Medical Lake Municipal Code. The complete process can be found in the Medical Lake Municipal Code (MLMC), Section 19.270.050 – Type IV Reviews.

Proposal: It is proposal to amend the municipal code to:

1. Replace MLMC Chapter 16.05 – Impact Fees with Chapter 19.190 – Impact Fees.
2. Delete MLMC Chapter 16.06 – Fire Protection Impact Mitigation, discontinuing the Fire Impact Fee.
3. Delete MLMC Chapter 16.07 – Parks, Recreation, and Open Space Impact Mitigation, with a resolution adopting the methodology and fee schedule.
4. Retain MLMC Chapter 16.09 – School Impact Mitigation, until a future date when the Medical Lake School District is able to update the methodology and fee schedule.

Date of Planning Commission Hearing: August 27, 2026

Planning Commission Recommendation: The proposed amendments modernize and consolidate the City's impact fee regulations, improve consistency with state law, and establish clear procedures for the collection and administration of impact fees associated with new development. The amendments support implementation of the Comprehensive Plan and Capital Improvement Plan, provide a fair method for allocating growth-related facility costs, and promote the efficient provision of public services. Therefore, the Planning Commission unanimously recommends approval of the proposal.

Attached: Staff report to the Planning Commission, dated August 20, 2026 (includes proposed language for Title 19).



City of Medical Lake Planning Department
124 S. Lefevre St.
Medical Lake, WA 99022
509-565-5000
www.medical-lake.org

STAFF REPORT TO THE PLANNING COMMISSION

File: Periodic Update: MLMC Impact Fees

Date of Staff Report: August 20, 2026

Date of Hearing: August 27, 2026

Staff Planner: Elisa Rodriguez 509-565-5019 or erodriguez@medical-lake.org

SEPA: Determination of Non-Significance was made on June 29, 2026

Procedure: This request requires a legislative review, therefore, the Planning Commission will hold a public hearing and make a recommendation to the City Council. The City Council will hold a public hearing to consider an ordinance to adopt the amendments to the Medical Lake Municipal Code. The complete process can be found in the Medical Lake Municipal Code (MLMC), Section 19.270.050 – Type IV Reviews.

Proposal: It is proposed to amend the municipal code to:

1. Replace MLMC Chapter 16.05 – Impact Fees with Chapter 19.190 – Impact Fees.
2. Delete MLMC Chapter 16.06 – Fire Protection Impact Mitigation, discontinuing the Fire Impact Fee.
3. Delete MLMC Chapter 16.07 – Parks, Recreation, and Open Space Impact Mitigation, with a resolution adopting the methodology and fee schedule.
4. Retain MLMC Chapter 16.09 – School Impact Mitigation, until a future date when the Medical Lake School District is able to update the methodology and fee schedule.

Summary: The proposed amendments update and reorganize the City's impact fee regulations to improve clarity, consistency, and compliance with Chapter 82.02 RCW. The proposal relocates impact fee provisions from MLMC Chapter 16.05 to a new Chapter 19.190, which aligns impact fees with other development regulations contained in Title 19. The proposal also discontinues the Fire Impact Fee program by repealing MLMC Chapter 16.06 and repeals MLMC Chapter 16.07, replacing the park impact fee methodology and fee schedule with a City Council resolution. Establishing impact fee schedules by resolution allows the City Council to periodically update fee schedules and methodologies without requiring a full municipal code amendment process, while maintaining consistency with adopted impact fee regulations and state law. School impact fees will continue under MLMC Chapter 16.09 until such time as the Medical Lake School District updates its capital facilities plan, methodology, and fee schedule.

The proposed code language establishes clear procedures for the imposition, calculation, collection, adjustment, deferral, expenditure, and refund of impact fees. The amendments also provide definitions, exemptions, credits, reporting requirements, and appeal procedures consistent with state law. Overall, the proposal streamlines the City's impact fee regulations while ensuring that new development continues to pay a proportionate share of the cost of public facilities needed to serve growth.

PROCEDURAL HISTORY

SEPA DNS Issued – June 29, 2026

Notice of a Public Hearing Published in Cheney Free Press – June 25, 2026

Public Comment Period Closed – July 9, 2026

PROPOSED LANGUAGE

Definitions.

“Development activity” means any construction or expansion of a building or structure that creates additional demand for public facilities.

“System improvements” means public facilities included in the City’s Capital Improvement Plan that are designed to serve new development.

“Proportionate share” means that portion of the cost of public facility improvements reasonably related to the service demands and needs of new development.

Chapter 19.190 – Impact Fees

19.190.010 Purpose.

This Chapter is adopted pursuant to Chapter 82.02 RCW to ensure that new development pays a proportionate share of the cost of public facilities needed to serve such development.

Impact fees imposed under this Chapter are intended to:

- A. Ensure adequate public facilities are available to serve new growth;
- B. Promote orderly growth and development;
- C. Require new development to pay its fair share of system improvements; and
- D. Implement the City of Medical Lake Capital Improvement Plan.

19.190.020 Applicability.

Impact fees shall be imposed on all development activity requiring a building permit, unless exempted herein.

19.190.030 Impact Fees Imposed.

The City hereby imposes the following impact fees:

- A. School impact fees as set forth in MLMC Chapter 16.09 – School Impact Mitigation; and
- B. Park impact fees as established by City Council Resolution.

19.190.040 School Impact Fees.

The City shall enter into an interlocal agreement with the Medical Lake School District to collect and remit school impact fees

19.190.050 Calculation of Impact Fees.

Impact fees shall be calculated based on:

- A. The adopted City Capital Improvement Plan or School District Capital Facilities Plan;
- B. System improvements related to new development; and
- C. The type and size of development.

19.190.060 Fee Schedule.

Impact fees are established by City Council resolution.

19.190.070 Payment.

Impact fees shall be paid prior to issuance of a building permit unless deferred pursuant to state law.

19.190.080 Exemptions.

The following shall be exempt:

- A. Non-residential development;
- B. Alterations or expansions that do not increase the number of dwelling units; and
- C. Replacement structures with no increase in the number of dwelling units;

19.190.090 Credits.

Pursuant to RCW 82.02.060(5), a developer may receive credit for dedication of land and/or construction of system improvements, provided such contributions are identified in the Capital Improvement Plan and approved by the City Council.

19.190.100 Adjustments

Pursuant to RCW 82.02.060(7), the City Council may approve adjustments to the standard impact fee in consideration of studies and data submitted by the applicant.

19.190.110 Deferrals

Pursuant to RCW 82.02.050(3), impact fees for single-family residences may be deferred until a certificate of occupancy is requested. An applicant requesting a deferral must grant and record a deferred impact fee lien against the property in favor of the City prior to the issuance of a building permit.

19.190.120 Appeals.

Any person aggrieved by the calculation or imposition of an impact fee may appeal using the process in MLMC Chapter 19.290 – Appeals, within fourteen (14) days of the decision.

19.190.130 Use of Funds.

Pursuant to RCW 82.02.070, impact fees shall be:

- A. Kept in separate accounts;
- B. Used only for system improvements;
- C. Expended within ten (10) years unless extraordinary circumstances justify a longer period.

19.190.140 Annual Report.

Pursuant to RCW 82.02.070, annually, the City must provide a report on each impact fee account showing the source and amount of all moneys collected, earned, or received and system improvements that were financed in whole or in part by impact fees.

19.190.150 Refunds.

Pursuant to RCW 82.02.080, unexpended or encumbered impact fees shall be refunded in accordance with state law.

PUBLIC COMMENT

No comments were received from agencies or the public.

ZONING CODE APPROVAL CRITERIA

Amendments to development regulations are subject to MLMC Section 19.143.050 – Approval Criteria.

- A. The proposed amendment(s) implements the goals, policies, and objectives of the Medical Lake Comprehensive Plan.

Findings: The Comprehensive Plan supports the provision of adequate public facilities concurrent with development and encourages growth to pay a proportionate share of the public infrastructure and services required to support that growth. The proposed amendments establish a clear framework for collecting and administering impact fees that help implement the Capital Improvement Plan and ensure that new development contributes toward facilities needed to accommodate future population growth. The amendments therefore further the goals and policies of the Comprehensive Plan related to capital facilities, parks, and orderly growth management. **For these reasons, the criterion is met.**

- B. The proposed amendment(s) complies with all requirements of the state's Growth Management Act (GMA, including growth boundaries, critical areas, and future housing needs.)

Findings: The proposed amendments are authorized under Chapter 82.02 RCW and are consistent with the Growth Management Act's requirement that jurisdictions plan for public facility needs, levels of service, and financing strategies. needed to serve growth. The amendments do not modify growth boundaries, development capacity, critical area regulations, or land use designations. Rather, they establish procedures for ensuring that new development contributes its proportionate share toward public facilities. The amendments therefore comply with applicable provisions of the GMA. **For these reasons, the criterion is met.**

- C. The proposed amendment(s) does not conflict with the Shoreline Master Program.

Findings: The proposed amendments govern the administration and collection of impact fees and do not alter shoreline regulations, shoreline use provisions, development standards, or environmental protections contained in the City's Shoreline Master Program. No conflicts with the Shoreline Master Program have been identified. **For these reasons, the criterion is met.**

- 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, Stormwater Plan, and Transportation Plan.

Findings: The proposed amendments are intended to support implementation of the City's Capital Improvement Plan and related planning documents by providing a mechanism for funding system improvements attributable to new growth. The amendments maintain impact fee authority for parks and schools and ensure that fee calculations are based on adopted capital facilities planning. As a

result, the proposal is consistent with the City's adopted planning framework and long-range infrastructure planning efforts. **For these reasons, the criterion is met.**

- E. The proposed amendment(s) will not adversely affect the ability to provide City services in a cost-effective manner.

Findings: The amendments establish a more streamlined and consolidated impact fee chapter while maintaining statutory requirements related to fee collection, accounting, reporting, and expenditures. By requiring new development to contribute toward the cost of system improvements, the amendments help reduce the financial burden on existing taxpayers and support the efficient provision of public facilities and services. The proposal will not adversely affect the City's ability to provide services in a cost-effective manner. **For these reasons, the criterion is met.**

- F. The proposed amendment(s) will not be detrimental to and will result in long-term benefits to the community as a whole and is in the public interest.

Findings: The proposed amendments promote transparency, consistency, and predictability in the administration of impact fees. By ensuring that growth contributes toward the facilities necessary to serve new residents, the proposal supports orderly development and helps maintain established service levels for the community. The amendments further the public interest by providing a fair and legally compliant mechanism for financing growth-related infrastructure needs. **For these reasons, the criterion is met.**

- G. The proposed amendment(s) will not result in adverse impacts to public infrastructure, wetlands, lakes, businesses, or residents.

Findings: The proposal consists of amendments to the City's development regulations governing impact fee administration and does not authorize physical development or construction activities. The amendments will not create direct impacts to critical areas, water resources, businesses, residents, or public infrastructure. Instead, the proposal is intended to help ensure adequate funding for public facilities needed to support future development. No adverse impacts have been identified. **For these reasons, the criterion is met.**

CONCLUSION

The proposed amendments modernize and consolidate the City's impact fee regulations, improve consistency with state law, and establish clear procedures for the collection and administration of impact fees associated with new development. The amendments support implementation of the Comprehensive Plan and Capital Improvement Plan, provide a fair method for allocating growth-related facility costs, and promote the efficient provision of public services. Based on the analysis contained in this staff report, all applicable approval criteria of MLMC 19.143.050 have been met. Therefore, staff recommends that the Planning Commission forward a recommendation of approval to the City Council for adoption of the proposed amendments.

POSSIBLE ACTIONS BY THE PLANNING COMMISSION

1. Recommend approval of the proposed amendments to the City Council.
2. Recommend approval of modified amendments to the City Council.
3. Request staff to address concerns and return with modified language.

**CITY OF MEDICAL LAKE
SPOKANE COUNTY, WASHINGTON
ORDINANCE NO. 1152**

**AN ORDINANCE OF THE CITY OF MEDICAL LAKE, WASHINGTON RELATING TO
AMENDMENTS TO TITLES 16 AND 19 OF THE MEDICAL LAKE MUNICIPAL CODE
REGARDING IMPACT FEES**

WHEREAS, the City of Medical Lake (City) is a fully-planning city under the Growth Management Act (GMA); and

WHEREAS, pursuant to RCW 36.70A.070, the City must have a Comprehensive Plan; and

WHEREAS, pursuant to RCW 36.70A.040, the City must have development regulations that implement the Comprehensive Plan; and

WHEREAS, impact fees implement the Comprehensive Plan; and

WHEREAS, to better serve the City and its citizens, Medical Lake Municipal Code (MLMC) Chapter 16.05 – Impact Fees is being replaced by Chapter 19.190 – Impact Fees; and

WHEREAS, the Fire Impact Fee was created using the growth needs of the Medical Lake Fire Department, which is no longer in operation, therefore, to better serve the City and its citizens, MLMC Chapter 16.06 – Fire Protection Impact Mitigation is being removed; and

WHEREAS, the methodology for developing the Parks Impact Fee is being updated, therefore, to better serve the City and its citizens, MLMC Chapter 16.07 – Parks, Recreation, and Open Space Impact Mitigation, is being removed from the municipal code and replaced by a resolution adopting the methodology and fee schedule; and

WHEREAS, a State Environmental Protection Act (SEPA) checklist and a determination of non-significance were distributed on June 29, 2026, and no comments were received and the DNS is retained; and

WHEREAS, the City of Medical Lake Planning Commission (Planning Commission) considered the proposed text amendments at a properly noticed public hearing on August 27, 2026, so as to receive public testimony; and

WHEREAS, at its August 27, 2026, meeting, the Planning Commission voted to recommend approval of the amendments; and

WHEREAS, pursuant to RCW 36.70A.106, on August 6, 2026, the City provided the Washington State Department of Commerce with a sixty (60) day notice of its intent to adopt the amendment(s) to the MLMC; and

WHEREAS, on September 1, 2026, the City of Medical Lake City Council (City Council) discussed the proposed text amendments at a properly noticed open public hearing; and

WHEREAS, the City Council considered the entire public record, public comments, written and oral, and the Planning Commission's recommendation; and

WHEREAS, this Ordinance is supported by the staff report and materials associated with this Ordinance, including documents on file with the City; and

WHEREAS, this Ordinance is also supported by the professional judgment and experience of the City staff who have worked on this proposal; and

WHEREAS, the City Council determined that the proposed amendments are in accord with the Comprehensive Plan, will not adversely affect the public health, safety, or general welfare, and are in the best interest of the citizens and property owners of the City; and

WHEREAS, the City Council determined that the proposed amendments are consistent with the goals and requirements of the GMA.

NOW, THEREFORE, the City Council of the City of Medical Lake, Washington does ordain as follows:

Section 1. Amendment. Chapter 16.05 – Impact Fees, is hereby removed from the MLMC.

Section 2. Amendment. Chapter 16.06 – Fire Protection Impact Mitigation, is hereby removed from the MLMC.

Section 3. Amendment. The following terms are hereby alphabetically added to the MLMC Chapter 19.160 – Definitions.

Development Activity. Any construction or expansion of a building or structure that creates additional demand for public facilities.

System Improvements. Public facilities included in the City’s Capital Improvement Plan that are designed to serve new development.

Proportionate Share. That portion of the cost of public facility improvements reasonably related to the service demands and needs of new development.

Section 4. Amendment. Chapter 19.190 – Impact Fees, is hereby added to the MLMC.

Chapter 19.190 – Impact Fees

19.190.010 Purpose.

This Chapter is adopted pursuant to Chapter 82.02 RCW to ensure that new development pays a proportionate share of the cost of public facilities needed to serve such development.

Impact fees imposed under this Chapter are intended to:

- A. Ensure adequate public facilities are available to serve new growth;
- B. Promote orderly growth and development;
- C. Require new development to pay its fair share of system improvements; and
- D. Implement the City of Medical Lake Capital Improvement Plan.

19.190.020 Applicability.

Impact fees shall be imposed on all Development Activity requiring a building permit, unless exempted herein.

19.190.030 Impact Fees Imposed.

The City hereby imposes the following impact fees:

- A. School impact fees as set forth in MLMC Chapter 16.09 – School Impact Mitigation; and
- B. Park impact fees as established by City Council Resolution.

19.190.040 School Impact Fees.

The City shall enter into an interlocal agreement with the Medical Lake School District to collect and remit school impact fees.

19.190.050 Calculation of Impact Fees.

Impact fees shall be calculated based on:

- A. The adopted City Capital Improvement Plan or School District Capital Facilities Plan;
- B. System improvements related to new development; and
- C. The type and size of development.

19.190.060 Fee Schedule.

Impact fees are established by City Council resolution.

19.190.070 Payment.

Impact fees shall be paid prior to issuance of a building permit unless deferred pursuant to state law.

19.190.080 Exemptions.

The following shall be exempt:

- A. Non-residential development;
- B. Alterations or expansions that do not increase the number of dwelling units; and
- C. Replacement structures with no increase in the number of dwelling units.

19.190.090 Credits.

Pursuant to RCW 82.02.060(5), a developer may receive credit for dedication of land and/or construction of system improvements, provided such contributions are identified in the Capital Improvement Plan and approved by the City Council.

19.190.100 Adjustments

Pursuant to RCW 82.02.060(7), the City Council may approve adjustments to the standard impact fee in consideration of studies and data submitted by the applicant.

19.190.110 Deferrals

Pursuant to RCW 82.02.050(3), impact fees for single-family residences may be deferred until a certificate of occupancy is requested. An applicant requesting a deferral must grant and record a deferred impact fee lien against the property in favor of the City prior to the issuance of a building permit.

19.190.120 Appeals.

Any person aggrieved by the calculation or imposition of an impact fee may appeal using the process in MLMC Chapter 19.290 – Appeals, within fourteen (14) days of the decision.

19.190.130 Use of Funds.

Pursuant to RCW 82.02.070, impact fees shall be:

- A. Kept in separate accounts;
- B. Used only for system improvements; and
- C. Expended within ten (10) years unless extraordinary circumstances justify a longer period.

19.190.140 Annual Report.

Pursuant to RCW 82.02.070, annually, the City must provide a report on each impact fee account showing the source and amount of all moneys collected, earned, or received and system improvements that were financed in whole or in part by impact fees.

19.190.150 Refunds.

Pursuant to RCW 82.02.080, unexpended or encumbered impact fees shall be refunded in accordance with state law.

Section 5. Severability. If any section, sentence, clause or phrase of this Ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this Ordinance.

Section 6. Effective Date. This Ordinance shall be in full force and effect on January 1, 2027, more than five (5) days after publication of this Ordinance or a summary thereof in the official newspaper of the City as provided by law.

PASSED by the City Council this _____ day of October 2026.

Mayor, Terri Cooper

ATTEST:

Finance Director/City Clerk Koss Ronholt

APPROVED AS TO FORM:

City Attorney, Sean P. Boutz

Date of Publication:

Effective Date: January 1, 2027

City Medical Lake
124 S. Lefevre Street
Medical Lake, WA 99022
509-565-5000

NOTICE OF ORDINANCE PASSED BY MEDICAL LAKE CITY COUNCIL

The following is the title and summary of Ordinance No. 1152 passed by the City of Medical Lake City Council on the _____ day of October, 2026.

AN ORDINANCE OF THE CITY OF MEDICAL LAKE, WASHINGTON RELATING TO AMENDMENTS TO TITLES 16 AND 19 OF THE MEDICAL LAKE MUNICIPAL CODE REGARDING IMPACT FEES

Sections 1-4. Identifies the specific additions, amendments, and deletions, as applicable, to the following sections of the City of Medical Lake Municipal Code:

- Chapter 16.06 – Fire Protection Impact Mitigation, and Chapter 16.07 – Parks, Recreation, and Open Space Impact Mitigation, are being deleted.
- New Chapter 19.190 – Impact Fees, is being added to replace Chapter 16.05 – Impact Fees; and
- New definitions are being added to Chapter 19.160 - Definitions.

Section 5. Establishes a severability clause in the event some portion of the Ordinance is held invalid.

Section 6. Establishes an effective date for Ordinance No. 1152 of January 1, 2027.

The full text of the Ordinance is available at the City of Medical Lake offices as identified above. A copy will be mailed to any citizen without cost upon request from the City's Clerk's office.

Koss Ronholt, Finance Director/City Clerk

Published: _____



9/1/2026 City Council Meeting

To: City Council
From: Elisa Rodriguez, Senior Planner
TOPIC: Periodic Update: Comprehensive Plan (Ordinance 1150)

Requested Action:

Hold a public hearing and consider Ordinance 1150, adoption of the Medical Lake Comprehensive Plan 2046

Key Points:

In response to comments from the Periodic Update Steering Committee, the Planning Commission, and City Council, changes have been made to the draft Plan.

Commenters noted that while the plan contained valuable information, the number of goals and action items made implementation difficult to understand and prompted requests for an action plan. In response, staff restructured and simplified the goals to clearly distinguish them from objectives and action items. Redundant action items were consolidated and relocated to a new implementation chapter (Chapter 15), organized around the strategic targets of the Healing Waters Strategic Plan. Goals remain within their respective chapters for context and continuity.

The Comprehensive Plan and the Healing Waters Strategic Plan are intended to function together as complementary decision-making tools. The Comprehensive Plan establishes the City's long-range policy direction for growth, land use, housing, transportation, infrastructure, parks, environmental stewardship, climate resiliency, placemaking, and development standards. The Healing Waters Strategic Plan translates that long-range direction into a practical framework for governance, budgeting, departmental work plans, performance measurement, and accountability. Together, the two plans help ensure that Medical Lake's day-to-day decisions, annual priorities, capital investments, and long-term policy choices remain aligned with the City's vision, mission, values, and community expectations.

To support this process, Chapter 14: Next Steps was added. This chapter outlines how the goals and actions identified in the Comprehensive Plan are implemented through the Strategic Plan and departmental work plans. It also describes the roles of budgeting, capital planning, and performance measurements in advancing plan objectives, and explains how these activities inform future amendments to the Comprehensive Plan.

Commenters expressed a desire for a stronger emphasis on economic development within the plan. Given the City's limited resources, it is important to focus on strategies that are both achievable and within the City's sphere of influence. Research and best practices demonstrate that placemaking initiatives, including improvements to public spaces and community programming, can contribute positively to economic development by enhancing community vitality and attracting residents, visitors, and investment. In response to this feedback, a new section titled "Placemaking and Economic Development" was added to Chapter 11.

As we continue work on impact fees, it is important that we establish a level of service (LOS) for Parks. LOS for Parks is approached a little differently than streets and utilities. Park location and amenity minimums are now addressed in a new section titled, "Level of Service" in Chapter 8.

Following this line of thought, the need for park space in UGA expansion areas was added to Chapter 12 in a section titled, "Integrating Park Space", along with a section on future zoning designations.

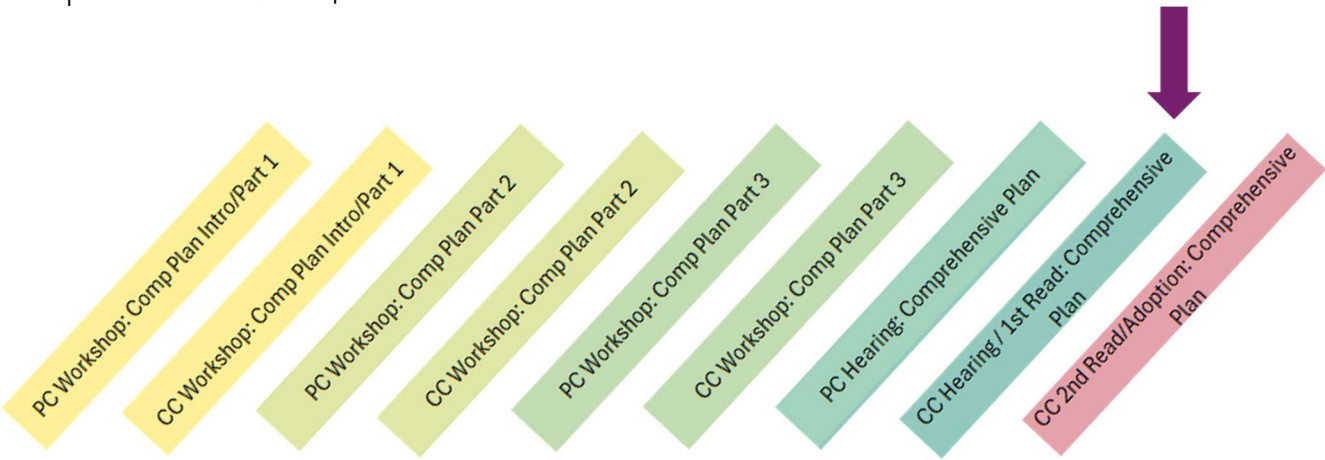
Some additional information regarding critical areas and climate resiliency was added to Chapter 5: Land Use, in response to comments from the Department of Natural Resources.

The Department of Commerce reviews comprehensive plans for consistency with the Growth Management Act. Their comments resulted in a summary of the Housing Needs Assessment, a new table, and new housing goals in Chapter 2: Housing. A Future Land Use Map was added to Chapter 5: Land Use along with a paragraph on page 29, clarifying our current and proposed UGA expansion areas.

The Planning Commission held a public hearing on July 23 and August 27, 2026, considered the approval criteria, and unanimously recommended approval to the City Council.

Background Discussion:

This public hearing is the eighth step in a nine-step process for adoption of the Medical Lake Comprehensive Plan 2046.



Public Involvement:

The Planning Commission held a public hearing on August 27, 2026. In addition, draft plan materials are available on the City website for review and comment by the public.

Next Steps:

A second read of Ordinance 1150 is scheduled for the September 15, 2026 City Council meeting.



City of Medical Lake Planning Department
124 S. Lefevre St.
Medical Lake, WA 99022
509-565-5000
www.medical-lake.org

STAFF REPORT TO THE CITY COUNCIL

File: Periodic Update: Medical Lake Comprehensive Plan 2046

Date of Staff Report: August 28, 2026

Date of City Council Workshops: March 3, May 5, and July 7, 2026

Date of City Council Hearing: September 1, 2026

Staff Planner: Elisa Rodriguez 509-565-5019 or erodriguez@medical-lake.org

SEPA: Determination of Non-Significance was made on July 7, 2026

60-Day Intent to Adopt: Submitted to the Department of Commerce on June 15, 2026

Procedure: This proposal requires a legislative review; therefore, the Planning Commission has held a public hearing and made a recommendation to the City Council. The City Council will hold a public hearing to consider an ordinance to adopt the amendments to the Medical Lake Municipal Code. The complete process can be found in the Medical Lake Municipal Code (MLMC), Section 19.270.050 – Type IV Reviews.

Proposal: The adoption of the Medical Lake Comprehensive Plan 2046 to replace the existing Plan adopted in 2019 via Ordinance #1073.

Date of Planning Commission Hearing: August 27, 2026

Planning Commission Recommendation: The Draft Medical Lake Comprehensive Plan 2046 satisfies all applicable approval criteria. The Plan was prepared in accordance with the requirements of the Washington State Growth Management Act, incorporates all required planning elements, addresses current statutory updates related to housing and climate resiliency, and provides a coordinated framework for managing growth, development, infrastructure, and environmental stewardship over the next twenty years. Therefore, the Planning Commission unanimously recommends approval of the proposal.

Attached: Staff report to the Planning Commission, dated July 16, 2026.



City of Medical Lake Planning Department
124 S. Lefevre St.
Medical Lake, WA 99022
509-565-5000
www.medical-lake.org

STAFF REPORT TO THE PLANNING COMMISSION

File: Periodic Update: Comprehensive Plan

Date of Staff Report: July 16, 2026

Date of Hearing: July 23, 2026

Staff Planner: Elisa Rodriguez 509-565-5019 or erodriguez@medical-lake.org

SEPA: Determination of Non-Significance was made on July 7, 2026

Procedure: This request requires a legislative review, therefore, the Planning Commission will hold a public hearing and make a recommendation to the City Council. The City Council will hold a public hearing to consider an ordinance to adopt the amendments to the Medical Lake Municipal Code. The complete process can be found in the Medical Lake Municipal Code (MLMC), Section 19.270.050 – Type IV Reviews.

Proposal: Adopt the Medical Lake Comprehensive Plan 2046.

PROCEDURAL HISTORY

Notice of a Public Hearing Published in Cheney Free Press – June 25, 2026

SEPA DNS Issued – July 7, 2026

Public Comment Period Closes – July 23, 2026

PROPOSED LANGUAGE

See attached draft plan.

PUBLIC COMMENT

Department of Natural Resources. The reviewer evaluated the Plan with a focus on Washington Geological Survey (WGS) interests, including geologically hazardous areas, mineral resource lands, mining, climate change, natural hazards, and hazard mitigation planning. The reviewer noted that Chapter 5 (Land Use) discusses parks, natural resources, and natural landscapes but does not mention critical areas or climate resiliency. Other comments will be addressed in the upcoming updates to the Critical Areas Ordinance.

Spokane Regional Transportation Council. The transportation element of the Comprehensive Plan must be reviewed and certified by SRTC. Medical Lake received this certification on July 9, 2026.

ZONING CODE APPROVAL CRITERIA

Amendments to development regulations are subject to MLMC Section 19.137.060 – Approval Criteria.

- A. The proposed amendment shall be consistent with the provisions of the Growth Management Act, Chapter 36.70A RCW, or any amendment thereto.

Findings:

The Draft Medical Lake Comprehensive Plan 2046 was prepared as the City's periodic update required under the Growth Management Act and expressly acknowledges Medical Lake's status as a fully planning city under Chapter 36.70A RCW. The Plan is intended to guide growth, development, and public investment for the next twenty years.

The Plan contains all mandatory GMA comprehensive plan elements, including land use, housing, transportation, capital facilities, parks and recreation, utilities, natural environment, climate resiliency, and urban growth planning.

The Housing Element addresses the expanded housing requirements of RCW 36.70A.070(2) by incorporating a Housing Needs Assessment, Housing for All Planning Tool (HAPT) projections, housing inventory, land capacity analysis, and policies promoting a variety of housing types and housing affordability for all economic segments of the population.

The Plan identifies sufficient land capacity within the city limits and Urban Growth Area to accommodate the county population allocation and additional regional housing demand, consistent with GMA requirements to accommodate projected growth within urban areas.

The Land Use Element directs growth to urban areas, encourages infill and redevelopment, supports efficient use of public facilities, and protects environmentally sensitive lands and critical areas, consistent with GMA goals related to urban growth, reduction of sprawl, and environmental protection.

The Transportation and Mobility Element establishes level of service standards, concurrency provisions, multimodal transportation planning, and coordinated transportation investments, consistent with GMA transportation planning requirements.

The Capital Facilities Element inventories public facilities, establishes level of service standards for utilities and infrastructure, identifies funding strategies, and demonstrates a process for ensuring adequate public facilities concurrent with development, consistent with RCW 36.70A.070(3).

The Natural Environment Element provides policy direction for protecting critical areas, shorelines, wetlands, wildlife habitat, groundwater resources, and environmental quality, consistent with GMA environmental protection requirements.

The Climate Resiliency Element addresses the 2023 amendments to the GMA by incorporating climate adaptation, hazard mitigation, greenhouse-gas-reducing transportation strategies, wildfire preparedness, and community resilience planning.

The Plan was developed through an extensive public participation program incorporating surveys, newsletters, workshops, outreach events, Planning Commission review, and public hearings, consistent with the GMA goal of citizen participation and coordination.

The proposed Comprehensive Plan is consistent with the Growth Management Act because it addresses all required comprehensive plan elements, accommodates projected growth, promotes housing choice, provides for concurrency and capital facilities planning, protects environmental resources, incorporates climate resiliency planning, and was developed through an extensive public participation process. **For these reasons, the criterion is met.**

- B. The proposed amendment shall be consistent with the provisions of the Spokane Countywide Planning Policies.

Findings:

The Plan recognizes the Spokane Countywide Planning Policies (CWPPs) as the regional framework for coordinated growth management and describes Medical Lake's participation in countywide planning through the Planning Technical Advisory Committee (PTAC) and Steering Committee of Elected Officials (SCEO).

The Plan utilizes population allocations established through Spokane County's countywide planning process and evaluates future growth through a Land Capacity Analysis conducted using Spokane County methodology.

The Plan demonstrates that sufficient land capacity exists to accommodate allocated population, housing, and employment growth within the Urban Growth Area, consistent with CWPP growth management and land capacity requirements.

The Housing Element recognizes both local and regional housing needs and proposes additional housing opportunities, housing diversity, and zoning flexibility to help address housing demand throughout the West Plains region.

The Transportation Element coordinates with regional transportation plans, including the Spokane Regional Transportation Council Horizon 2050 Plan, Spokane Transit Authority planning efforts, WSDOT facilities, and regional multimodal transportation systems.

The Plan emphasizes regional coordination with West Plains jurisdictions, Fairchild Air Force Base, Spokane County, Spokane County Fire District No. 3, Spokane Transit Authority, and other agencies regarding housing, transportation, economic development, public safety, infrastructure, and emergency management.

The Urban Growth Area Element promotes coordinated infrastructure planning, efficient service delivery, fiscal responsibility, and regional collaboration, which are key objectives of the Countywide Planning Policies.

The Plan supports the CWPP goals of concentrating growth within urban areas, promoting efficient infrastructure investments, protecting critical areas and natural resources, and fostering coordinated regional planning.

