



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

2/26/2026 Planning Commission Meeting

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

Requested Action:

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

Key Points:

House Bill 1042 was enacted in 2023 to encourage the creation of new housing units by making it easier to convert existing commercial or mixed-use buildings into residential units. Medical Lake has few, if any buildings that would be considered for conversion, however, this provision must be added to the Municipal Code.

House Bill 1998 was enacted in 2024 to expand affordable housing options by legalizing and standardizing co-living housing. Co-living housing refers to buildings where residents have private sleeping rooms but share communal spaces such as kitchens, bathrooms, or common areas. Examples are dormitories and rooming houses. Provisions for co-housing must be added to the Municipal Code.

House Bill 1337 was enacted in 2023 and requires all jurisdictions to allow accessory dwelling units (ADU's) where single-family houses are permitted. There are several very specific regulations that must be adopted into the Municipal Code.

In addition to the above mandates, there is always the goal of amending the code in a manner to create clear and concise language that can be understood by the public and implemented by staff.

Background Discussion:

The Growth Management Act requires jurisdictions to update their comprehensive plans and development regulations every 10 years. Medical Lake is in the midst of the update. In addition, jurisdictions are allowed to update the comprehensive plan no more than once annually. Development regulations may be updated as needed, but must always be consistent with the comprehensive plan.

All of these State mandates are the legislatures response to an ongoing housing crisis in Washington State.

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