



**AGENDA
PLANNING COMMISSION
REGULAR MEETING
OCTOBER 16, 2025, 5:30 PM**

**COMMISSION ATTENDANCE IN PERSON
PUBLIC MAY ATTEND IN PERSON OR REMOTELY VIA
ZOOM**

To better serve our community, we are now offering Live Streaming of our Planning Commission Meetings on our YouTube channel (link is provided below). This will enable citizens who wish to just view the meeting and not participate (provide comments) to do so in the comfort of their homes. Those that wish to provide input during the citizen comment periods may join the meeting as usual via the Zoom link.

- **Join the Zoom Meeting –**

<https://us06web.zoom.us/j/81420359377?pwd=xuvaYXXfJ50jM0WTiqmhM3SWbL7teF.1>

Meeting ID: 814 2035 9377

Passcode: 050264

One tap mobile

+12532158782,,81420359377#,,, *050264# US (Tacoma)

+12532050468,,81420359377#,,, *050264# US

Join instructions

https://us06web.zoom.us/meetings/81420359377/invitations?signature=UUZNrdd51ZazCXVNN3FQKqwe3DKJEs-cyeB_NRfJGH0

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

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

WRITTEN PUBLIC COMMENTS

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

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

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

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



- 1) CALL TO ORDER, PLEDGE OF ALLEGIANCE, AND ROLL CALL**
- 2) ADDITIONS TO AGENDA**
- 3) INTERESTED CITIZENS: AUDIENCE REQUESTS AND COMMENTS**
- 4) APPROVAL OF MINUTES**
 - a) September 25, 2025, Meeting minutes
- 5) STAFF REPORTS**
- 6) SCHEDULED ITEMS**
 - a) Comprehensive Plan: Trends and Opportunities
 - b) Periodic Update: 2026 Review and Adoption Schedule
- 7) PUBLIC HEARING – None**
- 8) COMMISSION MEMBERS' COMMENTS OR CONCERNS**
- 9) INTERESTED CITIZENS: AUDIENCE REQUESTS AND COMMENTS**
- 10) CONCLUSION**

City of Medical Lake
124 S. Lefevre Street – City Council Chambers
Planning Commission Meeting
September 25, 2025, Minutes

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

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

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

2) ADDITIONS TO AGENDA

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

3) INTERESTED CITIZENS: AUDIENCE REQUESTS AND COMMENTS

- a) Commissioner Veliz acknowledged receipt of citizen comments from Tammy Roberson. Comments were emailed to each commissioner and hard copies provided. **Additional comments and handouts provided to Commissioners via email are part of the official record on file at City Hall and can be requested in person or by sending an e-mail to records@medical-lake.org**

4) APPROVAL OF MINUTES – July 24, 2025

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

5) STAFF REPORTS

- a) Elisa Rodriguez
 - i) Provided update on Ring Lake Estates. After the application denial earlier this year, the applicant requested a re-application conference.. The most significant concern is the additional wetlands suspected by the Department of Ecology. The applicant will likely need to wait until April to evaluate the wetlands since one in question is vernal and therefore doesn't have water in them year-round.

6) SCHEDULED ITEMS

- a) Vote on meeting dates for November and December
 - i) Discussed and agreed to move meetings for November and December to the third week of the month, November 20, 2025, and December 18, 2025. Motion to approve made by Commissioner Twohig, seconded by Commissioner Mayulianos, carried 5-0.
 - ii) Also discussed moving the October meeting as well since both Commissioners Twohig and Veliz will be out of town for the regularly scheduled meeting. Motion to move October meeting to the 16th made by Commissioner Mayulianos, seconded by Commissioner Twohig, carried 5-0.
- b) Comprehensive Plan Update – Middle Housing
 - i) Ms. Rodriguez gave an update on the Comprehensive Plan Update schedule. Wrapping up Phase 2, revised vision statement on website. Asked Commissioners Mayulianos and Twohig to summarize community input they received during outreach. Mostly positive input. Most felt there were sufficient amenities in town and would like to see the city remain small, not bigger like Cheney. Lots of talk about desiring a community center for seniors and teens. Would like to see city continue improving parks. Ms. Rodriguez will provide summary of all community input and post on website. Now moving into Phase 3, storyboard, trends and opportunities. Will provide quick guides to trends and opportunities on the website next Friday.
 - ii) Ms. Rodriguez gave a presentation on middle housing. See attached.

7) PUBLIC HEARING – None

8) COMMISSION MEMBERS' COMMENTS OR CONCERNS

- a) Commissioner Mayulianos – her granddaughter and friends want to do community project related to benches for

the city. Mr. Weathers addressed and would like to learn more about it. Benches could possibly be used at the STA stops.

- b) Commissioner Mark – asked if there will be insulation put in the kitchen wall. Yes. Asked for a Coney Island dock update. Mr. Weathers stated that it is on hold until next year due to contractor and timeline issues.
- c) Commissioner Munson – shared thoughts in response to Ms. Nichols’ concerns about parking. (see below). Referenced a subdivision outside Salt Lake City – narrow, no parking on the street.

9) INTERESTED CITIZENS: AUDIENCE REQUESTS AND COMMENTS

- a) Diane Nichols, resident of Medical Lake – re: multi-family units. What kind of parking is available or required? Ms. Rodriguez responded – current code is two spaces per unit. Discussion to be had on whether to keep or change in the future. Shared her concerns about parking as a resident of Fox Hollow, it’s a problem. It is difficult for buses to navigate with cars on both sides. Suggested maybe one-sided parking only.

10) CONCLUSION

- a) Motion to conclude at 6:47 pm made by Commissioner Twohig, seconded by Commissioner Mayulianos, carried 5-0.

Roxanne Wright, Administrative Assistant

Date

Middle Housing

Duplexes, Triplexes, Etc..

