



**AGENDA  
PLANNING COMMISSION  
REGULAR MEETING &  
PUBLIC HEARING  
FEBRUARY 26, 2026, 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/84777388936?pwd=Im7raWgtq2dT9aANKYbw84XbcM.1>

Meeting ID: 847 7738 8936  
Passcode: 261381

One tap mobile

+13462487799,,84777388936#,,,,\*261381# US (Houston)

+16694449171,,84777388936#,,,,\*261381# US

Join instructions

<https://us06web.zoom.us/meetings/84777388936/invitations?signature=kZBi4BLZl5KGuKpkYlpQT3LdPEIFR4f44yow8uxm0fc>

- **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](mailto: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) January 22, 2026, meeting minutes
- 5) STAFF REPORTS**
- 6) SCHEDULED ITEMS**
  - a) Periodic Update: Comprehensive Plan: Intro and Part 1
  - b) Periodic Update: MLMC Amendments regarding Affordable Housing
- 7) PUBLIC HEARING**
  - a) Periodic Update: MLMC amendments regarding Zoning
- 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**  
**January 22, 2026, 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 at 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 as is made by Commissioner Twohig, seconded by Commissioner Mark, carried 5-0.

**3) INTERESTED CITIZENS: AUDIENCE REQUESTS AND COMMENTS**

- a) Commissioner Veliz acknowledged comments received from resident Tammy Roberson regarding agenda. All Commissioners received and have read. *The full comments 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](mailto:records@medical-lake.org).*

**4) APPROVAL OF MINUTES – December 18, 2025**

- i) Motion to approve made by Commissioner Twohig,
- ii) Commissioner Mark would like wording added to item 7vii1 to be changed to “Motion to recommend approval of MLMC amendments regarding Amendment Criteria to City Council. ...”.
  - 1. Motion to include wording change made by Commissioner Mark, seconded by Commissioner Altheide, carried 5-0.
- iii) Commissioner Twohig withdrew his original motion and made a new motion to approve minutes as amended, seconded by Commissioner Mark, carried 5-0.

**5) STAFF REPORTS**

- a) Elisa Rodriguez, City Planner – welcomed new Commissioner Jim Rowe. The Periodic Update schedule has been shifted one month forward for the Comprehensive Plan subject.

**6) SCHEDULED ITEMS**

- a) Periodic Update: Housing Needs Assessment
  - i) Ms. Rodriguez gave a presentation. See attached. Discussion held regarding emergency housing, ADU’s, subsidized housing, and cottage housing. All preliminary discussions.
- b) Periodic Update: Zoning Amendments
  - i) Ms. Rodriguez gave a presentation. See attached. Discussion held. Ms. Rodriguez explained how zoning adapts over time. Goal is to correct and clarify code.

**7) PUBLIC HEARING – None**

**8) COMMISSION MEMBERS’ COMMENTS OR CONCERNS**

- a) Commissioner Rowe – appreciates everything Ms. Rodriguez has done.
- b) Commissioner Twohig – the further along this process goes, the more complicated it becomes, but it’s worthwhile and interesting work that is impactful to the community. Has learned a lot in the last few months.
- c) Commissioner Altheide – enjoying this process, finds it fun.
- d) Commissioner Mark – thankful to have Ms. Rodriguez as the Planner, she makes things easier to understand and is encouraging and helpful.
- e) Commissioner Veliz – echoed thankfulness to Ms. Rodriguez for her work and help. Would like to review PC policies and procedures since it’s been a couple of years. Asked if anyone would like to make a motion. Commissioner Twohig wondered how to fit that in with the work ahead.

- i) Commissioner Twohig motioned to place review of the Planning Commission Policies and Procedures on the April agenda, seconded by Commissioner Altheide, carried 5-0.
- f) Commissioner Veliz informed the Commission that he would not be present for the February 26<sup>th</sup> meeting.
  - i) Motion to approve absence made by Commissioner Twohig, seconded by Commissioner Altheide, carried 4-0-1 with Commissioner Veliz abstaining.

9) **INTERESTED CITIZENS: AUDIENCE REQUESTS AND COMMENTS** – None

10) **CONCLUSION**

- a) Motion to conclude at 6:55pm made by Commissioner Altheide, seconded by Commissioner Rowe, carried 5-0.

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Roxanne Wright, Administrative Clerk

Date



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## Housing Units by Income

|                               | Extremely Low Income |               | Very Low Income | Low Income  | Moderate Income |               |           |       |                   |
|-------------------------------|----------------------|---------------|-----------------|-------------|-----------------|---------------|-----------|-------|-------------------|
|                               | 0-30% AMI Non-PSH    | 0-30% AMI PSH | >30-50% AMI     | >50-80% AMI | >80-100% AMI    | >100-120% AMI | >120% AMI | Total | Emergency Housing |
| 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%  |                   |
| *Area Median Income           |                      |               |                 |             |                 |               |           |       |                   |
| *Permanent Supportive Housing |                      |               |                 |             |                 |               |           |       |                   |

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## Income Level and Housing Type

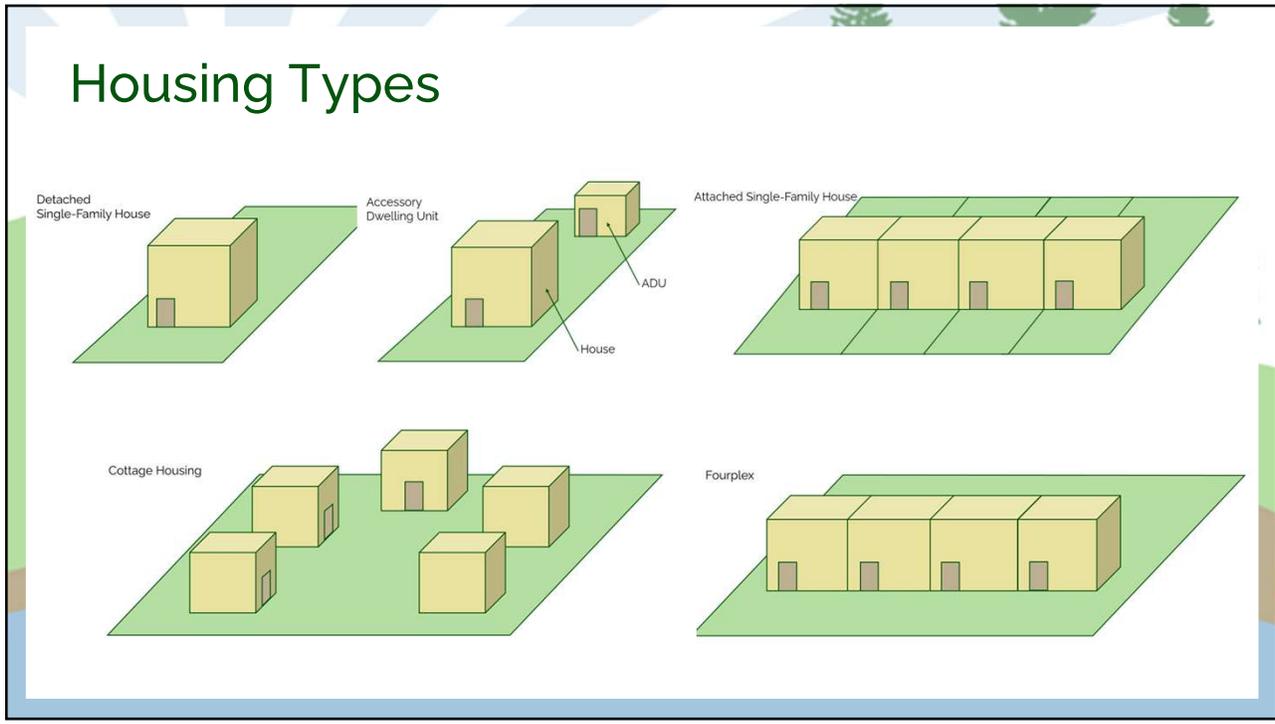
| Housing Type  | Detached Single-Family Houses | Townhouses and Plexes | Apartments  | Accessory Dwelling Units | Apartments with Subsidies |
|---------------|-------------------------------|-----------------------|-------------|--------------------------|---------------------------|
| Income Needed | >120% AMI                     | >80-120% AMI          | >50-80% AMI | >50-80% AMI              | 0-50% AMI                 |

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## Housing Units by Type

|                                    | Single-Family | Plexes | Apartments | Total Units |
|------------------------------------|---------------|--------|------------|-------------|
| Existing Housing Units             | 1291          | 331    | 204        | 1828        |
|                                    | 70.6%         | 18.1%  | 11.2%      | 100%        |
| Additional Potential Units per LCA | 204           | 48     | 41         | 293         |
|                                    | 69.6%         | 16.4%  | 14.0%      | 100%        |
| Total Housing Units                | 1495          | 379    | 245        | 2119        |
|                                    | 70.6%         | 17.9%  | 11.6%      | 100%        |

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## Option 2: Allow Cottage Housing on Environmentally Sensitive Land

Medical Lake Zones

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## Option 3: Change commercial zoning standards to make residential development more attainable

C-1 Zone  
Residential dwelling units in conjunction with the primary commercial business, provided that any such dwelling unit is located on floors above the first story, and that use of said first story remains at a minimum of 80% commercial use

MC-1 Zone  
Multifamily residential structures containing twelve or more units and residential dwelling units in conjunction with the primary commercial business

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## Option 4: Remove minimum lot standards in the Multi-Family Residential (R-3) Zone

The minimum lot size is eleven thousand square feet for two units and an additional two thousand square feet for every additional unit.