The proposed Comprehensive Plan amendment is consistent with the Spokane Countywide Planning Policies because it relies upon countywide growth allocations and methodologies, provides sufficient growth capacity within the Urban Growth Area, supports regional housing and transportation objectives, and promotes coordinated planning and service delivery throughout the West Plains region. **For these reasons, the criterion is met.**

- C. The proposed amendment shall be consistent with other sections of the Comprehensive Plan, the Strategic Plan and the Capital Facility Plan.

Findings:

The Draft Comprehensive Plan was intentionally developed to function in conjunction with the City's Healing Waters Strategic Plan and repeatedly identifies consistency between the long-range planning vision and the Strategic Plan's Targets of Excellence.

The Community Vision, goals, policies, and action items throughout the Plan consistently reinforce the Strategic Plan objectives related to economic vitality, healthy and sustainable environments, public safety, multimodal transportation, recreation, and community engagement.

The Plan contains integrated goals across all elements that support one another. Housing policies are coordinated with land use designations, transportation investments, utility planning, parks planning, and capital facilities planning.

The Land Use Element specifically requires coordination of growth with transportation, utilities, parks, capital facilities, and climate resilience planning, ensuring internal consistency among Plan elements.

The Transportation Element supports land use and housing goals by promoting connected, multimodal development patterns and coordinating with the Transportation Improvement Program and capital planning processes.

The Capital Facilities Element inventories existing facilities, establishes level of service standards, identifies financing strategies, and provides a framework for maintaining adequate public infrastructure to support planned growth and development.

The Urban Growth Area Element requires infrastructure and service coordination and explicitly links future growth to utility capacity, transportation improvements, parks, public services, and Capital Improvement Program investments.

Chapter 14, Next Steps, establishes that the Comprehensive Plan, Healing Waters Strategic Plan, Capital Improvement Plan, Transportation Master Plan, Parks and Recreation Master Plan, Hazard Mitigation Plan, and utility plans are intended to operate as complementary and mutually reinforcing documents.

The Plan directs future budgeting, departmental work plans, capital investments, and performance measures to align with Comprehensive Plan goals and Strategic Plan objectives, ensuring ongoing consistency in implementation.

The proposed Comprehensive Plan is consistent with other sections of the Comprehensive Plan, the Healing Waters Strategic Plan, and the Capital Facilities Plan because the document was developed as an integrated planning framework that aligns land use, housing, transportation, parks, public services, utilities, capital investments, and strategic objectives into a coordinated and mutually supportive policy structure. **For these reasons, the criterion is met.**

CONCLUSION

Based on the findings of fact presented above, the Draft Medical Lake Comprehensive Plan 2046 satisfies all applicable approval criteria. The Plan was prepared in accordance with the requirements of the Washington State Growth Management Act, incorporates all required planning elements, addresses current statutory updates related to housing and climate resiliency, and provides a coordinated framework for managing growth, development, infrastructure, and environmental stewardship over the next twenty years.

The Plan is also consistent with the Spokane Countywide Planning Policies through its use of countywide population allocations, land capacity analysis, urban growth planning, regional housing strategies, transportation coordination, and collaboration with West Plains jurisdictions and regional service providers.

Finally, the Plan demonstrates internal consistency with all Comprehensive Plan elements and aligns with the City's Healing Waters Strategic Plan, Capital Improvement Plan, Transportation Master Plan, Parks and Recreation Master Plan, Hazard Mitigation Plan, and other supporting documents. The goals, policies, and implementation strategies work together to ensure that future growth is supported by adequate public facilities, infrastructure investments, environmental protection measures, and community services.

For these reasons, the proposed Medical Lake Comprehensive Plan 2046 is in the best interest of the community, promotes the public health, safety, and welfare, and provides a clear, coordinated, and legally compliant vision for the City's future. Accordingly, the proposed Comprehensive Plan should be approved and adopted.

POSSIBLE ACTIONS BY THE PLANNING COMMISSION

1. Recommend approval of the proposed Comprehensive Plan to the City Council.
2. Recommend approval of a modified Comprehensive Plan to the City Council.
3. Request City Staff to address concerns and return with modified language.

**CITY OF MEDICAL LAKE
SPOKANE COUNTY, WASHINGTON**

ORDINANCE NO. 1150

**AN ORDINANCE OF THE CITY OF MEDICAL LAKE, WASHINGTON,
ADOPTING THE MEDICAL LAKE COMPREHENSIVE PLAN 2046;
REPEALING AND REPLACING THE PREVIOUSLY ADOPTED
COMPREHENSIVE PLAN; PROVIDING FOR SEVERABILITY;
ESTABLISHING AN EFFECTIVE DATE; AND PROVIDING FOR OTHER
MATTERS PROPERLY RELATED THERETO**

WHEREAS, the City of Medical Lake ("City") is a fully-planning city under the Washington Growth Management Act ("GMA"), chapter 36.70A RCW, and is required to plan for and accommodate growth through an internally consistent comprehensive plan; and

WHEREAS, RCW 36.70A.130 requires the City to periodically review and, if needed, revise its comprehensive plan and development regulations to ensure continued compliance with the GMA; and

WHEREAS, the City undertook a periodic update that replaces the prior comprehensive plan with the Medical Lake Comprehensive Plan 2046 ("Plan"), a twenty-year policy framework addressing community context, housing, public services, education, land use, transportation and mobility, capital facilities, parks, the natural environment, climate resiliency, placemaking, zoning and development standards, the Urban Growth Area, implementation, and action items; and

WHEREAS, the Plan identifies a community vision that nurtures Medical Lake's small-town character and history; thoughtfully integrates the natural and built environments; supports safe, walkable neighborhoods, accessible parks, and housing choice; promotes equitable access to resources and a healthy environment; and encourages partnerships and recreational tourism, with particular attention to downtown; and

WHEREAS, the Plan was developed through a public participation program that included community surveys, newsletters, utility bill inserts, online information, social media engagement, community events and pop-up outreach, Steering Committee meetings, Planning Commission and City Council workshops, and opportunities for written and oral public comment; and

WHEREAS, the Plan has been coordinated with applicable GMA planning goals, Spokane County Countywide Planning Policies, regional transportation planning, population and housing allocations, capital facilities planning, and other applicable state and regional requirements; and

WHEREAS, the City prepared and considered supporting information, including the Healing Waters Strategic Plan, Capital Improvement Plan, Land Capacity Analysis, Housing Needs Assessment, Hazard Mitigation Plan, Transportation Master Plan, Parks Master Plan, and Shoreline Master Program, as applicable; and

WHEREAS, a determination of non-significance was issued on July 7, 2026, and all requirements of the State Environmental Policy Act, chapter 43.21C RCW, and applicable implementing rules were satisfied prior to final action; and

WHEREAS, pursuant to RCW 36.70A.106, the City transmitted notice of its intent to adopt the Plan to the Washington State Department of Commerce on June 12, 2026, at least sixty (60)

days before final adoption, and considered comments received from state agencies and others reviewing parking; and

WHEREAS, the Medical Lake Planning Commission held a duly noticed public hearing on July 23, 2026 and August 27, 2026, considered the public record and testimony, and recommended approval of the Plan to the City Council; and

WHEREAS, the City Council held a duly noticed public hearing on September 1, 2026, considered the Plan, staff reports, the Planning Commission recommendation, public testimony, written comments, agency comments, and the entire legislative record; and

WHEREAS, the City Council finds that the Plan is consistent with the GMA, applicable countywide planning policies, and other applicable law; is internally consistent; provides for the public health, safety, and general welfare; and is in the best interests of the City and its residents.

NOW, THEREFORE, the City Council of the City of Medical Lake, Washington, does ordain as follows:

Section 1. Findings and Recitals. The recitals set forth above are adopted as findings of fact and conclusions in support of this Ordinance and are incorporated herein by this reference. The City Council further adopts the findings and analysis contained in the staff reports and legislative record associated with the Plan.

Section 2. Adoption of Medical Lake Comprehensive Plan 2046. The Medical Lake Comprehensive Plan 2046, dated September 2026, together with its maps, goals, strategies, appendices, and other components presented to and approved by the City Council, is hereby adopted as the comprehensive plan of the City of Medical Lake. The Plan is attached to this Ordinance as Exhibit A and incorporated herein by this reference as if fully set forth. One complete official copy shall be maintained by the City Clerk and made available for public inspection.

Section 3. Repeal and Replacement of Prior Comprehensive Plan. The City's previously adopted comprehensive plan, together with amendments incorporated into that plan before the effective date of this Ordinance, is repealed and replaced in its entirety by the Medical Lake Comprehensive Plan 2046. This repeal does not revive any ordinance, resolution, plan provision, or regulation previously repealed or superseded.

Section 4. Relationship to Development Regulations and Other Plans. The Plan establishes long-range policy direction and shall be implemented through the Medical Lake Municipal Code, the City budget, capital plans, functional plans, programs, and other lawful implementation measures. Existing development regulations and other adopted plans remain in effect unless and until separately amended or repealed. If a conflict exists, applicable state law and duly adopted City legislation shall control.

Section 5. Administrative Corrections. The City Clerk, City Administrator, and Senior Planner are authorized to make non-substantive corrections to the Plan and this Ordinance, including correction of clerical errors, scrivener's errors, spelling, grammar, punctuation, internal references, pagination, formatting, map legends, and incorporation of City Council-approved revisions, provided that no correction changes the substantive meaning or policy adopted by the City Council.

Section 6. Transmittal and Publication. The City Clerk or designee is directed to transmit a complete and accurate copy of the adopted Plan and this Ordinance to the Washington State

Department of Commerce within ten (10) days after final adoption, as required by RCW 36.70A.106, and to complete publication and any other notice required by law.

Section 7. Severability. If any section, subsection, sentence, clause, phrase, provision, or application of this Ordinance or the Plan is held invalid or unconstitutional by a court of competent jurisdiction, such invalidity shall not affect the validity or constitutionality of any other section, subsection, sentence, clause, phrase, provision, or application, of the Ordinance or Plan, and the remaining portions shall remain in full force and effect.

Section 8. Effective Date. This Ordinance shall be in full force and effect five (5) days after publication of this Ordinance or a summary thereof in the official newspaper of the City, as provided by law.

PASSED by the City Council of the City of Medical Lake at a regular meeting this ____ day of _____, 2026.

CITY OF MEDICAL LAKE

Terri Cooper, Mayor

ATTEST:

Koss Ronholt, Finance Director/City Clerk

APPROVED AS TO FORM:

Sean P. Boutz, City Attorney

Date of Publication: _____

Effective Date: _____

NOTICE OF ORDINANCE PASSED BY MEDICAL LAKE CITY COUNCIL

The following is the title and summary of Ordinance No. 1150 passed by the City of Medical Lake City Council on the ____ day of September, 2026.

**AN ORDINANCE OF THE CITY OF MEDICAL LAKE, WASHINGTON, ADOPTING
THE MEDICAL LAKE COMPREHENSIVE PLAN 2046 AS THE CITY'S
COMPREHENSIVE PLAN; REPEALING AND REPLACING THE PREVIOUSLY
ADOPTED COMPREHENSIVE PLAN; PROVIDING FOR SEVERABILITY;
ESTABLISHING AN EFFECTIVE DATE; AND PROVIDING FOR OTHER MATTERS
PROPERLY RELATED THERETO**

- **Section 1.** Adopts the recitals and legislative record as findings supporting the Ordinance.
- **Section 2.** Adopts the Medical Lake Comprehensive Plan 2046 as the City's comprehensive plan and incorporates it as Exhibit A.
- **Section 3.** Repeals and replaces the previously adopted comprehensive plan.
- **Section 4.** Describes the Plan's relationship to development regulations, budgets, capital plans, functional plans, and other implementation measures.
- **Section 5.** Authorizes non-substantive administrative corrections.
- **Section 6.** Directs transmittal to the Washington State Department of Commerce and completion of required publication and notice.
- **Section 7.** Establishes a severability clause if any portion of the Ordinance or Plan is held invalid.
- **Section 8.** Establishes an effective date five (5) days after publication of the Ordinance or a summary thereof in the City's official newspaper.

The full text of the Ordinance and the Medical Lake Comprehensive Plan 2046 are available at City Hall at the address listed above and through the City Clerk. A copy will be provided upon request as required by law.

Koss Ronholt, Finance Director/City Clerk

Published: _____

EXHIBIT A
MEDICAL LAKE COMPREHENSIVE PLAN 2046

The final City Council-approved version of the Medical Lake Comprehensive Plan 2046, dated September 2026, is incorporated by reference and shall be attached here for the official ordinance record.

[ATTACH FINAL ADOPTED COMPREHENSIVE PLAN]





Medical Lake Comprehensive Plan 2046

Acknowledgements

Mayor

Terri Cooper

City Council

Heath Wilbur

Ted Olson

Don Kennedy

Tony Harbolt

Lance Speirs

Lorin Ray-Abbott

Chad Pritchard

Planning Commission

Andie Mark

Kevin Twohig

JoeDavid Veliz

Cindy Altheide

Jim Rowe

Steering Committee

Mayor Terri Cooper

Lance Speirs, City Councilman

JoeDavid Veliz, Planning Commissioner

Diane Nichols, Parks & Recreation Advisory Board

Kim Headrick, MLSD

Tawni Barlow, MLSD

Ryan Stemkoski, Re*Imagine Medical Lake

Brendan Arkoosh, DSHS

City Staff

Sonny Weathers, City Administrator

Elisa Rodriguez, Senior Planner

Scott Duncan, Public Works Director

Glen Horton, Parks and Recreation Director

Koss Ronholt, Finance Director

Steve Cooper, Wastewater Treatment Plant Director

Adopted September 15, 2026, by Ordinance No. 1150

Table of Contents

Message from the Mayor	4
Community Participation	5
Community Vision	6
The Comprehensive Plan.....	6
Contributing Documents	7
State and Regional Planning	7
Part One: The People	
Chapter 1: Context.....	11
Chapter 2: Housing	15
Chapter 3: Public Services.....	20
Chapter 4: Education.....	24
Part Two: The Place	
Chapter 5: Land Use.....	27
Chapter 6: Transportation and Mobility.....	33
Chapter 7: Capital Facilities.....	45
Chapter 8: Parks.....	52
Chapter 9: Natural Environment	57
Chapter 10: Climate Resiliency.....	60
Part Three: The Future	
Chapter 11: Placemaking.....	63
Chapter 12: Zoning and Development Standards.....	67
Chapter 13: Urban Growth Area.....	71
Chapter 14: Next Steps	75
Chapter 15: Action Items.....	78
Conclusion	84

Message from the Mayor

The Comprehensive Plan is the City's official statement regarding its vision for future growth and development over the next 20 years. Over the past several years, Medical Lake has faced extraordinary change. We have endured hardship, demonstrated resilience, and rediscovered the strength that comes from being a small town with a big sense of community. As Mayor, I am proud to present the 2046 Comprehensive Plan, our roadmap for stewarding that strength into a future defined by opportunity, stability, and shared purpose.

A meaningful update to our Comprehensive Plan is more than a statutory requirement. It is our chance to reflect on who we are, what we value, and what we want for the next generation. Our previous plan served the community for many years, but Medical Lake has grown, our needs have evolved, and state law now asks us to plan more intentionally for housing, transportation, climate resiliency, and public services. This new plan rises to that challenge.

Most importantly, this plan was shaped by the voices of our residents. Through workshops, surveys, conversations, and partnerships, the community made it clear that Medical Lake's future must protect what we cherish—our small-town character, our natural beauty, our history of healing—while preparing responsibly for the growth that will sustain our economy, our schools, and our quality of life.

The 2046 Comprehensive Plan sets forth a clear vision: safe and walkable neighborhoods, accessible parks and recreation, diverse housing options, a vibrant local economy, and strong public services supported by thoughtful infrastructure investment. It aligns with our Healing Waters Strategic Plan and gives City Council, staff, and community partners the tools needed to make consistent, transparent, and long-term decisions.

This plan represents both a commitment and a promise. A commitment to good governance, collaboration, and transparency and a promise that every decision we make will help build a Medical Lake where people feel welcome, connected, and hopeful about the future.

Thank you to everyone who contributed your time, ideas, and energy. Together, we are shaping a Medical Lake that honors its past, meets the needs of today, and looks forward with confidence to 2046 and beyond.

Terri Cooper

Mayor, City of Medical Lake

Community Participation

Public participation has been a central and guiding element of the City of Medical Lake's Comprehensive Plan update. The process was guided by a formal Public Participation Plan, which emphasizes inclusive, proactive, and ongoing engagement to ensure that community voices inform the development of the plan's vision, goals, and policies.

The City's approach focused on reaching a broad and diverse cross-section of the community, including individuals who may not typically participate in formal planning processes. Engagement efforts were designed to meet people where they are through both formal meetings and informal, community-based interactions, and to provide multiple ways for residents to learn about the process and share input.

Consistent with this approach, the City has made a strong commitment to transparent communication and continuous outreach through its "Conversations About Community" newsletters, which serve as a key tool for informing residents and inviting feedback. These newsletters describe the planning process, explain key topics, and consistently encourage residents to attend meetings, review materials, and provide input.

A variety of tools and strategies were used to support public participation. Two community-wide surveys provided foundational input. The Pulse of the Community Survey gathered feedback on community values and vision. These survey results highlighted strong support for maintaining Medical Lake's small-town character, natural environment, and sense of community while encouraging thoughtful economic development. The Communication Preferences Survey evaluated how residents receive and engage with City communications. The results showed that Facebook, newsletters, and word-of-mouth are primary information channels, while also identifying opportunities to improve communication strategies and emergency information access.

In addition to surveys, the City implemented ongoing digital and print engagement efforts. These included newsletters, utility bill inserts, the Comprehensive Plan webpage, social media updates, and a Facebook Live event to expand accessibility and real-time participation. A "Question of the Week" series on Facebook further encouraged regular public input, with responses emphasizing the importance of the community's natural setting, small-town feel, strong social connections, and local events, while also identifying concerns such as property maintenance and downtown appearance.

Targeted, in-person outreach was a key component of the engagement strategy. City representatives conducted pop-up and event-based outreach at locations such as the farmers market, Founders Day, Lake's Harvest Foods grocery store, and senior lunch gatherings at the Silver Café. These efforts allowed staff to engage directly with residents, visitors, and underrepresented groups in informal settings. Across these conversations, participants frequently expressed appreciation for the community's small-town character, natural resources, and sense of safety, while also raising concerns related to property maintenance, infrastructure, economic development, and community amenities.

Outreach findings consistently highlighted several key themes. Residents value Medical Lake's friendly, connected community, walkability, parks, wildlife, and scenic environment. At the same time, participants expressed interest in expanding recreational amenities (such as trails, parks, and family-oriented activities), enhancing downtown vitality, improving infrastructure and public safety, and supporting local businesses and economic opportunities. Conversations also showed general

support for small-scale recreational tourism as a way to support the local economy while preserving the community's character.

A Steering Committee composed of elected officials, appointed representatives, and community stakeholders provided ongoing oversight and guidance throughout the process, meeting regularly to review progress and support outreach efforts. Planning Commission and City Council workshops, along with required public hearings, offered additional opportunities for in-depth discussion, transparency, and formal public input.

Overall, the public participation process combined surveys, digital outreach, social media engagement, community conversations, and formal public meetings to create a comprehensive and inclusive approach. This multi-faceted engagement strategy ensured that a wide range of community perspectives were captured and integrated into the Comprehensive Plan update.

Community Vision

The Medical Lake Comprehensive Plan 2046 endeavors to:

- Nurture Medical Lake's small-town charm and community spirit while honoring its history.
- Integrate the natural and built environment in a thoughtful, sustainable manner.
- Create safe, walkable neighborhoods with accessible parks and housing for all.
- Establish a community where all members thrive, empowered by equitable access to resources, strong social connections, and a healthy environment.
- Encourage community partnerships and recreational tourism to help the economy thrive, with special attention to downtown.

The Comprehensive Plan

Welcome to the new and improved 2046 Medical Lake Comprehensive Plan. This City's first comprehensive plan was adopted in 1979. In 1997, after the adoption of the Washington State Growth Management Act (GMA), the City adopted a new comprehensive plan. The plan was revised in 2003, 2007, 2010, and 2019, but remained similar to the 1997 version.

Considered a fully-planning city under the GMA, it is mandated that our comprehensive plan is updated every ten years to plan for the next twenty years. This ten-year update cycle is referred to as the "Periodic Update." The City of Medical Lake chose to use this opportunity to not just update, but to replace the comprehensive plan with a document that better represents the City and provides more guidance for future decision making. The Plan communicates the City Council's intent, priorities, objectives, and expectations to residents, businesses, agencies, developers and others with an interest in the city.

This Plan was developed amid a statewide housing crisis and an evolving legislative landscape intended to increase housing availability. These efforts also emphasize environmental justice, reduced displacement risk, and equitable housing outcomes, which are grounded in the same principles that shaped the Medical Lake Comprehensive Plan.

This Comprehensive Plan provides a vision for growth and development over the next twenty years and works in conjunction with the City's Healing Waters Strategic Plan. While growth is important to the City's vitality, the policies also address preserving and improving those aspects and features of

the City and the natural environment that contribute to quality of life in the community. This document will guide City policy and ensure consistency amongst City departments and staff.

The Plan reflects input from community members, stakeholders, and public officials. This wealth of information will continue to educate all members of the community and spur future conversations.

The Plan provides implementation strategies and is the foundation for development regulations found in the municipal code. It provides guidance in maintaining the Capital Improvement Program. The plan provides priorities to ensure continuity and consistency in land use decisions, and a systematic approach to preparing for projected growth.

Contributing Documents

The Comprehensive Plan is informed and supported by various detailed analyses that are contained in separate documents. Supporting plans and studies, referred to or adopted by reference within the Comprehensive Plan, are listed below.

- Healing Waters Strategic Plan
- Capital Improvement Plan
- Land Capacity Analysis
- Housing Needs Assessment
- Hazard Mitigation Plan
- Transportation Master Plan
- Parks Master Plan
- Shoreline Master Program

These plans and studies are anticipated to be updated over the life of the Comprehensive Plan as environmental, fiscal, social, economic, and technological circumstances evolve. Such new information should direct future amendments to the Comprehensive Plan, as appropriate, to maintain its usefulness to the community.

State and Regional Planning

Planning under the Growth Management Act requires a balance of local policy objectives with mandates within the Act and with regional and countywide policy priorities.

Growth Management Act (GMA)

In Washington State, comprehensive plans are directed by the Growth Management Act, Chapter 36.70A RCW. GMA provides a context and specific requirements for jurisdictions planning under the Act. This context is outlined in the framework planning goals contained in RCW 36.70A.020, as follows:

1. **Urban growth.** Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.
2. **Reduce sprawl.** Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.
3. **Transportation.** Encourage efficient multimodal transportation systems that will reduce greenhouse gas emissions and per capita vehicle miles traveled, and are based on regional priorities and coordinated with county and city comprehensive plans.
4. **Housing.** Plan for and accommodate housing affordable to all economic segments of the population of this state, promote a variety of residential densities

and housing types, and encourage preservation of existing housing stock.

5. **Economic development.** Encourage economic development across the state in ways that align with adopted comprehensive plans. Support economic opportunities for all residents, especially those who are unemployed or disadvantaged, while helping existing businesses grow and attracting new ones. Recognize that economic conditions vary by region and promote growth in areas that are struggling, ensuring that all development stays within the limits of the state's natural resources, public services, and public facilities.
6. **Property rights.** Private property shall not be taken for public use without just compensation having been made. The property rights of landowners shall be protected from arbitrary and discriminatory actions.
7. **Permits.** Applications for both state and local government permits should be processed in a timely and fair manner to ensure predictability.
8. **Natural resource industries.** Maintain and enhance natural resource-based industries, including productive timber, agricultural, and fisheries industries. Encourage the conservation of productive forestlands
9. **Open space and recreation.** Retain open space and green space, enhance recreational opportunities, enhance fish and wildlife habitat, increase access to natural resource lands and water, and develop parks and recreation facilities.
10. **Environment.** Protect and enhance the environment and enhance the state's high quality of life, including air and water quality, and the availability of water.
11. **Citizen participation and coordination.** Encourage the involvement of citizens in the planning process, including the participation of vulnerable populations and overburdened communities, and ensure coordination between communities and jurisdictions to reconcile conflicts.
12. **Public facilities and services.** Ensure that those public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing current service levels below locally established minimum standards.
13. **Historic preservation.** Identify and encourage the preservation of lands, sites, and structures, that have historical or archaeological significance.
14. **Climate change and resiliency.** Ensure that comprehensive plans, development regulations, and regional policies, plans, and strategies under RCW 36.70A.210 and chapter 47.80 RCW adapt to and mitigate the effects of a changing climate; support reductions in greenhouse gas emissions and per capita vehicle miles traveled; prepare for climate impact scenarios; foster resiliency to climate impacts and natural hazards; protect and enhance environmental, economic, and human health and safety; and advance environmental justice.
15. **Shorelines of the state.** For shorelines of the state, the goals and policies of the shoreline management act as set forth in RCW 90.58.020 shall be considered an element of the county's or city's comprehensive plan and productive agricultural lands, and discourage incompatible uses.

Spokane Countywide Planning Policies

The Countywide Planning Policies (CWPPs) establish a countywide framework for developing and adopting comprehensive plans and Urban Growth Areas. The CWPPs are intended to ensure that comprehensive plans are consistent between jurisdictions and to provide direction necessary for the coordinated implementation of GMA goals. Medical Lake planning staff participates in the Spokane County Planning Technical Advisory Committee (PTAC) that provides advice to the Spokane County Steering Committee of Elected Officials (SCEO). The Mayor of Medical Lake is a member of SCEO and this body provides recommendations to the Spokane County Board of County Commissioners (BOCC), who ultimately adopt the CWPPs.

The basis of comprehensive planning in Washington State starts with a population forecast provided by the Office of Financial Management. Each county receives a population forecast that they allocate to each jurisdiction, including the unincorporated portions of the county. This allocation process is developed through PTAC, is reviewed by SCEO, and approved by the Spokane County BOCC. With this information, each jurisdiction performs a land capacity analysis using the methodology prescribed in the CWPPs. The purpose of this exercise is to determine if the jurisdiction has enough available land within the UGA to accommodate 20 years of growth. In other words, is there enough undeveloped land to provide housing and employment for the forecasted population. If the 20 years of growth cannot be accommodated, the first step is for the jurisdiction to look at opportunities to change zoning designations and regulations to provide that opportunity. New to this Periodic Update is the requirement to examine housing needs by income level. This means that jurisdictions must provide for a variety of housing types and densities. When this has been reasonably done and there is still a need, the county examines the UGA as a whole for the possibility of expansion.

The West Plains

Medical Lake is part of the West Plains of Spokane County, an area west of the City of Spokane and home to the neighboring cities of Cheney and Airway Heights, Fairchild Air Force Base, and housing and employment centers in unincorporated Spokane County. The combination of these communities has created a dynamic regional ecosystem where housing, transportation, employment, and public services are increasingly interconnected.

Airway Heights serves as the commercial and industrial core of the West Plains, with significant job growth driven by aerospace, manufacturing, logistics, and service-sector employers. Cheney contributes a strong educational and cultural presence through Eastern Washington University and provides well established residential neighborhoods and supporting services. Fairchild Air Force Base is the region's largest single-site employer and a critical part of the West Plains economy and identity, shaping workforce demand, housing needs, and regional infrastructure investments. Surrounding unincorporated areas host large industrial parks, distribution centers, and the Spokane International Airport which serves as another major driver of regional growth supporting thousands of jobs in aviation, warehousing, logistics, and advanced manufacturing.

Through ongoing collaboration, Medical Lake and its West Plains partners can work to address growing public safety, transportation, housing, and workforce demands by maintaining strong public services and enhancing quality of life for residents, businesses, and the region as a whole.

Part One: The People



Founders Day 2024

Chapter 1: Context

History and Culture

For centuries, the Spokane people and other Indigenous tribes believed in the healing properties of Medical Lake's waters, mud, and salts, calling it "strong medicine water" and using it for steam baths and powdered salts.

In 1872, Andrew Lefevre, followed by his nephew Peter, discovered the lake while settling sheep, and experienced relief from rheumatism. This sparked an interest in the lake's alleged curative powers. Stanley Hallett arrived in 1877 and began to commercialize lake salts and soaps which helped launch the town's identity based on healing waters.

By the late 1870s, spas, bathhouses, hotels, and resorts lined the lake. The Town of Medical Lake was officially incorporated in 1890 and within a few years had multiple hotels, stores, and saloons. With the addition of the electric interurban rail in 1905, connecting Spokane to Medical Lake, weekend crowds increased. Peak summer draw brought thousands of visitors. The resort era declined in the 1920s due to overuse of its mineral deposits, automobile travel, lake degradation, and waning belief in mineral therapies. The interurban rail ceased operations by 1922.

Hallett was the first mayor of Medical Lake, and he and Lefevre were instrumental in encouraging the State to locate an insane asylum in Medical Lake. Among others, they donated land and granite to encourage the siting. In 1891, Eastern State Hospital was constructed to serve Eastern Washington. Later, the site grew further with institutions including Eastern State Custodial School for developmental disabilities (now Lakeland Village), Pine Lodge women's prison (now closed), and Westlake.

The arrival of Spokane Army Air Corps depot early in WWII (renamed Fairchild AFB in 1950) significantly boosted population. With many residents tied to military service, the population of Medical Lake doubled from 1940 to 1950.

By the 1960s, lake health had declined due to polluted runoff, leading to algae blooms and fish population loss. To revitalize the lake, a sewer system was installed in 1964 allowing cleaner water to flow to the lake. In 1977 alum was added to the lake to help clear the water and reduce the nutrients that help feed the algae. During the 1980s-90s, aerators were placed in the lake to add oxygen to the deeper waters. Today, the lake is in good health and even though it does not provide healing properties of the past, it now provides free recreational opportunities for locals and the region.

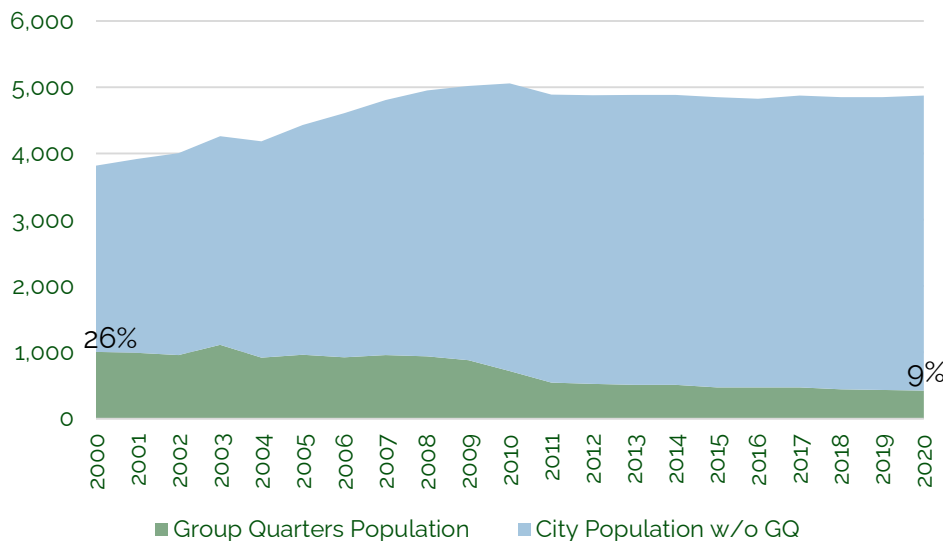
On August 18, 2023, a fire started near Gray Road just west of Medical Lake city limits, and quickly spread by strong winds from the west. Ultimately, the fire grew to 10,085 acres in and around Medical Lake, destroying 240 homes, 56 within the City. Recovery efforts galvanized local nonprofits, businesses, churches, and residents, rewriting Medical Lake's identity around resilience, mutual aid, and shared recovery.

Medical Lake remains a place of relaxation and enjoyment, being ideally located as a haven for outdoor recreation with multiple lakes, ample trails, and a small-town spirit captured in year-round festivals and events.

Population

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) housed 1,006 residents. By 2010, this population was already down by nearly 30% to 715 people. State institutions have continued to reduce their population and Washington State Office of Financial Management (OFM) has stopped including the residents of Westlake campus of Eastern State Hospital 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 policy and new development slowed down. Leadership and attitudes about growth have recently changed, but the City is still struggling to overcome that legacy.

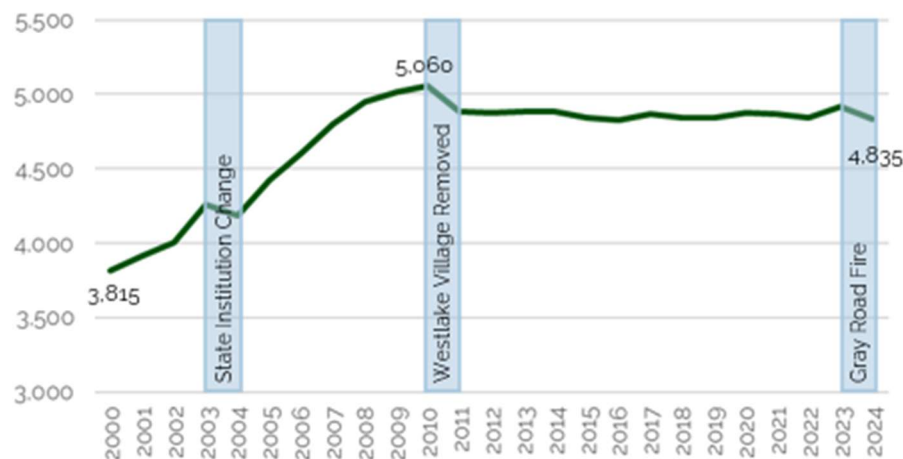
Figure 1. Medical Lake Institutional Population 2000-2020



Source: OFM

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. 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.