Cottage Housing

Townhouses

1

Duplexes Examples



2

Cottage Housing Examples

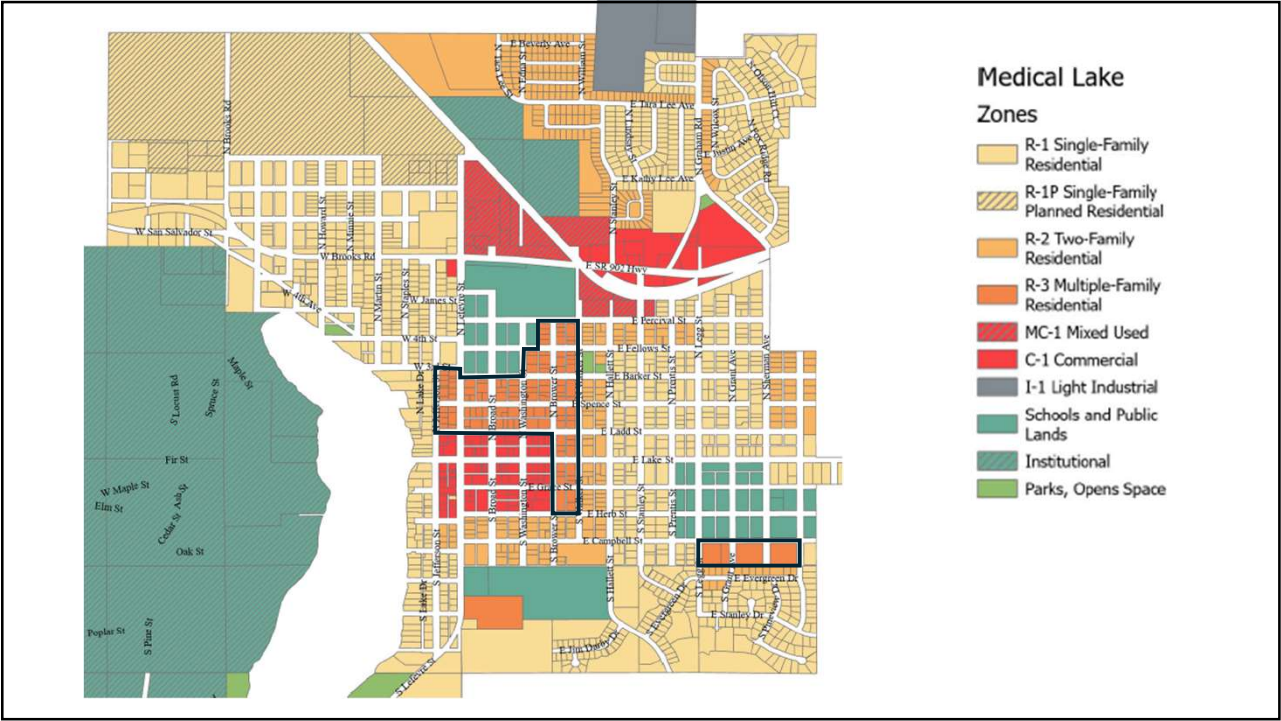


3

Townhouse Examples



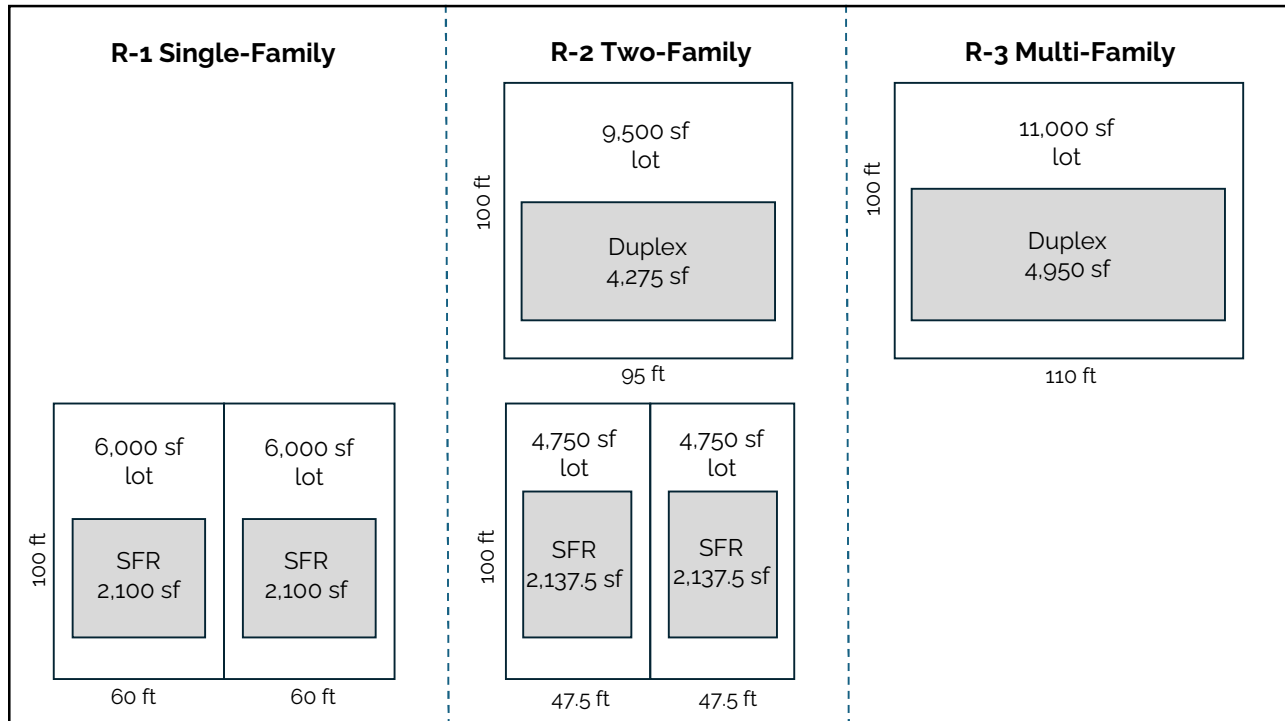
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5

	R-1 Single Family	R-2 Two-Family	R-3 Multi-Family
Min Lot Size	6,000 sf (SFR)	4,750 sf (SFR) 9,500 sf (Duplex)	11,000 sf (Duplex) 13,000 sf (Triplex) 15,000 sf (Fourplex) + 2,000 per unit
Min Lot Width	60 feet	80 feet	80 feet
Max Building Coverage	35%	45%	45%
Setbacks	Front = 15 feet Garage Entrance = 20 ft Interior Side = 5 feet Corner Side = 10 feet Rear = 15 feet	Same	Same