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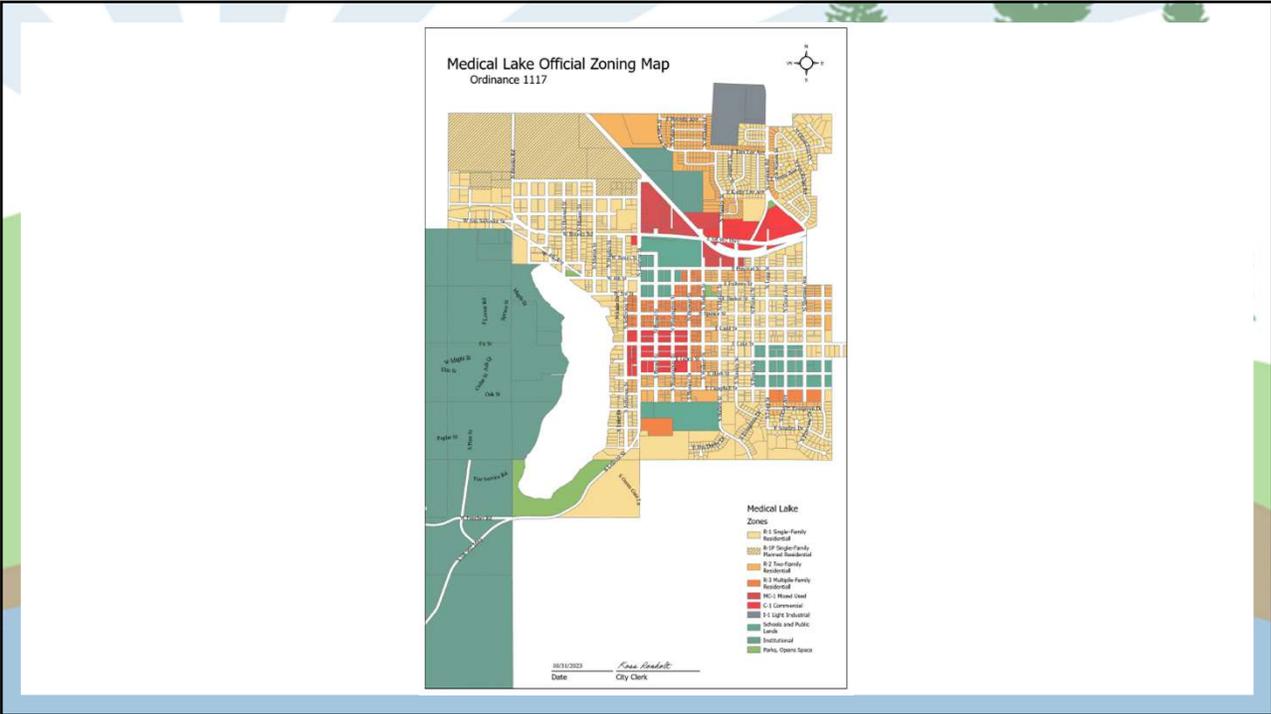
## Option 5: Allow more flexibility and housing types in zones that allow dwelling units

- R-1 Zone = Single-Family House
- R-2 Zone = Single-Family House or Duplex or Townhouse
- R-3 Zone = Plexes or Apartments
- C-1 Zone = Apartments
- MC-1 Zone = Apartments

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## Existing Zones

- Single-Family Residential (R-1)
- Single-Family Planned Residential (R-1P)
- Two-Family Residential (R-2)
- Multiple-Family Residential (R-3)
- Mixed Use (MC-1)
- Commercial (C-1)
- Light Industrial (L-1)
- Schools and Public Lands
- Institutional
- Parks, Open Space

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## Lot Size Standards

| Zone                                     | Max Density             | Min Lot Size                                    | Min Lot Width | Min Street Frontage |
|--|-------------------------|---|---------------|---------------------|
| Single-Family Residential (R-1)          | 7.3 units per acre      | 6,000 sf  | 60 feet       | 50 feet             |
| Single-Family Planned Residential (R-1P) | 7.3 units per acre      | 6,000 sf  | 60 feet       | 50 feet             |
| Two-Family Residential (R-2)             | 9.2 units per acre      | 9,500 sf (4,750 sf)                             | 80 feet       | 60 feet             |
| Multiple-Family Residential (R-3)        | 18.3 units per acre     | 11,000 sf (2 units) + 2,000 per additional unit | 80 feet       | 60 feet             |
| Mixed Use (MC-1)                         | None                    | 3,500 sf  | 40 feet       | 30 feet             |
| Commercial (C-1)                         | None                    | 3,500 sf  | 30 feet       | 30 feet             |
| Light Industrial (L-1)                   | Residential not allowed | 5,000 sf  | 50 feet       | 50 feet             |
| Schools and Public Lands                 | Residential not allowed | 6,000 sf  | 60 feet       | 50 feet             |
| Institutional                            | Residential not allowed | none  | none          | none                |
| Parks, Open Space                        |                         | none  | none          | none                |

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## Development Standards

| Zone                                     | Max Building Coverage | Front Setback | Garage Entrance Setback | Rear Setback | Interior Side Setback | Exterior Side Setback | Max Height |
|--|-----------------------|---------------|-------------------------|--------------|-----------------------|-----------------------|------------|
| Single-Family Residential (R-1)          | 35%                   | 15 feet       | 20 feet                 | 15 feet      | 5 feet                | 10 feet               | 35 feet    |
| Single-Family Planned Residential (R-1P) | 35%                   | 15 feet       | 20 feet                 | 15 feet      | 5 feet                | 10 feet               | 35 feet    |
| Two-Family Residential (R-2)             | 45%                   | 15 feet       | 20 feet                 | 15 feet      | 5 feet                | 10 feet               | 35 feet    |
| Multiple-Family Residential (R-3)        | 45%                   | 15 feet       | none                    | 5 feet*      | 5 feet                | 10 feet               | 40 feet    |
| Mixed Use (MC-1)                         | 85%*                  | 5 feet        | 5 feet                  | 5 feet*      | 5 feet                | 5 feet                | 40 feet    |
| Commercial (C-1)                         | 100%                  | none          | none                    | none         | none                  | none                  | 40 feet    |
| Light Industrial (L-1)                   | 45%*                  | 30 feet       | none                    | 20 feet*     | 10 feet*              | 30 feet               | 40 feet    |
| Schools and Public Lands                 | 35%                   | 15 feet       | none                    | 5 feet       | 5 feet                | 10 feet               | 35 feet    |
| Institutional                            | none                  | none          | none                    | none         | none                  | none                  | none       |
| Parks, Open Space                        | none                  | none          | none                    | none         | none                  | none                  | none       |

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### Use

- Residential
  - Retail
  - Office
  - Storage
  - Parking
  - Industrial
- Commercial
  - Medical
  - School
- Government

### Development

- House
- Duplex
- Apartments
- Building
  - Shop
  - Garage
  - Shed
- Landscaping
- Parking Lot
- Fence

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# Uses (R-1 example)

## Permitted (Primary) Uses

- (1) One single-family building per lot;
- (2) Noncommercial gardening and fruit raising;
- (3) Signs in accordance to [Chapter 17.39](#), Signs;
- (4) Fences and hedges in accordance to [Chapter 17.40](#), Fences and Hedges;
- (5) Planned unit developments a minimum of two acres in size, in accordance to [Chapter 17.34](#), Planned Unit Development;
- (6) Wireless communication service facilities in accordance to [Chapter 17.52](#), Wireless Communications Facilities;
- (7) Animals in accordance with MLMC [Title 7](#), Animals.

