



To: Planning Commission
From: Elisa Rodriguez, City Planner
TOPIC: Periodic Update: MLMC amendments regarding Street Vacations

Requested Action:

Provide feedback and guidance on language pertaining to Street Vacations in the Medical Lake Municipal Code (MLMC).

Key Points:

A street vacation is a legal process where a city abandons its public right-of-way for a street, reverting ownership back to the adjacent property owner(s).

RCW 35.79 states the required process for street vacation.

The MLMC does not have a process or criteria for street vacations, nor does it provide any guidance for receiving compensation for the vacated right-of-way.

By creating guidance in the MLMC, the City Council will be able to review street vacation requests with more consistency and clarity.

Background Discussion:

According to the Street Vacation Table in MLMC, thirty (30) street vacations have taken place since the City of Medical Lake was incorporated. It is unknown what criteria, if any, the City Council used to evaluate whether the City should vacate these rights-of-way. In addition, it is likely that the City has never received compensation for the land it has given to the private property owners.

Public Involvement:

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

Next Steps:

The City Council will conduct an initial workshop to discuss this topic on February 3, 2026. After a language workshop and a public hearing, if the Council chooses to do so, the MLMC amendments will be adopted by Ordinance.