6



7



14,700 square foot lot
Existing house (SFR)

R-3 Zone

SFR's are not allowed

Minimum lot size:
11,000 sf for a duplex
13,000 sf for a triplex
15,000 sf for a fourplex

Minimum lot width:
80 feet

Maximum building coverage:
45%

Setbacks:
Front = 15 feet
Interior Side = 5 feet
Corner Side = 10 feet
Rear = 15 feet

8

Duplexes in Medical Lake



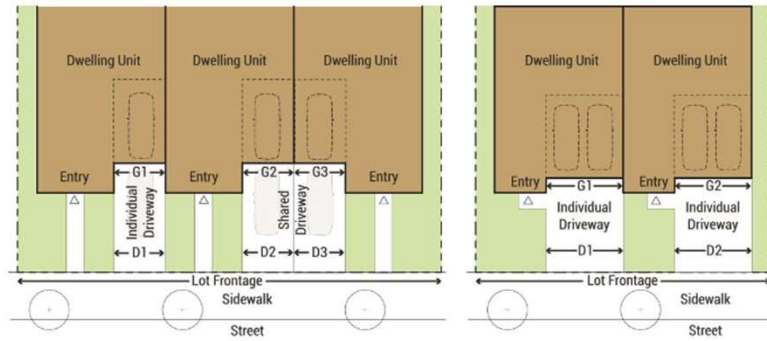
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Purpose of Design Standards

1. Promote compatibility of middle housing with other residential uses, including single-family houses.
2. De-emphasize garages and driveways as major visual elements along the street.
3. Provide clear and accessible pedestrian routes between buildings and streets.
4. Implement the definitions of cottage housing and courtyard apartments provided by state law.

10

Garage/Driveway Limitations

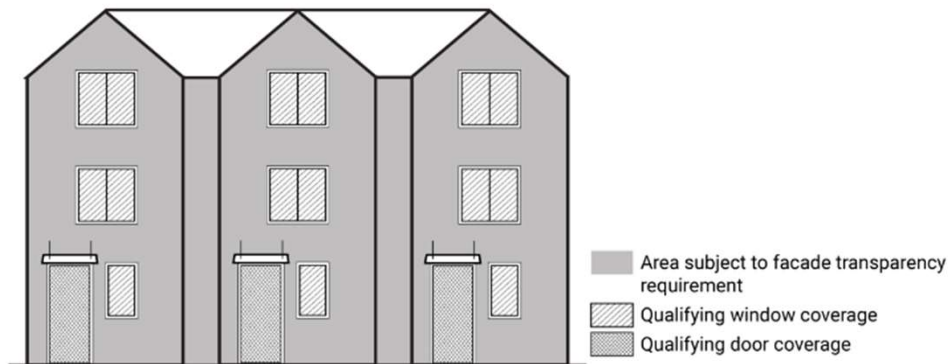


$\frac{(G1+G2+G3)}{\text{Lot Frontage}}$ must be no more than 60%
 $(D1+D2+D3)$ must not exceed 32 feet per frontage
 Individual driveway width (any "D#") shall not exceed 20 feet

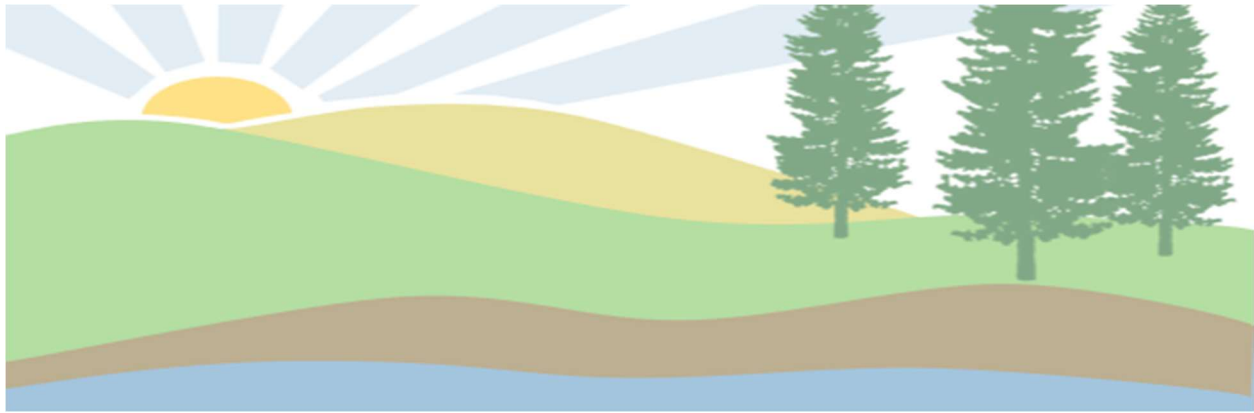
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Minimum Window Requirements

- J. Windows and doors. A minimum of 15 percent of the area of the street-facing façade elevation shall include windows or doors (excluding garage doors). Facades separated from the street by a dwelling or located more than 100 feet from a street are exempt from this standard.



12

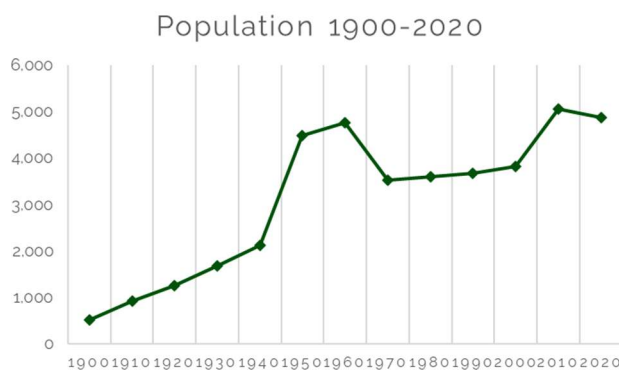


Quick Guide to Trends in Medical Lake

Introduction

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

Population



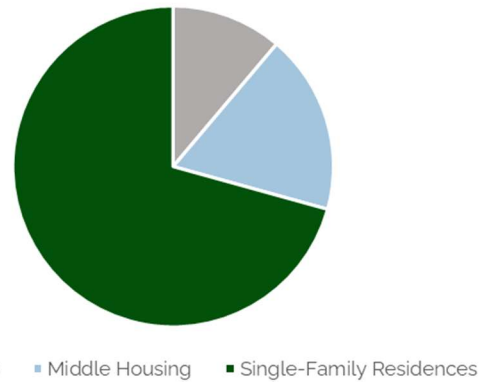
Medical Lake had a population of 3,815 in the year 2000. With several new residential subdivisions, the population increased by nearly a third by 2010, reaching 5,060 residents. Today we have 4,900 residents. This decline seems surprising with the additional 144 apartment units built after 2010. However,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