Figure 2. Medical Lake Population 2000-2024



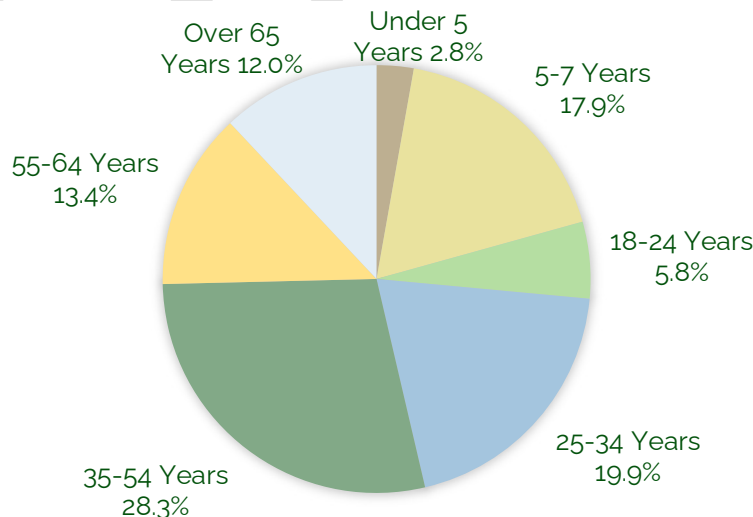
Source: OFM

Even though Medical Lake experienced housing growth, the elimination of Westlake'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. Medical Lake is not limited to 244 additional residents, but rather this is the minimum number of residents the City is expected to accommodate. The City of Medical Lake performed a land capacity analysis in early 2025. This analysis looked at underdeveloped and vacant land for potential development over the next 20 years. Using the zoning development standards of the time, it concluded that the City has the potential for accommodating an additional 744 people in 293 dwelling units. This is well above the small population of 244 allocated by Spokane County. Although this may suggest a lack of need for change, there is a regional need for housing that Medical Lake can help.

Demographics

Demographically, Medical Lake is a small, predominantly White community with balanced age distribution. The existence of young families and older adults indicates a variety of needs in the community, ranging from early learning facilities to aging-in-place housing options.

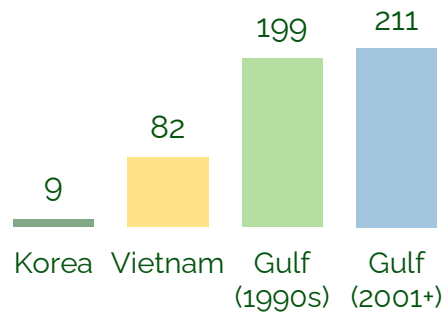
Figure 3. Population Distribution



Source: Neighborhoodscout.com

Located close to the Fairchild Air Force Base, it is not surprising that 13.8 % of Medical Lake's population are veterans. Of these 536 veterans, 447 are male and 89 are female. This percentage is significantly higher than the county average, which will influence housing, services, and economic opportunities.

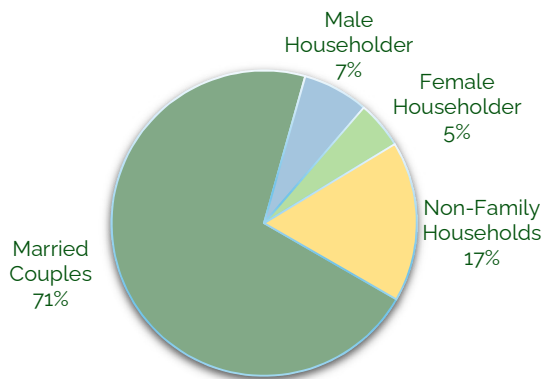
Figure 4. Veteran Status



Source: Censusreporter.org

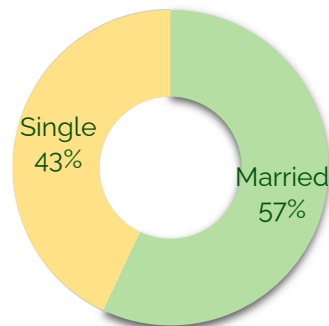
According to the US Census Bureau, there are 1,877 households in Medical Lake. The median income of these households was \$74,426 in 2024. This was slightly below the Spokane County median household income of \$78,582. With an average of 2.3 persons per household, the majority of households consist of married couples.

Figure 5. Household Types



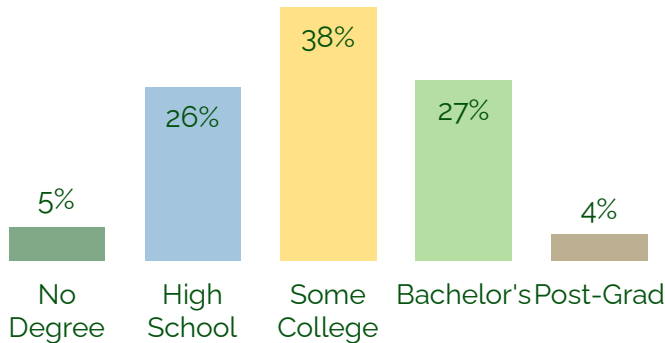
Source: Censusreporter.org

Figure 6. Marital Status



Source: Censusreporter.org

Figure 7. Education Attainment



The population of Medical Lake has a strong education attainment with 95.5% of adults having a high school degree or higher.

Source: Censusreporter.org

Chapter 2: Housing

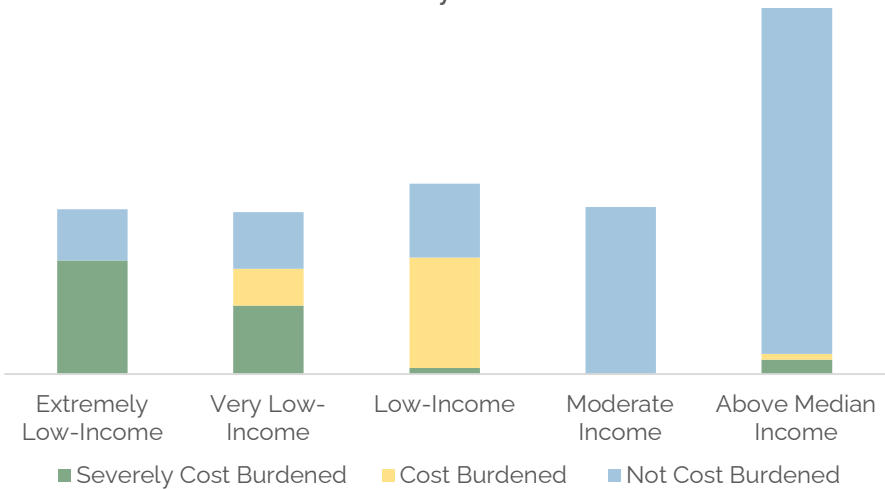
Having a variety of housing types creates a more inclusive, stable community. As our citizens move through life stages, incomes, and household sizes, a mix of housing options, such as single-family homes, apartments, townhouses, and accessory dwelling units, ensures that everyone can find a suitable place to live. Different housing types often come at different price points. Offering a range helps accommodate low-, middle-, and high-income households, reducing housing cost burdens and promoting economic diversity.

As people age or experience changes in mobility, they may need smaller, more accessible homes. By continuing to have diverse housing options this will allow Medical Lake residents to stay in the City rather than being forced to relocate.

A mix of housing types fosters social diversity and creates neighborhoods with varied demographics, which can strengthen community ties and support local businesses. Higher-density housing types like apartments and townhomes make better use of limited land, especially in urban areas, and can reduce sprawl, traffic, and environmental impacts. With varied housing Medical Lake will be better equipped to adapt to economic shifts, population changes, and evolving lifestyle preferences.

In 2020, Berk Consulting, hired by the Department of Commerce, compiled U.S. Department of Housing and Urban Development (HUD) data to provide a snapshot of cost-burdened households across the State. The preamble to the data states, "One of the best indicators of affordable housing needs is the number of households that are "cost-burdened" or spending too much of their income on housing. These households have limited resources left over to pay for other life necessities such as food, clothing, medical care, transportation, and education. They are also at higher risk of displacement when housing costs rise or life circumstances change. HUD considers housing to be affordable if it costs no more than 30% of a household's income. Households paying more than 30% of their income for housing are considered to be cost-burdened, while households paying more than 50% are severely cost-burdened."

Figure 8. Cost-Burdened Households by Income Level



Source: housing.berk-maps.com/

The Growth Management Act (GMA) requires local governments to "plan for and accommodate" housing that is affordable to all economic segments, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock. This chapter addresses 36.70A.070(2) and the expanded housing element requirements adopted in 2023.

This requirement is in line with the Medical Lake Healing Waters Strategic Plan. Objective 2.1.2 states, we shall "Provide a variety of densities and housing types to promote greater choices and opportunities." In addition, objective 2.1.3 states, the City should endeavor to "Meet a variety of needs including a broad range of health, social, and affordable housing issues paying particular attention to senior citizens, low-income families, persons with disabilities, and other special need populations."

The Housing for All Planning Tool (HAPT) is an Excel-based resource developed by the Department of Commerce to support jurisdictions in meeting the state's expanded (GMA) housing requirements. This tool includes countywide housing needs projections based on Office of Financial Management (OFM) population projections. Projected housing needs are based on population projections and current household incomes. HAPT provides the method for determining housing needs for moderate, low, very low, and extremely low-income households, as well as emergency housing and permanent supportive housing (PSH). These income levels are based on the Area Median Income (AMI) determined by the US Department of Housing and Urban Development (HUD). For 2025, the AMI for Spokane County is \$100,800.

The following table represents the existing and projected housing needs for Medical Lake as determined by HAPT.

Figure 9. Projected Housing Needs

	Extremely Low Income		Very Low Income	Low Income	Moderate Income				Emergency Housing
	<30% AMI Non-PSH	<30% AMI PSH	30-50% AMI	50-80% AMI	80-100% AMI	100-120% AMI	>120% AMI	Total	
Existing Housing Units	184	0	159	839	329	96	221	1828	0
	10%	0%	9%	46%	18%	5%	12%	100%	
Needed Housing Units	95	27	65	39	21	17	65	329	15
	29%	8%	20%	12%	6%	5%	20%	100%	
Total Housing Units	279	27	224	878	350	113	286	2157	15
	13%	1%	10%	41%	16%	5%	13%	100%	

AMI = Area Median Income

PSH =Permanent Supportive Housing

Source: Spokane County HAPT

Guidance provided by the Department of Commerce gives a housing type associated with each income level.

Detached, single-family houses are typically affordable to those households earning greater than 120% of the area median income (AMI). Smaller homes and older housing stock may be affordable to households earning less than 120% AMI. Townhouses are single-family houses that are on their own property but share a wall with another unit. Plexes are multi-unit buildings containing two to

six units. These are typically referred to as duplexes, triplexes, etc. Cottage housing is individual houses that are located on a single property. They are typically smaller and can be owned or rented, but always have some type of management company or homeowners association to manage the commonly owned elements. Townhouses, plexes, and cottage houses are examples of housing that is usually affordable for households earning 80%-120% of the AMI. Accessory dwelling units (ADUs) are small residences on the same property as a single-family house. They can be attached to the main house, over a garage, or in the back yard. ADUs, along with apartments, are generally affordable to households with an income of 50%-80% of AMI. Most typically, any housing that is affordable to those households earning less than 50% of AMI require subsidies.

Figure 10. Income Levels and Housing Types

Housing Type	Detached Single-Family Houses	Townhouses, Cottage Housing and Plexes	Apartments	Accessory Dwelling Units	Apartments with Subsidies
Income Needed	>120% AMI	80-120% AMI	50-80% AMI	50-80% AMI	<50% AMI

Source: Department of Commerce

The City of Medical Lake took a housing inventory in 2024. The process combined Spokane County tax assessor data with City building permit data. Any discrepancies were verified with a site visit or confirmation with a property owner/manager. The existing housing in Figure 11, states the results of the inventory.

The City conducted a Land Capacity Analysis (LCA) in 2025. Using methodology developed by Spokane County, potential residential development was determined. Per the LCA, based on available land within the current city limits and the zoning standards effective at the time, it is possible that in the next 20 years, the City can grow by 293 units.

Figure 11. Potential Future Housing Units

	Single-Family	Plexes	Apartments	Total Units
Existing Housing Units	1291	331	204	1828
	71%	18%	11%	100%
Additional Potential Units per LCA	204	48	41	293
	70%	16%	14%	100%
Total Housing Units	1495	379	245	2119
	71%	18%	12%	100%

Source: ML Land Capacity Analysis

Feedback from the Pulse of the Community survey found that the Medical Lake community is content with this split of housing types. and will attempt to retain this as growth happens.

The City of Medical Lake's 2025 Housing Needs Assessment evaluated local housing conditions and identified strategies to meet GMA requirements to address Washington's housing affordability challenges. The assessment looked at the City's current housing composition and the LCA estimate of 293 additional housing units over the next 20 years to make recommendations for expanding housing choice to serve a broader range of household incomes and needs. Five options were presented: 1) Rezone industrial land to allow residential, 2) Allow cottage housing in environmentally sensitive areas to reduce infrastructure costs, 3) Change commercial zoning to make residential

development more attainable, 4) Reduce minimum lot sizes in medium-density residential zones, and 5) Allow more flexibility and housing types. The City Council chose to adopt all of these options. The new zoning districts and standards provide for more housing types (those in Figure 10), increased density, smaller lot sizes, more building coverage, and reduced parking minimums. These changes not only accommodate the State's requirement to provide housing at all income levels but creates the opportunity for residents to stay in Medical Lake as their needs for housing change over their lifetime.

With these new zoning districts adopted, the city's capacity for accommodating housing has increased, as shown in Figure 12. Medical Lake is now able to reach the housing goals set by HAPT.

Figure 12. Revised Potential for Future Housing Units

Income	Extremely Low		Very Low	Low	Moderate			
Area Median Income (AMI)	0-30% Non-PSH	0-30% PSH	>30-50%	>50-80%	>80-100%	>100-120%	>120%	Total
Existing Housing Units	184	0	159	839	329	96	221	1828
Needed Housing Units	95	27	65	39	21	17	65	329
Future Housing Units within city limits	95	27	65	267	227	104	105	890
Future Housing Units in UGA expansion areas	0	0	0	0	254	254	254	762

Source: HAPT & ML Revised Land Capacity Analysis

The HAPT, shows that the State would like Medical Lake to provide another 187 housing units to those households between 0% and 50% of the average median income (AMI). Most typically, this housing must be subsidized to make it affordable to these household incomes. The City of Medical Lake does not have the resources to provide incentives for subsidized housing. However, the City is willing to work with other agencies to provide such housing as long as supportive services are also available to these households. At this time, medical care, mental health care, substance use care, employment training, and life skill training are services not readily available within the City. If a resident depends on public transit, the public bus is available hourly, making out of town trips difficult. In the meantime, zoning standards have been amended to allow transitional housing, permanent supportive housing, and other group housing throughout the city.

The HAPT also shows that the State would like Medical Lake to accommodate emergency housing for 15 people. As stated above, without services and transportation, people needing emergency housing will not be properly served. However, in preparation, the City Council has adopted provisions for allowing emergency housing and shelters.

Based on the 2025 LCA, the City has adequate vacant and undeveloped land within the City to meet the small population allocation. However, there is a significant need for additional housing on the West Plains. Medical Lake is well positioned to help meet this need. As part of the Periodic Update, new zoning districts have been adopted to provide clearer, more concise, and flexible development standards to encourage housing that is in line with retaining the City's small-town charm. In addition, the City is working with Spokane County to explore the possibility of retaining and swapping those urban growth areas adjacent to Medical Lake, a further opportunity to provide housing for the region.

Our Path (Goals and Strategies)

Goal A – Expand Housing Choice

- Provide a variety of housing types and densities that meet the needs of residents at all life stages, income levels, and household sizes while preserving Medical Lake's small-town character.

Goal B – Improve Housing Affordability

- Increase housing opportunities for all economic segments of the community by supporting attainable, affordable, and workforce housing throughout the city.

Goal C – Create Complete Neighborhoods

- Encourage housing development that is connected to services, parks, schools, employment, transportation, and other community amenities.

Goal D – Preserve Existing Housing and Neighborhood Character

- Maintain and improve existing housing stock while supporting reinvestment, infill development, and neighborhood stability.

Goal E – Support Housing for Populations with Unique Needs

- Facilitate housing opportunities for seniors, veterans, persons with disabilities, low-income households, and others with special housing needs through partnerships and supportive services.

Goal F – Plan for Future Housing Needs

- Maintain sufficient land capacity, regulatory flexibility, and regional coordination to meet existing and future housing needs over the planning period.

Chapter 3: Public Services

Critical to the Comprehensive Plan, understanding the quality and contribution of current services ensures that the right services are in the right place to support the growth that is planned. The following includes a summary of existing services.

Public Safety

Law Enforcement

The City of Medical Lake has contracted with the Spokane County Sheriff's Office since 2009. The current contract provides for two dedicated Sheriff's Deputies, from 7:00 a.m. to 7:00 p.m., seven days a week, based on crime data and community needs. Additional Deputies continue to serve in the West Plains outside of these hours and respond to calls within the City. With office space in the Medical Lake City Hall, deputies are often present, using the space to handle administrative duties. Comprehensive law enforcement services provided include patrol, response, investigations, and enforcement of City ordinances and state law. Beyond the dedicated positions, Medical Lake receives the full benefit of shared service units, including supervisory support, investigations, specialized teams, dispatch services, and countywide resources. The City's relationship with the Sheriff's Office will continue to prioritize community-oriented policing, visibility, and relationship-building.

The Sheriff's Community Oriented Policing Effort (S.C.O.P.E.), also has an office located in City Hall. S.C.O.P.E. is a volunteer-driven public-safety and crime-prevention organization that supports law enforcement and local communities. Its mission centers on teamwork between citizens and the Sheriff's Office to enhance neighborhood safety and prevent crime.

The Medical Lake School District Resource Officer (SRO) serves as a law-enforcement presence, a prevention specialist, and a student/community resource. The SRO monitors traffic and parking to ensure safe student arrival and departure, maintains a visible presence at school events to enhance safety, investigates reports of cyberbullying, harassment, drug- or alcohol-related incidents, and other school-based concerns, and provides law-enforcement backup for emergency situations within the school community.

Fire Protection

To ensure 24/7 emergency coverage for the community, the City of Medical Lake has contracted with Spokane County Fire District #3 for fire protection, emergency medical response, and life safety services since 2019. Fire Station 311 is located in City Hall and staffed to ensure rapid response times and consistent coverage by a combination of full-time career firefighters, EMTs, paramedics, and trained volunteer personnel. This blended staffing model delivers high-quality service while maintaining cost efficiency for the community.

District #3's extensive service area and regional resources benefit Medical Lake by providing access to specialized equipment, advanced medical care, wildfire response capacity, and a scalable system capable of managing major incidents. The District's training programs, community outreach, and emphasis on prevention enhance local readiness, while coordinated planning and joint exercises improve response during large-scale emergencies such as wildfires. Through these services, Spokane County Fire District #3 plays a critical role in protecting Medical Lake's residents, businesses, and public facilities.

Animal Control

The City of Medical Lake has contracted with Spokane County Regional Animal Protection Service (SCRAPS) since 2014. Spokane County established an Animal Control Department managed by an Animal Protection Director and maintains an animal Care and Control facility through SCRAPS, that provides animal control and enforcement, including licensing services.

Municipal Court

After several years of services through Cheney Municipal Court, the City of Medical Lake now contracts with the Airway Heights Municipal Court. The Interlocal Agreement between the Cities of Airway Heights and Medical Lake for Municipal Court Services and Facilities provides for the use of the facilities, materials, and personnel for the filing and processing of civil, traffic, or other infractions and criminal citations. Detention and corrections services are contracted with Spokane County. The City will explore the desire for a regional West Plains Municipal Court as needs evolve.

Emergency Management

The City of Medical Lake partners with Spokane County through a long-standing series of interlocal agreements, most recently adopted in 2020, to provide coordinated and cost-effective emergency management services. This partnership ensures alignment between countywide and local preparedness efforts while supporting the protection of public health, safety, and property during emergencies.

Under the agreement, Spokane County Emergency Management provides regional coordination, technical assistance, training resources, and access to countywide emergency planning and response infrastructure. The City retains direct responsibility for local emergency planning, staff training, continuity of operations, emergency declarations, activation of local response efforts, volunteer coordination, and tracking recovery costs. Medical Lake also participates in the regional Emergency Management Policy Board, ensuring the City has a voice in West Plains and countywide emergency management policies, priorities, and resource allocation.

Recent efforts include the City's active participation in the update of the Spokane County Hazard Mitigation Plan and the adoption of a Medical Lake Hazard Mitigation Plan, including documenting risks, vulnerabilities, and mitigation strategies following the 2023 Gray Fire. This work strengthens preparedness, informs future capital planning, and positions the City to qualify for state and federal mitigation funding.

Through these coordinated systems, Medical Lake benefits from a modern, resilient, and regionally integrated emergency management framework capable of supporting the community before, during, and after disasters.

Utilities

Drinking Water

The City of Medical Lake owns and operates a municipal water system that serves all properties within the city limits and extends east to Craig Road. Through interlocal agreements, the City also provides water to Strathview Water District #16 on the east shore of Silver Lake and to Four Lakes Water District #10, supporting broader West Plains utility needs. The system is supplied by two City-owned wells that currently provide sufficient capacity for existing customers and some future

growth. To ensure long-term reliability, the City has initiated planning for a third well, with production anticipated within five to seven years.

Medical Lake also maintains an intertie with the City of Spokane for emergency water supply, drawing small amounts at regular intervals to maintain water quality. The City's well water requires only minimal disinfection and is routinely tested to meet all State Department of Health drinking water standards. As part of regional water quality monitoring, the system is periodically tested for PFAS compounds; while levels are not currently a concern, the City has contingency plans to adjust sources if necessary.

The City continues to explore opportunities to expand reclaimed water use for irrigation, promote water conservation, and evaluate potential district consolidation to improve long-term system efficiency. Public Works and Administrative Services collaborate to deliver clean and affordable water to the community. After recent accounting and billing system improvements, the water utility is now known to be financially sustainable. A utility rate study is underway to ensure that future rates adequately support operations, maintenance, and needed capital investments.

Wastewater

The City of Medical Lake operates a 100% beneficial use, Class A reclaimed wastewater treatment facility with a capacity to process 1 million gallons per day. The system serves more than 1,800 properties and provides reclaimed water to West Medical Lake for lake-level stabilization, as well as to Eastern State Hospital and the Washington State Veterans Cemetery for irrigation. The City acts as the lead agency for a regional treatment facility that serves both the community and the Department of Social and Health Services (DSHS) campus, ensuring coordinated management of wastewater flows and reclaimed water distribution.

A significant portion of the City's wastewater collection system currently flows downhill toward Medical Lake before being pumped back uphill to the treatment plant. This aging configuration is nearing capacity, lacks redundancy, and does not support long-term growth. To address these limitations, the City is designing a new main line that will relieve the existing system, improve reliability, and support future development.

The wastewater utility is funded solely through user fees and an excise tax. A utility rate study is underway to evaluate whether current revenues are sufficient to maintain operations, support ongoing maintenance needs, and fund necessary capital improvements. This work will help ensure the long-term financial sustainability of the wastewater system and its ability to meet the City's future service needs.

Stormwater

The City of Medical Lake manages stormwater through five drainage zones that direct runoff to Medical Lake, Deep Creek, Silver Lake, or Tule Pond, reflecting the natural topography and historic flow patterns of the area. As development adds roofs, parking lots, and paved surfaces, stormwater runoff increases in volume and carries pollutants such as oils, automotive fluids, and trace metals that require treatment before entering natural water bodies.

Where possible, the City relies on natural filtration, such as vegetated swales, to remove contaminants prior to discharge. Some older outfalls to Medical Lake include oil-water separators installed under best practices at the time, but these systems are limited in effectiveness. The City is now designing improved natural filtration systems for all stormwater outfalls to better treat runoff before it reaches local lakes and streams.

Historically, stormwater has not been operated as a utility, and no fees have been collected to maintain or upgrade existing infrastructure. As the system ages and regulatory expectations increase, the City is exploring the creation of a dedicated stormwater utility to provide sustainable funding for maintenance, water-quality improvements, and necessary capital upgrades. This work is also driven by the need to reduce infiltration and inflow into the wastewater collection system, which increases treatment demands and reduces system capacity.

Solid Waste Collection

The City of Medical Lake contracts with Sunshine Disposal and Recycling for curbside collection and disposal of solid waste and recycling. The service is competitively bid at regular intervals to ensure fair rates for customers. Because collection requires no City-owned capital infrastructure, customer rates reflect only the cost of providing the service.

The City also contracts with the City of Cheney for yard-waste disposal. Residents deposit yard waste at the City Maintenance facility, where it is collected and transported by Cheney for proper disposal. This partnership allows Medical Lake to provide an additional waste-reduction service without the cost of operating its own green-waste program.

Energy

Avista Utilities provides electricity and natural gas service to the City of Medical Lake and surrounding area. Avista is a private utility that adjusts rates to reflect changes in the cost of producing and delivering electricity or natural gas to the consumer. Fees are charged to cover the cost of extending service to new development or new customers. Avista indicates that it does not anticipate any difficulty providing service to meet the demand generated by expected growth in the Medical Lake area.

Avista has a franchise agreement with the City to locate their lines in the public right-of-way.

Medical Lake values opportunities to utilize renewable sources of energy. The City owns and operates a solar array at the Wastewater Treatment Plant to offset energy costs.

Telecommunications

Telecommunications services in Medical Lake are provided by several private carriers offering a mix of telephone, internet, cable, and fiber-optic services. Major providers include Comcast, Ziply Fiber, CenturyLink/Lumen, and Davis Communications, each operating under franchise or lease agreements with the City that allow the placement of lines, conduit, and equipment within public rights-of-way. Additional wireless and radio communication infrastructure is supported through equipment located on the City's water tower and other utility structures.

These providers deliver a range of broadband speeds and service options, and recent private-sector investments have expanded fiber availability across the West Plains. While the City does not own or operate telecommunications utilities, it plays an important role in permitting, right-of-way management, and facilitating infrastructure improvements that support economic development, remote work, public safety communications, and community connectivity. As demand for reliable broadband continues to grow, the City will work with providers to encourage system upgrades, improve service reliability, and ensure telecommunications infrastructure keeps pace with residential and commercial development.

Chapter 4: Education

Schools

Medical Lake School District serves approximately 1,720 K-12 students. The district is broader than the Medical Lake city limits and includes Fairchild Air Force Base. In addition to elementary, middle, and high schools, the District office is located in the City as well as an early learning program and the Wellness Center.

Over the past several years, the School District has faced significant challenges from wildfire-related community trauma to funding uncertainties and aging facilities. Today, the district is stabilizing through new grants, curriculum updates, and continued levy support. Looking forward, its most urgent needs include facility modernization, sustained mental health services, stable funding, and ongoing wildfire recovery support for students and families.

The Wellness Center is a community-focused mental health and wellness hub designed to support students, families, and the broader Medical Lake community. It operates as part of the district's integrated approach to student and family well-being.

Hallett, the elementary school within the City of Medical Lake is at capacity. The District has faced challenges to address this issue because Michael Anderson, the elementary school on Fairchild Air Force Base, is under capacity. The current funding structure does not allow money to be used for additional classroom space in Medical Lake, despite the fact that non-military families cannot utilize the school on base. However, this issue is being addressed in the State legislature.

Early Learning

The YWCA operates an Early Childhood Education and Assistance Program (ECEAP) in Medical Lake that provides full-day early education, nutritious meals, health screenings, and family support services to prepare children for kindergarten.

Library

Medical Lake Library is part of the Spokane County Library District that provides access to more than 1.5 million titles in many formats. Open four days a week, The Library's knowledgeable employees help customers of all ages navigate the information they are looking for. The 4,000 square foot building, owned by the City of Medical Lake is located on the northwest corner of East Herb Street and South Brower Street. The Library is a strong supporter of and contributes to economic growth with resources providing guidance for those starting businesses or exploring grant funding.

Recognizing that a child's first teacher is their parents, the Medical Lake Library focuses on regular family programs that introduce important literacy, STEAM (science, technology, engineering, art, and math), and social skills that prepare children for kindergarten and future academic success. Family Storytimes demonstrate early learning techniques that parents can use at home to continue building on these skills in everyday interactions and help their children be kindergarten ready. Storytime is also an opportunity for parents to connect with one another in creating a supportive community.

The Library works with Medical Lake schools and actively participates in literacy and STEM nights by sharing information about the resources and services available to families and students of all ages. Field trips and tours are also offered by the Library.

Located southeast of the city's central business district, the building lacks visibility from a well-traveled street. Increasing public awareness of the physical building and the multitude of resources available is an ongoing challenge.

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 programs and adult sports. After school programs, summer camps, and community events have been added, including Linger at the Lake, a four-concert summer series.

Apart from the School District, which provides after school sports and clubs, and West Plains Little League, Medical Lake Parks and Recreation is the main provider of activities for youth in the immediate vicinity. Medical Lake plays an important role in creating an early experience for children in recreational sports that leads to their participation in school sports.

Youth programs for local residents also create a ripple effect that makes our community more attractive to visitors. A strong recreation pipeline helps the City host more tournaments, races, camps, and festivals. For instance, Medical Lake participates in 4 Rec Youth Sports, a multi-jurisdiction collaboration that provides competitive volleyball, basketball, flag football, and soccer. Games and playoffs that are held in Medical Lake bring in families from the surrounding area, which brings revenue to local businesses.

The City acknowledges that community health and wellness are inextricably linked to access to parks and open space, engaged citizens, and the opportunity for all people have access to recreation programs. Knowing how vital these programs are, the City will continue to expand programs for all ages and abilities. However, indoor programs are currently limited by the facilities available. The City depends on School District facilities for indoor sports, after school programs, and any event that exceeds the size of the small auditorium on the upper floor of City Hall.

The City will look for opportunities to develop a community center or recreation center to help address the shortage of facilities that limits available programs. Partnering with the School District would be beneficial for both organizations and could make such a project more achievable.

Part Two: The Place



Waterfront Park 2025

Chapter 5: Land Use

Land Use establishes how Medical Lake will guide growth, development, and reinvestment over the 20-year planning horizon. It sets policy direction for the location, type, and intensity of land uses while ensuring consistency with the City's adopted zoning regulations, infrastructure capacity, and environmental protections.

This chapter fulfills the Growth Management Act (GMA) requirement for a land use element by identifying land use designations, establishing expectations for density and intensity, and coordinating land use with housing, transportation, capital facilities, parks, and climate resilience planning. The policies in this chapter are implemented through the City's zoning and development regulations adopted in Title 19 of the Medical Lake Municipal Code.

A Brief History of Land Use in Medical Lake

Medical Lake's land use pattern reflects its evolution from a compact lakeside community into a diverse small city serving residential, institutional, and regional functions. Early development clustered around the downtown core and the lake, with closely spaced homes, civic buildings, and local businesses connected by a walkable grid.

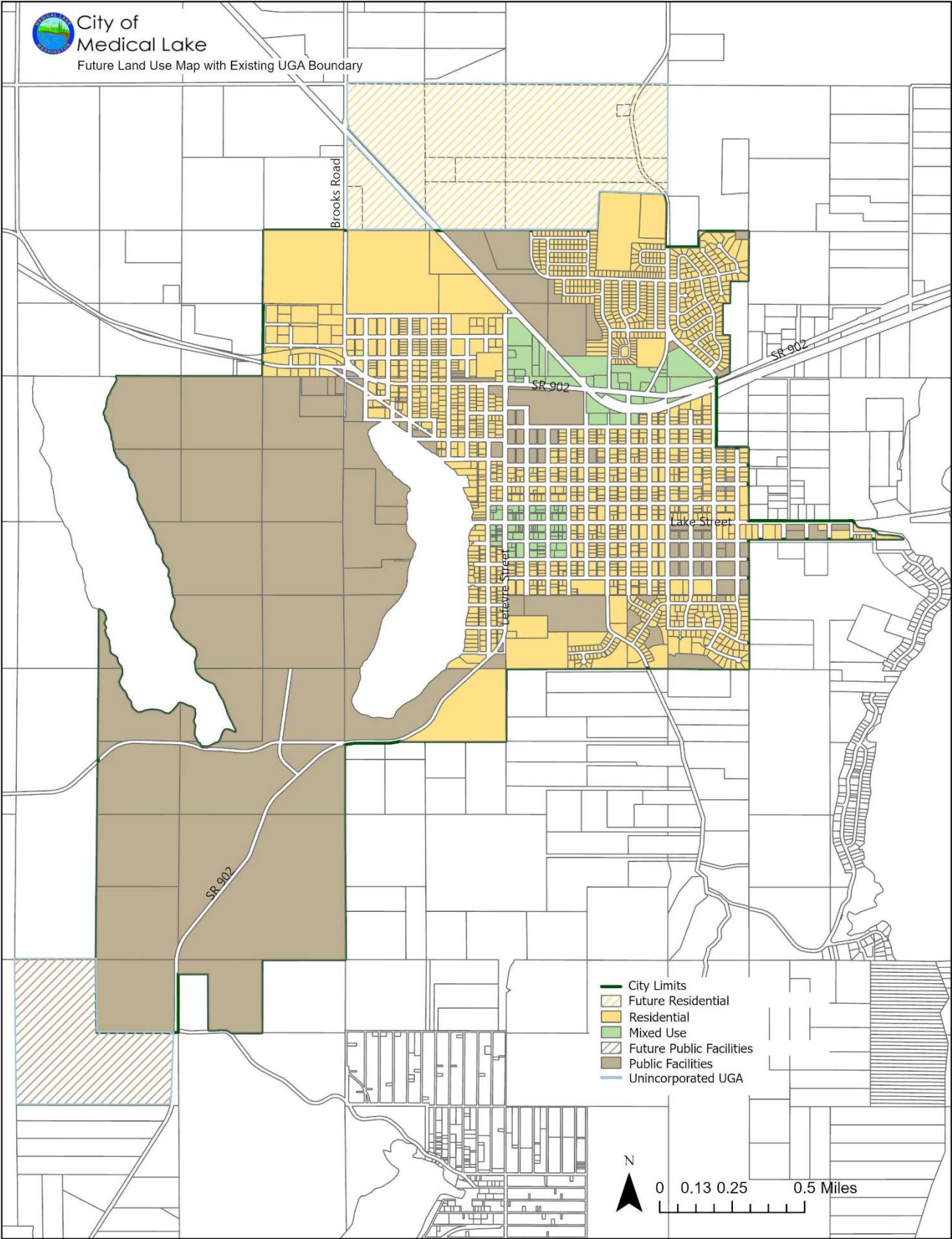
As the community expanded, residential neighborhoods developed outward, incorporating schools, parks, and public facilities. Over time, changes in housing demand and development practices introduced larger residential lots, separated land uses, and automobile-oriented commercial areas, particularly along SR 902.

