



City of Medical Lake
124 S. Lefevre St.
P.O. Box 369
Medical Lake, WA 99022-0369

1/22/2026 Planning Commission Meeting

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

Requested Action:

Provide feedback and guidance on Zoning in the Medical Lake Municipal Code (MLMC).

Key Points:

Zoning is a system of land-use regulation used to control how property can be developed and used. It divides land into different zones (or districts), each with specific rules about permitted uses, density and size, and design standards. The last major amendment of Title 17 was in 1999. A new zone was added and some standards were changed, yet a full audit was not done. Today, we are saddled with an inflexible code that limits the innovation of potential development. As we look at the zoning districts and standards, the challenge we face is creating a flexible code that still protects the attributes that are important to the community.

Housing will be a large piece of this process. Providing housing for all our citizens in all phases of life is a priority.

As with all amendments to the code, we aspire to create clear and concise language that can be understood by the public and implemented by staff.

Background Discussion:

The municipal code has 10 zoning districts. The allowed uses and development standards are listed in Chapters 17.16 (Single-Family), 17.18 (Single-Family PUD), 17.20 (Two-Family), 17.24 (Multi-Family), 17.26 (Parks), 17.27 (Schools), 17.28 (Commercial), 17.29 (Mixed-Use), 17.32 (Industrial), and 17.35 (Institutional).

There are additional chapters on parking, landscaping, signs, and fences that help carry out the intentions of the zones.

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:

After a workshop with the City Council on February 17, 2026, amendment language will be provided to the Planning Commission prior to the public hearing on February 26, 2026. At that meeting, the Planning Commission will be expected to make a recommendation to the City Council.