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

Housing

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

Total Residential Units



Public Safety

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



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

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

Capital Facilities

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

Water

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

Parks and Recreation

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

Recreation Programs and Sports

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

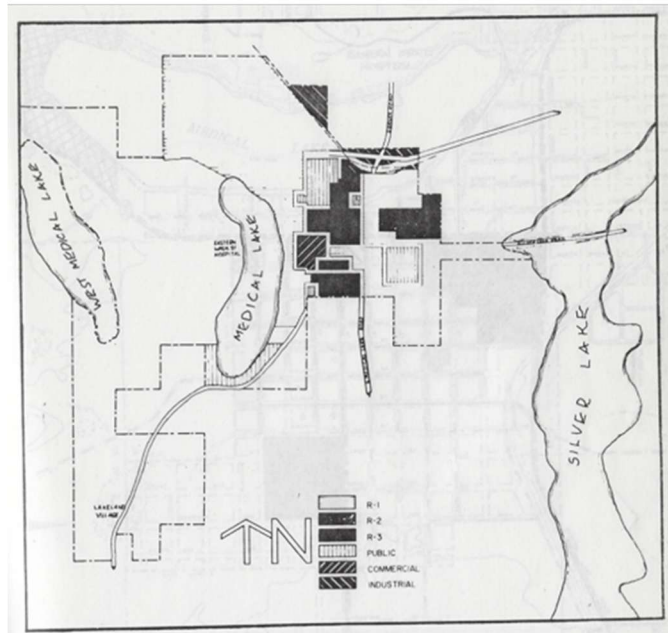
Natural Environment

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

Land Use

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

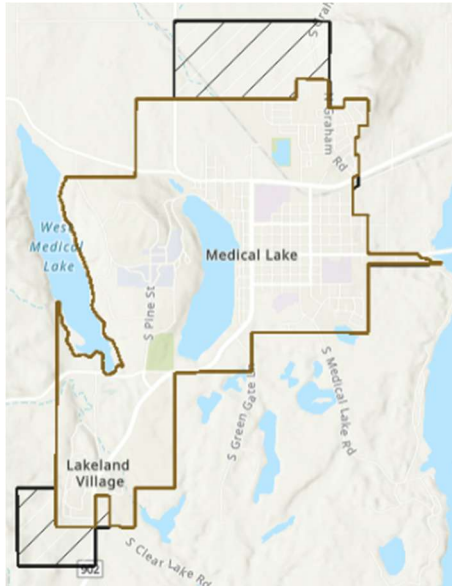
1975 Land Use Map



Climate Resiliency

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

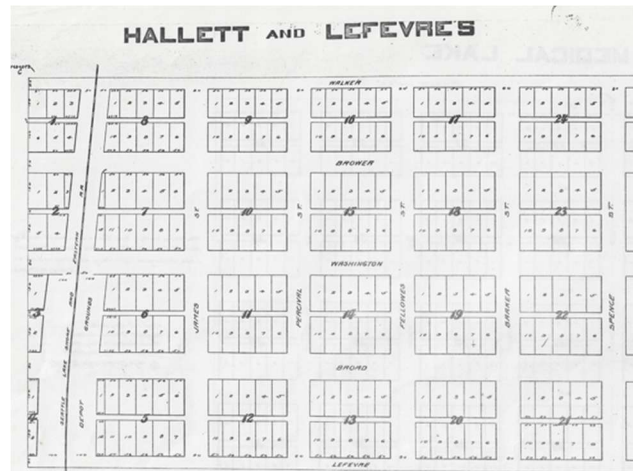
Urban Growth Area



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

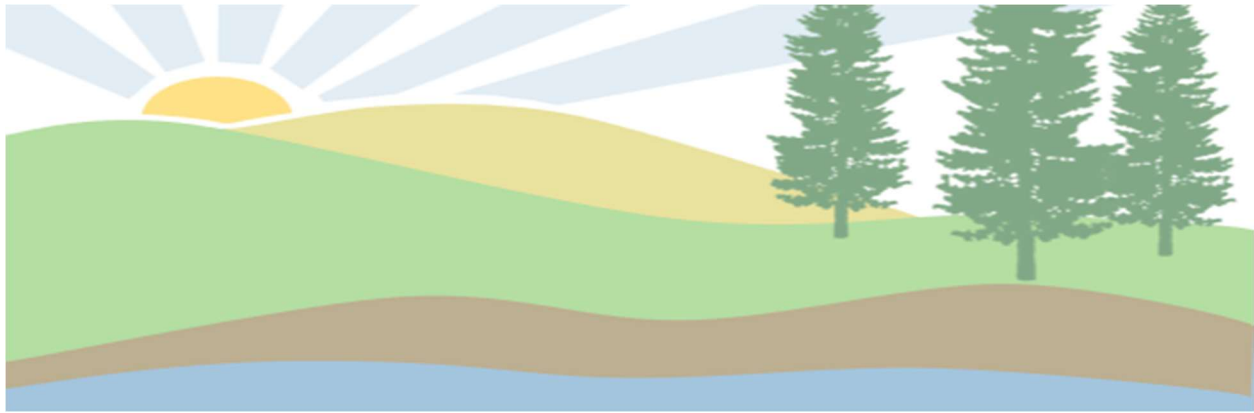
Transportation

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



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

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



Quick Guide to Opportunities in Medical Lake

Introduction

The following is a quick guide to opportunities for the future of the City of Medical Lake. The 2026 Comprehensive Plan will provide a roadmap for the community's future growth and development. The following provides a beginning point to discuss that future and the framework to make it happen.