## Accessory Uses

- (1) One above or below ground private swimming pool per lot shall be enclosed by a fence at least forty-eight inches high with a locking entry gate or otherwise in accordance with the International Building Code.
- (2) Outdoor patio and/or deck (covered and uncovered);
- (3) Home occupations in accordance with [Chapter 17.45](#), Home Occupation Permit;
- (4) One of the following accessory buildings provided in subsection (4)(A) of this section and one of the accessory buildings provided in subsection (4)(B) of this section and any combination of two of the accessory buildings provided in subsection (4)(C) of this section:
  - (A) Attached garage or carport or structure that combines these two uses.
  - (B) Detached garage or carport or work shop or structure that combine one or more of these uses.
  - (C) Detached minor structure such as a storage building, gazebo, hot-tub enclosure, greenhouse, or play house.

## Conditional Uses

- (1) Churches, schools, hospitals and government;
- (2) Dependent care housing;
- (3) Essential public facilities other than secure community transition facilities.

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# Permitted Uses (C-1 example)

- (1) Specified wireless communications facilities pursuant to MLMC [Chapter 17.52](#), Wireless Communications Facilities;
- (2) Banks and professional offices;
- (3) Barbershops, beauty parlors;
- (4) Billiard and pool parlors;
- (5) Theaters, recreational centers and other places of amusement;
- (6) Restaurants, cafes, taverns;
- (7) Small machinery rental and repair (individual machine weighing less than five hundred pounds);
- (8) Studios, undertaking establishments;
- (9) Package liquor sales;
- (10) Bus depots;
- (11) Commercial garages, automobile sales, service, motor vehicle drive-yourself auto and truck rentals, gasoline service stations;
- (12) Lumberyards having as the essential purpose the sale of merchandise to customers;
- (13) Laundries and dry-cleaning establishments;
- (14) Heating and plumbing equipment sales, supplies, installation and service;
- (15) Accessory uses, such as repair service relating to the sales in the essential and permitted uses;
- (16) Operation of motors and other equipment relating to the function of the essential use;
- (17) Signs in accordance with MLMC [Chapter 17.39](#), Signs;
- (18) Mini-storage facilities provided that they are not located within the established central business district boundaries;
- (19) Animal hospitals and clinics for the treatment and the hospitalization of dogs and cats and other small animals, excluding livestock, while actually undergoing medical treatment; the conduct of a kennel for the board or keeping of animals is not a permitted use in a C-1 zone;

- (20) Post offices, library, government offices;
- (21) Parking in accordance with MLMC [Chapter 17.36](#), Off-Street Parking;
- (22) Newspaper offices, printing and copying services;
- (23) Nursery, greenhouse;
- (24) Upholstery shops;
- (25) Hotel, motel, bed and breakfast;
- (26) Carwash;
- (27) Educational services;
- (28) Residential dwelling units (apartments or condominium-type) in conjunction with the primary commercial business, provided that any such dwelling unit is located on floors above the first story, and that use of said first story remains at a minimum of eighty percent commercial use;
- (29) Grocery and convenience stores;
- (30) Fraternal halls;
- (31) Exercise facility/spa;
- (32) Any uses not listed may be permitted if it is found that the proposed use conforms with the spirit and intent of all sections of the C-1 zone.
- (33) Day care center.

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## Housing Types

R-1 Zone = Single-Family House

R-2 Zone = Single-Family House or Duplex or Townhouse

R-3 Zone = Plexes or Apartments

C-1 Zone = Apartments

MC-1 Zone = Apartments

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## Actions Being Considered

1. Remove R-1P Zone
2. Consolidate C-1 , I-1, and MC-1 Zones
3. Consolidate Schools & Public Land, Institutional, and Parks Open Space
4. Remove minimum lot size for zones other than R-1
5. Change residential restrictions in commercial zones
6. Allow more housing types in residential and commercial zones
7. Provide for the opportunity to cluster development in environmentally sensitive areas
8. Simplify use categories
9. Consolidate development standards
10. Clean up permitted (primary), accessory, and conditional uses

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To: Planning Commission  
From: Elisa Rodriguez, City Planner  
**TOPIC: Periodic Update: Comprehensive Plan (Introduction and Part 1) DRAFT**

**Requested Action:**

Provide feedback and guidance on the DRAFT Comprehensive Plan (Introduction and Part 1).

**Key Points:**

Considered a fully-planning city under the Growth Management Act, it is mandated that our Comprehensive Plan is updated every ten years to plan for the next 20 years. The State also mandates certain elements of the plan. These are land use, housing, capital facilities, utilities, transportation, and climate change and resiliency.

The existing comprehensive plan meets the requirements of the State, but does not give valuable guidance for decision making. For this reason, rather than just updating the plan in its current format, the City has chosen to rewrite the plan in a manner that is best suited for Medical Lake.

The new Comprehensive Plan is laid out in three parts, The People, The Place, and The Future. This packet contains part one. The subjects of parts two and three can be seen in the table of contents.

The Comprehensive Plan should be creating a unified vision for the future of the community with a roadmap of how to get there that can be used by elected and appointed officials, staff, developers, and the public. The Plan should coordinate land use, transportation, housing, and infrastructure to grow in a reasonable manner. The Plan should inform zoning and development regulations, help prioritize capital investments, and support budget decisions.

**Background Discussion:**

The City's first Comprehensive Plan was adopted in 1979. In 1997, after the adoption of the Growth Management Act, the City adopted a new Comprehensive Plan. The plan was revised in 2003, 2007, 2010, and 2019, but reads largely the same as the 1997 version.

**Public Involvement:**

The draft Plan is informed by and created with the information gathered in outreach activities throughout 2025 and the help of Periodic Update Steering Committee. Once the drafts of all three parts of the plan have been reviewed by the Planning Commission and the City Council, each body will hold a public hearing. In addition, language will be provided on the City website for review and comment by the public.

**Next Steps:**

The Periodic Update Schedule has the Planning Commission workshopping Part 2 in March and Part 3 in April. The City Council will have the same three workshops. Once all workshops are complete, the Planning Commission will hold a public hearing and make a recommendation to the City Council.





# Medical Lake Comprehensive Plan 2046

## Acknowledgements

### Mayor

Terri Cooper

### City Council

Don Kennedy

Lorin Ray-Abbott

Lance Speirs

Chad Pritchard

Ted Olson

Heath Wilbur

Tony Harbolt

### Planning Commission

Jim Rowe

Andie Mark

Cindy Altheide

Kevin Twohig

JoeDavid Veliz

### 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, City Planner

Scott Duncan, Public Works Director

Glen Horton, Parks and Recreation Director

Koss Ronholt, Finance Director

Steve Cooper, Wastewater Treatment Plant Director

Adopted July ##, 2026 by Ordinance No. #####

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  - The West Plains
- Healing Waters Strategic Plan

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# Introduction

## 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 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 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 Plan
- Parks Master Plan
- Shoreline Management Plan

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

In Washington State, comprehensive plans are directed by the Growth Management Act (GMA), 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 throughout the state that is consistent with adopted comprehensive plans, promote economic opportunity for all citizens of this state, especially for unemployed and for disadvantaged persons, promote the retention and expansion of existing businesses and recruitment of new businesses, recognize regional differences impacting economic development opportunities, and encourage growth in areas experiencing insufficient economic growth, all within the capacities 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.

## Healing Waters Strategic Plan

The six targets of the Healing Waters Strategic Plan inform the objectives and key results of City actions. These targets are instrumental in the forming of the Comprehensive Plan.