The city's physical geography and environmental features have also played a significant role in shaping development patterns. Wetlands, shorelines, flood-prone areas, wildlife habitat areas, and geologically hazardous areas have influenced where growth could occur and where development was constrained. In several parts of the community, extensive granite outcroppings, shallow bedrock conditions, and associated wetlands have limited the feasibility of urban development, resulting in the preservation of open space and natural landscapes. These critical areas have helped define neighborhood boundaries, transportation corridors, and the overall form of the city while protecting valuable ecological functions and natural resources.

State institutions have also played an important role in shaping Medical Lake's land use and regional identity. Eastern State Hospital, Lakeland Village, and Westlake were established on large campuses at the community's edge, reflecting historic patterns of institutional siting that prioritized separation, access to open land, and self-contained facilities. These campuses introduced significant public employment, specialized services, and long-term land holdings into the city, influencing infrastructure investments, surrounding development patterns, and regional connections. While distinct from surrounding residential neighborhoods, these institutions remain integral to Medical Lake's character and continue to shape land use considerations related to transportation, utilities, public services, and long-term planning.

Today, Medical Lake's land use pattern presents both challenges and opportunities: preserving established neighborhoods and natural amenities while allowing for housing diversity, economic vitality, and reinvestment in downtown and mixed-use areas. Increasingly, land use decisions must also respond to climate-related risks and resilience needs. Planning for wildfire risk, drought, stormwater management, urban tree canopy, water conservation, and protection of natural systems

Map 1. Future Land Use Map



is becoming a more important factor in determining the location, design, and intensity of future development. Resilient land use patterns that protect critical areas, reduce hazard exposure, and support long-term environmental sustainability will play an increasingly important role in shaping Medical Lake's future growth.

Where We Are Today

Urban Growth Area and Growth Capacity

Medical Lake is a fully-planning city under the GMA, with an established Urban Growth Area (UGA) that defines where urban-level development and services are expected. The City's UGA provides sufficient land capacity to accommodate forecasted population, housing, and employment growth over the planning period through a combination of vacant land, redevelopment opportunities, and incremental infill.

Concentrating growth within the UGA supports efficient use of infrastructure, reduces pressure on environmentally sensitive lands, and aligns with countywide planning policies. Concentrating growth within the UGA supports efficient use of infrastructure, reduces pressure on environmentally sensitive lands and critical areas, minimizes the extension of services into hazard-prone locations, and aligns with countywide planning policies and climate resilience objectives.

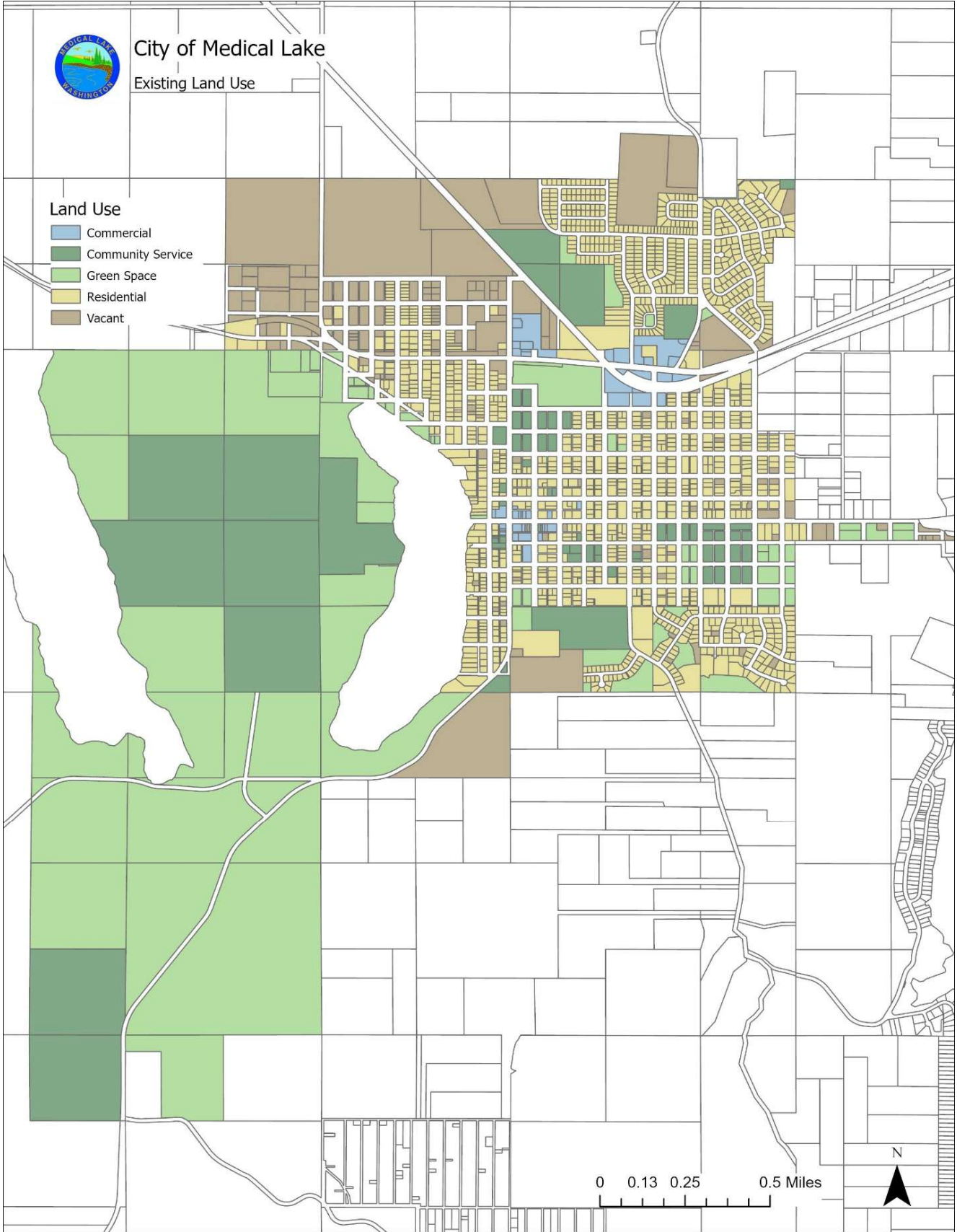
The areas within the UGA that are outside of the city limits and available for city expansion are located to the southwest and north (See Map 1). These expansion areas consist of approximately 406 acres. As shown in Map 16, located in Chapter 13: Urban Growth Area, the City has requested Spokane County to change to these expansion areas.

Existing Land Use Pattern

The city's existing land use pattern includes established low-density residential neighborhoods, medium-density residential areas located near downtown and commercial services, and a walkable downtown core that integrates commercial, civic, and residential uses. Mixed-use corridors accommodate a blend of residential and commercial development, while public facilities, such as schools, utilities, parks, civic buildings, and state institutional campuses including Eastern State Hospital, Lakeland Village, and Westlake, serve as important community anchors and regional employment centers. Open spaces, shoreline areas, and trail systems further define Medical Lake's character and contribute to its quality of life. While Medical Lake remains predominantly residential, demand for greater housing choice, expanded services, and more flexible development patterns continues to grow.

Critical areas continue to influence development opportunities throughout the city. Wetlands constrain urban development in some locations while preserving important environmental functions and scenic resources. Areas characterized by extensive shallow bedrock often remain undeveloped or developed at lower intensities due to environmental limitations, infrastructure challenges, and regulatory protections. As a result, these features have helped shape the community's growth pattern and the distribution of residential, commercial, and public land uses.

Map 2. Existing Land Use



Land Use Framework and Zoning Alignment

The City's Comprehensive Plan land use framework is implemented through the zoning districts and development standards adopted in Title 19 of the Medical Lake Municipal Code. These regulations establish clear expectations for allowed uses, housing types, density, and development form. These new zoning districts are depicted on Map 15 in Chapter 12: Zoning and Development Standards.

Low-Density Residential (LDR). Intended to preserve and expand neighborhoods characterized by detached single-family housing. This designation also supports middle-income housing through accessory dwelling units, group living, and cottage housing, consistent with adopted zoning standards.

Medium-Density Residential (MDR). Intended to preserve and enhance older residential areas near commercial centers and services. This designation allows townhouses, plexes, cottage housing, and multi-dwelling developments to support housing diversity and efficient land use.

Central Business District (CBD). The CBD is intended to preserve and enhance downtown as a compact, walkable, mixed-use center. Commercial uses, housing, offices, services, and civic spaces are integrated vertically and horizontally, with pedestrian-oriented design standards.

Mixed-Use (MU). Mixed-Use areas accommodate larger-scale residential and commercial development, supporting housing, employment, services, and regional access. These areas provide flexibility for evolving land use needs while emphasizing connectivity and design quality.

Public Facilities (PF). This designation recognizes the distinct nature of public services and institutional uses, including utilities, schools, parks, civic buildings, and essential public facilities, including the State institutions.

A Vision for Medical Lake's Land Use Future

Medical Lake envisions a future where land use decisions reinforce the city's small-town identity while adapting to change, including climate resiliency. Neighborhoods remain livable and connected. Housing options serve residents at all stages of life. Downtown thrives as the heart of community life. Natural features, critical areas, and public spaces are protected and integrated into development. Growth is intentional, equitable, and supported by public investment.

Our Path (Goals and Strategies)

Goal A – Direct Growth to the Urban Area

- Guide growth to designated urban areas to efficiently use infrastructure and protect natural resources.

Goal B – Support Housing Choice and Neighborhood Stability

- Encourage a full range of housing types while ensuring compatibility with existing neighborhoods.

Goal C – Strengthen Downtown and Mixed-Use Areas

- Promote walkable, mixed-use development that supports local businesses, housing, and community life.

Goal D – Preserve Community Character and Environmental Assets

- Ensure development reflects Medical Lake's small-town form, lake setting, and natural landscape.

Goal E – Align Land Use with Public Investment

- Coordinate land use decisions with transportation, utilities, parks, capital facilities, and climate resilience planning.

DRAFT

Chapter 6: Transportation and Mobility

This Transportation and Mobility chapter supports housing and land use strategies for compact, connected growth by planning for a multi-modal system. Together, these strategies will help to reduce vehicle miles traveled and consequently greenhouse gas emissions. It complements the parks and recreation system by creating connections to trails and other facilities. Along with the Transportation Master Plan, it informs the City's Capital Improvement Plan and Transportation Improvement Program. This chapter aligns with Spokane County Countywide Planning Policies, the Spokane Regional Transportation Council's Horizon 2050 Plan, Spokane Transit Authority's Connect Spokane Plan, and advances West Plains collaboration to deliver safe, reliable, people-centered mobility for Medical Lake.

A Brief History of Mobility in Medical Lake

Medical Lake's transportation story began with a walkable street grid centered on the historic core and lakefront, shaped initially by rail access and later by the establishment of Fairchild Air Force Base to the north. The presence of the Base created strong and lasting regional travel demands, driving the development and improvement of north-south transportation connections between Medical Lake, Fairchild, and the broader Spokane area. As the community expanded, newer subdivisions introduced cul-de-sacs and longer blocks that reduced connectivity compared to the original grid. Today, SR 902 functions as the city's primary regional corridor, linking residents to employment, schools, services, and recreation across the West Plains, while downtown remains the everyday hub for local trips and community events.

Where We Are Today

Medical Lake's transportation needs are shaped by its small-town layout, proximity to Fairchild Air Force Base, and regional job centers. Most residents commute by car with an average one-way trip of about 20 minutes; roughly a third of trips are local and the rest connect to greater Spokane, underscoring the importance of both safe local streets and reliable regional links.

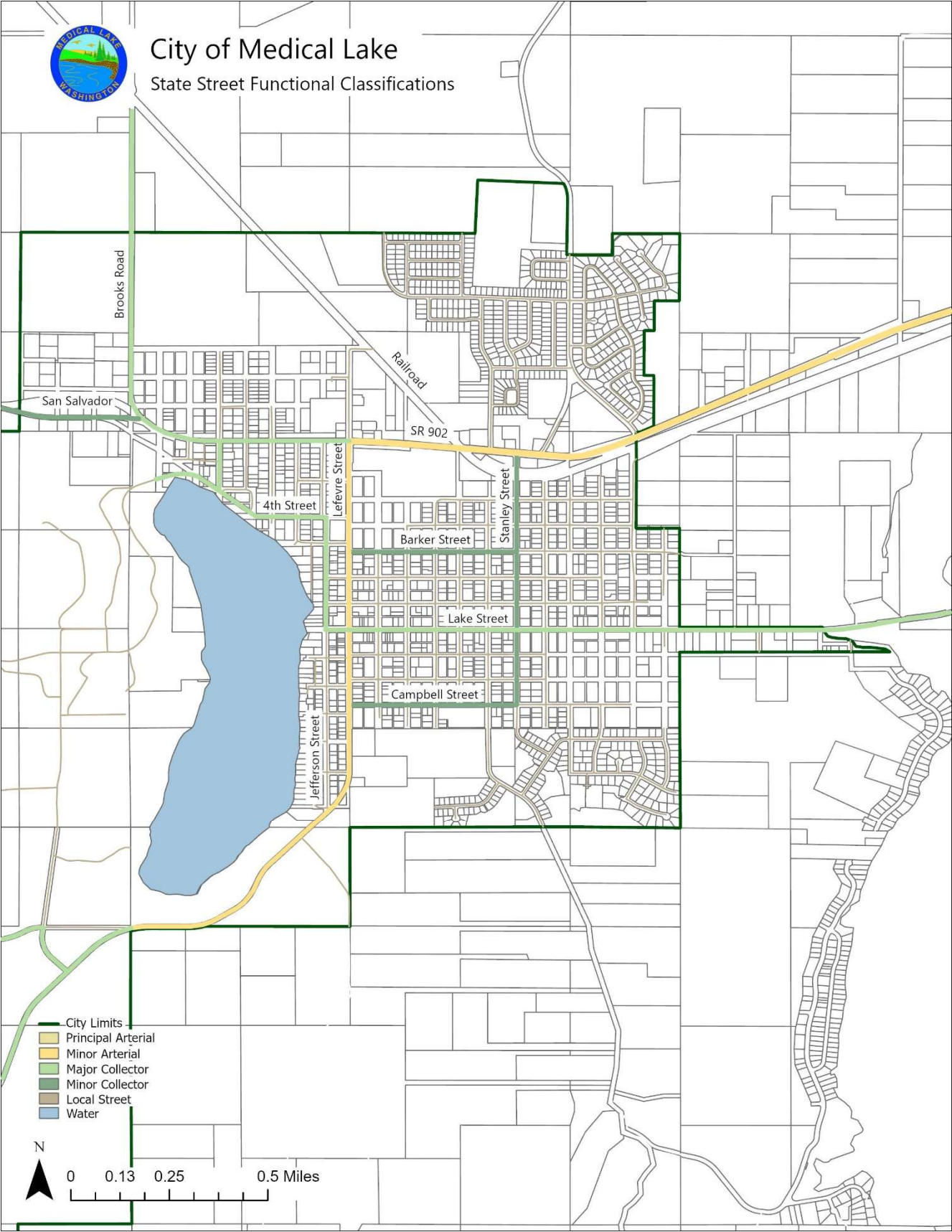
What Our Transportation Network Looks Like

The existing roadway system consists of State Route 902 (arterial), several collectors (Brooks, W 4th, Barker, Jefferson, Campbell, Stanley, and Lake), and local streets. (See Map 3, State Street Functional Classifications) Older neighborhoods have a complete grid of streets while newer subdivisions include cul-de-sacs and a limited number of access points, which has created connectivity issues that the City is now needing to correct. SR 902 is the primary regional connection, yet the lack of safe crossings has created a divide between old and new neighborhoods. Lefevre Street is the City's main north-south spine and leads residents and visitors to Waterfront Park.

Traffic Operations and Capacity

The City of Medical Lake establishes Transportation Level of Service (LOS) standards to guide transportation planning, capital investment, and project prioritization in a way that supports public safety, accessibility, system preservation, and consistency with the Comprehensive Plan. Rather than focusing solely on congestion or roadway expansion, the City applies a multimodal, performance-based LOS framework that emphasizes maintaining the transportation system in a

Map 3. State Street Functional Classifications



state of good repair and providing safe, reliable access for all users. For streets and roadways, LOS is defined primarily through pavement condition and functional performance, with a goal of maintaining an average Pavement Condition Rating of approximately 65 or higher. Preventive maintenance, resurfacing, and targeted rehabilitation are considered LOS-supportive, while capacity expansion is deprioritized unless necessary for safety or access. Multimodal LOS standards focus on continuous, safe, and ADA-compliant pedestrian access; connected and visible bicycle networks; and the preservation, accessibility, and connectivity of shared-use paths and trails. The City does not apply fixed vehicular LOS A–F standards systemwide, instead conducting operational analysis on a case-by-case basis to address safety, emergency access, or site-specific impacts using low-cost, context-sensitive solutions. Freight routes and rail crossings are evaluated based on safety, access, pavement durability, and land use compatibility rather than throughput alone. The Transportation Improvement Program (TIP) serves as the primary implementation tool for LOS standards, prioritizing maintenance, accessibility, safety, multimodal connectivity, and system preservation. LOS performance is monitored through pavement data, field assessments, and safety indicators. Standards may be refined over time to respond to changing conditions, funding availability, and updated guidance while remaining aligned with Comprehensive Plan goals.

Key Safety and System Issues

Between 2020 and 2024, 83 reported collisions occurred citywide. 57% of the collisions were at the intersections of Lake & Stanley, SR 902 & North Stanley, and SR 902 & Lefevre. (Map 4, Traffic Collisions) The TMP recommends low-cost visibility and control enhancements now and roundabouts long-term at select locations.

Community members report the greatest comfort using shared-use paths or protected/buffered facilities. Medical Lake's trails and pathways are well-loved and could be expanded. Meanwhile, sidewalks are incomplete in older areas and sometimes bicycle lanes exist on only one side of the street. Incrementally completing the pedestrian and bicycle network will provide more opportunities for safe travel throughout the City. Safe Routes to School are especially important for making student walking and bicycling safer and more direct. The City has prioritized sidewalks and bike lanes near schools. The most recent project was street improvements to Barker Street.

SR 902 is the most heavily vehicle traveled street in the City. There are public bus stops on both sides of the street, yet it has no sidewalks on the south side, no bicycle lanes, and lacks safe crossings for pedestrians. The community will benefit greatly from complete street improvements along this corridor. (See Map 7, Current Street and Intersection Level of Service)

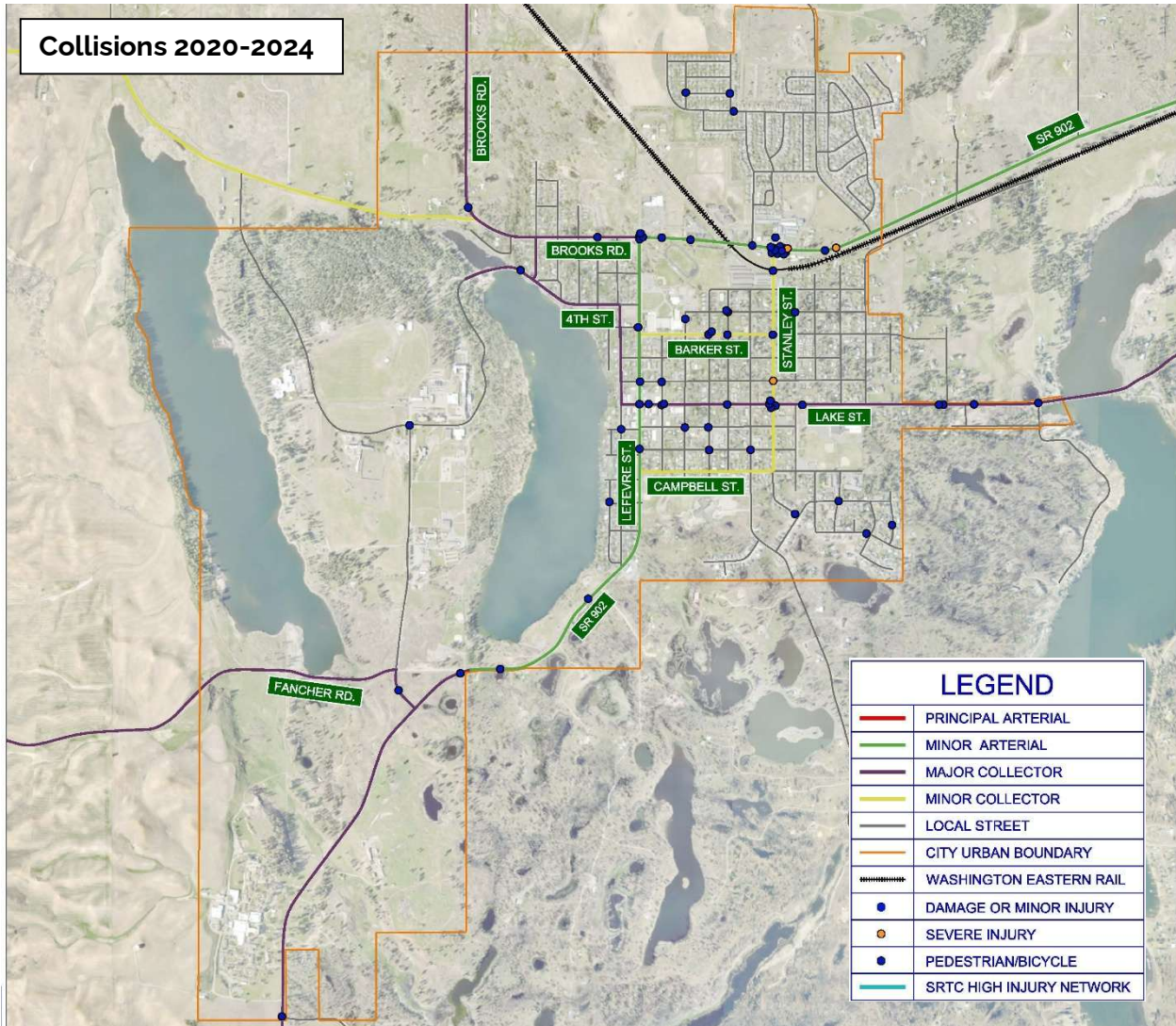
Freight and Rail

SR 902, Brooks Road, and Espanola Street support regional and local truck movements at T-3 freight levels, representing moderate freight activity that primarily supports local and regional access, rather than serving as high-volume freight corridors. The Washington Eastern Gateway rail line crosses SR 902 at grade, introducing design and safety considerations that influence roadway operations and emergency access.

Transit Overview

Spokane Transit Authority (STA) Route 62 provides hourly service, connecting Medical Lake to the West Plains Transit Center. Opportunities exist to enhance stops, lighting, shelters, and ADA access. The TMP identifies Transit-Oriented Development opportunities near Downtown and Harvest Foods.

Map 4. Traffic Collisions



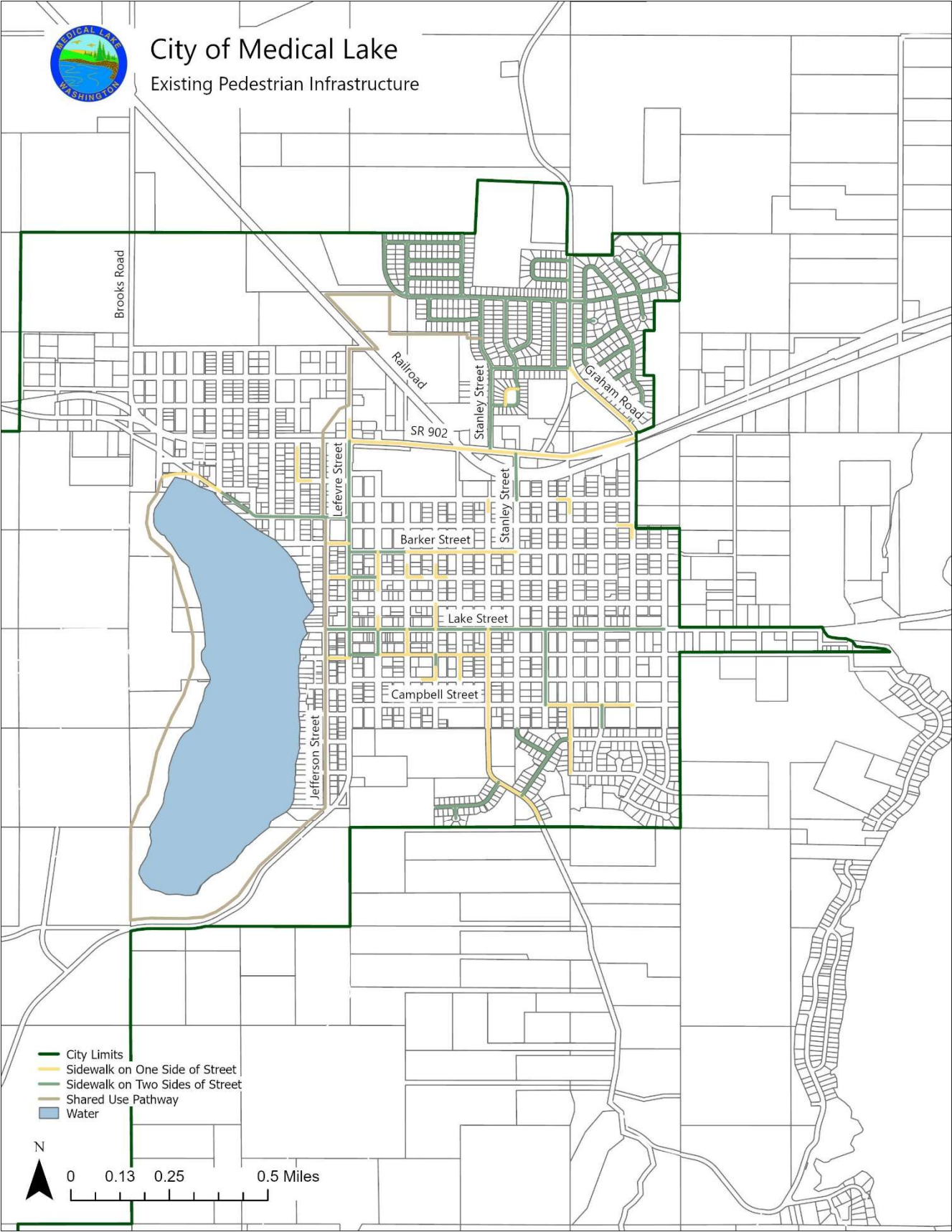
Active Transportation Network

Current conditions reveal limited sidewalk continuity on older streets. (See Map 5, Existing Pedestrian Infrastructure) The existing pathway network is highly used and valued. Cycling comfort analysis shows strong public preference for shared-use paths and protected facilities. Existing cycling infrastructure is incomplete. (See Map 6, Existing Bicycle Infrastructure) School routes lack safe sidewalk or bike network continuity.

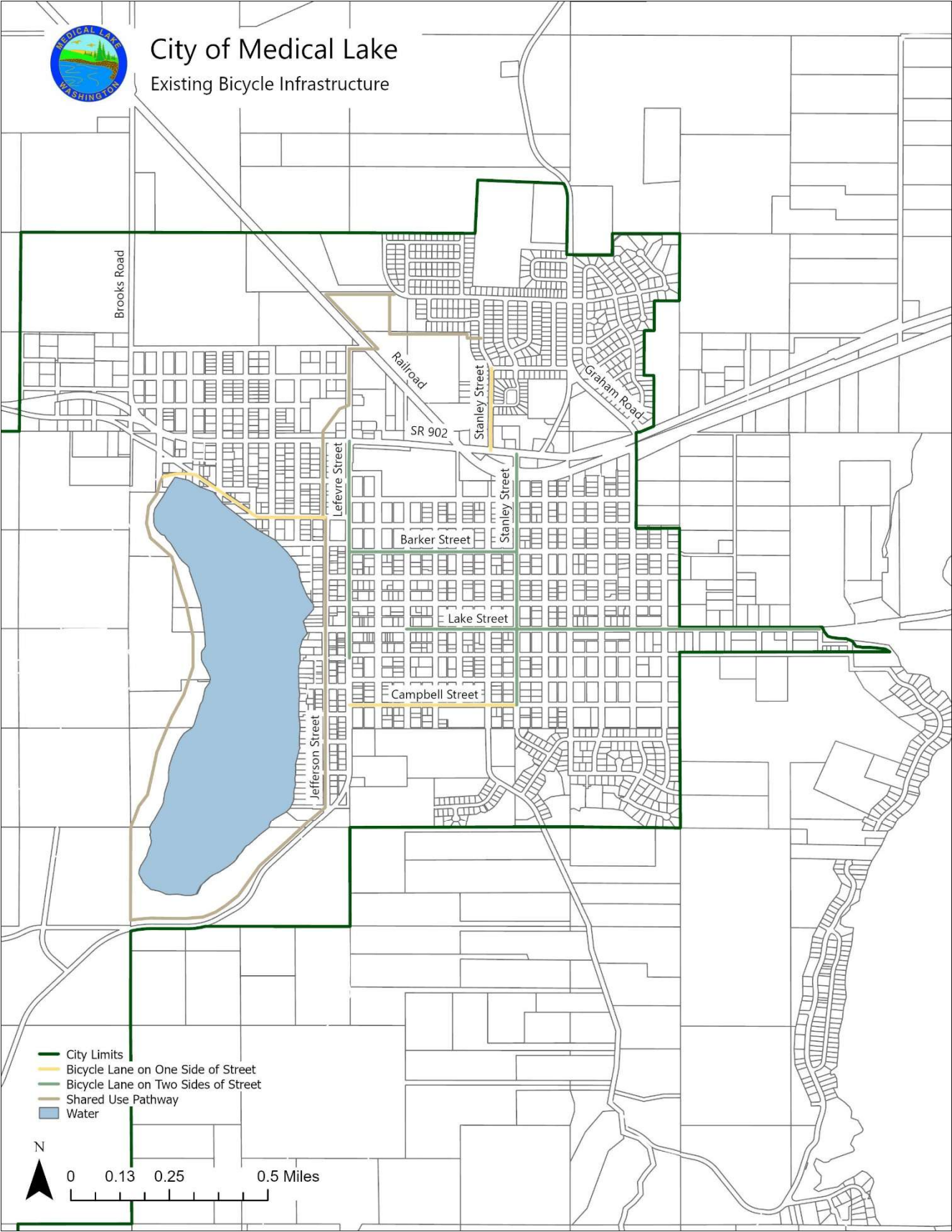
A Vision for Medical Lake's Mobility Future

An ideal mobility future in Medical Lake is people-first: simple routes, fewer conflicts, and designs that reflect a small town where people move safely and comfortably every day. This ideal future allows kids to walk or bike to school on connected, well-lit sidewalks and paths with safe crossings at visible, predictable intersections. It allows Seniors and people with disabilities to reach parks, clinics, and shops without needing to drive. Downtown and the lakefront are easy to reach on foot and by bike, and streets feel calm, welcoming, and distinctly "Medical Lake." Transit is convenient,

Map 5. Existing Pedestrian Infrastructure



Map 6. Existing Bicycle Infrastructure



with upgraded stops and comfortable first/last mile access. Regional connections remain strong along SR 902, with safer intersections and crossings.