Population

Based on the current zoning code, Medical Lake could accommodate another 300 or so dwelling units within the current city limits over the next 20 years. This approximates to around 750 people based on the average household size. This number would increase if the City expanded the Urban Growth Area. It could also increase by changing the zoning code to allow for more housing options within the city.

Land Use

Medical Lake has ten (10) zones specifying the uses and densities allowed in the city. One of these is an industrial zone located on two properties on the north edge of the city. No party has shown interest in developing the site with industrial development in recent years. In addition, this site, on the far side of residential development, could create unwanted truck traffic and nuisances for the residents. On the other hand, there have been inquiries to change the zone to residential.

There are two commercial zones in the city. Since there is very little difference between the two, it is worth exploring the idea of having a single commercial zone to simplify the code. The Zoning Code still lists many businesses that are uncommon in this day and age, while not including many modern businesses. Furthermore, it does not recognize that most home businesses today are done on a computer and have very few externalities.

Housing

In 2024, Medical Lake had 1,828 housing units with seventy-one percent (71%) being single-family residences, eighteen percent (18%) middle-housing, and eleven percent (11%) apartments. The City has a traditional zoning code, segregating single-family residences from duplexes and multi-family residences (3 units or greater). Medical Lake prides itself in being an affordable community with a variety of housing options. However, the Zoning Code does not always provide for the housing options the community is looking for. Therefore, the Zoning Code will be evaluated for opportunities to help retain existing housing while providing the possibility of adding units.



The State legislature has mandated that every jurisdiction allow accessory dwellings units. Consequently, the City will be writing new code language to accommodate this requirement while doing the best to meet the concerns of the community.

Parks and Recreation

Many community members have asked for more amenities in the parks. Conversations have revolved around dog parks, pickleball courts, a golf course, and basketball courts among others. The City is considering these amenities and how and where they will fit into the park system. Now that the City is in the process of acquiring Waterfront Park, the City has the chance to better utilize the park and invest in improvements, including the idea of an RV park.



koa.com

Transportation

Medical Lake benefits from the streets being laid in a grid pattern with relatively flat topography. However, the community has voiced the need for more sidewalks, lighting, and safer pedestrian crossings. For this reason, the City is exploring roundabouts on SR 902 at



Smartgrowthamerica.org

Stanley Street and Lefevre Street along with pedestrian and bicycle improvements on SR 902 from Lefevre to Graham Road.

The City will continue to work with STA to improve bus stops, removing chairs and providing safe locations to wait for the bus.

The municipal code will be reviewed to consider the street design standards and if they will produce the street layout and amenities desired by the community.

Capital Facilities

RCW 36.70A.030(32) defines capital facilities as streets, roads, highways, sidewalks, street and road lighting systems, domestic water systems, storm and sanitary sewer systems, parks and recreational facilities, and schools. The City's Capital Improvement Plan (CIP) is updated annually as part of the regular budget process to ensure it addresses new and changing priorities within the City. The CIP forecasts and outlines capital expenses including costs to replace, upgrade, or rehabilitate existing facilities and is organized into three categories: transportation, parks and public facilities, and public works projects.

Transportation projects include improvements to roadway corridors, intersections, transit stops, and pedestrian amenities such as the recently completed Lefevre St. Complete Streets and Lake St. ADA Ramp Upgrade work. Parks and public facilities projects seek to improve parks, recreation spaces, and public-use buildings and currently include updating HVAC systems, roofing, and doors and windows at the end of their life cycle in addition to equipment storage and public access docks. Public works projects maintain utility systems, services, and infrastructure to meet the functional needs of the community such as drinking water, sewer, and stormwater.

Natural Environment

Removed in 2023, protections for geologically hazardous areas will be added back into the Critical Areas Ordinance. In addition, based on recent studies regarding underground water, protection for the critical aquifer resource area will be added. These two topics are mandated by the State.

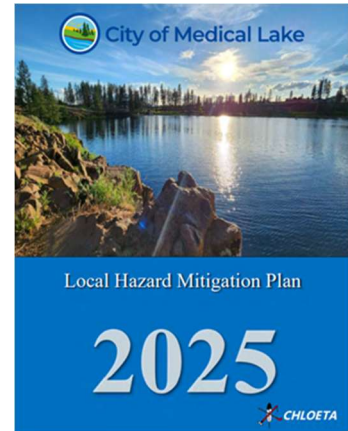
Medical Lake's Shoreline Master Program is a dense, difficult document to administer. For this reason, the City hopes to revisit the document in 2027, after the Comprehensive Plan Periodic Update is completed.

Climate Resiliency

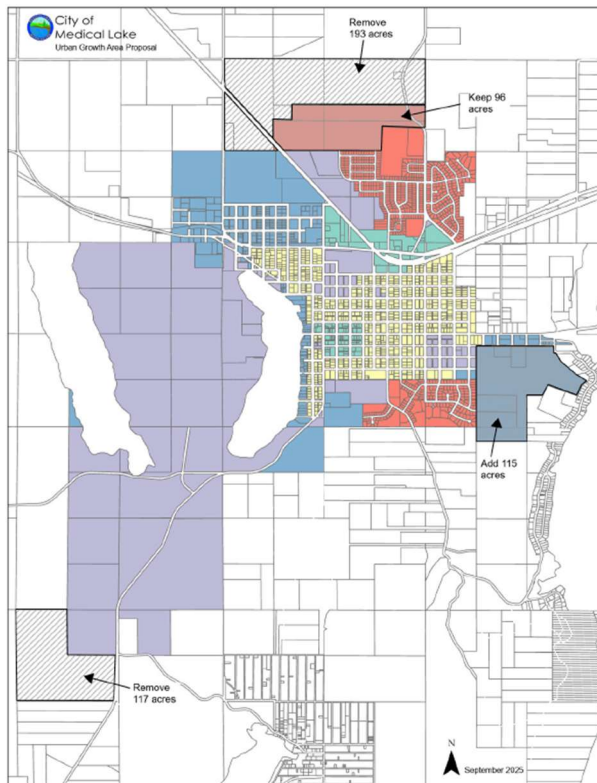
The Washington State Legislature passed Engrossed Second Substitute House Bil 1181 on May 4, 2023, requiring a Climate Resilience sub-element that anticipates, prepares for, and adapts to changes in climate while minimizing negative impacts to our natural systems, infrastructure and communities. On August 18, 2023, the Gray Road Fire consumed 10,085

acres and 240 primary homes, highlighting a need for improved preparedness, response, and recovery efforts to mitigate risk and reduce vulnerability to natural hazards. The recently adopted Hazard Mitigation Plan identifies mitigation strategies to minimize risk, protect critical infrastructure, improve public awareness, and increase resilience.