1. A thriving local economy
2. A healthy and sustainable environment
3. Engaged and empowered citizens and stakeholders
4. Multi-modal connections into and throughout the community
5. Supporting healthy living and recreation
6. Community safety and security

# Part One: The People

## 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.

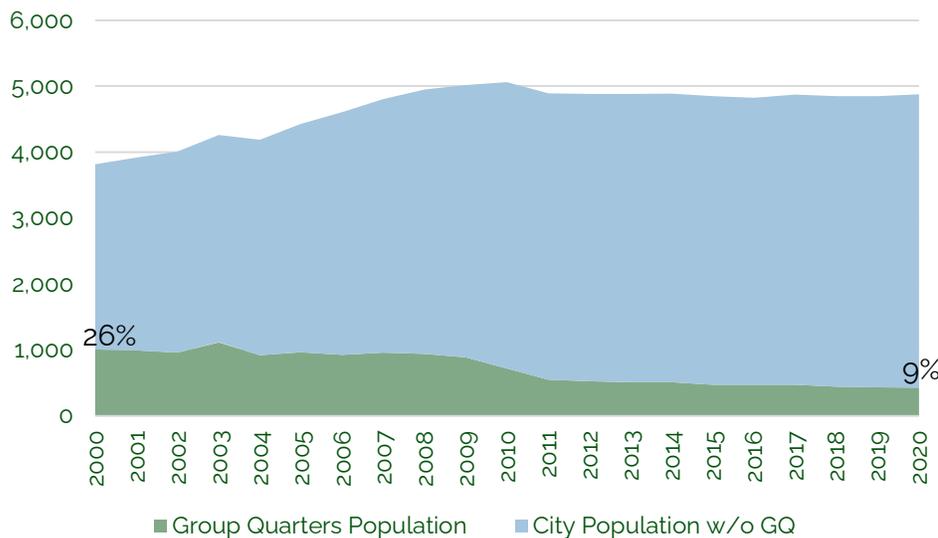
On August 18, 2023, a fire started near Gray Road just west of Medical Lake city limits, and quickly spread by strong winds from the west. Ultimately, the fire grew to 10,085 acres in and around Medical Lake, destroying 240 homes, 56 within the City. Recovery efforts galvanized local nonprofits, businesses,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

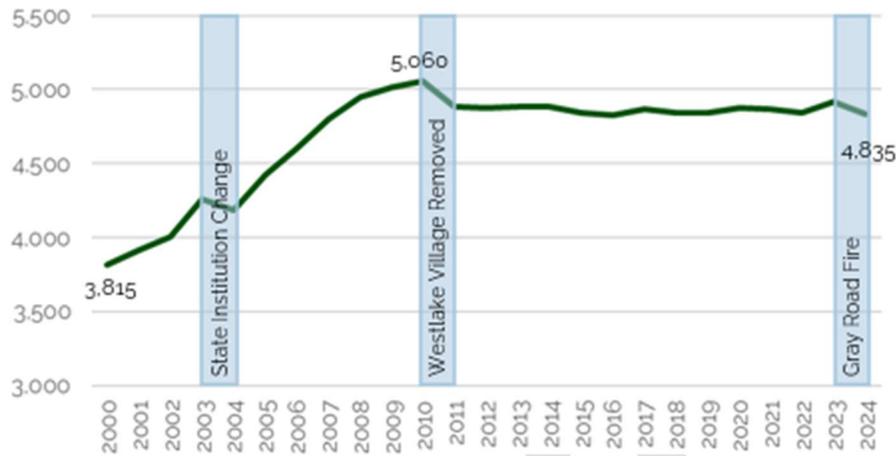
Figure 1. Medical Lake Institutional Population 2000-2020



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



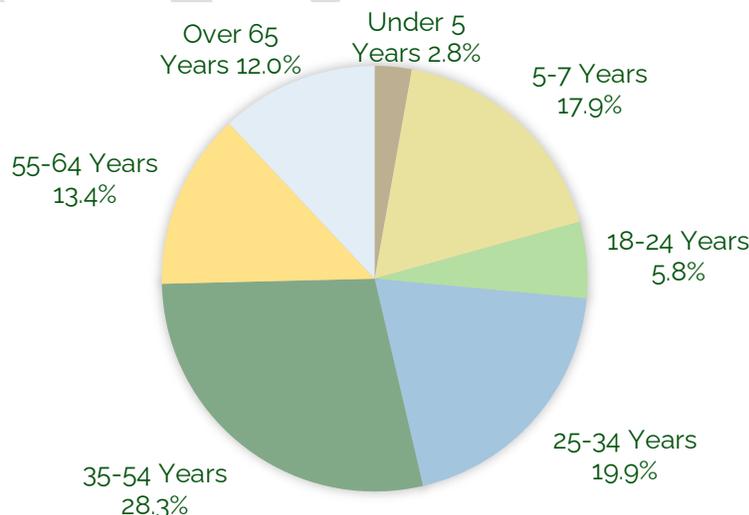
Source: OFM

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 fulfill.

## 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.

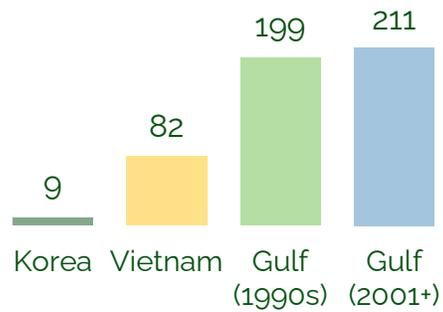
Figure 3. Population Distribution



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.

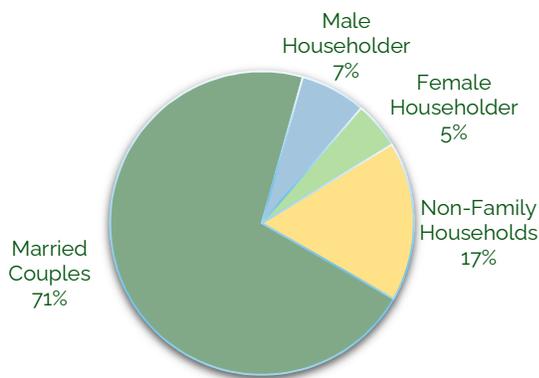
Figure 4. Veteran Status



Source: Censusreporter.org

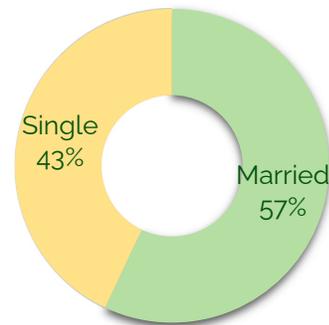
According to the US Census Bureau, there are 1,877 households in Medical Lake. The median income of these households was \$74,426 in 2024. This was slightly below the Spokane County median household income of \$78,582. With an average of 2.3 persons per household, the majority of households consist of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

Figure 5. Household Types



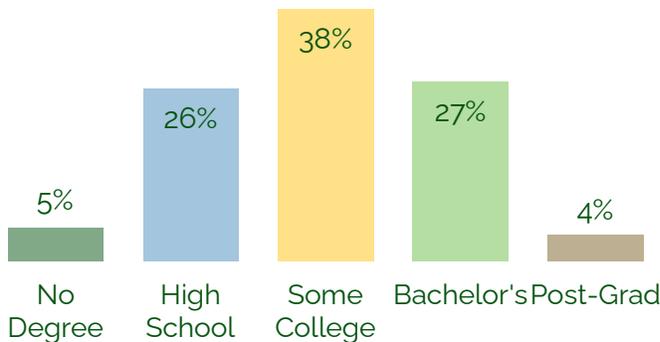
Source: Censusreporter.org

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

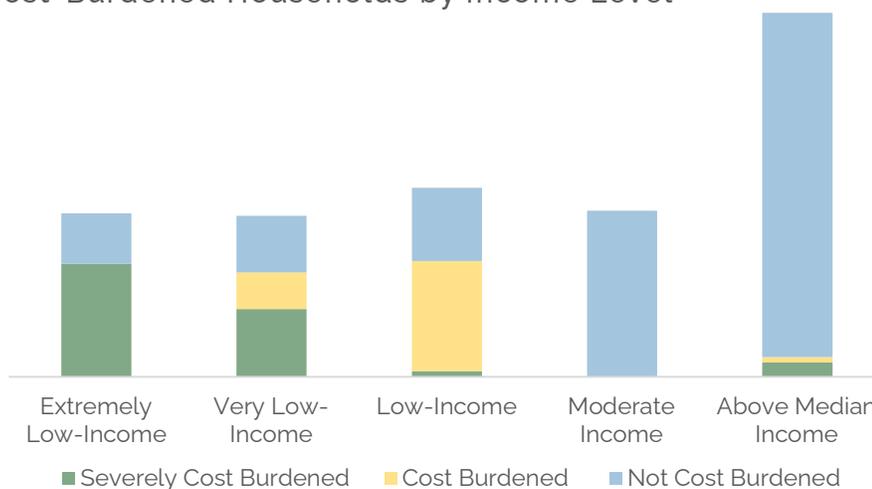
Having a variety of housing types creates a more inclusive, stable community. As our citizens move through life stages, incomes, and household sizes, a mix of housing options—such as single-family homes, apartments, townhouses, and accessory dwelling units—ensures that everyone can find a suitable place 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/](https://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 |              |           | Total | Emergency Housing |
|------------------------|----------------------|--------------|-----------------|------------|-----------------|--------------|-----------|-------|-------------------|
|                        | <30% AMI Non-PSH     | <30% AMI PSH | 30-50% AMI      | 50-80% AMI | 80-100% AMI     | 100-120% AMI | >120% AMI |       |                   |
| 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.