Future Traffic Forecasts

As set forth in the Medical Lake Transportation Master Plan, future traffic growth in the City is forecasted to be steady and manageable through the 2050 planning horizon, with no immediate need for major roadway capacity expansion. Traffic volumes are estimated to increase primarily due to planned residential growth and baseline regional growth. More substantial congestion is projected only at complete development of all existing and expanded urban growth areas, in which traffic volumes could roughly double and selected segments and intersections along SR 902 would exceed capacity thresholds. Medical Lake can prioritize multimodal, safety, and intersection improvements in the near and mid-term, while preserving right-of-way and planning tools for potential long-term capacity needs if future growth warrants them.

Intersection Needs

Intersection needs in Medical Lake are primarily long-term and location-specific, with current operations generally performing well but future growth creating targeted pressure at key junctions. Near-term needs focus on low-cost safety improvements, including improved signage, visibility enhancements, pavement markings, and traffic control consistency at these locations. In the long-term, several SR 902 intersections, particularly Lefevre Street/Brooks Road, Stanley Street South, and Graham Road, are projected to have substantial delay and congestion. To address both safety and capacity over time, single-lane multimodal roundabouts are the recommended long-term solution at key intersections, offering improved safety, more efficient traffic flow, and better accommodation of pedestrians and bicyclists.

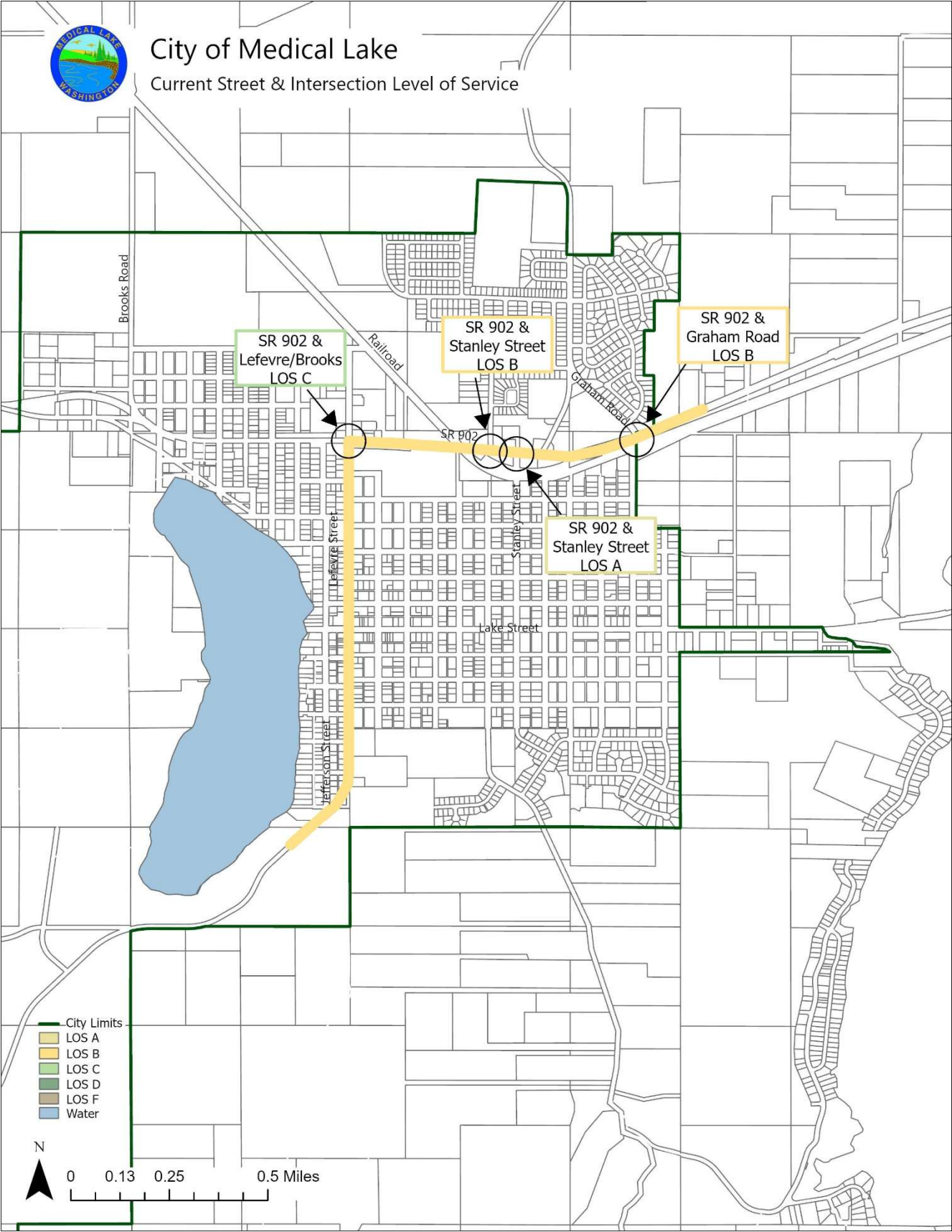
Level of Service

A Level of Service (LOS) for mobility creates a clear, measurable standard for how well Medical Lake's transportation system performs. The ability to evaluate congestion, accessibility, and mobility, ensures that new development does not degrade the system below adopted thresholds. LOS guides consistent, data-driven decisions about infrastructure investments and development review.

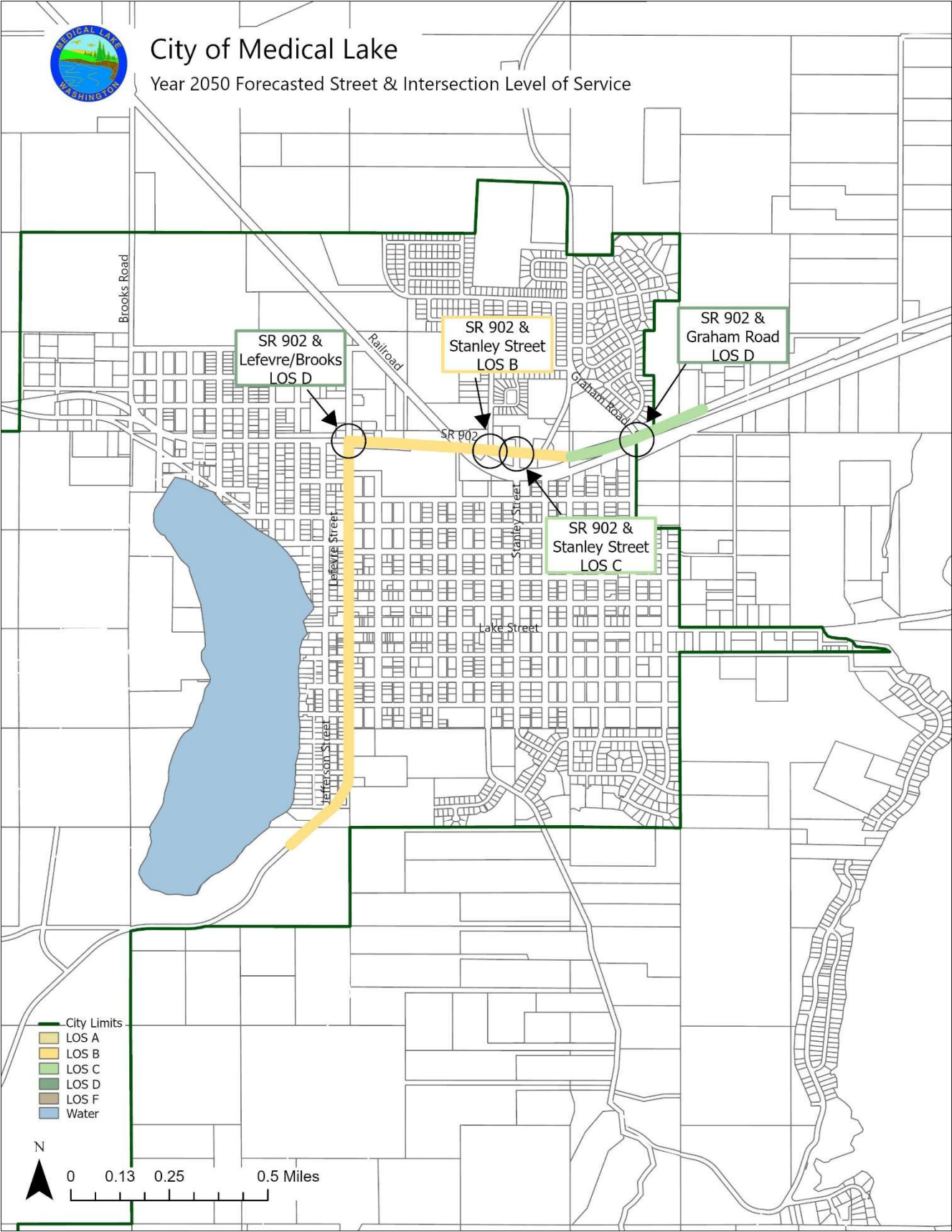
State Route 902 is a State Highway of State Significance per the Washington State Department of Transportation. With this designation comes the performance capacity rating of LOS D for urban areas. LOS D is when speeds begin to decline, the freedom to maneuver is restricted, and there is very little space between vehicles to absorb sudden disruptions. This means WSDOT is comfortable with these characteristics, but wants to prevent the route from dropping to an LOS F which involves severe congestion, stop-and-go conditions, and long delays.

The City recognizes that its older neighborhoods were developed without curbs and sidewalks and that retrofitting these areas can be costly and disruptive. Therefore, the LOS for pedestrian facilities is differentiated based on the age and function of the street network. The City's LOS prioritizes the provision for pedestrians and bicyclists on all arterial and collector streets, both existing and future. This supports safe and connected pedestrian and bicycle travel where traffic volumes and speeds are higher, while allowing flexibility for older local streets where full pedestrian facilities may not be feasible or necessary. In contrast, newer and developing areas are expected to meet modern standards, including the construction of curbs and sidewalks on all local streets, to ensure a complete and accessible network over time. This approach balances long-term community goals

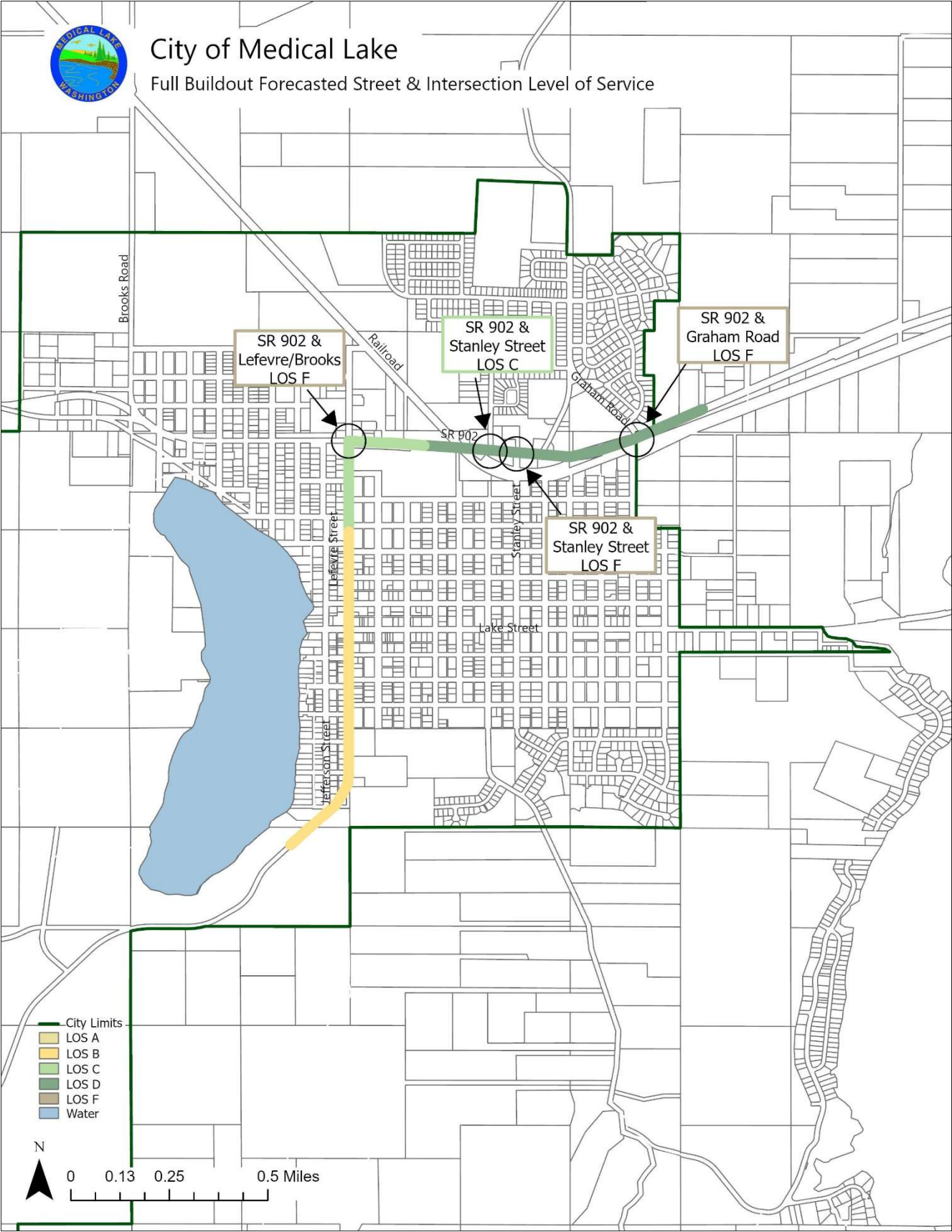
Map 7. Current Street & Intersection Level of Service



Map 8. Year 2050 Forecasted Street & Intersection Level of Service



Map 9. Full Buildout Forecasted Street & Intersection Level of Service



for walkability and safety with practical considerations related to existing development patterns and infrastructure constraints, while gradually improving pedestrian connectivity throughout the community.

Medical Lake will ensure that transportation facilities and services are adequate to serve new development at the time of occupancy, consistent with the concurrency requirements of the GMA. Concurrency is achieved when adopted Levels of Service (LOS) for mobility are maintained. During project review, the City will evaluate whether development impacts would cause LOS standards to be exceeded. If deficiencies are identified, improvements must either be constructed as part of the development, funded through impact fees or mitigation, or programmed and financially committed within the City's six-year Transportation Improvement Program (TIP) or Capital Improvement Program (CIP). This approach ensures that growth does not degrade the transportation system, aligns local investment with regional planning priorities, and supports a safe, reliable, and multimodal network for all users.

Arterial Streets	
Category	Standard
Vehicle Capacity	LOS D
Average Pavement Condition Rating (PCR)	≥ 70 PCR
Safety Performance	Zero Fatalities and ≤ 3 collisions in 12 months.
Emergency & Transit Reliability	No recurring access failures
Pedestrian Facilities	Continuous, ADA-compliant on $\geq 90\%$ of segment
Bicycle Facilities	Dedicated or buffered facility where feasible
Intersections	Safe for all modes at Arterial and Collector Street intersections

Collector Streets	
Category	Standard
Vehicle Capacity	LOS C
Average Pavement Condition Rating	≥ 65 PCR
Safety Performance	Zero Fatalities and ≤ 2 collisions in 12 months
Emergency & Transit Reliability	No recurring access failures
Pedestrian Access	Sidewalks on $\geq 85\%$ of segment
Bicycle Connectivity	Low-stress shared or dedicated network
Intersections	Safe for all modes at Arterial and Collector Street intersections

Local Streets	
Category	Standard
Average Pavement Condition Rating	≥ 60 PCR

Safety Performance	No documented systemic hazards
Pedestrian Access	Existing Streets: Context specific
	Future Streets: Safe, continuous route on both sides of the street
Vehicle Speed Environment	Street design reinforces appropriate travel speeds

Financing Strategy

Medical Lake funds transportation improvements through a phased and grant-focused financing strategy that aligns investment with safety priorities, demonstrated need, and long-term affordability. Near-term projects are implemented through the City's six-year Transportation Improvement Program (TIP), which emphasizes low-cost safety, multimodal, and Safe Routes to School improvements that can be delivered incrementally. Safe Routes to School investments, such as sidewalks, crossings, lighting, traffic calming, and visibility improvements near schools, are prioritized for state and federal safety funding and coordinated with school district needs. Larger capital projects, including complete street corridors and intersection upgrades, are programmed through future TIP cycles and coordinated with the Capital Improvement Program. The Transportation Master Plan emphasizes leveraging state and federal grants, including Transportation Improvement Board (TIB) and WSDOT programs, to supplement limited local revenues, while preserving right-of-way and development setbacks to avoid premature roadway expansion. This approach allows the City to improve safety for students and families, advance walking and bicycling, and manage long-term transportation needs in a fiscally responsible manner.

Our Path (Goals and Strategies)

Goal A – Make it Safe.

- Create a safe, low-risk, and human-centered transportation system.

Goal B – Make it Connected.

- Create a connected, accessible, and seamlessly navigable transportation system.

Goal C – Make it Reliable.

- Provide a transportation system that enables efficient, reliable, and seamless mobility for all users.

Goal D – Support Community and the Local Economy.

- Develop and maintain a transportation system that supports the local economy, strengthens community identity, and enhances access to businesses, jobs, and amenities.

Goal E – Advance Health, Sustainability, and Equity.

- Create a transportation system that supports public health, reduces environmental impacts, and provides equitable and sustainable travel options for all residents.

Chapter 7: Capital Facilities

The City of Medical Lake is committed to responsible stewardship of public resources and long-term investment in the facilities that make the community safe, functional, and vibrant. This Capital Facilities chapter provides a roadmap for maintaining the systems that residents rely on every day, ensuring future generations benefit from infrastructure that is modern, resilient, and aligned with community values. The result will be a strong foundation for public services, safe infrastructure, and long-term community well-being.

A Brief History of Medical Lake's Public Infrastructure

For more than a century, Medical Lake has invested in the essential public facilities that shape daily life, including safe drinking water from local wells, streets that connect neighborhoods, parks along the shoreline and throughout the city, public buildings that serve generations, and schools central to community identity. Early water and wastewater systems laid the groundwork for gradual modernization, including expanded water storage, new lift stations, and construction of the Wastewater Treatment Plant. Over time, City Hall, the maintenance buildings, parks, and other public facilities have undergone incremental upgrades as resources allowed.

Medical Lake's more recent debt-free approach has encouraged careful planning, pay-as-you-go investments, and prudent stewardship of limited local revenues. State and federal grants have played a crucial role in extending the city's ability to deliver improvements such as street resurfacing, stormwater mitigation, and park enhancements. Together, these investments form the backbone of community life and ensure the services residents depend on remain safe, reliable, and resilient.

Where We Are Today

The Growth Management Act requires cities to inventory their capital facilities and demonstrate how they will continue to provide adequate public services as communities grow. Medical Lake maintains a wide range of facilities that support public health, mobility, recreation, education, and safety. The City's Capital Improvement Plan (CIP) and Facility Condition Reports (FCRs) provide detailed evaluations. The CIP outlines what major buildings, infrastructure, and equipment the City needs, when we will need them, and how they will be paid for. The FCR evaluates the physical state of buildings, utilities, and site infrastructure. It outlines the status of roofs, mechanical systems, electrical systems, ADA compliance, structural components, site access, and safety systems. These documents guide maintenance plans, capital budgets, and long-term investment decisions. The following summarizes current conditions and system needs.

Utility Infrastructure

Stormwater System. Stormwater infrastructure manages runoff from roofs, roadways, and other impervious surfaces, ensuring pollutants are filtered and drainage systems protect property and water quality. State law requires the city to manage and control stormwater, and FCRs identify system-wide needs related to lifecycle maintenance and targeted upgrades to support development and meet Ecology standards.

Wastewater System. Medical Lake's wastewater system collects and treats residential, commercial, and institutional effluent using lift stations, aeration structures, clarifiers, dewatering systems, and SCADA controls at the 2001 treatment facility. Ecology permits define pollutant limits and require continuous monitoring and reporting. FCR findings show roofing, HVAC, and structural components reaching the end of their useful lives.

Drinking Water System. The drinking water system includes the Lehn Road and Craig Road wells, a 1.5-million-gallon reservoir, several interties with surrounding systems, and miles of distribution pipe. Water is filtered, disinfected, and monitored to meet state quality standards. Facility assessments identify routine modernization needs related to pumps, telemetry, and distribution reliability.

Parks, Public Buildings, and Community Facilities

Medical Lake maintains City Hall, the City Hall Annex, the library, the historic Train Depot, multiple parks, and shoreline recreation areas. FCRs highlight the following lifecycle needs:

City Hall (last major renovation in 1978) requires substantial building system and compliance upgrades, including HVAC replacement, new windows and doors, roof improvements, and accessibility upgrades.

City Hall Annex (a repurposed Sears Catalog building) requires exterior building improvements to address aging materials and improve durability and appearance.

Maintenance Buildings require expanded and improved storage capacity to adequately support city operations and equipment needs.

Library requires exterior repainting, ADA access and egress corrections, parking lot replacement, HVAC and domestic hot water heater replacement, lighting and electrical system upgrades, fire alarm system replacement, and targeted sidewalk repairs.

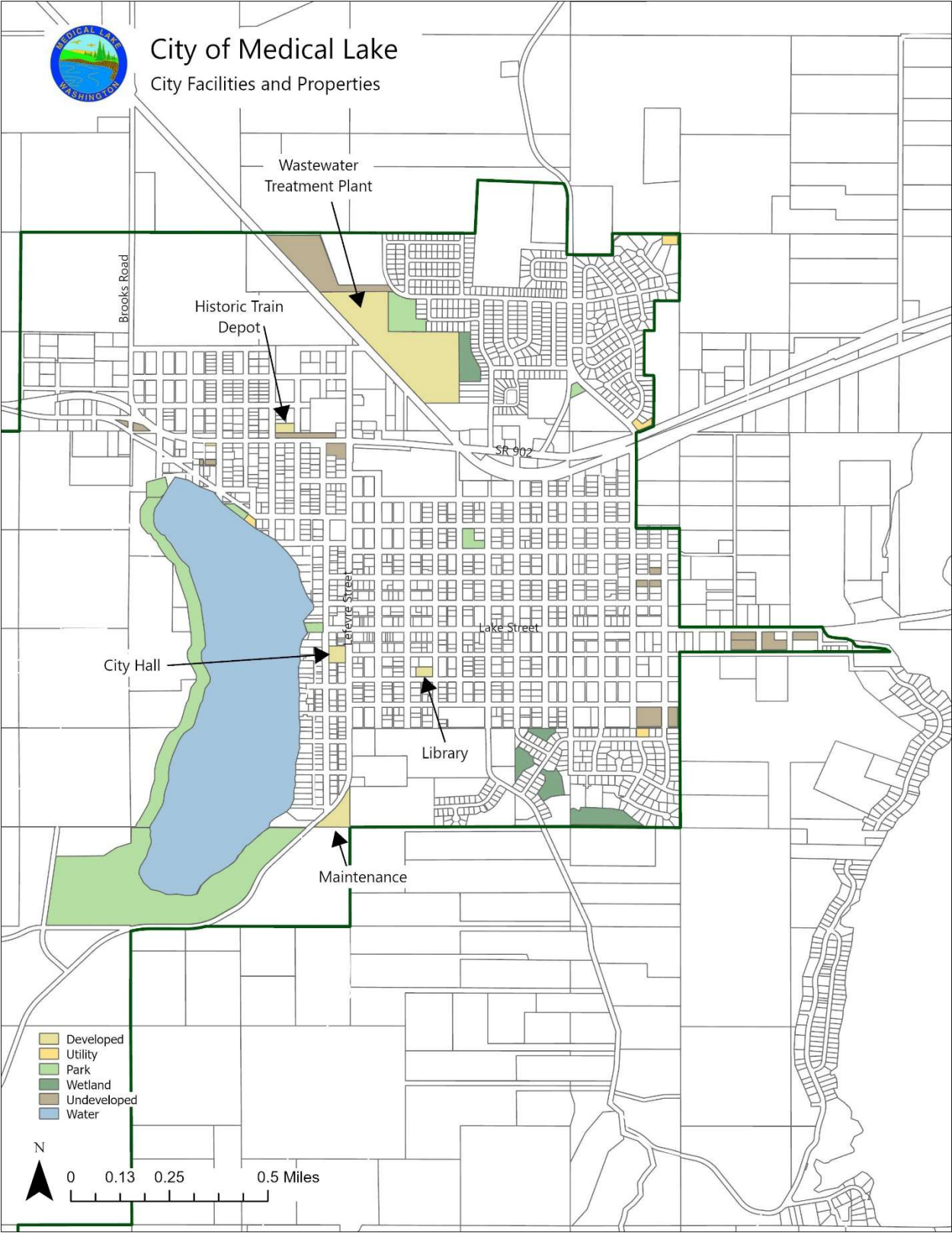
Parks and waterfront areas require ongoing capital investment to maintain amenities, address deferred maintenance, and improve accessibility.

Historic Train Depot requires electrical system corrections, fire and life safety upgrades, deck and exterior repairs, plumbing and water heater replacement, and heating system upgrades.

Transportation System

The transportation network includes SR 902, city arterials and collectors, neighborhood streets, sidewalks, the Medical Lake Trail, Fox Hollow Trail, and bicycle lanes. The annual Transportation Improvement Program (TIP) identifies planned street improvements and must remain consistent with the Comprehensive Plan. In 2024 the Transportation Improvement Board rated Medical Lake's pavement at PCR 62/100, and resurfacing over 18 miles of Medical Lake's 25 miles of roadway contributed to extending pavement life by 7–10 years. Building on recent preservation efforts, the City continues to address targeted, near-term transportation needs that support safety and long-term pavement performance. Current priorities include the Lefevre Street restriping project, which will restore effective lane delineation, improve multimodal safety, and better align roadway markings with current traffic patterns. The City is also coordinating the FEMA-funded repaving of Southlake Terrace, which will return fire-damaged infrastructure to pre-disaster condition while improving pavement quality in a key residential area. In addition, ongoing preservation and preventive maintenance efforts such as crack sealing, localized repairs, sidewalk improvements, and bicycle facility enhancements are essential to sustaining recent pavement condition gains,

Map 10. City Facilities and Properties



protecting prior investments, and gradually improving overall network performance. These projects support the City's broader goal of maintaining a safe, connected, and multimodal transportation system while efficiently extending the service life of existing infrastructure.

Public Safety Facilities

Law enforcement services are provided through an interlocal agreement with the Spokane County Sheriff's Office using a local police station for deputies and S.C.O.P.E. volunteers. Fire and EMS services are delivered by Spokane County Fire District #3, operating from Station 311 next to City Hall. Emergency management coordination and hazard preparedness rely on regional partnerships.

Fleet, Equipment, and Asset Management

The City maintains heavy equipment, generators, service vehicles, snow removal equipment, and utility machinery. The State Auditor requires asset inventories for all local governments. Routine replacement planning reduces lifecycle costs and ensures service reliability.

State Facilities

Medical Lake is home to three major state-operated facilities that collectively serve as a regional hub for mental health care, developmental disability services, and juvenile detention. The largest and most prominent is Eastern State Hospital, a psychiatric hospital established in 1891 that provides inpatient treatment for adults with severe mental illness. With roughly 370–375 beds, it serves patients from across eastern Washington, many of whom are admitted through court orders or involuntary commitment processes.

Lakeland Village is a long-standing state residential facility founded in 1914 that serves individuals with intellectual and developmental disabilities. It provides 24-hour care in a structured environment, combining medical support with habilitation programs designed to build life skills and promote independence.

Martin Hall Juvenile Detention Facility is a regional center that houses youth offenders from multiple eastern Washington counties.

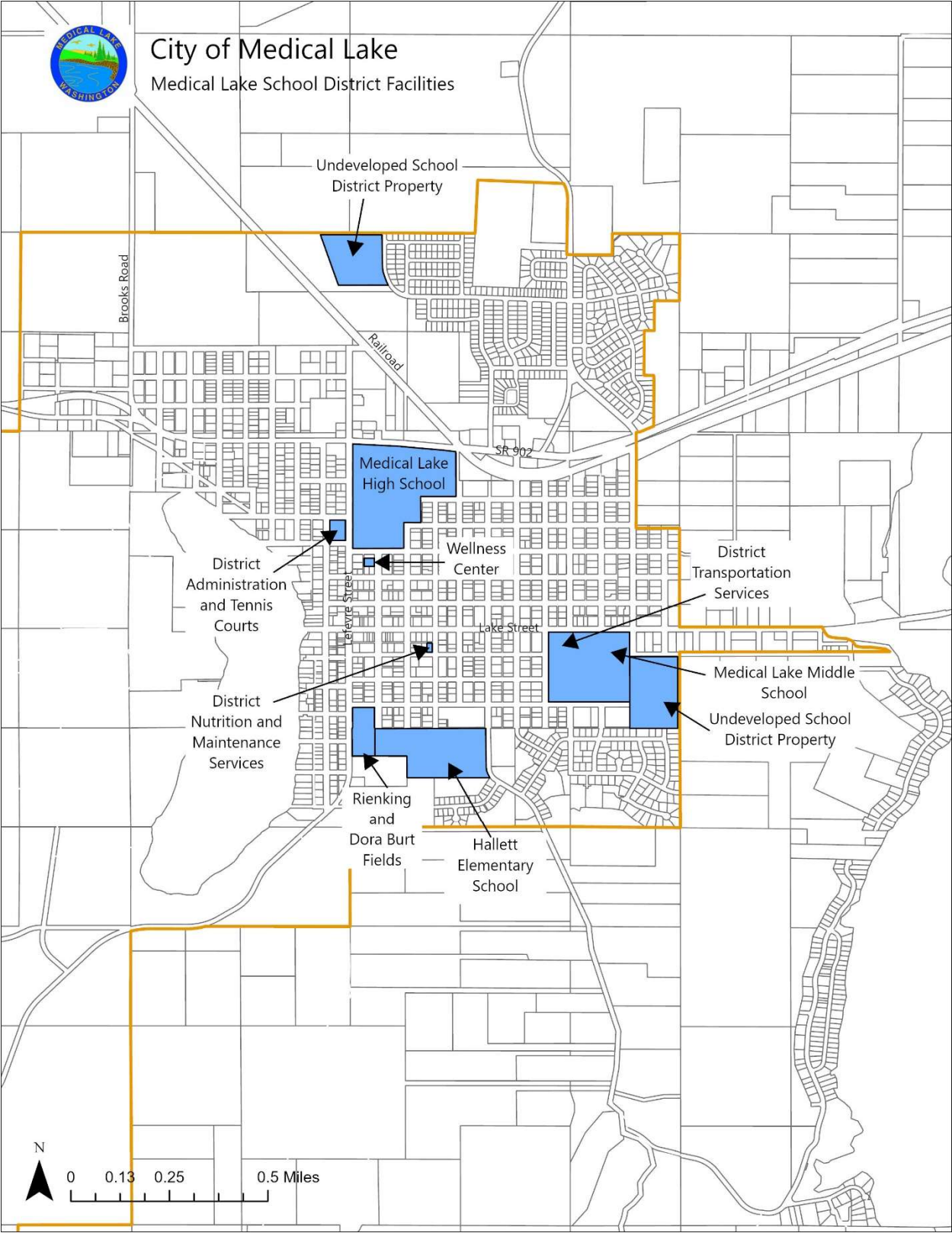
Schools

The Medical Lake School District manages its own capital planning, but the City collaborates on long-range facility planning and maintains interlocal agreements for shared use of facilities. School District facilities include Hallett Elementary School, Michael Anderson Elementary School (on Fairchild AFB), Medical Lake Middle School, Medical Lake High School, the District Administrative Office, the Wellness Center, Rienking and Dora Burt Fields, the transportation building, and maintenance/nutrition services building. (See Map 11, Medical Lake School District Facilities)

A Vision for Capital Facilities

Medical Lake envisions a future with modern, resilient, financially sustainable public facilities that support safe mobility, clean water, reliable utilities, beautiful parks, and high-quality public services. Capital investments will maintain equitable service levels, adapt to emerging needs, and reflect the community's commitment to stewardship and long-term well-being. Public buildings will be accessible and welcoming, utility systems reliable and efficient, streets safe for all users, and parks well-maintained centers of recreation and civic life.

Map 11. Medical Lake School District Facilities



Level of Service

A Level of Service (LOS) for water, sanitary sewer, and stormwater systems is established to define clear, measurable standards for the capacity, reliability, and performance of essential public infrastructure, ensuring that these systems can safely support existing residents and future growth. By setting LOS standards, the City can determine whether utilities are adequate to meet demand, protect public health and the environment, and comply with regulatory requirements, such as maintaining water quality and preventing sewer overflows or flooding. LOS also provides a consistent framework for planning capital improvements, prioritizing investments, and requiring new development to contribute its fair share toward maintaining system capacity.

Water Service	
Category	Standard
Capacity	Maximum Daily Demand. As defined by the current Water System Plan
	Firm Source Capacity. 110% of MDD with largest source out
	Peak Hour Pumping. PHD met with pumps and storage
	Storage Volume. Reservoir capacity to meet peak hourly demands + fire events without service loss
	Pressure. ≥ 50 psi normal / ≥ 30 psi firefighting
	Fire Flow. Residential 1,000 gallons per minute for 30 minutes
Quality & Compliance	Zero Violations
Performance and Reliability	<10% water loss

Sanitary Sewer	
Category	Standard
Capacity	WWTP flows <90% of design
	Zone expansions when flows reach 80% of zone capacity
Quality & Compliance	Permit Compliance. 100% compliance with NPDES permit
Performance and Reliability	Infiltration <1,000 gallons per day per inch-mile
	Preventive Maintenance. Inspect/clean 20% of sewers per year

Stormwater	
Category	Standard
Capacity	Conveyance Design. Post-development $\leq$ pre-development runoff
Quality & Compliance	Regulatory Compliance. 100% permit compliance
Performance and Reliability	Runoff Treatment Volume. Treat 90% of annual runoff volume

Financing Strategy

Medical Lake uses a range of funding tools to support capital investments, including General Fund revenue, enterprise utility fees, real estate excise tax, grants, impact fees, and intergovernmental loans or bonds when warranted. The city's debt-free philosophy promotes careful evaluation of costs, operational impacts, and grant opportunities. The six-year CIP is adopted as part of the annual budget, providing a transparent roadmap for project delivery and financial planning.