Opportunities include developing citywide evacuation plans, a continuity of operations plan, defensible space and fuels reduction practices, and emergency communications plans. A FEMA Hazard Mitigation Program Grant is funding five (5) emergency backup power generators for key facilities and critical infrastructure including well pump houses, City Hall, the Waste-Water Treatment Plant, and maintenance building.



Urban Growth Area



The City is working with Spokane County, the entity that approves Urban Growth Areas, to remove the southern, state-owned expansion area, reduce the northern expansion area, and add an eastern expansion area that sits between the city and the residences on Freeman Drive, adjacent to Silver Lake.

Recreational Tourism

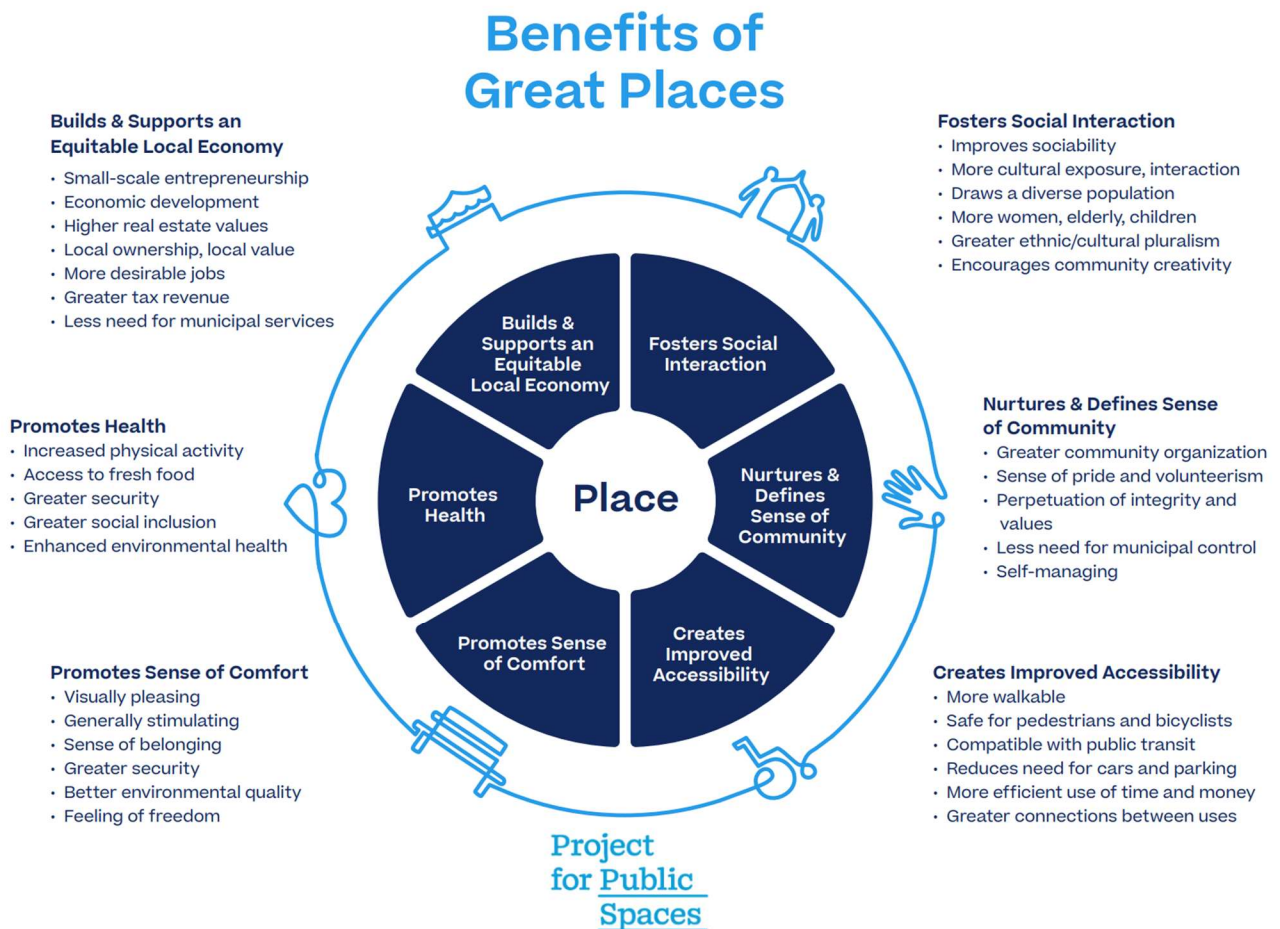
Medical Lake is a place of relaxation and enjoyment for all with its eclectic eateries, parks and playgrounds, boating and fishing, small business shopping, and history of healing. The city is ideally located as a haven for outdoor recreation with multiple lakes, ample trails, and small-town spirit. Even with our small population, there is plenty to do on State Route 902! Locals, visitors, and DSHS employees can attend an event, grab a bite, go shopping, or

spend a day at the lake. The City is working on events and marketing/advertising, while consulting local businesses on what can be done to assist in their success.

With the acquisition of Waterfront Park, the City is exploring the development of an RV Resort and cabins that will provide overnight accommodation options.

Placemaking

The Project for Public Places says, "Placemaking inspires people to collectively reimagine and reinvent public spaces as the heart of every community." Strengthening the connection between people and the places they share, placemaking looks at combining uses and activities in ways that are accessible and well connected, sociable environments where people want to gather because they are comfortable while projecting a good image.