Per the inventory, as of 2024, the City has:

- 1291 (71%) Detached Single-Family Houses
- 331 (18%) Plexes (2 to 6 units)
- 204 (11%) Apartments

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 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 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.

Based on the 2025 Land Capacity Analysis, 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. By adjusting zoning districts and the associated standards, more housing types and densities can be accommodated. As part of the Periodic Update, new zoning districts are being considered 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.

## 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 Spokane 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 water-oil 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, Ziplly 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, 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, currently, indoor programs are 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.

To help alleviate the limit on programs due to the lack of facilities, the City will explore opportunities for a community center and/or a recreation center. It would behoove both the City and the School District to partner in such an endeavor.

DRAFT



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.



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## STAFF REPORT TO THE PLANNING COMMISSION

**File:** Periodic Update: MLMC Zoning

**Date of Staff Report:** February 19, 2026

**Date of Hearing:** February 26, 2026

**Staff Planner:** Elisa Rodriguez 509-565-5019 or [erodriguez@medical-lake.org](mailto:erodriguez@medical-lake.org)

**SEPA:** Determination of Non-Significance was made on January 30, 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 create five new zoning districts with the associated allowed uses and development regulations in Title 19 – Land Use and Development. These will replace the ten existing zoning districts in Title 17 – Zoning, when the Official Zoning Map is updated later this year. Significant differences include allowing more housing types, including townhouses and cottage housing, and reducing the minimum lot size in all but the low-density residential zone. In addition, it is proposed that the Variance and Conditional Use chapters of Title 17 are replaced with updated chapters in Title 19.

**Note:** This proposal is to create zoning districts, but not apply them to the Official Zoning Map. An amendment to apply these zones to the Official Zoning Map will occur later this year as part of the Periodic Update.

### PROCEDURAL HISTORY

SEPA DNS Issued – January 30, 2026

Notice of a Public Hearing Published in Cheney Free Press – January 29, 2026

Public Comment Period Closed – February 13, 2026

## PROPOSED LANGUAGE

### Chapter – Definitions

**Accessory Structure.** A structure that is subordinate to and incidental to the primary structure(s). Accessory structures are clearly secondary in size, purpose, and function.

**Accessory Use.** A use or activity which is a subordinate part of a primary use and which is clearly incidental to a primary use on a site.

**Adult Family Home.** A residential home in which a person or persons provide personal care, special care, room, and board to more than one (1) but not more than six (6) adults who are not related by blood or marriage to the person or persons providing the services. Adult Family Homes are regulated by RCW 70.128.

**Building.** Something constructed to shelter, support, or contain people, animals, or property, and is meant to be occupied or used for a purpose.

**Development.** All improvements on a site, including buildings, other structures, parking and loading areas, landscaping, utilities, paved or graveled areas, and areas devoted to exterior display, storage, or activities. Development includes improved open areas such as plazas and walkways, but does not include natural geologic forms or unimproved land.

**Dwelling Unit.** A building, or a portion of a building, that has independent living facilities including provisions for sleeping, cooking, and sanitation, and that is designed for residential occupancy by a person or group of people.

**Easement.** A grant of rights by a property owner that allows others to use the owner's property for a specific purpose, such as access, or to locate utilities.

**Eave.** Projecting overhang at the lower border of a roof and extending from a primary wall or support.

**Garage.** A covered structure that is designed to provide shelter for vehicles, is connected to a right-of-way by a driveway, and has an opening that is at least 8-feet wide.

**Home Occupation.** A business activity that is carried out on the same site as a Dwelling Unit, and which is accessory to the Household Living use on the site.

**Main Entrance.** A primary entry point for pedestrians into a building, intended for use by the general public, such as residents, employees, customers, clients, or visitors, and typically serves as the most significant or frequently used doorway or access route into the structure.

**Manufactured Home.** A HUD-certified, factory-built home constructed after June 15, 1976, built on a permanent chassis, and intended for residential use when connected to utilities.

**Mobile Home.** A factory-built dwelling built *before June 15, 1976*.

**Modular Home.** A factory-built dwelling that meets state and local building codes rather than HUD standards.

**Planning Official.** The City official(s) appointed or retained by the City to administer and enforce this title and associated regulations and other such codes and regulations as the City may so designate.

**Primary Structure.** A structure or combination of structures of principal importance or function on a site. In general, the primary use of the site is carried out in a primary structure.

**Street Frontage.** The part of a site that abuts a street.

**Short-Term Rental.** A Dwelling Unit or portion of a Dwelling Unit that is rented to guests for less than thirty (30) consecutive days.

## **Chapter – Measurements**

**Average Grade.** The average grade is the average elevation of the finished ground level around the building, measured at the midpoint of each building face.

**Building Coverage.** The area that is covered by buildings or other roofed structures, measured by the footprint. Building coverage also includes uncovered horizontal structures such as decks, stairways and entry bridges that are more than six (6 ) feet above grade. Eaves are not included in building coverage.

**Density.** Density is measured using the gross area of a parcel(s).

**Distances.** Distances are measured along a horizontal plane, not by following the topography of the land.

**Height.** Height is measured from the average grade to the top point of the building, except for pitched roofs, which are measured to the midpoint between the peak and the top of the wall.

**Lot Area.** The total horizontal area within the boundary lines of a lot, expressed in square feet or acres.

**Setback.** The required horizontal distance between a structure and a property line, measured perpendicular to that property line.

## **Chapter – Zones**

**Purpose.** The following zoning districts are created to ensure that different types of development occur in the appropriate places so that the City may function safely, efficiently, and predictably. These zoning districts have been created to carry out the goals of the Comprehensive Plan.

**Applicability.** Zoning Districts are depicted on the Official Zoning Map pursuant to MLMC Chapter 140 – Zoning Map Administration. The allowed uses and development regulations are in the following chapters [citation].

### **Zoning Districts**

**Low Density Residential.** The LDR Zone is intended to preserve and expand neighborhoods with detached single-family housing. This zone also provides for middle-income housing via Accessory Dwelling Units, group living, and cottage housing.

**Medium Density Residential.** The MDR Zone is intended to preserve and enhance older residential areas near commercial centers that provide middle-income housing.

**Central Business District.** The CBD Zone is intended to preserve and enhance the downtown area with a mix of uses, including commercial and residential. This zone encourages pedestrian-oriented design.

**Mixed-Use.** The MU Zone is intended to provide for larger scale commercial and residential development.

**Public Facilities.** The PF Zone is intended to recognize the different nature of those services provided by public entities.

## **Chapter - Uses**

**Purpose.** This Chapter creates use categories based on function, activity, services, products, physical characteristics, and/or site factors. The use categories provide a systematic basis for assignment of present and future uses to zones and carries out the goals of the Comprehensive Plan.

**Applicability.** Based on the zone, uses are allowed, prohibited, or require a conditional use as prescribed in Table [citation].

### **Use Types**

**Primary Use.** An activity or combination of activities of principal importance on the site. One of the main purposes for which the land or structures are intended, designed, or ordinarily used. A site may have more than one (1) primary use.

**Allowed Use.** Uses allowed in each zone are listed in Table [citation] with a "Y". These uses are allowed if they comply with the development standards and other regulations of this Title.

**Conditional Use.** Uses that are allowed if approved through the conditional use review process are listed in Table [citation] with a "CU". These uses are allowed provided they comply with the conditional use approval criteria for that use, the development standards, and other regulations of this Title.

**Accessory Use.** These uses are only allowed as accessories to the primary use.

**Prohibited Use.** Uses listed in Table [citation] with an "N" are prohibited. Existing uses in categories listed as prohibited may be subject to the regulations of Chapter [citation], Nonconforming Uses And Development.

### **Use Categories**

**Agriculture.** Agriculture includes activities that raise, produce or keep plants or animals.

**Basic Utilities.** Basic Utilities are infrastructure services which need to be located in or near the area where the service is provided. Basic Utility uses generally do not have regular employees at the site. Services may be public or privately provided. All public safety facilities are Basic Utilities. Accessory uses include offices and parking. Examples include water and sewer pump stations, sewage disposal and conveyance systems, electrical substations, water towers and reservoirs, energy production, data centers, water quality and flow control facilities, water conveyance systems, water harvesting and re-use conveyance systems and pump stations, stormwater facilities and conveyance systems, telephone exchanges; mass transit stops or turn arounds, wireless communication facilities, and public safety facilities, including fire and police stations.