Our Path (Goals and Strategies)

Goal A – Maintain and Upgrade Essential Infrastructure

- Use lifecycle costing, regulatory compliance, and proactive asset management to guide long-term investments.

Goal B – Support Growth with Adequate Facilities

- Ensure concurrency with development and coordinate with regional partners, including MLSD, Fire District #3, Spokane County, and WSDOT.

Goal C – Ensure Fiscal Responsibility

- Use transparent prioritization, sustainable financing tools, and multi-year forecasts to maximize public benefit.

Goal D – Enhance Community Quality of Life

- Provide accessible, attractive, and well-maintained parks, public buildings, and transportation facilities.

Goal E – Improve Resilience and Reduce Risk

- Integrate hazard mitigation, redundancy, and climate-adaptive design into capital investments.

Chapter 8: Parks

Parks reinforce Medical Lake's commitment to health, recreation, environmental stewardship, and community connection. It provides a framework for maintaining, enhancing, and expanding the City's parks, trails, waterfronts, and recreation facilities while coordinating with land use, mobility, capital facilities, and climate resilience planning. By investing strategically in public spaces and ensuring equitable access, Medical Lake can preserve its small-town character, protect cherished natural resources, and support a high quality of life for residents of all ages and abilities.

Our Story of Parks, Trails, and Community Life

Outdoor spaces have shaped the identity of Medical Lake. The healing qualities of the lake led to early gatherings along the shoreline, which also created social connections. This has continued to be true over generations. Waterfront Park not only serves Medical Lake, but provides the region with a location for gatherings large and small. Over time, the City has expanded on the natural beauty of the lake by creating a 3-mile shared path loop, a boat launch, North End Park, Peper Park, and Coney Island Park. Additional parks have been created throughout the community, including Pioneer Park, Wilcox Park, and Shepard Field. Most recently, the City purchased a historic train depot in hopes of creating another valuable community asset. All of these public spaces have served as anchors for recreation, social connection, and community pride. The City's trail system that started around the lake has expanded into neighborhoods, creating a walkable network that links people to parks, schools, and the downtown core. As a result, lake recreation, youth sports, community celebrations, and year-round trail use have become part of Medical Lake's cultural fabric.

Generations of residents have relied on these natural amenities and public places to strengthen health, foster belonging, and enjoy the healing qualities of the lake and surrounding landscape. This history of stewardship and shared space continues to guide our approach to parks and recreation today.

Where We Are Today

Medical Lake maintains a diverse system of parks, facilities, and trails that support recreation, health, and community activities. The City's park network reflects both its natural setting and its small-town character.

Park System Overview

The City provides a mix of waterfront parks, neighborhood green spaces, athletic fields, and natural open spaces. These parks offer playgrounds, picnic shelters, multi-use fields, shoreline access, boat launches, and community gathering areas. The Medical Lake Trail and Fox Hollow Trail form the backbone of a citywide system used for walking, running, cycling, and year-round recreation.

Parks and Public Facilities

Medical Lake's crown jewel is Waterfront Park, a major recreation destination offering shoreline access, picnic shelters, softball fields, a swimming area, a boat launch, and large multi-use spaces. Coney Island Park, a lakeside gathering area near the downtown core, is a remnant of the resorts that thrived a century ago. The city also maintains several neighborhood parks, including Pioneer

Park, Wilcox Park, Shepard Field, Peper Park, and North End Park, which provide a mix of play structures, open lawns, and natural views. The Historic Train Depot and the public library serve as important venues for educational, cultural, and civic activities. Many of these facilities are heavily used but aging, with components such as play equipment, restrooms, shelters, roofs, irrigation systems, and pathways nearing the end of their lifecycle. (See Map 12, Public Parks and School Fields)

Trails and Connectivity

The 3-mile Medical Lake Trail encircles the lake and connects parks, neighborhoods, downtown, and schools. Sidewalk networks, bicycle lanes, and trail connections extend recreational access throughout the community, though gaps remain in key areas, particularly in growing neighborhoods and corridors. The existing pedestrian and bicycle infrastructure can be found in Map 5, Existing Pedestrian Facilities and Map 6, Existing Bicycle Facilities in Chapter 6: Transportation and Mobility.

Recreation Programs and Community Use

The City offers seasonal recreation programs, youth sports partnerships, community events, and outdoor activities centered around the lake. Shared-use agreements with the Medical Lake School District support access to fields, gyms, and courts for youth athletics and community programs.

Levels of Service and Access

Parks and trails in Medical Lake are generally accessible; however, population growth and changing recreation preferences have increased demand for updated play structures, improved waterfront amenities, additional seating, shade, restrooms, expanded year-round recreation opportunities, enhanced ADA accessibility, and more continuous trail connections with safe crossings. These evolving needs present opportunities for targeted reinvestment, system modernization, and thoughtful expansion of the parks and trails network to better serve residents of all ages and abilities.

A Vision for an Ideal Future Parks and Recreation System

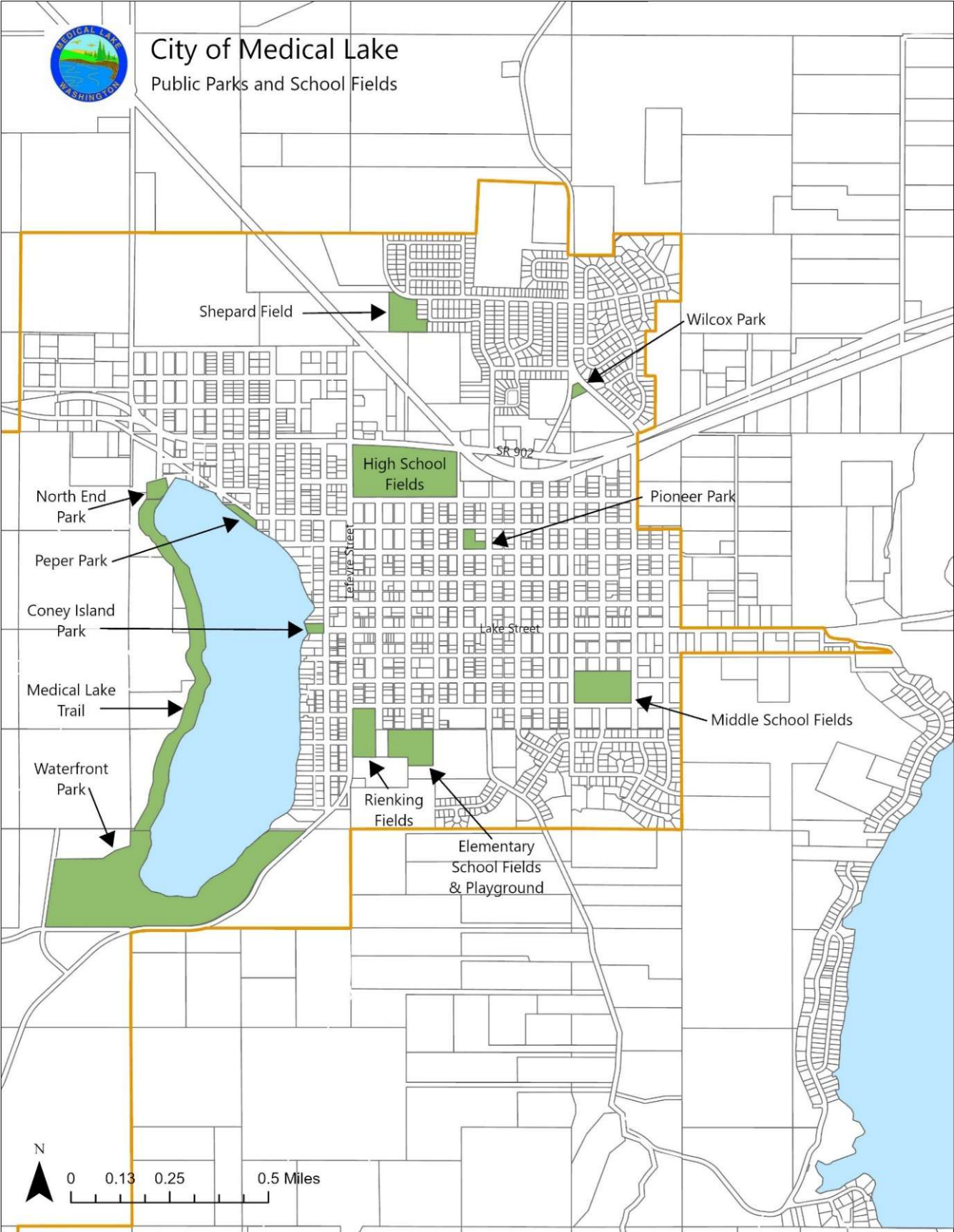
Medical Lake's parks and recreation system will be a connected, inclusive, and welcoming network of parks, trails, waterfront spaces, and public facilities that enrich daily life and reflect the natural beauty of our lakes and forests.

In this ideal future every resident can walk or wheel to a park or trail from their home. The trail system is expanded, linking neighborhoods, the downtown core, schools, and natural areas. Waterfront spaces are safe, accessible, and environmentally resilient, offering balanced recreation and ecological protection. Parks and facilities are modern, well-maintained, and designed for all ages and abilities. Year-round recreation opportunities are available. Nature is protected and celebrated, with shoreline restoration, tree canopy expansion, and stewardship of wetlands and habitats. Community connection is strengthened, making parks the heart of Medical Lake's identity.

Level of Service

The City of Medical Lake shall strive to provide all residents with convenient access to neighborhood park facilities. The City's level of service standard is that every residence should be located within

Map 12. Public Parks and School Fields



one-quarter mile walking distance of a public park, measured along public streets, sidewalks, trails, and other publicly accessible pedestrian routes. This standard reflects the City's commitment to ensuring equitable access to recreational opportunities, outdoor gathering spaces, and neighborhood amenities for residents of all ages and abilities.

The City will periodically evaluate park accessibility using a network-based analysis that considers actual walking routes rather than straight-line distances. Areas identified as being outside the one-quarter mile service area shall be prioritized for future park acquisition, development, partnerships, or other strategies that improve neighborhood access to recreational opportunities.

The City's 2026 park accessibility analysis identified several residential areas that are located beyond a one-quarter mile walking distance from an existing park (See Map 13. Lots Farther than ¼ Mile from a Park). The City shall prioritize park planning, land acquisition, and capital improvements within these underserved areas to progressively achieve the one-quarter mile access standard.

To ensure a consistent level of service throughout the community, neighborhood parks should include, at a minimum, children's play equipment, seating, a covered gathering area, and landscaping, preferably including trees. Not all existing parks and School District facilities have these minimum amenities. The City will prioritize upgrading amenities in existing parks to achieve this level of service.

Our Path (Goals and Strategies)

Goal A – Maintain and Modernize Existing Parks and Facilities

- Develop and maintain safe, and accessible park facilities by modernizing outdated amenities and infrastructure, while prioritizing durable, accessible, sustainable design and lifecycle performance.

Goal B – Expand Access to Parks, Open Space, and Trails

- Create a connected, walkable park system by ensuring equitable neighborhood access, expanding trails and sidewalks, and enhancing safe, intuitive multimodal connections.

Goal C – Protect and Enhance Natural and Waterfront Areas

- Protect and enhance natural resources by stewarding the lake and shoreline, balancing recreation with environmental preservation.

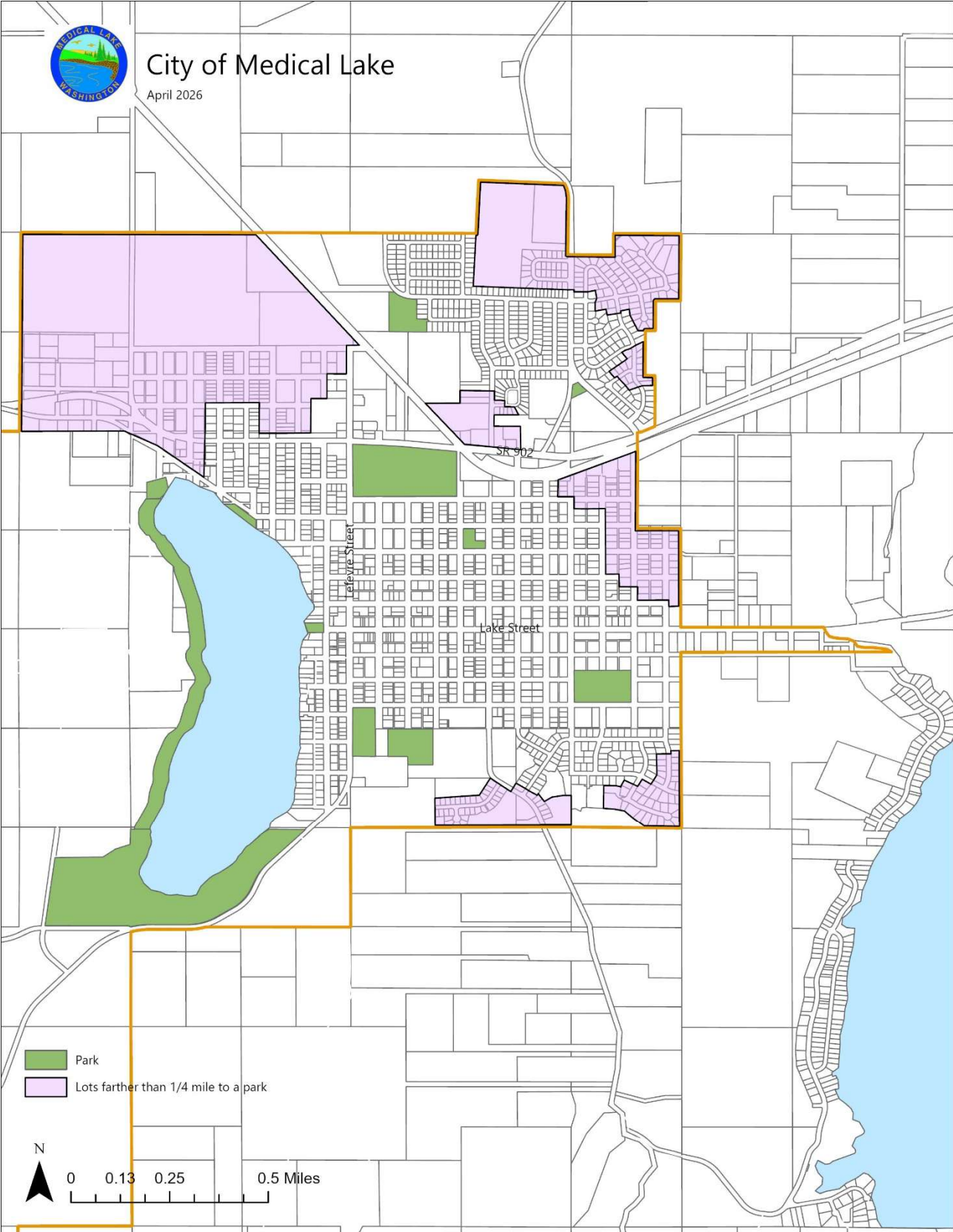
Goal D – Provide Inclusive, High-Quality Recreation Opportunities

- Provide inclusive, accessible, and community-focused recreation opportunities through diverse programs, strong partnerships, and well-designed public spaces.

Goal E – Plan for Long-Term Sustainability and Resilience

- Promote sustainability and resilience through climate-conscious design, long-term planning, and effective partnerships.

Map 13. Lots Farther than ¼ Mile from a Park



Chapter 9: Natural Environment

This chapter affirms Medical Lake's commitment to protecting the natural systems that support public health, environmental quality, and community identity. The City's lakes, wetlands, forests, shorelines, and open spaces are central to its character and quality of life, shaping recreation, neighborhood patterns, and daily experience.

This chapter provides policy guidance for balancing growth with stewardship by protecting environmentally sensitive areas, safeguarding water resources, sustaining wildlife habitat, and integrating natural features into land use and capital planning. In compliance with the Growth Management Act, it establishes a framework for identifying and conserving critical areas while allowing reasonable use of property and supporting long-term community resilience.

Our Natural Setting and History

Medical Lake is shaped by its unique West Plains landscape, defined by glacial lakes, rolling topography, seasonal wetlands, pine forests, and open grasslands. The lake itself, along with adjacent wetlands and shoreline areas, has long been a defining feature of the community, influencing settlement patterns, recreation, and cultural identity.

Historically, residents relied on these natural resources for water, agriculture, timber, and recreation. Over time, urban development brought increased demand for housing, infrastructure, and services, placing pressure on sensitive ecosystems. At the same time, community appreciation for the lake, trails, and surrounding open spaces has steadily grown, reinforcing a shared responsibility to protect natural systems for future generations.

Where We Are Today

Medical Lake's natural environment includes lakes and surface waters, most notably Medical Lake itself, as well as wetlands and riparian areas that support water quality, flood storage, and wildlife habitat. Forested and upland areas provide important habitat, shade, and scenic value, while open space and undeveloped lands contribute to overall ecological function and visual character. Together, these natural systems perform essential functions such as groundwater recharge, stormwater infiltration, habitat connectivity, air and water filtration, and climate moderation.

In accordance with the Growth Management Act, Medical Lake identifies and protects a range of critical areas, including wetlands, critical aquifer recharge areas, frequently flooded areas, geologically hazardous areas, and fish and wildlife habitat conservation areas. These areas are regulated through development standards, buffers, and review processes designed to minimize environmental impacts while allowing appropriate and reasonable development to occur.

Natural systems in Medical Lake face increasing pressures from growth, aging infrastructure, invasive species, stormwater runoff, shoreline use, and climate-related stressors. Protection of water quality, shoreline stability, and habitat requires coordinated planning across land use, utilities, transportation, and parks.

Map 14. National Wetlands Inventory



A Vision for Medical Lake's Natural Environment

Medical Lake envisions a future where natural systems are protected, restored, and woven into the fabric of daily life. Lakes and wetlands are clean and resilient. Wildlife habitat is preserved and connected. Shorelines balance recreation with ecological protection. Neighborhoods coexist with nature through thoughtful design and stewardship. Environmental protection is not seen as separate from growth, but as essential to sustaining health, safety, and quality of life.

Our Path (Goals and Strategies)

Goal A – Protect and Restore Critical Areas and Shorelines

- Safeguard wetlands, shorelines, aquifer recharge areas, floodplains, geologically hazardous areas, and habitat through science-based standards and long-term stewardship.

Goal B – Preserve Water Quality and Natural Hydrology

- Reduce stormwater impacts, protect groundwater resources, and support lake health through integrated planning and infrastructure investment.

Goal C – Integrate Natural Systems Into the Built Environment

- Encourage development that respects natural features, minimizes disturbance, and incorporates green infrastructure.

Goal D – Support Environmental Education and Stewardship

- Foster community awareness, partnerships, and shared responsibility for protecting Medical Lake's natural assets.

Goal E – Coordinate Environmental Protection Across City Planning

- Align natural environment policies with land use, parks, capital facilities, and climate resilience efforts.

Chapter 10: Climate Resiliency

This Climate Resiliency chapter guides Medical Lake's response to increasing climate-related risks while protecting public health, safety, and community assets. It integrates the City's 2025 FEMA-approved Local Hazard Mitigation Plan with land use, capital facilities, parks, and mobility planning to ensure coordinated, forward-looking decision-making. By planning for wildfire, smoke, drought, severe weather, and flooding, this chapter establishes a practical framework for building resilience into everyday policies, infrastructure investments, and community programs so Medical Lake remains a safe, healthy, and adaptable place to live for generations to come.

Why Climate Resilience Matters in Medical Lake

For generations, life in Medical Lake has been shaped by our semi-arid West Plains landscape, our namesake lakes and wetlands, and the pine forests and grasslands at the city's edge. Those same features that make our community special, such as abundant outdoor access, a walkable small-town core, and proximity to wildlands, also influence how we experience hazards such as wildfire, smoke, drought, severe weather, and localized flooding. Recent events, including the 2023 Gray Road Fire and recurring regional droughts, underscore that these risks are intensifying and that resilience must be part of everyday decision-making.

In 2024, in response to the experience of the Gray Road Fire, the City contracted with a hazard mitigation firm to create a personalized Local Hazard Mitigation Plan (LHMP.) The LHMP provides project lists, maintenance schedules, and grant-ready action worksheets.

Where We Are Today

Medical Lake's primary climate-related hazards are wildfire and smoke, drought, severe weather (wind, snow/ice, extreme heat), and localized flooding. Landslides, earthquakes, and volcanic ashfall are lower-probability but potentially high-impact hazards.

Wildfire & smoke. Hotter, drier summers and frequent winds elevate ignition and spread risk along the wildland-urban interface. Smoke degrades air quality (PM_{2.5}, CO, NO_x, VOCs) and poses health risks, even when fires are burning far from the city. The Gray Fire (2023) burned 10,085 acres and destroyed hundreds of structures across the area, a vivid example of changing conditions.

Drought. A recurring pattern (e.g., 2015, 2019, 2021, 2023–2024) stresses groundwater, reduces lake levels, heightens wildfire potential, and affects recreation and local ecosystems.

Severe weather. High winds, snow/ice, and occasional hail cause outages, block roads, and damage trees and power lines; periodic extreme heat challenges residents without cooling.

Flooding. Typically localized during intense rain or rapid snowmelt; post-wildfire landscapes can increase debris-flow and runoff risks.

Emerging Climate Trends

Observed and projected trends for our region include hotter, drier summers; longer wildfire seasons with more smoke days; more intense storms; and greater water-supply stress as snowpack declines

and melt occurs earlier. These trends amplify existing hazards and require that we design infrastructure, landscapes, and neighborhoods with tomorrow's climate in mind.

People, Places, and Systems

People. Seniors, medically fragile residents, low-income households, people with disabilities, residents who rely on power-dependent medical devices, and those without air conditioning are more affected by smoke, heat, and outages.

Places. Areas at the wildland-urban interface are more exposed to wildfire and smoke; low-lying sites and post-fire slopes are more exposed to runoff and debris flows.

Systems & Services. Power distribution lines (wind/ice), stormwater (intense rain), and transportation corridors (SR-902, Lefevre, Brooks, Lake Streets) can be disrupted. Critical facilities, such as Eastern State Hospital, schools, public safety buildings, wells, and the wastewater facility, must remain operational during extreme events.

A Vision for a Climate-Resilient Medical Lake

Medical Lake seeks to be a place where people are safer and healthier during smoke, heat, storms, and floods; where critical services stay online; and where our lakes, wetlands, and forests buffer extremes and remain central to community life. We will grow in ways that reduce exposure to hazards, support vulnerable residents, and keep community members connected and ready. Our investments in streets, parks, utilities, and buildings will be designed for the climate we are entering, not the one we are leaving.

Funding Strategy

The City will pursue FEMA BRIC/HMGP/FMA, NOAA climate resilience opportunities, CDBG, and state programs; and will coordinate closely with SCFD #3, the Medical Lake School District, Fairchild AFB, Avista, Spokane County Emergency Management, and health and social-service partners.

Our Path (Goals and Strategies)

Goal A – Protect People and Neighborhoods

- Improve public awareness, education, communication, & preparedness for all hazards.

Goal B – Strengthen Infrastructure and Essential Services

- Provide protection for critical facilities, infrastructure, utilities, and services from hazard impacts.

Goal C – Plan Growth and Land Use for Long-Term Resilience

- Minimize risks and vulnerabilities of the City of Medical Lake to the impacts of natural hazards and protect lives and reduce damages and losses to property, economy, public health and safety, and the environment.

Part 3: The Future



Medical Lake 2012

Chapter 11: Placemaking

Placemaking in Medical Lake is about strengthening the connection between people, place, and purpose. It reflects the community's identity as a small town rooted in natural beauty, recreation, and a legacy of healing waters. As the City grows and evolves, placemaking will guide how public spaces, streets, parks, downtown, and neighborhoods are designed and experienced, ensuring that development enhances the character of the community rather than diminishing it.

In Medical Lake, placemaking is not a single project or location, it is a communitywide approach to shaping spaces where residents and visitors feel welcome, connected, and engaged. It is expressed through a vibrant and walkable downtown, strong connections to the lake and trail system, high-quality parks and outdoor recreation opportunities, and public spaces that support events, gatherings, and everyday use, all while encouraging development that reflects the scale and charm of a small town. Placemaking supports both quality of life and economic vitality by creating places that people want to live in, visit, and invest in.

Our Identity: A Small Town with Big Outdoor Opportunities

Medical Lake's identity is deeply tied to its natural setting, specifically, three lakes and their associated recreational opportunities. This identity is enhanced by surrounding trails, parks, and open spaces, historically drawing visitors and continuing to serve as a central feature of the community today. The City's small-town character, defined by walkable streets, local businesses, civic pride, and community events, creates a welcoming atmosphere that distinguishes Medical Lake from larger urban areas. Placemaking efforts will reinforce this identity by preserving and enhancing the human-scale design of streets and buildings, supporting locally owned businesses and gathering spaces, promoting visual cohesion through thoughtful signage, landscaping, and design elements, and integrating history and storytelling into public spaces. Together, these elements create an authentic experience that cannot be replicated elsewhere.

Outdoor Recreation as a Foundation for Placemaking

Outdoor recreation is one of Medical Lake's greatest assets and a central component of its future. The City's existing amenities, including Waterfront Park, the 3-mile lake trail, neighborhood parks, and regional connections, already attract residents and visitors alike. Placemaking will build on this strong foundation by strengthening connections between downtown, the lake, and the trail system, enhancing access points, wayfinding, and gathering spaces, supporting year-round recreation opportunities, and integrating recreation with local businesses and community events. By linking recreation spaces with commercial areas and neighborhoods, Medical Lake can create a seamless experience where outdoor activity and daily life intersect.

Tourism and the Local Economy

Tourism in Medical Lake is closely tied to its natural environment, recreation opportunities, and small-town atmosphere, with the community historically drawing visitors to its lake, parks, and events and continuing to benefit from regional visitors participating in sports, festivals, and outdoor activities. Placemaking strengthens tourism by creating distinct destinations such as downtown, the waterfront, and trailheads; encouraging events and programming that attract visitors; supporting businesses that serve both residents and tourists; and enhancing the overall visual quality and

experience of the city. A coordinated approach to placemaking and tourism helps ensure that economic development reinforces community values rather than detracting from them.

Downtown as the Heart of the Community

Downtown Medical Lake is central to placemaking efforts, serving as the primary location where civic life, local businesses, and visitor experiences intersect. Future placemaking in downtown will focus on creating a walkable, pedestrian-friendly environment, enhancing public gathering spaces and streetscapes, encouraging mixed-use development that blends housing and commercial activity, and strengthening connections between downtown and the lakefront and parks. A strong and vibrant downtown will serve as both a community hub and a visitor destination.

Placemaking and Economic Development

A commonly used definition describes placemaking as the process of creating quality places where people want to live, work, play, shop, learn, and visit. It is a community-driven approach that combines physical improvements with social, cultural, and economic initiatives.

For a City with limited municipal resources and little ability to influence which businesses choose to locate here, placemaking is a particularly feasible economic development strategy because it focuses on improving the qualities of the community that are already within local control. Rather than relying on costly incentives or large-scale recruitment efforts, placemaking leverages existing assets such as public spaces, local culture, community events, historic character, walkability, and civic engagement to create a more attractive and vibrant place. These improvements can increase community pride, support existing businesses, encourage entrepreneurship, attract visitors, and make the town more appealing to residents and potential investors. Even modest, low-cost projects such as downtown beautification, public art, gathering spaces, trails, or community events can generate visible results and build momentum for future investment. By enhancing quality of life and strengthening the Medical Lake's identity, placemaking will help create the conditions that naturally attract economic activity, making it a practical and sustainable development approach for communities with limited financial and regulatory resources.

Attracts and Retains Talent

Companies increasingly choose locations where employees want to live and work. Vibrant downtowns, public gathering spaces, trails, cultural amenities, and walkable neighborhoods help communities attract and retain skilled workers.

Supports Local Businesses

Well-designed public spaces increase foot traffic and encourage people to spend more time in commercial districts. This often leads to higher sales for restaurants, retailers, and service businesses. Events, markets, and festivals can further boost economic activity.

Encourages Private Investment

Investments in public spaces, streetscapes, parks, and downtown improvements frequently stimulate additional private development. Developers and investors are more likely to invest in areas that demonstrate community commitment and quality of life.

Increases Tourism and Visitor Spending

Unique destinations, historic districts, waterfronts, public art installations, and cultural attractions can draw visitors from outside the community. Tourism spending benefits residents and businesses alike by bringing new economic activity into the community and supporting investments that make the area an even better place to live and visit.

Improves Property Values and Tax Base

Successful placemaking initiatives often increase demand for nearby residential and commercial properties. Higher property values can expand the local tax base and provide resources for additional community improvements.

Strengthens Community Identity and Competitiveness

Communities compete for residents, businesses, and investment. Placemaking helps create a distinctive identity that differentiates a city or town from competing locations, making it more economically competitive.

A Vision for the Future

Medical Lake envisions a future where placemaking enables the community to thrive while staying true to its roots. In this future, residents can easily walk or bike between neighborhoods, parks, downtown, and the lake, and public spaces are active, welcoming, and well-maintained. Outdoor recreation is integrated into everyday life, while visitors are drawn to the community's natural beauty and authentic character. At the same time, local businesses benefit from increased activity and a strong sense of place. Placemaking will ensure that as Medical Lake grows, it remains a community defined by connection to nature, to each other, and to its history.

Our Path (Goals and Strategies)

Goal A – Strengthen Community Identity and Small-Town Character

- Strengthen community identity and small-town character by maintaining human-scale development, creating cohesive streetscapes and public spaces, and celebrating local history and culture.

Goal B – Enhance Outdoor Recreation and Connectivity

- Expand recreation opportunities by linking trails, parks, and open spaces, improving lake access, and integrating recreational opportunities with neighborhoods and commercial areas.

Goal C – Support Tourism and Economic Vitality

- Boost tourism and economic vitality through year-round attractions, engaging events, and support for local businesses serving visitors and residents.

Goal D – Create Vibrant, People-Oriented Public Spaces

- Foster lively, people-focused public spaces through improved design, pedestrian-friendly features, and active programming.

Goal E – Strengthen Downtown as a Destination

- Enhance downtown as a destination through walkable mixed-use development, improved lake connections, and quality public space investments.

DRAFT

Chapter 12: Zoning and Development Standards

Zoning is one of the City's primary tools for implementing the vision of the Comprehensive Plan by regulating how land is used, developed, and redeveloped over time. In Medical Lake, zoning is not only a regulatory framework but also a proactive strategy to shape growth in a way that supports the community's values, preserving small-town character, enhancing outdoor recreation, encouraging economic vitality, and maintaining a high quality of life.

Purpose of Zoning

The purpose of zoning in Medical Lake is to translate the vision of the Comprehensive Plan into clear and predictable development standards that:

- Direct growth to appropriate locations within the City and Urban Growth Area
- Encourage a mix of housing types to meet community needs
- Support local businesses and a thriving downtown
- Protect natural features, including the lake, shorelines, and open spaces
- Promote walkable, connected neighborhoods and multimodal access
- Ensure that development is compatible with existing community character

Through these functions, zoning serves as a bridge between long-term planning goals and day-to-day development decisions.

A Context-Sensitive Approach to Growth

Medical Lake recognizes that its development pattern includes both historic neighborhoods and newer areas, each with different characteristics and needs. Zoning must be flexible enough to respect these differences while ensuring consistent progress toward community goals.

Older neighborhoods near the downtown and lake reflect the City's historic, compact form, often with smaller lots, established trees, and limited infrastructure such as sidewalks. In these areas, zoning will support reinvestment and incremental infill while preserving neighborhood character and scale.

Newer and developing areas provide opportunities to implement modern standards, including connected street networks, sidewalks, and a wider range of housing types. Zoning in these areas will encourage thoughtful design, connectivity, and efficient use of land while maintaining compatibility with the broader community.

This context-sensitive approach allows Medical Lake to evolve without losing the qualities that make it unique.

Supporting Housing Choice and Community Needs

Zoning plays a critical role in expanding housing opportunities while maintaining neighborhood stability. Consistent with the Comprehensive Plan and state requirements, Medical Lake will continue to support a variety of housing types, including detached single-family homes, accessory dwelling units, townhouses, cottage housing, plexes, and apartment buildings.

By allowing a broader mix of housing types, zoning can support residents at different income levels and life stages, enable aging in place, and provide opportunities for workforce housing. These efforts align with the community goal of being inclusive, adaptable, and resilient.

Strengthening Downtown and Mixed-Use Areas

Downtown Medical Lake is the heart of the community and a focal point for zoning strategies that support placemaking and economic vitality. Zoning in downtown and mixed-use areas will encourage a mix of residential, commercial, and civic uses, promote pedestrian-oriented design with active ground-floor spaces, support redevelopment and adaptive reuse of existing buildings, and foster a vibrant environment that serves both residents and visitors. By allowing flexibility in how land can be used, zoning will help downtown evolve into a lively destination that reflects the City's small-town charm while supporting local businesses and tourism.