The City is outlining a Central Business District Master Plan that will explore ways to enhance downtown by building and supporting our local economy, fostering social interaction, nurturing a sense of community, creating improved accessibility, and promoting uses and activities that address community needs.

Development Regulation Subject Groups for Review and Adoption

Amendment Criteria (criteria for amending the comprehensive plan, development regulations, and the zoning map)	Schedule
<u>Mandate:</u> RCW 36.70A.130	PC Workshop: Nov 20, 2025
<u>Title(s) Receiving New Language:</u> Title 19 – Land Use and Development	CC Idea Workshop: Dec 2, 2025
<u>Other Title(s) Requiring Amendments:</u> Title 17 - Zoning	PC Hearing: Dec 18, 2025
<u>Notes:</u> Separate criterium need to be created for each type of amendment.	CC Language Workshop: Jan 6, 2026
	CC Hearing/1 st Read: Feb 3, 2026
	CC 2 nd Read: Feb 17, 2026

Enforcement	Schedule
<u>Mandate:</u> WAC 365-196-650 (Implementation of the Comprehensive Plan – Regulations – Enforcement)	PC Workshop: Nov 20, 2025
<u>Title(s) Receiving New Language:</u> Title 1 – General Provisions	CC Idea Workshop: None
<u>Other Title(s) Requiring Amendments:</u> All Titles	PC Hearing: None
<u>Notes:</u> - There are 26 citations to the enforcement section of Title 1 throughout the municipal code. - There are 58 references to “misdemeanor” in the municipal code. - Title 8 has specific enforcement methods for junk vehicles and impounds to be retained. - Chapter 2.10 – Municipal Court needs to be amended to reflect the contract with Airway Heights.	CC Language Workshop: Jan 6, 2026
	CC Hearing/1 st Read: Feb 3, 2026
	CC 2 nd Read: Feb 17, 2026

Development Regulation Subject Groups for Review and Adoption

Street Vacations	Schedule
<u>Mandate:</u> Not mandated, but the City has no policy for this action.	PC Workshop: Dec 18, 2025
<u>Title(s) Receiving New Language:</u> Title 11 – Streets and Sidewalks	CC Idea Workshop: Feb 3, 2026
<u>Other Title(s) Requiring Amendments:</u>	PC Hearing: None
<u>Notes:</u> • Procedure is spelled out in RCW • Create approval criteria • Create method for determining the value of the property.	CC Language Workshop: Mar 3, 2026
	CC Hearing/1 st Read: Mar 17, 2026
	CC 2 nd Read: Apr 7, 2026

Zones (Essential Public Facilities, Development near FAFB, Lot size, Density, Number of Zones, Permitted and Conditional Uses)	Schedule
<u>Mandate:</u> RCW 36.70A.200, RCW 36.70A.560(3), RCW 36.70A.370	PC Workshop: Jan 22, 2026
<u>Title(s) Receiving New Language:</u> Title 19 – Land Use and Development	CC Idea Workshop: Feb 17, 2026
<u>Other Title(s) Requiring Amendments:</u> Title 17 - Zoning	PC Hearing: Feb 26, 2026
<u>Notes:</u> • Add Siting for Essential Public Facilities. • Add appropriate standards for developments in the FAFB noise contours. • Remove Industrial Zone. • Remove R-1P Zone. • Combine C-1 and MC-1 Zones • Combine Institutional, Schools, and Park Zones	CC Language Workshop: Mar 17, 2026
	CC Hearing/1 st Read: Apr 7, 2026
	CC 2 nd Read: Apr 21, 2026

Development Regulation Subject Groups for Review and Adoption

Affordable Housing (ADU's, Co-living, Conversions, Middle Housing)	Schedule
<u>Mandate:</u> RCW 36.70A.680, .681, .696, .697, .698, .699, HB 1998, RCW 36.70A.540, RCW 35A.21.440, RCW 35.21.990, and RCW 36.70A.070(2)(c).	PC Workshop: Feb 26, 2026
<u>Title(s) Receiving New Language:</u> Title 19 – Land Use and Development	CC Idea Workshop: Mar 17, 2026
<u>Other Title(s) Requiring Amendments:</u> Title 17 – Zoning and Title 19 – Land Use and Development	PC Hearing: Mar 26, 2026
<u>Notes:</u> • New ADU chapter for Title 19. • Add ADU citation in Residential Zones. • Add ADU definition. • Add Co-living definition. • Add Co-living to appropriate residential/commercial zones. • Update R-2 and R-3 zone standards.	CC Language Workshop: Apr 21, 2026
	CC Hearing/1 st Read: May 19, 2026
	CC 2 nd Read: June 2, 2026

Specialized Housing (Shelters, Transitional Housing, Permanent Housing, outdoor encampments, and similar facilities and special provisions for establishments owned or managed by religious orgs.)	Schedule
<u>Mandate:</u> RCW 35A.21.430, RCW 35.21.683, RCW 35.21.915, RCW 36.70A.545	PC Workshop: Mar 26, 2026
<u>Title(s) Receiving New Language:</u> Title 19 – Land Use and Development	CC Subject Workshop: Apr 7, 2026
<u>Other Title(s) Requiring Amendments:</u> Title 17 – Zoning	PC Hearing: Apr 16, 2026
<u>Notes:</u> • Add Shelters, Transitional Housing, Indoor Emergency Shelters, and Permanent Supportive Housing to Commercial Zone allowed uses. • Add Definitions. • Add Housing owned/operated by religious organizations to conditional uses of residential zones.	CC Language Workshop: May 5, 2026
	CC Hearing/1 st Read: May 19, 2026
	CC 2 nd Read: Jun 2, 2026