**Commercial Parking.** Commercial Parking facilities provide parking that is not accessory to a specific use.

**Community Services.** Community Services are uses of a public, nonprofit, or charitable nature generally providing a local service to people of the community. Generally, such uses provide the service on the site or have employees at the site on a regular basis. Accessory uses include offices, food preparation, dining, and parking. Examples include libraries, museums, senior centers, community centers, hospices, drug and alcohol centers, social service facilities, housing shelters, vocational training for persons with disabling conditions, and charitable meal service or food distribution centers.

**Daycare.** Daycare use includes day or evening care of two (2) or more children outside of the children's homes, for a fee. Daycare uses also include the daytime care of teenagers or adults who need assistance or supervision. Accessory uses include offices, food preparation, dining, recreation, and parking. Examples include daycares, preschools, before and after school programs, and adult daycare programs.

**Essential Public Facility.** Facilities that are typically difficult to site. Siting of essential public facilities is regulated by RCW 36.70A.200. Examples include airports, state education facilities and state or regional transportation facilities, regional transit authority facilities, state and local correctional facilities, solid waste handling facilities, opioid treatment programs including both mobile and fixed-site medication units, recovery residences, harm reduction programs excluding safe injection sites, and inpatient facilities including substance use disorder treatment facilities, mental health facilities, group homes, and secure community transition facilities.

**Group Living.** Group Living is the residential occupancy of a congregate housing facility. Tenancy is typically arranged on a month-to-month basis or longer period. Group Living often includes a common eating area for residents. The residents may or may not receive any combination of care, training, or treatment. Accessory uses include parking, storage, food preparation, dining, laundry, and recreation facilities. Examples include dormitories, convalescent and nursing homes, and single-room occupancy housing, group homes for people with disabling conditions, and residential programs for drug and alcohol treatment.

**Household Living.** Household Living is the residential occupancy of a Dwelling Unit. Tenancy is arranged on a month-to-month basis or longer period. Accessory uses include parking, storage, raising pets, recreational activities, hobbies, agriculture, certified childcare, and home occupations. Examples include houses, townhouses, plexes, and apartments. Adult Family Homes are considered Household Living.

**Manufacturing and Production.** Manufacturing And Production firms are involved in the manufacturing, processing, fabrication, packaging, or assembly of goods. Accessory uses include offices, warehouses, storage yards, and parking. Examples include processing food, coffee roasting, breweries, woodworking and cabinet making, movie and video production, and sign making.

**Medical Centers.** Medical Centers include uses providing medical or surgical care to patients and offering overnight care. Accessory uses include offices, laboratories, food preparation, dining, and parking. Examples include hospitals.

**Offices.** Office uses are characterized by activities conducted in an office setting that focus on the provision of goods and services, usually by professionals. Accessory uses include parking and storage.

Examples include lawyers, accountants, architects, engineers, medical and dental clinics, scientists, and real estate agents.

**Parks.** Parks are uses of land focusing on natural areas, large areas consisting mostly of vegetative landscaping or outdoor recreation, community gardens, or public squares. Accessory uses include concessions and parking.

**Retail Sales and Service.** Retail Sales and Service firms sell, lease or rent new or used products to the general public and/or provide personal services or entertainment, or provide product repair or services for consumer and business goods. Accessory uses include offices, storage, manufacturing, and parking. Examples include stores, banks, personal care services, laundromats, art/photo studios, dance/music classes, urgent medical care, veterinarians, restaurants, bars, entertainment, clubs, vocational schools, and repair services.

**Schools.** This category includes public and private schools at the primary, elementary, middle, junior high, or high school level that provide state mandated basic education. Accessory uses include offices, recreation, food preparation, dining, before and after school care, and parking.

**Self Service Storage.** Self-Service Storage uses provide separate storage areas for individual or business uses. The storage areas are designed to allow private access by the tenant for storing or removing personal property. Accessory uses include security and leasing offices.

**Religious Institutions.** Religious Institutions are intended to primarily provide meeting areas for religious activities. Accessory uses include offices, recreation, food preparation and distribution, dining, parking, and daycare. Examples include churches, temples, synagogues, and mosques.

**Temporary Lodging.** Temporary lodging is the residential occupancy of a room(s) or Dwelling Unit with a tenancy of less than thirty (30) days. Accessory uses include parking, recreational activities, food preparation, and dining. Examples include hotels, motels, and short-term rentals.

**Vehicle Service.** Vehicle Service firms service passenger vehicles, light and medium trucks and other consumer motor vehicles such as motorcycles, boats and recreational vehicles. Accessory uses include offices, sales of parts, vehicle storage, and parking. Examples include gas stations, repair shops, tire sales and mounting, oil change shop, and auto detailing.

**Warehouse.** Warehouse firms are involved in the storage, or movement of goods for themselves or other firms. Accessory uses include offices and fleet parking.

**Waste Related.** Waste-Related uses are characterized by uses that receive solid or liquid wastes from others for disposal on the site or for transfer to another location, uses that collect sanitary wastes, or uses that manufacture or produce goods from the biological decomposition of organic material. Accessory uses include offices, parking, and storage. Examples include composting and sewer treatment plants.

**Wholesale.** Wholesale sales firms are involved in the sale, lease, or rent of products primarily intended for industrial, institutional, or commercial businesses. Accessory uses include offices, warehouses, and parking.

| Use Categories               | Low Density Residential | Medium Density Residential | Central Business District | Mixed Use      | Public Facilities |
|------------------------------|-------------------------|----------------------------|---------------------------|----------------|-------------------|
| Agriculture                  | A                       | A                          | N                         | A              | A                 |
| Commercial Parking           | N                       | N                          | CU                        | Y              | A                 |
| Community Service            | CU                      | CU                         | Y                         | Y              | Y                 |
| Daycare                      | CU/A <sup>2</sup>       | CU/A <sup>2</sup>          | Y                         | Y              | Y                 |
| Essential Public Facility    | CU                      | CU                         | CU                        | CU             | CU                |
| Group Living                 | CU                      | CU                         | Y                         | Y              | Y                 |
| Household Living             | Y                       | Y                          | Y <sup>4</sup>            | Y <sup>4</sup> | N                 |
| Manufacturing and Production | A <sup>1</sup>          | A <sup>1</sup>             | Y                         | Y              | A                 |
| Medical Centers              | N                       | N                          | N                         | Y              | Y                 |
| Office                       | A <sup>1</sup>          | A <sup>1</sup>             | Y                         | Y              | Y                 |
| Parks                        | Y                       | Y                          | Y                         | Y              | Y                 |
| Religious Institutions       | CU                      | CU                         | Y                         | Y              | A                 |
| Retail Sales and Service     | A <sup>1</sup>          | A <sup>1</sup>             | Y                         | Y              | A                 |
| Schools                      | N                       | N                          | Y                         | Y              | Y                 |
| Self-Service Storage         | N                       | N                          | N                         | Y              | N                 |
| Temporary Lodging            | CU                      | CU                         | Y                         | Y              | A                 |
| Utilities <sup>3</sup>       | Y                       | Y                          | Y                         | Y              | Y                 |
| Vehicle Service              | N                       | N                          | N                         | Y              | A                 |
| Warehouse                    | N                       | N                          | N                         | Y              | A                 |
| Waste-Related                | N                       | N                          | N                         | N              | Y                 |
| Wholesale                    | N                       | N                          | N                         | Y              | N                 |

<sup>1</sup> Use is limited and allowed only through a home occupation permit

<sup>2</sup> Some Daycares are allowed as accessory to residential uses per [citation]

<sup>3</sup> Wireless Communications may require a Conditional Use Review [citation]

<sup>4</sup> Household Living is not allowed on the ground floor within 100 feet of the public right-of-way of SR 902, Lake Street, or Lefevre Street.

Y = Yes, allowed

N = No, not allowed, prohibited

CU = Allowed only if approved by a Conditional Use Review [citation]

A = Accessory, allowed only as an accessory to the primary use

## **Chapter – Housing Types**

**Purpose.** Defining housing types serves to plan for unique sizes, densities, infrastructure needs, and impacts on traffic.

**Applicability.** Based on the zone, housing types are allowed, prohibited, or require a conditional use as prescribed in Table [citation]

**Accessory Dwelling Unit.** A self-contained Dwelling Unit within or on the same property as a detached single-family house.

**Apartment Building.** A building with 7 or more Dwelling Units.

**Cottage Housing.** Dwelling Units that are detached yet sit on a single property. The units may be rented or sold as condominium units. May include community buildings for activities such as cooking, dining, gathering, and recreating.