Integrating Recreation and Natural Features

Medical Lake's natural environment, particularly the lake and surrounding parks and trails, is central to its identity and quality of life. Zoning will support this identity by integrating recreation and environmental features into development patterns through the protection of shoreline areas, wetlands, and environmentally sensitive lands, while also encouraging development that connects to parks and trail systems. In addition, zoning will support land uses that enhance recreational access and tourism and promote design that reflects the natural landscape. By reinforcing connections between neighborhoods, recreation areas, and commercial districts, zoning helps create a cohesive and accessible community.

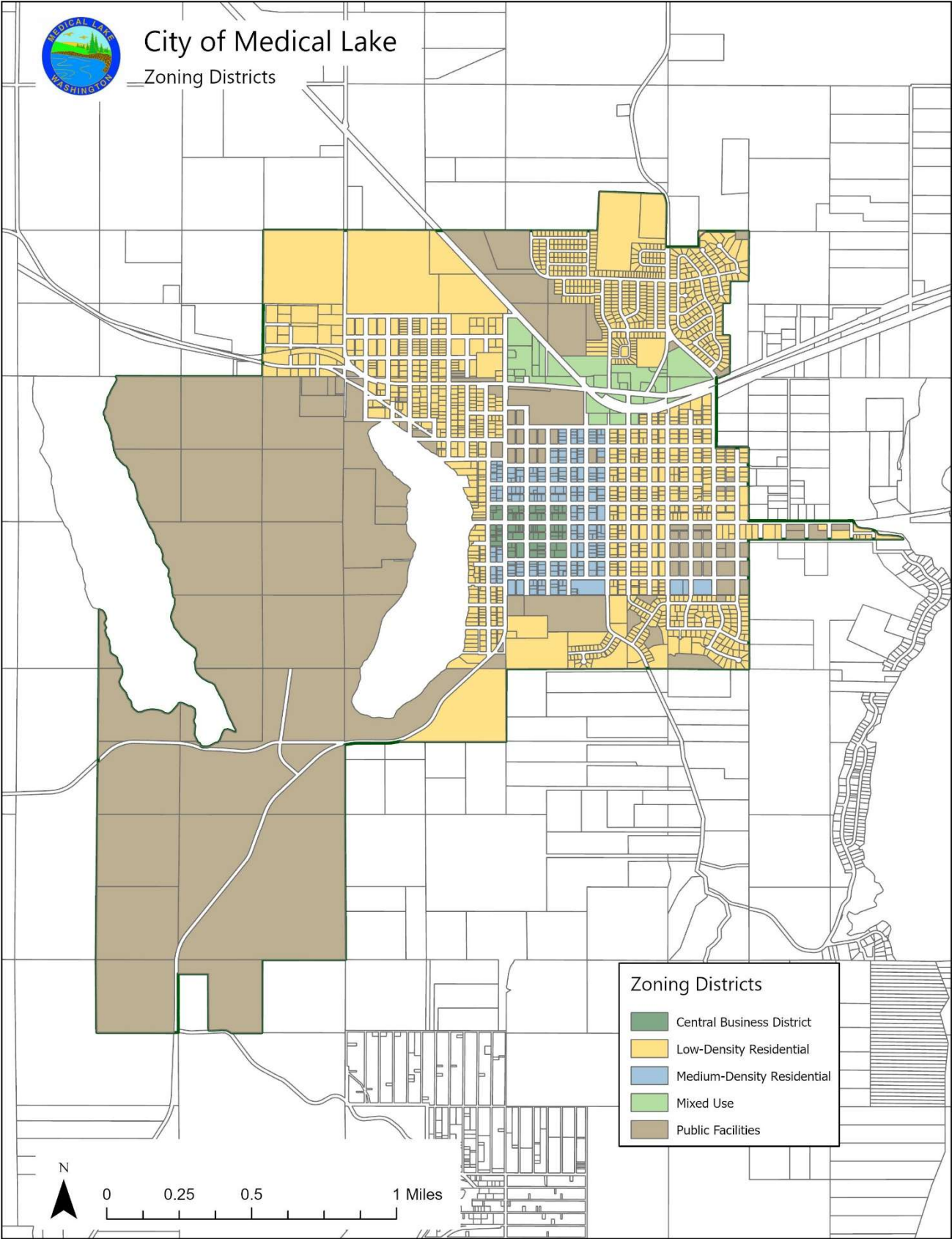
Promoting Walkability and Connectivity

Zoning will play an important role in advancing a more connected and walkable Medical Lake by establishing development standards that encourage pedestrian-friendly site design, strengthen connections between neighborhoods, schools, parks, and downtown, and support multimodal access such as walking and bicycling. These standards also promote street patterns that improve connectivity and reduce barriers, helping to create a more integrated transportation network. Together, these efforts support the broader goal of creating a community where residents can easily move between destinations without relying solely on cars.

A Vision for Zoning in Medical Lake's Future

Medical Lake envisions a zoning framework that is clear, flexible, and responsive to community needs. In this future, zoning supports compact, walkable neighborhoods; a vibrant and active downtown; expanded housing opportunities; and a strong connection to parks, trails, and the lake. Development reflects the scale and character of a small town while accommodating growth in a thoughtful and sustainable way.

Map 15. Zoning Districts



Our Path (Goals and Strategies)

Goal A – Align Zoning with the Comprehensive Plan Vision

- Maintain alignment between zoning and the Comprehensive Plan by ensuring consistency in districts and standards while regularly updating development regulations to reflect evolving needs and state requirements.

Goal B – Support Housing Diversity and Affordability

- Support diverse, efficient housing through a mix of housing types, fewer barriers, and smart use of land served by existing infrastructure.

Goal C – Strengthen Downtown and Economic Development Areas

- Promote vibrant mixed-use areas through zoning, encouraging pedestrian-oriented design and active public spaces, and supporting adaptive reuse and reinvestment.

Goal D – Preserve Community Character and Natural Assets

- Support compatible growth by reflecting small-town scale, protecting natural areas, and incorporating natural features into development.

Goal E – Promote Connectivity and Walkability

- Enhance connectivity by supporting walkable and bike-friendly development, strengthening connections, and coordinating zoning with mobility planning.

Chapter 13: Urban Growth Area

The Urban Growth Area (UGA) defines where future growth in Medical Lake is expected to occur and where urban levels of services, infrastructure, and development will be provided. By defining where urban development can occur, rural lands and environmentally sensitive areas are preserved. As a fully-planning city under the Growth Management Act, Medical Lake is required to plan for and accommodate 20 years of growth while ensuring that development occurs in an efficient, coordinated, and sustainable manner. The UGA plays a critical role in shaping the future of the community by directing growth to appropriate locations, supporting infrastructure investment, preserving natural resources, and reinforcing the City's small-town character and connection to its natural environment.

Growth Capacity and Opportunity

Medical Lake's UGA currently contains sufficient land capacity to accommodate projected population and housing needs; however, regional demand for housing across the West Plains presents an opportunity for the City to play a greater role in meeting broader housing needs.

The UGA includes a mix of vacant land, underutilized parcels, and potential redevelopment areas that can support a range of housing types, employment uses, and community services. Growth within the UGA will occur through a combination of infill development in established areas, redevelopment and adaptive reuse opportunities, and new development in designated expansion areas. This balanced approach allows the City to make efficient use of existing infrastructure while accommodating new growth in a thoughtful and coordinated manner.

Preserving Community Character While Growing

A key challenge for the UGA is accommodating growth while preserving the qualities that define Medical Lake, including its small-town feel, natural setting, and strong sense of community. Growth within the UGA will be guided to ensure compatibility with existing neighborhoods and consistency with community values. By continuing the pattern of streets and buildings, integrating development with natural features and creating connections to parks, trails, and recreation areas, the City can grow without losing its character.

Applicable Zoning

The proposed UGA expansion areas are intended to be zoned Low-Density Residential. This zoning district allows single-family residences, accessory dwelling units, cottage housing, and group living. Any diversion from this intended zoning will require further analysis for impacts to infrastructure.

Supporting Outdoor Recreation and Natural Assets

The lakes, trails, parks, and open spaces of Medical Lake are central to its identity and appeal. Growth within the UGA must be coordinated with the protection and enhancement of these natural assets. Future development will maintain and improve access to the lake and shoreline areas, expand connections to the citywide trail system, protect environmentally sensitive areas, including wetlands and critical recharge areas, integrate green infrastructure and stormwater management practices. These efforts ensure that growth supports both recreation and environmental stewardship while maintaining the community's high quality of life.

Integrating Park Space

The proposed UGA includes future expansion areas that will require the identification and development of additional park facilities as urban development occurs. As these areas develop, park sites should be identified early in the planning process and integrated into neighborhood design so that the majority of residents are located within a one-quarter mile walking distance of a neighborhood park. Park land dedication, impact fees, developer-installed park improvements, and other funding mechanisms should be considered to achieve this level of service.

Infrastructure and Service Coordination

The success of the UGA depends on the City's ability to provide adequate public facilities and services concurrent with development. This includes water, wastewater, stormwater, transportation, parks, and public safety services. Medical Lake will align growth within the UGA with Capital Improvement Program investments, utility system capacity and planned upgrades, transportation improvements that support safety and connectivity, and park and recreation expansion. By coordinating infrastructure with growth, the City ensures that new development does not outpace the systems that support it.

Regional Coordination and the West Plains

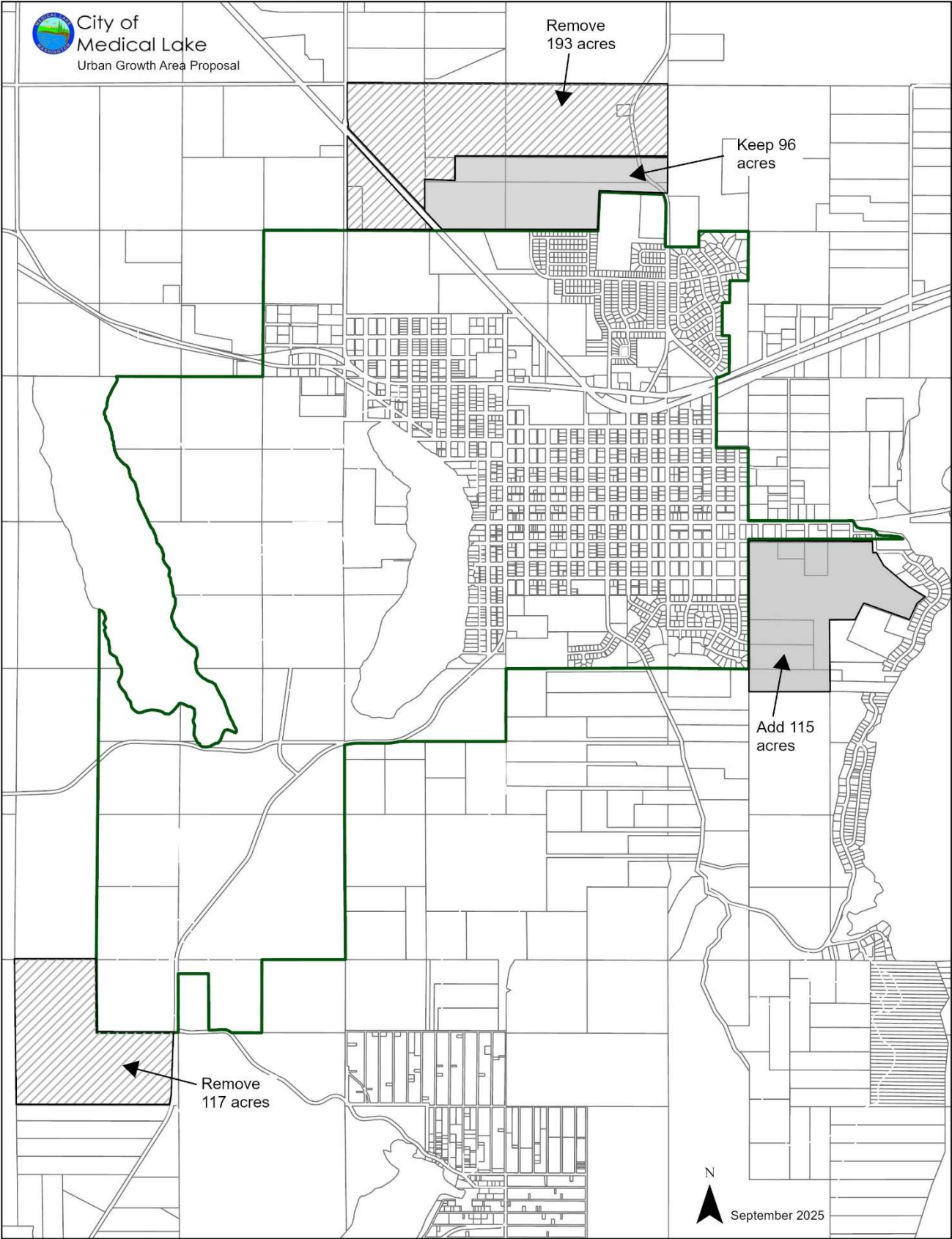
Medical Lake is part of the broader West Plains region, which includes Cheney, Airway Heights, Fairchild Air Force Base, and surrounding unincorporated areas. Growth in the UGA must be considered within this regional context. Coordination will focus on housing supply, transportation connections, economic development, workforce needs, and infrastructure planning. Through collaboration with regional partners, Medical Lake can ensure that its UGA supports both local and regional goals.

Under the Growth Management Act (GMA), Spokane County is responsible for coordinating growth management for all jurisdictions within the county. While the County ultimately determines the boundaries of the Urban Growth Area (UGA), individual cities and towns may request changes. Medical Lake has requested the proposed changes found in Map 16, Proposed Urban Growth Area Revisions.

A Vision for the Urban Growth Area

Medical Lake envisions a future where the UGA accommodates growth in a way that is intentional, connected, and reflective of community values. In this future, development within the UGA is compact and walkable, neighborhoods are connected to parks and the lake, and new growth enhances the community's identity rather than detracting from it. Infrastructure keeps pace with development, and natural systems are protected and integrated into the built environment. The UGA becomes not just a boundary for growth, but a framework for creating a vibrant, resilient, and sustainable community.

Map 16. Proposed Urban Growth Area Revisions



Our Path (Goals and Strategies)

Goal A – Direct Growth to Appropriate Areas

- Prioritize infill and redevelopment before expansion of the UGA to support efficient infrastructure and delivery of services.

Goal B – Support Housing and Economic Opportunity

- Accommodate a range of housing types and densities while providing land for commercial uses and employment.

Goal C – Preserve Community Character and Identity

- Ensure development reflects Medical Lake's small-town scale and design while protecting natural features and open spaces.

Goal D – Coordinate Growth with Infrastructure

- Support efficient, coordinated growth by aligning development with infrastructure capacity, ensuring concurrency, and prioritizing fiscally responsible investments.

Goal E – Strengthen Regional Collaboration

- Promote coordinated regional growth through interagency collaboration for housing, transportation and economic development.

Chapter 14: Next Steps

The Comprehensive Plan establishes the City's long-range vision, goals, and policies for growth, development, infrastructure, environmental stewardship, economic vitality, and quality of life over the next twenty years. While the Comprehensive Plan provides policy direction, successful implementation requires a coordinated framework that translates long-range policy into strategic priorities, operational actions, capital investments, and measurable outcomes. Medical Lake accomplishes this through the Healing Waters Strategic Plan, which serves as the City's primary strategic implementation framework. The Strategic Plan bridges the gap between long-range planning and day-to-day operations by aligning organizational priorities, departmental work plans, budgets, and performance measures with the community's adopted vision and policy direction. The Comprehensive Plan and Healing Waters Strategic Plan are intended to function together as complementary and mutually reinforcing documents.

Relationship to Healing Waters Strategic Plan

The Comprehensive Plan answers the question, "Where is Medical Lake going?" while the Healing Waters Strategic Plan answers the question, "How will Medical Lake get there?" The Strategic Plan organizes community priorities into six major Targets of Excellence:

- Thriving Local Economy and Government Efficiency,
- Healthy and Sustainable Environment,
- Engaged and Empowered Citizens and Stakeholders,
- Multi-Modal Connections into and Throughout the Community,
- Healthy Living and Recreation, and
- Community Safety and Security.

These targets provide the strategic framework for implementing Comprehensive Plan goals and policies.

Supporting Plans and Functional Plans

The Comprehensive Plan is supported by a collection of specialized plans that provide policy, technical, capital, operational, and regulatory guidance. These plans include the Capital Improvement Plan, Transportation Master Plan, Hazard Mitigation Plan, Communications Plan, Parks and Recreation Master Plan, Shoreline Master Program, Water System Plan, Sewer System Plan, and Stormwater System Plan. Together, these plans help inform implementation activities, project prioritization, infrastructure investments, service levels, and long-range resource planning. The recommendations and priorities contained within these plans should be regularly evaluated and incorporated into updates of both the Comprehensive Plan and the Healing Waters Strategic Plan.

Department Work Plans

Departmental Work Plans serve as the City's primary operational implementation tool. Each year, City departments translate strategic objectives into core service delivery activities, annual priorities, capital projects, regulatory initiatives, partnership activities, resource requests, and performance measures. Work plans should clearly identify connections to Comprehensive Plan goals and policies, Strategic Plan objectives, supporting plans and master plans, budget priorities, and performance indicators. This approach ensures that daily operations remain aligned with long-term community goals.

Budget and Capital Planning

Implementation of the Comprehensive Plan requires thoughtful allocation of financial resources. The City's annual budget and Capital Improvement Program should be developed in a manner that advances Comprehensive Plan policies, Strategic Plan objectives, departmental work plan priorities, long-range asset management goals, and community investment priorities. Budget decisions should demonstrate clear alignment with adopted plans and desired community outcomes.

Performance Measurement and Dashboards

To promote transparency, accountability, and continuous improvement, the City will maintain dashboards and performance reporting systems that track progress toward strategic and community goals. Performance measures may include community indicators such as housing production, population trends, economic development activity, environmental conditions, and public safety outcomes. Service indicators may include service delivery levels, permit processing times, utility reliability, recreation participation, and public engagement metrics. Capital indicators may include Capital Improvement Program project completion, infrastructure condition, asset replacement progress, and grant funding secured. Dashboards should be regularly reviewed by the City Council, staff, advisory boards, and the public to evaluate progress and identify emerging needs. This supports the Strategic Plan's emphasis on measurement, evaluation, transparency, and accountability.

Monitoring and Plan Updates

Planning is an ongoing process rather than a one-time event. The City will periodically monitor changing community conditions, review performance measures, evaluate implementation progress, update supporting plans, amend the Strategic Plan when necessary, and amend the Comprehensive Plan as conditions warrant. This cyclical approach supports informed decision-making and helps ensure Medical Lake remains responsive to future opportunities, challenges, and community needs.

The State of Washington establishes requirements governing the timing and process for amending a Comprehensive Plan. The City is generally limited to an annual amendment cycle, during which all proposed amendments must be considered concurrently. In addition, the Comprehensive Plan must be comprehensively reviewed and updated according to the schedule established by the State. This required review, known as the Periodic Update, follows a ten-year cycle. Medical Lake's next mandated update is scheduled for 2036. The procedures and criteria for amending and updating the Comprehensive Plan are found in MLMC Chapter 19.137 – Comprehensive Plan.

Planning Alignment & Implementation Framework

Comprehensive Plan

20-Year Vision & Policy Framework

Informing Plans

Capital
Improvement Plan



Transportation
Master Plan



Hazard
Mitigation Plan



Communications Plan



Parks & Recreation
Master Plan



Shoreline Master
Program



Water System
Plan



Sewer System Plan



Healing Waters Strategic Plan

10-Year Strategic Implementation

Departmental Work Plans

Annual Operational Plans

Budget & Capital Improvement Plan



Resource Allocation



Dashboards & Reporting

Accountability & Performance



Chapter 15: Action Items

The following action items within the Comprehensive Plan are directly derived from the community's adopted goals and are intended to support the City Council in prioritizing and advancing the strategic objectives identified in the Healing Waters Strategic Plan. These action items serve as a menu of potential strategies, projects, and initiatives that can help move the community toward its desired outcomes. They are not mandatory requirements, nor are they associated with specific implementation timelines. Rather, they are provided as a flexible resource that elected officials and staff can use to generate ideas, inform decision-making, and identify opportunities for achieving the Plan's stated goals as priorities, resources, and circumstances evolve over time. For convenience sake, they have been categorized into the six targets of excellence set by the Strategic Plan.

Thriving local economy and government efficiency

Business Development and Investment

- a. Foster a business-friendly environment that supports business retention, expansion, entrepreneurship, and investment through effective regulations, streamlined permitting, strategic partnerships, and ongoing engagement with the business community.
- b. Promote a diverse and resilient local economy by supporting a broad mix of commercial, service, tourism, industrial, professional, home-based, and employment-generating businesses that expand economic opportunities and strengthen the local tax base.
- c. Pursue grants, incentives, partnerships, and technical assistance programs to support business development, workforce development, small business growth, façade improvements, and economic opportunity.
- d. Partner with local businesses, educational institutions, tourism organizations, and economic development agencies to support workforce training, entrepreneurship, business succession planning, and regional economic development efforts.
- e. Promote Medical Lake as a year-round destination by leveraging its parks, trails, recreational assets, cultural resources, historic character, community events, and natural amenities to support tourism and local businesses.
- f. Strengthen downtown and commercial districts through placemaking, public realm improvements, strategic infrastructure investments, wayfinding, streetscape enhancements, and redevelopment efforts that support economic vitality and community identity.
- g. Conduct a feasibility study to evaluate preservation, reuse, and investment opportunities for the Historic Train Depot.

Government Planning and Regulatory Effectiveness

- a. Ensure the municipal code is consistent with the Comprehensive Plan and maintain compliance with applicable State laws and regulations.
- b. Coordinate infrastructure planning, capital investments, municipal code updates, and zoning regulations to support anticipated growth and development.
- c. Review and update impact fees to ensure they adequately reflect projected population growth and future infrastructure and facility needs.

- d. Update the Capital Improvement Plan (CIP) to ensure consistency with the Comprehensive Plan and alignment with long-term community goals.
- e. Encourage infill development, redevelopment, adaptive reuse, and revitalization of underutilized properties to maximize existing infrastructure, leverage public investments, and create new economic opportunities.

Infrastructure and Asset Management

- a. Modernize drinking water, wastewater, and stormwater infrastructure to maintain regulatory compliance, improve operational efficiency, support growth, and increase system resilience.
- b. Invest in drinking water storage, distribution system reliability, and well system modernization to ensure a dependable and sustainable water supply.
- c. Upgrade wastewater treatment facilities and municipal building systems, including HVAC, roofing, and other major assets, to improve energy efficiency, reduce operating costs, and extend asset life.

Regional Coordination and Efficient Service Delivery

- a. Coordinate with Spokane County, West Plains jurisdictions, and regional partners to plan for anticipated growth, align development patterns, and ensure the efficient provision of public facilities and services.
- b. Coordinate annexation planning with infrastructure investments, utility extensions, and capital facilities planning to ensure orderly, cost-effective growth and service delivery.
- c. Develop and maintain annexation, urban service extension, and growth management policies that support logical municipal boundaries and the efficient expansion of public services.
- d. Monitor and evaluate Urban Growth Area (UGA) capacity, including periodic reviews of population growth, development activity, housing production, and land supply to ensure compliance with regional growth forecasts and state requirements.
- e. Coordinate long-range transportation and utility planning to preserve options for future infrastructure extensions, including potential service connections to the west shore of Silver Lake and other expansion areas.

Healthy and sustainable environment

Quality Neighborhoods and Placemaking

- a. Preserve and enhance the unique character of downtown through context-sensitive zoning, placemaking, and design standards.
- b. Develop design and development standards that reinforce small-town character, placemaking objectives, and human-scale development patterns.
- c. Develop and implement a comprehensive wayfinding program for streets, trails, parks, downtown, transit facilities, and other community destinations to improve navigation, accessibility, and user experience.

Sustainable Land Use and Growth Management

- a. Ensure land division and subdivision standards reflect historic street and block patterns while promoting connectivity through coordinated sidewalk, trail, and street networks.
- b. Prioritize infill development, redevelopment, and the efficient use of land within existing service areas before expanding urban development into undeveloped areas.

- c. Establish future land use and zoning designations for UGA expansion areas that promote a balanced mix of housing types, open space, and community amenities.

Dependable Infrastructure

- a. Strengthen stormwater management and erosion/sediment control requirements to minimize development impacts on natural resources.
- b. Develop and implement a comprehensive stormwater management strategy that improves system capacity, reduces runoff and pollutant loading, and addresses increasingly intense rainfall events while meeting evolving State and Federal requirements.
- c. Improve stormwater management practices within the watershed by incorporating green infrastructure, biofiltration swales, and other treatment measures that reduce runoff impacts and protect lake water quality.

Environmental Stewardship

- a. Protect and manage shoreline resources in accordance with the Shoreline Management Act, by preserving ecological functions, water quality, and public access.
- b. Protect the aquifer recharge area and long-term health of the lakes through coordinated water quality protection, watershed stewardship, and pollution prevention measures.
- c. Implement shoreline restoration and stabilization projects, including erosion control measures, native vegetation enhancement, and habitat improvements to address shoreline degradation and increase environmental resilience.
- d. Protect and manage critical areas in accordance with the Growth Management Act and other applicable regulations to preserve ecological functions, public safety, and environmental quality.
- e. Develop and implement management and stewardship plans for City-owned wetlands and other environmentally sensitive properties to support long-term conservation, restoration, and habitat protection.
- f. Protect, restore, and enhance wildlife habitat within parks, wetlands, open spaces, and other City-owned lands, while supporting habitat connectivity through ecological corridors and other conservation measures.
- g. Promote sustainable landscaping, water conservation, and urban forestry practices that improve environmental quality, enhance habitat, reduce urban heat impacts, and strengthen community resilience.

Engaged and empowered citizens and stakeholders

Accessible and Responsive Government

- a. Provide public outreach, workshops, and educational programs focused on environmental stewardship, natural hazard preparedness, and actions residents can take to protect community resources and reduce risk.

Community Partnerships

- a. Strengthen partnerships with the Medical Lake School District, community organizations, service clubs, and volunteers to expand recreational opportunities and maximize community resources.

- b. Coordinate with state agencies, Spokane County, conservation organizations, and community partners to protect critical areas, enhance natural resources, and advance regional conservation objectives.

Community Identity and Sense of Place

- a. Celebrate and enhance community identity through public art, historic preservation, interpretive signage, storytelling, cultural programming, festivals, and the activation of downtown, parks, trails, and other public spaces.

Community Stewardship and Volunteerism

- a. Support community stewardship, environmental education, volunteer initiatives, hazard preparedness training, and grant-funded restoration projects that foster environmental awareness and community resilience.
- b. Promote long-term stewardship of the lakes and shoreline through partnerships, public education, monitoring programs, and coordinated implementation of restoration and water quality initiatives.

Multi-modal connections into and throughout the community

Active Transportation and Connectivity

- a. Encourage walkable, mixed-use neighborhoods that support a vibrant community, increase transportation options, and enhance overall quality of life.
- b. Create a safe, connected, and accessible active transportation network by closing sidewalk gaps, upgrading ADA-compliant facilities, improving crossings, expanding bicycle infrastructure, and supporting Safe Routes to Schools and shared-use paths.
- c. Enhance multimodal connectivity throughout the community by improving access between neighborhoods, parks, schools, downtown, transit services, and other key destinations.

Trails, Pathways, and Recreation Connections

- a. Develop a comprehensive citywide trail master plan to guide the expansion and long-term development of the trail network to strengthen connections between parks, community destinations, and other key amenities.
- b. Improve trailheads through the addition of signage, safe crossings, multimodal access, and ADA-accessible facilities.
- c. Provide trail-support amenities at appropriate locations, including seating, shade structures, lighting, restrooms, drinking fountains, and other user-oriented facilities.
- d. Strengthen physical and visual connections between downtown and Medical Lake through enhanced pedestrian, bicycle, wayfinding, and public realm improvements that reinforce the lake as a defining community asset.

Transit and Regional Mobility

- a. Partner with Spokane Transit Authority (STA) to improve access to transit and enhance transit stop amenities, including accessibility, comfort, and multimodal connections.
- b. Coordinate with the Spokane Regional Transportation Council (SRTC), Washington State Department of Transportation (WSDOT), Spokane County, and Spokane Transit

Authority (STA) to strengthen regional multimodal transportation connections across the West Plains.

Transportation System Planning and Management

- a. Establish Complete Streets design standards that support safe, comfortable, and accessible travel for all users, including pedestrians, bicyclists, transit riders, and motorists.
- b. Work collaboratively with WSDOT on roadway classification and transportation planning efforts to improve funding opportunities, support corridor improvements, and establish clear expectations for frontage and access improvements.
- c. Identify and prioritize the vacation of public rights-of-way occupied by existing City and School District facilities where roadway purposes are no longer needed, while maintaining appropriate access, connectivity, and utility functions.

Healthy living and recreation

Parks, Recreation, and Community Wellness

- a. Continuously enhance park facilities and amenities to meet the evolving recreational needs of a growing and diverse population.
- b. Expand recreational programming, community events, and year-round recreation opportunities, including indoor and shoulder-season activities that serve residents of all ages and abilities.
- c. Support a diverse range of recreational opportunities, including youth sports, family-oriented activities, and intergenerational programs that promote community health and well-being.
- d. Ensure equitable access to parks and recreational amenities by providing neighborhood park space and facilities within a quarter-mile walking distance of residents in new growth and development areas.

Parks and Recreation Infrastructure

- a. Rehabilitate and modernize existing park infrastructure, including playground equipment, safety surfacing, restrooms, lighting, shelters, irrigation systems, picnic areas, and other park amenities.
- b. Enhance and preserve the urban tree canopy and integrate green infrastructure within parks and recreational areas to improve environmental quality, resilience, and visitor experience.
- c. Improve park accessibility, comfort, and usability through the addition of ADA-compliant access routes, seating, shade structures, and other visitor-support amenities.
- d. Pursue grants, partnerships, and alternative funding sources to support park improvements, recreational programming, and long-term system sustainability.

Lake Access and Outdoor Recreation

- a. Enhance public access to Medical Lake through strategic improvements to access points, trails, viewpoints, and shoreline amenities that balance recreation, environmental protection, and public safety.
- b. Expand lake-oriented recreational opportunities that support community health, recreation, tourism, and appreciation of the community's natural resources.

Community safety and security

Emergency Preparedness and Resilience

- a. Develop a multipurpose community center that serves recreational and community needs while providing emergency shelter and disaster response capabilities.
- b. Strengthen emergency preparedness through the development of a citywide evacuation plan, including designated evacuation routes and staging areas.
- c. Develop and maintain a Continuity of Operations Plan (COOP) to ensure the uninterrupted delivery of critical City services during emergencies and disasters.

Public Safety Infrastructure and Services

- a. Strengthen the resilience and reliability of critical infrastructure by incorporating redundancy into water and wastewater systems and providing emergency power at essential public facilities.
- b. Coordinate with regional and partner agencies to assess and plan for long-term Fire/EMS and law enforcement facility needs.

Transportation Safety and Accessibility

- a. Implement a citywide intersection and pedestrian safety program that includes high-visibility crosswalks, pedestrian-scale lighting, advance warning signage, flashing beacons, traffic calming measures, and other proven safety improvements at high-priority locations.
- b. Improve safety and mobility along SR 902 and other high-risk corridors through corridor planning, traffic calming strategies, operational improvements, and targeted safety enhancements.
- c. Invest in streetscape and public realm improvements, including lighting, landscaping, seating, gateway features, and pedestrian-oriented design elements that enhance community character, support economic vitality, and improve accessibility and comfort for all users.

Hazard Mitigation and Community Risk Reduction

- a. Identify, assess, and monitor areas vulnerable to natural hazards, including wildfire, flooding, erosion, and other risks, to inform land use planning, emergency preparedness, and hazard mitigation efforts.
- b. Develop and implement a community-wide wildfire preparedness and resilience program, including Firewise principles, public education, and risk-reduction strategies for residents and property owners.
- c. Adopt development standards and mitigation measures for areas affected by Fairchild Air Force Base noise contours to support compatible land uses while protecting public health, safety, and military operations.

Conclusion

This Comprehensive Plan reflects Medical Lake's commitment to shaping a future that honors its past while embracing thoughtful, sustainable growth. It is both a vision and a practical guide, grounded in community values, informed by data, and aligned with state and regional requirements. Throughout this document, a consistent theme emerges: growth should strengthen rather than diminish what makes Medical Lake unique. By prioritizing safe and connected neighborhoods, diverse housing opportunities, a vibrant downtown, strong public services, and stewardship of the natural environment, the City positions itself to meet the needs of today while preparing responsibly for tomorrow. This plan recognizes that resilience, especially in the face of recent challenges, is a defining characteristic of the community, and it builds on that strength to create a more adaptable and inclusive future. With clear goals, coordinated strategies, and a commitment to ongoing collaboration, Medical Lake is equipped to guide change in a way that enhances quality of life, supports economic vitality, and preserves the small-town character and sense of belonging that define the community.