Development Regulation Subject Groups for Review and Adoption

Transportation (Parking spaces, minimum parking, street design, private streets, concurrency, and commute trip reduction)	Schedule
<u>Mandate:</u> SB 6015, RCW 36.70A.070(6)(a)(iii)(C), RCW 36.70A.070(6)(a)(vi), WAC 365-196-840(4), RCW 82.70	PC Workshop: Apr 16, 2026
<u>Title(s) Receiving New Language:</u> Title 19 – Land Use and Development	CC Idea Workshop: May 5, 2026
<u>Other Title(s) Requiring Amendments:</u> Title 2 – Administration and Personnel, Title 15 – Subdivisions, Title 16 – Planning, Title 17 – Zoning	PC Hearing: May 28, 2026
<u>Notes:</u> • Amend minimum parking space size. • Amend minimum parking standards to simply for commercial development. • Chapters for all zones need to have citations amended. • Move Parking chapter and move from Title 17 to Title 19. • Delete Private Streets chapter. • Update Concurrency chapter and move from Title 16 to Title 19. • Update CTR chapter and move from Title 16 to Title 2. • Update Subdivision Design chapter.	CC Language Workshop: Jun 16, 2026
	CC Hearing/1 st Read: Jul 7, 2026
	CC 2 nd Read: Jul 21, 2026

Subdivisions (Unit Lot Subdivisions, PUD, Residence Division)	Schedule
<u>Mandate:</u> RCW 58.17.060(3)	PC Workshop: May 28, 2026
<u>Title(s) Receiving New Language:</u> Title 19 – Development and Land Use	CC Idea Workshop: Jun 16, 2026
<u>Other Title(s) Requiring Amendments:</u> Title 15 -Subdivisions	PC Hearing: Jun 25, 2026
<u>Notes:</u> • New Unit Lot Subdivision for Title 19 • Remove PUD chapter • Remove Residence Division Chapter	CC Language Workshop: Jul 7, 2026
	CC Hearing/1 st Read: Jul 21, 2026
	CC 2 nd Read: Aug 4, 2026

Development Regulation Subject Groups for Review and Adoption

Impact Fees	Schedule
Mandate: RCW 82.02.050, .060, .070, .080, .090, .100, RCW 82.02.060, RCW 82.02.060, RCW 82.02.090(1)(b), RCW 36.70A.681, and RCW 82.02.060.	PC Workshop: Jun 25, 2026
Title(s) Receiving New Language: Create Title 3 - Finance	CC Idea Workshop: Jul 7, 2026
Other Title(s) Requiring Amendments: Remove from Title 16 - Planning	PC Hearing: Jul 23, 2026
Notes: - Analyze and Update Impact Fees - Add special rates for childcare, ADUs, and affordable housing.	CC Language Workshop: Aug 4, 2026
	CC Hearing/1 st Read: Aug 18, 2026
	CC 2 nd Read: Sep 1, 2026

Critical Areas	Schedule
Mandate: RCW 36.70A.170, RCW 36.70A.060, RCW 36.70A.172	PC Workshop: Jul 23, 2026
Title(s) Receiving New Language: Title 19 – Development and Land Use	CC Idea Workshop: Aug 4, 2026
Other Title(s) Requiring Amendments: Title 17 – Zoning	PC Hearing: Aug 27, 2026
Notes: - Critical Aquifer Resource Areas need to be added to the Critical Areas Chapter. - Geologically Hazardous Areas need to be added to the Critical Areas Chapter.	CC Language Workshop: Sep 15, 2026
	CC Hearing/1 st Read: Oct 6, 2026
	CC 2 nd Read: Oct 20, 2026

Periodic Update Schedule for Planning Commission (PC) and City Council (CC)

Meeting Date	Comprehensive Plan	Development Regulation Subject Groups									
		Amendment Criteria	Enforcement	Street Vacations	Zones	Affordable Housing	Specialized Housing	Transportation	Subdivisions	Impact Fees	Critical Areas
Nov 20, 2025		PC Workshop	PC Workshop								
Dec 2, 2025		CC Idea Workshop									
Dec 16, 2025											
Dec 18, 2025		PC Hearing		PC Workshop							
Jan 6, 2026		CC Language Workshop	CC Language Workshop								
Jan 20, 2026											
Jan 22, 2026	PC Workshop: Comp Plan Intro/Part 1				PC Workshop						
Feb 3, 2026		CC Hearing / 1st Read	CC Hearing / 1st Read	CC Idea Workshop							
Feb 17, 2026	CC Workshop: Comp Plan Intro/Part 1	CC 2nd Read / Adoption	CC 2nd Read / Adoption		CC Idea Workshop						
Feb 26, 2026	PC Workshop: Comp Plan Part 2				PC Hearing	PC Workshop					
Mar 3, 2026	CC Workshop: Comp Plan Part 2			CC Language Workshop							
Mar 17, 2026				CC Hearing / 1st Read	CC Language Workshop	CC Idea Workshop					
Mar 26, 2026	PC Workshop: Comp Plan Part 3					PC Hearing	PC Workshop				
Apr 7, 2026	CC Workshop: Comp Plan Part 3			CC 2nd Read / Adoption	CC Hearing / 1st Read		CC Idea Workshop				
Apr 16, 2026	PC Hearing: Comprehensive Plan						PC Hearing	PC Workshop			
Apr 21, 2026	CC Hearing / 1st Read: Comprehensive Plan				CC 2nd Read / Adoption	CC Language Workshop					
May 5, 2026	CC 2nd Read/Adoption: Comprehensive Plan						CC Language Workshop	CC Idea Workshop			
May 19, 2026						CC Hearing / 1st Read	CC Hearing / 1st Read				
May 28, 2026								PC Hearing	PC Workshop		
Jun 2, 2026						CC 2nd Read / Adoption	CC 2nd Read / Adoption				
Jun 16, 2026								CC Language Workshop	CC Idea Workshop		
Jun 25, 2026									PC Hearing	PC Workshop	
Jul 7, 2026								CC Hearing / 1st Read	CC Language Workshop	CC Idea Workshop	
Jul 21, 2026								CC 2nd Read / Adoption	CC Hearing / 1st Read		
Jul 23, 2026										PC Hearing	PC Workshop
Aug 4, 2026									CC 2nd Read / Adoption	CC Language Workshop	CC Idea Workshop
Aug 18, 2026										CC Hearing / 1st Read	
Aug 27, 2026											PC Hearing
Sep 1, 2026										CC 2nd Read / Adoption	
Sep 15, 2026											CC Language Workshop
Sep 24, 2026											
Oct 6, 2026											CC Hearing / 1st Read
Oct 20, 2026											CC 2nd Read / Adoption