**Group Living.** See definition in [citation]

**Mixed-Use Building.** A building with both residential units and one (1) or more non-residential uses. Parking does not qualify as a non-residential use.

**Plexes.** Buildings that contain two (2) to six (6) Dwelling Units and sit on a single property. The units may be rented or sold as condominium units.

**Single-Family House, Detached.** A Dwelling Unit that is not attached to another Dwelling Unit and sits on its own property.

**Townhouse.** Also known as an attached single-family house. A dwelling unit that is attached to another Dwelling Unit, extends from foundation to roof and has a yard and/or right-of-way on not less than two (2) sides. These Dwelling Units are divided by fire walls, sit on individual properties and are sold individually.

| Housing Type                  | Low Density Residential | Medium Density Residential | Central Business District | Mixed Use | Public Facilities |
|-------------------------------|-------------------------|----------------------------|---------------------------|-----------|-------------------|
| Accessory Dwelling Unit       | Y <sup>1</sup>          | Y <sup>1</sup>             | N                         | N         | N                 |
| Apartment Building            | N                       | N                          | Y                         | Y         | N                 |
| Cottage Housing               | Y                       | Y                          | N                         | N         | N                 |
| Group Living                  | CU                      | Y                          | Y                         | Y         | Y                 |
| Plexes                        | N                       | Y                          | N                         | Y         | N                 |
| Mixed Use Buildings           | N                       | N                          | Y                         | Y         | N                 |
| Single-Family House, Detached | Y                       | Y                          | N                         | N         | N                 |
| Townhouse                     | N                       | Y                          | N                         | Y         | N                 |

<sup>1</sup> Allowed only as an accessory to a detached single-family house.

Y = Yes, allowed

N = No, not allowed, prohibited

CU = Allowed if approved by a Conditional Use Review [citation]

## **Chapter – Density and Lot Sizes**

**Purpose.** Density and lot size standards assist in planning for infrastructure and transportation impacts as well as the layouts of subdivisions. Furthermore, they contribute to community character and carry out the goals of the Comprehensive Plan.

**Applicability.** Based on the zone, lot size and densities are prescribed in Table [citation].

| <b>Standards</b>        | <b>Low Density Residential</b> | <b>Medium Density Residential</b> | <b>Central Business District</b> | <b>Mixed-Use</b> | <b>Public Facilities</b> |
|-------------------------|--------------------------------|-----------------------------------|----------------------------------|------------------|--------------------------|
| Minimum Lot Area        | 6,000 sf                       | 5,000 sf <sup>1</sup>             | none                             | none             | none                     |
| Minimum Lot Width       | 60 feet                        | 50 feet <sup>2</sup>              | none                             | none             | none                     |
| Minimum Street Frontage | 30 feet                        | 30 feet <sup>2</sup>              | 12 feet                          | 12 feet          | 12 feet                  |

<sup>1</sup> Townhouses require 1,500 square feet

<sup>2</sup> Townhouses require 15 feet

**Substandard Lots.** All substandard lots created prior to January 1, 1984 shall be exempt from the minimum lot size, minimum street frontage, and minimum lot width requirements set forth in this Chapter.

## **Chapter – Development Standards**

**Purpose.** Development standards influence the look, feel, and functionality of a place, contributing to the community character and ensuring that new development meets the City’s vision as set forth in the Comprehensive Plan.

**Applicability.** Development standards are based on the use, the building type, and the zone in which the site is located.

**Basic Development Standards.** Based on the zone, the development standards are prescribed in Table [citation].

| <b>Standards</b>                             | <b>Low Density Residential</b> | <b>Medium Density Residential</b> | <b>Central Business District</b> | <b>Mixed Use</b> | <b>Public Facilities</b> |
|--|--------------------------------|-----------------------------------|----------------------------------|------------------|--------------------------|
| Maximum Density                              | 1 unit per lot <sup>1</sup>    | 1 unit per 2,000 sf               | none                             | none             | none                     |
| Maximum Building Coverage                    | 40%                            | 60%                               | none                             | none             | none                     |
| Maximum Height <sup>5</sup>                  | 35 feet                        | 35 feet                           | 45 feet                          | 45 feet          | 45 feet <sup>2</sup>     |
| Maximum Front Setback                        | none                           | none                              | 10 feet                          | none             | none                     |
| Minimum Front Setback <sup>6</sup>           | 15 feet                        | 15 feet                           | 0                                | 10 feet          | 10 feet                  |
| Minimum Garage Entrance Setback <sup>3</sup> | 5 feet/20 feet                 | 5 feet/20 feet                    | 5 feet/20 feet                   | 5 feet/20 feet   | 5 feet/20 feet           |
| Min. Interior Side Setback <sup>6</sup>      | 5 feet                         | 5 feet <sup>4</sup>               | 0                                | 0                | 5 feet                   |
| Min. Street Side Setback <sup>6</sup>        | 10 feet                        | 10 feet                           | 0                                | 10 feet          | 10 feet                  |
| Minimum Rear Setback <sup>6</sup>            | 15 feet                        | 15 feet                           | 0                                | 0                | 5 feet                   |

<sup>1</sup> 1 unit per 6,000 sf for cottage housing

<sup>2</sup> Exceptions, see [citation]

<sup>3</sup> 5-foot alley setback, 20-foot street setback

<sup>4</sup> Does not apply to townhouses

<sup>5</sup> Maximum height does not apply to chimneys, vents, small mechanical structures, and flagpoles

<sup>6</sup> Chimneys, eaves, uncovered steps and ramps, and other similar features may project two (2) feet into the setback.

**Accessory Structures.** In the residential zones, Accessory Structures are subject to the following standards:

- A. An Accessory Structure attached to the primary structure must meet the setback requirements of the zone.
- B. The interior side setback and rear setback for a detached Accessory Structures shall be five (5) feet.
- C. A detached Accessory Structure shall be located no closer to the street than the primary structure.
- D. Detached Accessory Structures shall not comprise more than twenty (20) percent of the maximum building coverage for the lot.
- E. An Accessory Structure shall not be taller than the primary structure.

**Main Entrance.** At least one (1) main entrance for each primary structure must face the street, be within forty (45) degrees of the street, or open onto a porch facing the street. See exception for Cottage Housing [citation]

**Windows.** At least fifteen (15) percent of the area of each facade that faces a street lot line must be windows or main entrance doors. Windows used to meet this standard must allow views from the building to the street. Glass block does not meet this standard. Windows in garage doors do not count toward meeting this standard, but windows in garage walls do count toward meeting this standard. To count toward meeting this standard, a door must be at the main entrance and facing a street lot line.

## Chapter – Cottage Housing

**Building Coverage.** The maximum building coverage for each house is one thousand two hundred (1,200) square feet, including the garage.

**Common Outdoor Area.** One (1) or more common outdoor areas are required.

- The outdoor area must be centrally located.
- The outdoor area must have a minimum of four hundred (400) square feet per unit.
- The outdoor area must be contiguous, usable, and serve as a community gathering place.

**Main Entrances.** Each Cottage shall have a main entrance that faces the street or a common outdoor area.

**Parking.** Cottages may have individual parking in a driveway, a carport, or a garage. Common parking areas may also be provided in a surface lot or in a parking structure.

**Pedestrian Connections.** All unit main entrances must be connected by paved pedestrian paths at least six (6) feet in width. This pedestrian path network must be connected to any common parking area and the public street.

**Separation.** Houses must be separated by at least six (6) feet.

## Chapter – Essential Public Facilities

**Purpose.** The purpose of this chapter is to provide a process for siting and review of an Essential Public Facility. The siting process is regulated by RCW 36.70A.200.

**Regional Siting Process.** Per an interlocal agreement, the process for siting Essential Public Facilities in Spokane County shall be administered by Spokane County. When the siting process is complete and the final site is within the corporate boundaries of the City of Medical Lake, the proposal will be subject to a Conditional Use Review.

**Conditional Use Review.** Essential Public Facilities that have completed the Spokane County Regional Siting Process, require a Conditional Use Review as stipulated in MLMC Chapter [citation]

## Chapter – Conditional Use

**Purpose.** Certain uses are conditional uses instead of being allowed outright, although they may have beneficial effects and serve important public interests. They are subject to the conditional use regulations because they may have significant adverse effects on the environment, overburden public services, change the desired character of an area, or create major nuisances. The conditional use review provides an opportunity to allow the use but impose mitigation measures to address identified concerns, or to deny the use if the concerns cannot be resolved.