DRAFT



To: City Council
From: Sonny Weathers, City Administrator
TOPIC: WaterSMART EWRP Grant Application Authorization

Requested Action:

Consider approval of Resolution No. 26-831 authorizing submission of an application to the Bureau of Reclamation's WaterSMART Environmental Water Resources Projects program for \$430,000 in grant funding. The resolution also authorizes the Mayor to accept an award, execute required agreements and related documents, commit the required non-federal cost share and other local resources, and take actions necessary to implement the Medical Lake Stormwater Mitigation Project.

Key Points:

- The City is seeking \$430,000 in WaterSMART EWRP funding to complete the estimated \$1.4 million Medical Lake Stormwater Mitigation Project.
- The City's existing \$970,000 Washington State Department of Commerce grant would provide the non-federal match for the proposed federal award.
- The proposed federal funding would supplement, rather than duplicate, the Commerce award.
- The project is intended to improve stormwater treatment, runoff management, water quality, watershed protection, and long-term environmental resilience around Medical Lake.
- The WaterSMART application deadline identified in the correspondence is September 9, 2026, making Council consideration on September 1 important to the application schedule.

Background Discussion:

The Medical Lake Stormwater Mitigation Project is a proactive water-quality and stormwater-system improvement effort. Current project work includes design, environmental review, and shoreline permitting. Proposed improvements include bio-infiltration swales, storm pipe and force-main work, runoff redirection, a lift station, catch-basin improvements, erosion control, pavement repair, fencing, topsoil, and hydroseeding. The project's stated goal is to treat 90 percent of annual runoff volume and reduce identified pollutants from impervious surfaces.

The project encompasses locations at North End Park, Peper Park, North Martin Street, West Third Street, South Broad Street, Coney Island Park, the Medical Lake Boat Launch, and Waterfront Park. Because Coney Island Park lacks sufficient space for both recreation and a treatment swale, runoff from that location is proposed to be redirected to a South Broad Street treatment facility.

City Council previously approved the Department of Commerce grant agreement through Resolution No. 26-824, providing \$970,000 in state funding. Resolution No. 26-831 would authorize the City to pursue the remaining \$430,000 needed for the stated \$1.4 million project and establish the authority necessary to accept and administer an award if the application is successful.

Public Involvement:

The project is being advanced through the City's applicable environmental and shoreline review processes. A public hearing associated with the shoreline process took place on August 27, 2026. Consideration of Resolution No. 26-831 at a public City Council meeting will provide an additional opportunity for the Council and community to receive information and comment on the proposed grant application.

Next Steps:

Upon Council approval, staff and the City's grant consultant will finalize and submit the WaterSMART EWRP application by the September 9, 2026 deadline. If the grant is awarded, the Mayor would be authorized to accept the award and execute the agreements and related documents necessary for project implementation.

**CITY OF MEDICAL LAKE
SPOKANE COUNTY, WASHINGTON
RESOLUTION NO. 26-831**

**A RESOLUTION OF THE CITY OF MEDICAL LAKE APPROVING
THE SUBMISSION OF A GRANT APPLICATION TO THE BUREAU OF
RECLAMATION WATERSMART ENVIRONMENTAL WATER RESOURCES
PROJECTS**

WHEREAS, the City of Medical Lake (“City”) was awarded a grant of Nine Hundred Seventy Thousand Dollars (\$970,000) from the Department of Commerce (“DOC”) to assist the City in planning, permitting, design, and construction of the Medical Lake Stormwater Mitigation Project (“Project”); and

WHEREAS, the Bureau of Reclamation WaterSMART Environmental Water Resources Projects (“EWRP”) provides further grant opportunities that can assist the City with funds to complete the Project; and

WHEREAS, the City would like to submit a grant application to EWRP that seeks Four Hundred Thirty Thousand Dollars (\$430,000) in additional grant funding; and

WHEREAS, such funding will allow the City to complete and deliver the Project as desired; and

WHEREAS, the DOC grant will be used as matching funds for the EWRP grant; and

WHEREAS, if awarded the EWRP grant, the City will enter into a grant agreement for the funding and the terms and conditions memorializing acceptance of the grant; and

WHEREAS, City Staff recommends the submission of the EWRP grant application.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MEDICAL LAKE, WASHINGTON as follows:

Section 1. Approval of Grant Application Submission. The City Council hereby approves the submission of the grant application to EWRP.

Section 2. Authorization. The Mayor is authorized and directed to a) comply with all applicable federal requirements, reporting obligations, and grant conditions, b) accept any grant award, c) execute all agreements and related documents necessary to implement the Project and delivery, d) commit the required non-federal cost share and other local resources necessary to satisfy the EWRP grant requirements, and e) such further action as may be appropriate in order to affect the purpose of this Resolution and the grant application submission authorized hereby.

Section 3. Severability. If any section, sentence, clause, or phrase of this Resolution should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause, or phrase of this Resolution.

Section 4. Effective Date. This Resolution shall become effective immediately upon its adoption.

ADOPTED this ____ day of September, 2026.

Mayor, Terri Cooper

Attest:

Approved as to Form:

Koss Ronholt, City Clerk

City Attorney, Sean P. Boutz

**CITY OF MEDICAL LAKE
SPOKANE COUNTY, WASHINGTON
ORDINANCE NO. 1151**

**AN ORDINANCE OF THE CITY OF MEDICAL LAKE, WASHINGTON RELATING TO
AMENDMENTS TO TITLES 11, 15, AND 19 OF THE MEDICAL LAKE MUNICIPAL
CODE REGARDING LAND DIVISIONS**

WHEREAS, the City of Medical Lake (City) is a fully-planning city under the Growth Management Act (GMA); and

WHEREAS, pursuant to RCW 36.70A.070, the City must have a Comprehensive Plan; and

WHEREAS, pursuant to RCW 36.70A.040, the City must have development regulations that implement the Comprehensive Plan; and

WHEREAS, land division regulations implement the Comprehensive Plan; and

WHEREAS, to better serve the City and its citizens, a new chapter, Chapter 19.650 – Parking, is being added to the MLMC to replace MLMC Chapter 17.36 – Off Street Parking; and

WHEREAS, to better serve the City and its citizens, remove MLMC Chapters 15.04 – General Provisions, 15.28 – Subdivision Variance, and 15.34 – Residence Division; and

WHEREAS, to better serve the City and its citizens, replace MLMC Chapter 15.08 – Definitions, by adding definitions to Chapter 19.160 - Definitions; and

WHEREAS, to better serve the City and its citizens, replace MLMC Chapter 15.12 – Preliminary Plat, and Chapter 15.26 – Short Plats, with Chapter 19.350 - Subdivisions; and

WHEREAS, to better serve the City and its citizens, replace MLMC Chapter 15.16 – Surety Methods, and Chapter 15.18 – Requirements for Improvements, with Chapter 19.380 – Infrastructure Improvements and Chapter 19.370 – Development Standards; and

WHEREAS, to better serve the City and its citizens, replace MLMC Chapter 15.22 – Final Plat, with Chapter 19.390 – Final Plats; and

WHEREAS, to better serve the City and its citizens, replace MLMC Chapter 15.27 – Binding Site Plan, with Chapter 19.360 – Binding Site Plans; and

WHEREAS, to better serve the City and its citizens, replace MLMC Chapter 11.20 – Street and Sidewalk Classifications and Specifications, with Chapter 11.40 – Street Development Standards; and

WHEREAS, to better serve the City and its citizens, add Chapter 19.330 – Lot Line Adjustments to the municipal code; and

WHEREAS, a State Environmental Protection Act (SEPA) checklist and a determination of non-significance were distributed on June 3, 2026, and no comments were received and the DNS is retained; and

WHEREAS, the City of Medical Lake Planning Commission (Planning Commission) considered the proposed text amendments at a properly noticed public hearing on June 25, 2026, so as to receive public testimony; and

WHEREAS, at its June 25, 2026, meeting, the Planning Commission voted to recommend approval of the amendments; and

WHEREAS, pursuant to RCW 36.70A.106, on July 2, 2026, the City provided the Washington State Department of Commerce with a sixty (60) day notice of its intent to adopt the amendment(s) to the MLMC; and

WHEREAS, on August 18, 2026, the City of Medical Lake City Council (City Council) discussed the proposed text amendments at a properly noticed open public hearing; and

WHEREAS, the City Council considered the entire public record, public comments, written and oral, and the Planning Commission's recommendation; and

WHEREAS, this Ordinance is supported by the staff report and materials associated with this Ordinance, including documents on file with the City; and

WHEREAS, this Ordinance is also supported by the professional judgment and experience of the City staff who have worked on this proposal; and

WHEREAS, the City Council determined that the proposed amendments are in accord with the Comprehensive Plan, will not adversely affect the public health, safety, or general welfare, and are in the best interest of the citizens and property owners of the City; and

WHEREAS, the City Council determined that the proposed amendments are consistent with the goals and requirements of the GMA.

NOW, THEREFORE, the City Council of the City of Medical Lake, Washington does ordain as follows:

Section 1. Amendment. Chapter 11.20 – Street and Sidewalk Classifications and Specifications, is hereby deleted from the MLMC.

Section 2. Amendment. Chapter 11.40 – Street Development Standards, is hereby added to the MLMC.

11.40.010 Purpose.

The purpose of this chapter is to establish uniform requirements for the design, construction, reconstruction, extension, and improvement of public streets and associated transportation facilities within the City of Medical Lake. These standards are intended to promote public health, safety, welfare, mobility, accessibility, and efficient maintenance of public infrastructure.

11.40.020 Applicability.

This chapter applies to all development activities requiring the construction, reconstruction, extension, dedication, or improvement of streets, rights-of-way, sidewalks, curb and gutter, stormwater facilities associated with streets, and related transportation infrastructure within the City.

11.40.030 Adoption of Standards.

A. In addition to all applicable federal and state laws, regulations, and standards, the Spokane County Standards for Road and Sewer Construction, as presently adopted and as subsequently amended, are hereby adopted by reference as the City of Medical Lake Street Development Standards.

B. The Spokane County Standards for Road and Sewer Construction shall govern the design, materials, workmanship, testing, inspection, and construction of street and related public infrastructure improvements unless otherwise provided by the MLMC or required by the Public Works Director or City Engineer.

C. Where a provision of the MLMC, a condition of approval, or a project-specific requirement established by the City is more restrictive than the Spokane County Standards for Road and Sewer Construction, the more restrictive provision shall control.

D. Copies of the adopted standards shall be maintained by the City and made available for public review.

11.40.040 Design and Construction Requirements.

A. All street improvements shall be designed and constructed in accordance with:

1. The Medical Lake Municipal Code;
2. Applicable federal laws and regulations;
3. Applicable laws and regulations of the State of Washington;
4. The Spokane County Standards for Road and Sewer Construction; and
5. Other engineering standards, manuals, specifications, and policies adopted by the City.

B. Street improvements shall be prepared under the direction of a licensed professional engineer when required by state law or City regulation.

C. All plans, specifications, and supporting documents shall be submitted to the City for review and approval prior to construction.

11.40.050 Deviations and Modifications.

A. The Public Works Director or City Engineer may approve a deviation from the requirements of this chapter or the adopted standards when:

1. Unique site conditions exist;
2. Strict application of the standards is impractical or unnecessary;
3. The proposed alternative provides an equal or greater level of public safety, functionality, and durability; and
4. The deviation is consistent with applicable law and the public interest.

B. Any approved deviation shall be documented in writing.

11.40.060 Inspection and Acceptance.

A. All street and related infrastructure improvements shall be subject to inspection by the City.

B. Required testing, certifications, and record documents shall be provided in accordance with the adopted standards.

C. No street improvement shall be accepted by the City until all applicable requirements have been satisfied and final approval has been granted by the City.

11.40.070 Conflicts.

Where there is a conflict between the provisions of this chapter and any adopted standard, regulation, specification, or condition of approval, the Public Works Director or City Engineer shall determine the applicable requirement consistent with the MLMC and applicable law. The more restrictive requirement shall generally govern unless otherwise directed by the City.

11.40.080 Severability.

If any section, subsection, sentence, clause, or phrase of this chapter is held invalid or unconstitutional, such decision shall not affect the validity of the remaining portions of this chapter.

Section 3. Amendment. All current chapters of Title 15 – Subdivisions, are hereby removed from the MLMC.

Section 4. Amendment. The following terms are hereby alphabetically added to the MLMC Chapter 19.160 – Definitions.

Alley. A public or private right-of-way that provides secondary access to the side or rear of lots and is not intended to serve as a principal travel route.

Block. Land bounded by streets, rights-of-way, water bodies, municipal boundaries, or other physical features, and containing one or more lots or tracts.

Bond. A financial guarantee, in a form acceptable to the municipality, ensuring the completion of required improvements or the performance of obligations imposed by the MLMC.

Dedication. The conveyance or granting of land, easements, rights-of-way, or other property interests for public use or benefit, accepted by the appropriate public authority.

Developer. Any person, partnership, corporation, limited liability company, public agency, or other entity that undertakes or proposes the division, development, redevelopment, or improvement of land.

Escrow. Funds or other financial security deposited with a neutral third party and held to ensure the completion of required improvements, payment of obligations, or compliance with applicable requirements.

Improvements. Street, utility, drainage, landscaping, sidewalk, trail, lighting, or other infrastructure or site development work required by law, permit, approval, or the MLMC.

Lot. A legally created unit of land having defined boundaries that is intended for separate ownership, lease, transfer, development, or use.

Parcel. A legally described unit of land identified for taxation, ownership, or conveyance purposes. A parcel may consist of one lot or tract, multiple lots and/or tract, or a portion of a lot or tract.

Plat. A map, drawing, or record of a subdivision, short subdivision, or other division of land, prepared and recorded in accordance with applicable law, showing lot lines, rights-of-way, easements, dedications, and other information required for land development and conveyance.

Right-of-Way. Land dedicated, reserved, or otherwise legally established for transportation, utility, drainage, access, or similar public purposes.

Street. A public right-of-way intended for vehicular, bicycle, and pedestrian travel and providing access to abutting property. The term includes roads, avenues, boulevards, lanes, drives, and similar ways.

Tract. A parcel of land designated on a recorded plat, short plat, or other approved land division for conservation, open space, recreation, access, utilities, drainage, stormwater management, critical area protection, or other common purposes. A tract is not a lot and is not intended to serve as a separately developable building site unless specifically authorized by applicable law and approval conditions.

Section 5. Amendment. MLMC, Chapter 19.300, Land Divisions, is hereby added to the MLMC as follows:

19.300 – Land Divisions

19.330 – Lot Line Adjustments

19.330.010 Purpose. The purpose of this chapter is to provide rules and criteria for approval of lot line adjustments between two or more legal lots to ensure that the reconfigured lots meet applicable dimensional standards.

19.330.020 Applicability. A Lot Line Adjustment is required to relocate a common property line between two or more properties.

19.330.030 Application. The following must be submitted to the City for an application to be deemed complete:

- A. An appropriate City application form;
- B. A survey prepared by a surveyor in accordance with the provisions of the Survey Recording Act (Chapter 58.09 RCW), clearly showing the dimensions of the existing properties, location of any improvements (structures, septic system, etc.), location of any easements, and the dimensions of the proposed lot line(s);
- C. Legal descriptions of before and after the lot line adjustment;
- D. Copy of all property owners' deeds, verifying current ownership; and
- E. The application fee.

19.330.040 Process. Lot Line Adjustments are processed through a Type I Review. The Type I Review process is found in MLMC Section 19.270.020, Type I Reviews.

19.330.050 Approval Standards. A lot line may be adjusted if no new lot is being created and all standards of MLMC Title 19 – Land Use and Development, are being met. This includes, but is not limited to MLMC Chapter 19.540 – Density and Lot Sizes, and MLMC Chapter 19.550 – Development Standards.

19.350 – Subdivisions

19.350.010 Purpose. The purpose of this chapter is to implement the Medical Lake Comprehensive Plan, ensure orderly land division and development, protect public health, safety, and welfare, ensure adequate public facilities are concurrent with development, stipulate standards, and provide a clear and efficient process.

19.350.020 Applicability. All divisions of land shall be subject to the requirements of this Chapter, except for land divided by an approved Binding Site Plan and other inapplicable situations pursuant to RCW 58.17.040. Lot Segregations, Lot Merges, and Lot Line Adjustments are not considered land divisions.

19.350.030 Overview. The land division process requires the following:

- A. Preliminary Plat Approval per MLMC Chapter 19.350 – Subdivisions.
- B. Construction of or financial security guaranteeing infrastructure improvements per MLMC Chapter 19.380 – Infrastructure Improvements.
- C. Final Plat Approval per MLMC Chapter 19.390 – Final Plats.
- D. Recording of the Final Plat.

19.350.040 Preliminary Plat Review Applications. The following must be submitted to the City for an application to be deemed complete:

- A. An appropriate City application form;
- B. A written description of the proposal;
- C. A preliminary plat prepared by a surveyor in accordance with the provisions of the Survey Recording Act (Chapter 58.09 RCW) depicting, at a minimum, lot lines, easements, rights-of-way, and topographic features;
- D. A traffic generation letter (for 5 or more lots);
- E. Any studies, reports, or documentation to support the request;
- F. A written response to the approval criteria of MLMC Section 19.350.060 Preliminary Plat Review Approval Criteria.
- G. A SEPA checklist unless the proposal is exempt from SEPA;
- H. Copy of all property owners' deeds, verifying current ownership; and
- I. The application fee.

19.350.050 Preliminary Plat Review Process. The type of review process is dependent on the number of lots being proposed.

- A. Short Subdivisions (4 lots or less) are processed through a Type II Review. The Type II Review process is found in MLMC Section 19.270.030, Type II Reviews.

- B. Subdivisions (5 or more lots) are processed through a Type III Review. The Type III Review process is found in MLMC Section 19.270.040, Type III Reviews.

19.350.060 Preliminary Plat Review Approval Criteria. To grant approval of a preliminary short subdivision or subdivision, the applicant must demonstrate compliance with all of the following criteria:

- A. *Public facilities provision.* Appropriate provisions have been made for transportation, water, storm drainage, erosion control and sanitary sewage disposal methods that are consistent with the City's current ordinances, standards and plans;
- B. *Proposed improvements.* Appropriate provisions have been made for proposed streets, alleys, paths, utilities and other improvements that are consistent with the City's current ordinances, standards and plans, including the Medical Lake Comprehensive Plan, and Washington State Department of Transportation standards and plans, where applicable;
- C. *Open space and dedications.* Appropriate provisions have been made for open space, parks, schools, dedications, easements and reservations in conformance with the Comprehensive Plan;
- D. *Physical characteristics.* The design of the proposed short subdivision or subdivision site has taken into consideration the physical features of the site, including but not limited, to: topography, soil conditions, susceptibility to flooding, inundation or swamp conditions, steep slopes or unique natural features such as wildlife habitat or wetlands;
- E. *Compliance with all requirements of this title.* The proposed short subdivision or subdivision complies with all applicable requirements of this title unless modified through the approval; and
- F. *Compliance with State requirements.* That the proposed short subdivision or subdivision complies with the requirements of RCW 58.17.110.

19.350.070 Preliminary Plan Review Approval Standards. To grant approval of a preliminary short subdivision or subdivision, the applicant must demonstrate compliance with all of the following standards:

- A. Lots. The regulations of MLMC Chapter 19.540 – Density and Lot Sizes must be met;
- B. Blocks. The regulations of MLMC Section 19.370.020, Block Layout, must be met;
- C. Streets. The regulations of MLMC Section 19.370.030, Streets, must be met;
- D. Street Layouts. The regulations of MLMC Section 19.370.040, Street Layouts, must be met;
- E. Easements. The regulations of MLMC Section 19.370.050, Easements, must be met;
- F. Tracts. The regulations of MLMC Section 19.370.060, Tracts, must be met;
- G. Phasing. The regulations of MLMC Section 19.370.070, Phasing, must be met;
- H. Water. The regulations of MLMC Section 19.370.080, Water Service, must be met;
- I. Stormwater. The regulations of MLMC Section 19.370.090, Stormwater Standards, must be met;
- J. Sewer. The regulations of MLMC Section 19.370.100, Sanitary Sewer, must be met;

- K. Critical Areas. The regulations of MLMC Chapter 17.10 – Critical Areas, must be met;
- L. Concurrency. The regulations of MLMC Chapter 19.180 – Concurrency Review, must be met; and
- M. Parks and Playgrounds. Based on the Comprehensive Plan and the Parks and Recreation Master Plan, the Planning Official shall see that appropriate provision is made for parks and playgrounds to serve the proposed subdivision.

19.360 – Binding Site Plans

19.360.010 Purpose. The purpose of this chapter is to implement the Medical Lake Comprehensive Plan, ensure orderly land division and development, protect public health, safety, and welfare, ensure adequate public facilities are concurrent with development, stipulate standards, and provide a clear, simple, and efficient alternative process for certain types of development.

19.360.020 Applicability. The binding site plan shall only be applied for the purpose of dividing land for:

- A. A. Sale or for lease of commercial property as provided in RCW 58.17.040(4);
- B. B. A division for the purpose of lease as provided in applicable RCW sections when no other structure other than manufactured homes or travel trailers are permitted to be placed upon the land; provided, that the land use is in accordance with the requirements of this title; and
- C. C. Condominiums as provided in applicable RCW sections consistent with RCW 58.17.040(7).

19.360.030 Applications. The following must be submitted to the City for an application to be deemed complete:

- A. An appropriate City application form;
- B. A written description of the proposal;
- C. A preliminary binding site plan prepared by a surveyor in accordance with the provisions of the Survey Recording Act (Chapter 58.09 RCW) depicting, at a minimum, lot lines, easements, rights-of-way, and topographic features;
- D. A traffic generation letter;
- E. Any studies, reports, or documentation to support the request;
- F. A written response to the approval standards of MLMC Section 19.360.050, Binding Site Plan Approval Standards;
- G. A SEPA checklist unless the proposal is exempt from SEPA;
- H. Copy of all property owners' deeds, verifying current ownership; and
- I. The application fee.

19.360.040 Process. Binding Site Plans are processed through a Type II Review. The Type II Review process is found in MLMC Section 19.270.030, Type II Reviews.

19.360.050 Binding Site Plan Approval Standards. To grant approval of a binding site plan, the applicant must demonstrate compliance with all of the following standards:

- A. Blocks. The regulations of MLMC Section 19.370.020, Block Layout, must be met;
- B. Streets. The regulations of MLMC Section 19.370.030, Streets, must be met;
- C. Street Layouts. The regulations of MLMC Section 19.370.040, Street Layouts, must be met;
- D. Easements. The regulations of MLMC Section 19.370.050, Easements, must be met;
- E. Tracts. The regulations of MLMC Section 19.370.060, Tracts, must be met;
- F. Phasing. The regulations of MLMC Section 19.370.070, Phasing, must be met;
- G. Water. The regulations of MLMC Section 19.370.080, Water Service, must be met;
- H. Stormwater. The regulations of MLMC Section 19.370.090, Stormwater Standards, must be met;
- I. Sewer. The regulations of MLMC Section 19.370.100, Sanitary Sewer, must be met;
- J. Critical Areas. The regulations of MLMC Chapter 17.10 – Critical Areas, must be met; and
- K. Concurrency. The regulations of MLMC Chapter 19.180 – Concurrency Review, must be met;

19.370 – Development Standards

19.370.010 Purpose. The purpose of this chapter is to establish clear and consistent development standards for land divisions.

19.370.020 Block Layout. The length, width and shape of blocks shall be designed with due regard to providing adequate building sites for the use contemplated; consideration of the needs for convenient access, circulation, control, safety of motor vehicular, bicycle and pedestrian traffic and recognition of limitations and opportunities of topography. The block pattern shall provide the following:

- A. Blocks shall have sufficient width to provide two tiers of lots.
- B. Blocks shall not exceed 1,300 feet in length between street lines, except blocks adjacent to arterial streets or unless a previous adjacent layout or topographical conditions justify variation.
- C. In blocks over 600 feet in length, a pedestrian/bicycle path is required to bisect the block.
- D. A pedestrian/bicycle path may be required to connect a dead-end street with an adjacent street.
- E. A pedestrian/bicycle path shall have a minimum width of 10 feet and be paved in a durable material.

19.370.030 Streets. Rights-of-way widths and required improvements are determined by the functional classification of the street and shall be installed according to specifications of the City, pursuant to MLMC Title 11 – Streets and Sidewalks, as administered by the Public Works

Director. The functional classification of streets are specified in the Medical Lake Transportation Master Plan.

- A. Arterial streets shall have 70-foot rights-of-way with accommodation for separated bicycle and pedestrian travel.
- B. Collector streets shall have 60-foot rights-of-way with accommodation for separated bicycle and pedestrian travel.
- C. Local streets shall have 50-foot rights-of-way with accommodations for separated pedestrian travel.
- D. Alleys shall have 16-foot rights-of-way.

19.370.040 Street layouts. Street layouts shall be designed to efficiently integrate into the existing street system and shall provide for the following:

- A. Streets shall continue the established grid system.
- B. Streets shall continue to the edge of development where appropriate.
- C. Streets shall intersect at right angles where possible.
- D. Street intersections shall not be offset more than twenty-five (25) feet.
- E. Dead-end streets are not permitted unless deemed necessary by the Public Works Director.
- F. Streets shall be full-width unless a partial-width street is being proposed on the periphery of the proposed development or to accommodate a natural feature such as a wetland. Any proposed partial-width streets must be approved by the Public Works Director.
- G. When required, elevation benchmarks shall be established within the land division with elevations to U.S. Geological Survey datum.

19.370.050 Easements. Easements for sewers, drainage, water lines, electric lines or other public use utilities shall be provided. The size and location of the easement shall be reviewed and approved by the appropriate utility provider.

19.370.060 Tracts. Parcels reserved for special purposes such as open space, stormwater facilities, wetland preservation, landscaping, and recreation, shall be designated as a tract. Tracts shall carry the stipulation that they cannot be further divided.

19.370.070 Phasing. A land division may be developed in phases. Any phasing proposal shall be submitted with application materials for the preliminary plat and be approved as part of the preliminary plat review. Each phase shall constitute an independent project meeting all of the requirements for density, open space, public and private infrastructure, landscaping, pedestrian and vehicle circulation, etc. The sequence of phased development shall be identified by map and narrative.

19.370.080 Water Service. Water service shall be constructed and stubbed at the property line of all buildable lots.

Water lines with valves and fire hydrants serving the development and connecting the development to the City mains shall be installed according to specifications of the City, pursuant to MLMC Title 12 - Water and Sewers, as administered by the Public Works Director.

19.370.090 Stormwater. Surface drainage systems shall be provided within the development. The design of the drainage system within the development shall be in accordance with City standards as administered by the Public Works Director. Areas that experience high water table levels may have additional requirements.

19.370.100 Sanitary Sewer. Sanitary sewer service shall be constructed and stubbed at the property line of all buildable lots.

Sanitary sewers shall be installed to serve the development and to connect the development to City mains according to specifications of the City, pursuant to MLMC Title 12 – Water and Sewers, as administered by the Public Works Director.

19.380 – Infrastructure Improvements

19.380.010 Review. Improvements shall not commence until civil engineering plans, prepared in accordance with the requirements of the City, have been approved by the City, all required permits have been obtained, a preconstruction meeting has been conducted, and the City has been notified of intention to commence.

All improvements to be dedicated to the City shall be designed by or under the supervision of a licensed civil engineer. All plans, prior to the city's acceptance of any improvements, shall be stamped and signed by a licensed civil engineer.

19.380.020 Security In Lieu of Construction. In lieu of the completion and acceptance of any required public or private improvements prior to approval of a final plat, the Public Works Director may accept an escrow or other form of security acceptable to the City, in an amount and with conditions satisfactory to him. The security to the City shall be sufficient to ensure that the actual construction and installation of such improvements occur within a period specified in the agreement by the Public Works Director and completion of the improvements in accordance with the agreement shall be enforced by the Public Works Director by appropriate legal and equitable remedies.

Upon completion of required improvements, the developer shall request in writing that the Public Works Director release all or a portion of the funds held in escrow. Such improvements shall be inspected and accepted as complete by the city prior to the release of any such escrow funds, or portion thereof.

In the event the developer of the land division fails to carry out provisions of the agreement and the City has unreimbursed costs or expenses resulting from such failure, the escrow or other form of security acceptable to the city shall be forfeited and the money shall be paid to the City to defray its costs. If the amount of the escrow or other form of security acceptable to the City exceeds the cost and expense incurred by the City, the City shall release the remainder. If the amount of the escrow or other form of security acceptable to the City is less than the cost and expense incurred by the City, the shall be liable to the City for the difference.

19.380.030 Construction. Improvements installed by the developer, either as a requirement of this Chapter or at their own option, shall conform to the requirements of this Chapter.

Public improvements to be constructed at the expense of the owner of the short subdivision or subdivision.

Improvements shall be constructed under the inspection and to the satisfaction of the Public Works Director or designee. The City may require changes in typical sections and details in the public interest if unusual conditions arise during construction to warrant the change.

All underground utilities, sanitary sewers and storm drains installed in the streets by the developer of the land division shall be constructed prior to the surfacing of streets. Stubs for service connections and underground utilities and sanitary sewers shall be placed to a length precluding the necessity for disturbing the street improvements when surface connections are made.

All monuments set in subdivisions shall be in conformance with City standards, as administered by the Public Works Director.

19.380.040 Inspection. After completing all improvements, the developer shall make written request for final inspection by the Public Works Director. After finding that all improvements have been completed in accordance with the installation standards and a guarantee has been posted, the Public Works Director shall certify this in writing.

A plan showing all improvements “as built” shall be filed with the Public Works Department.

19.380.050 Guarantee. It shall be required that a 150 percent maintenance bond or bonds be posted to guarantee all workmanship and material for a period of one year from the date of the acceptance of the improvements by the City. This is provided that in the judgment of the Public Works Director any defects are not the result of public abuse, misuse or acts of God. City inspection does not give relief from the one-year guarantee on workmanship.

19.390 – Final Plats

19.390.010 Purpose. The purpose of this Chapter is to provide process for obtaining an accurate and legally operative plat of a land division that is in substantial conformance with an approved preliminary plat, and that is suitable for recording.

19.390.020 Applicability. All land divisions must obtain final plat approval before a plat can be recorded with Spokane County.

19.390.030 Application. The following must be submitted to the City for an application to be deemed complete:

- A. An appropriate City application form;
- B. A written description explaining conformance with any conditions of approval set by the preliminary plat approval;
- C. A final plat prepared by a surveyor in accordance with the provisions of the Survey Recording Act (Chapter 58.09 RCW);
- D. A certification of completed improvements or a performance bond;
- E. A certification of platting from a title company;

F. The application fee.

19.390.040 Process. Final Plats are reviewed according to the Final Plat Review process found in MLMC Section 19.270.060, Final Plat Reviews.

19.390.050 Approval Standards. Final Plats will be forwarded for signature when compliance with the following standards are demonstrated:

- A. The plat is in proper form for recording as established by the submittal requirements;
- B. The final plat map and mathematical closures are in compliance with the survey standards set forth in RCW 58.17;
- C. All required improvements have been completed or security acceptable to the city in lieu of completion guaranteeing that all required improvements will be completed;
- D. The final plat is in conformance with conditions of preliminary plat approval;
- E. The final plat complies with the requirements of this chapter and all applicable adopted states and local ordinances.

19.390.060 Recording. The final plat shall be recorded with the Spokane County auditor. It shall be the responsibility of the applicant to record the plat with the county auditor. Upon recording of the final plat, the applicant shall submit two full-size copies of the actual recorded mylar to the Planning Official.

Section 6. Severability. If any section, sentence, clause or phrase of this Ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this Ordinance.

Section 7. Effective Date. This Ordinance shall be in full force and effect five (5) days after publication of this Ordinance or a summary thereof in the official newspaper of the City as provided by law.

PASSED by the City Council this _____ day of September 2026.

Mayor, Terri Cooper

ATTEST:

Finance Director/City Clerk, Koss Ronholt

APPROVED AS TO FORM:

City Attorney, Sean P. Boutz

Date of Publication:

Effective Date:

DRAFT

City Medical Lake
124 S. Lefevre Street
Medical Lake, WA 99022
509-565-5000

NOTICE OF ORDINANCE PASSED BY MEDICAL LAKE CITY COUNCIL

The following is the title and summary of Ordinance No. 1151 passed by the City of Medical Lake City Council on the _____ day of September, 2026.

**AN ORDINANCE OF THE CITY OF MEDICAL LAKE, WASHINGTON RELATING TO
AMENDMENTS TO TITLES 11, 15, AND 19 OF THE MEDICAL LAKE MUNICIPAL
CODE REGARDING LAND DIVISIONS**

Sections 1-5. Identifies the specific additions, amendments, and deletions, as applicable, to the following sections of the City of Medical Lake Municipal Code:

- New Chapter 11.40 – Street Improvement Standards, is being added to replace Chapter 11.20 – Street and Sidewalk Classifications and Specifications; and
- Additional definitions for Chapter 19.160 – Definitions; and
- New Land Division Chapters 19.300 are replacing Title – 15, Subdivisions.

Section 6. Establishes a severability clause in the event some portion of the Ordinance is held invalid.

Section 7. Establishes an effective date for Ordinance No. 1151 for five (5) days after publication of the Ordinance, or a summary thereof, in the official newspaper of the City, as provided by law.

The full text of the Ordinance is available at the City of Medical Lake offices as identified above. A copy will be mailed to any citizen without cost upon request from the City's Clerk's office.

Koss Ronholt, Finance Director/City Clerk

Published: _____