**Applicability.** A Conditional Use Review is required for those uses with a CU designation in Table [citation]

**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 amendment being requested;
- C. Any studies, reports, or documentation to support the request;
- D. A written response to the approval criteria in MLMC [citation], Approval Criteria;
- E. A SEPA checklist; and
- F. The application fee.

**Process.** Conditional Use Reviews are processed through a Type III review with the Medical Lake Planning Commission holding a public hearing and making a recommendation to the City Council, which shall make the final decision. The Type III review process is found in MLMC Section 19.270.040, Type III reviews.

**Approval Criteria.** Conditional Use Reviews shall meet all the following criteria for approval:

- A. The proposal is compatible in scale, character, and intensity with nearby land uses and the zoning district.

- B. There are adequate public services available and sufficient to serve the use.
- C. The proposal does not create any substantial negative impacts on the surrounding area. These impacts include, but are not limited to, noise, odor, light, parking, and traffic.
- D. The proposal aligns with the goals and policies of the Comprehensive Plan.

## Chapter – Variance

**Purpose.** The regulations of this Title are designed to implement the goals and policies of the Comprehensive Plan. These regulations apply City-wide, but because of unique situations, some sites are difficult to develop in compliance with the regulations. The Variance Review process provides a mechanism by which the regulations in this Title may be modified if the proposed development continues to meet the intended purpose of those regulations.

**Applicability.** The Variance Review process may be applied to any development standard in Title 19 – Land Use and Development.

**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 of the amendment being requested;
- C. Any studies, reports, or documentation to support the request;
- D. A written response to the approval criteria in MLMC [citation], Approval Criteria;
- E. A SEPA checklist: and
- F. The application fee.

**Process.** Variance Reviews are processed through a Type III review with the Medical Lake Planning Commission holding a public hearing and making a recommendation to the City Council, which shall make the final decision. The Type III review process is found in MLMC Section 19.270.040, Type III reviews.

**Approval Criteria.** Variance Reviews shall meet all the following criteria for approval:

- A. Granting the variance will equally or better meet the purpose of the development standard to be modified; and
- B. Any impacts resulting from the variance are mitigated to the extent practical.
- C. The variance does not create any substantial negative impacts on the surrounding area.

## PUBLIC COMMENT

No comments were received from agencies or the public.

## ZONING CODE APPROVAL CRITERIA

Amendments to development regulations are subject to MLMC Section 17.56.100 – Criteria for evaluation of plan amendments.

1. The amendment is necessary to resolve inconsistencies between the comprehensive plan and implementing ordinances, or inconsistencies between the plan or ordinances and local, state, or federal mandates.

**Findings:** The proposed amendments are to create new zoning districts along with allowed uses and development standards. In addition, the proposed amendments replace chapters regarding conditional uses and variances. All of these amendments are in concert with the Periodic Update of the Comprehensive Plan. The proposed zoning districts will not be applied to the Official Zoning Map at this time. These amendments are not to resolve inconsistencies, but rather to meet state mandates, carry out the updated comprehensive plan, and create a clearer, well-organized, well-written municipal code. House Bill 1110 was created to increase housing supply and affordability by ending exclusive single-family zoning. By allowing more housing types and densities, these amendments meet the requirements of the Bill. In addition, these amendments are not inconsistent with the existing Comprehensive Plan. **For these reasons, the criterion is met.**

2. The amendment of the plan and/or the development regulations will further the implementation of the comprehensive plan and resolve inconsistency between the two in a manner that will not adversely impact the general public health, safety, and/or welfare.

**Findings:** The proposed amendments are to create new zoning districts along with allowed uses and development standards. In addition, the proposed amendments replace chapters regarding conditional uses and variances. All of these amendments are in concert with the periodic update of the Comprehensive Plan. The proposed zoning districts will not be applied to the Official Zoning Map at this time. By adopting the proposed amendments, the upcoming Comprehensive Plan will be further implemented, and no inconsistencies will be created with the existing Comprehensive Plan. Furthermore, the amendments do not adversely impact the general public's health, safety, or welfare. **For these reasons, the criterion is met.**

3. Conditions have changed so much since the adoption of the comprehensive plan on factors such as, but not limited to population, employment, housing, transportation, capital facilities, or economic conditions that the existing goals, policies, objectives and/or map classifications of the comprehensive plan or development regulations are inappropriate.

**Findings:** The proposed amendments are to create new zoning districts along with allowed uses and development standards. In addition, the proposed amendments replace chapters regarding conditional uses and variances. All of these amendments are in concert with the periodic update of the Comprehensive Plan. The proposed zoning districts will not be applied to the Official Zoning Map at this time. The City is in the process updating the Comprehensive Plan and development regulations as part of the 10-year Periodic Update as mandated by the State. Conditions and State mandates have changed significantly since the last Periodic Update. These amendments are one of several to address these changed conditions. **For this reason, the criterion is met.**

4. Substantial conditions exist where the available supply of forecasted lands for residential, commercial, industrial, recreation or agriculture have been absorbed and there is insufficient land available for a twenty-year supply.

**Findings:** The proposed amendments change the Municipal Code, including density standards. However, the amendments do not affect the available supply of forecasted lands. **For this reason, the criterion is not applicable.**

5. If the comprehensive plan amendment proposal involves extension of water and/or sewer services outside of the urban growth boundary, the following additional criteria must be met:

- A. The proposal must be in response to an immediate threat to public health or safety;
- B. The proposal is necessary for the protection of the aquifer(s) designated pursuant to RCW 36.70.A170;
- C. The proposal is necessary to maintain existing levels of service in existing urban or suburban developments.

**Findings:** The proposal does not involve the extension of water or sewer services. **Therefore, this criterion is not applicable.**

6. The proposed amendment is consistent with the overall intent of the goals of the comprehensive plan.

**Findings:** The proposed amendments are to create new zoning districts along with allowed uses and development standards. In addition, the proposed amendments replace chapters regarding conditional uses and variances. All of these amendments are in concert with the periodic update of the Comprehensive Plan. The proposed zoning districts will not be applied to the Official Zoning Map at this time. By adopting the proposed amendments, the upcoming Comprehensive Plan will be further implemented. These amendments are consistent with the overall intent of the goals of the existing Comprehensive Plan. **For this reason, the criterion is met.**

7. The proposed amendment is consistent with RCW 36.70A, the Growth Management Act, the county-wide planning policies, and applicable multicounty planning policies.

**Findings:** The proposed amendments are to create new zoning districts along with allowed uses and development standards. These amendments include many standards for housing in an effort to meet new State mandates for middle housing, specifically, House Bill 1096 (Middle Housing), House Bill 1220 (Low Income Housing), House Bill 5235 (Accessory Dwelling Units), and Senate Bill 5290 (Housing Targets) created changes to the Growth Management Act. The county-wide policies reflect State mandates. Therefore, these amendments are consistent with the Growth Management Act and county-wide planning policies. **For this reason, the criterion is met.**

8. Where an amendment to the comprehensive plan map is proposed, the proposed designation is adjacent to property having a similar and compatible designation.

**Findings:** An amendment to the Comprehensive Plan Map is not proposed, therefore, **this criterion is not applicable.**

9. Public facilities, infrastructure, and transportation systems are present to serve the intended amendment or provisions have been made in accordance with the comprehensive plan to provide the necessary facilities.

**Findings:** The proposed amendments change the Municipal Code, including density standards. However, the new zoning districts are not being applied to the Official Zoning Map at this time. **For this reason, the criterion is not applicable.**

10. The proposed amendment is complimentary and compatible with adjacent land uses and the surrounding environment.

**Findings:** The proposed amendments change the Municipal Code, including density standards. However, the new zoning districts are not being applied to the Official Zoning Map at this time. **For this reason, the criterion is not applicable.**

11. The proposed amendment does not adversely affect lands designated as agricultural and/or resource lands of long-term commercial significance or critical areas.

**Findings:** The proposed amendments change the Municipal Code, including density standards. However, the new zoning districts are not being applied to the Official Zoning Map at this time. **For this reason, the criterion is not applicable.**

## CONCLUSION

The proposed amendments are to create new zoning districts along with allowed uses and development standards. In addition, the proposed amendments replace chapters regarding conditional uses and variances. All of these amendments are in concert with the periodic update of the Comprehensive Plan. The proposed zoning districts will not be applied to the Official Zoning Map at this time. The proposed amendments are consistent with the current Comprehensive Plan, the Countywide Planning Policies, and the Growth Management Act. The amendments do not adversely affect land, uses, or services within the City. All of the applicable approval criteria have been met, therefore, the proposal should be approved.

## 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 City Staff to address concerns and return with modified language.

## EXHIBITS

- A. SEPA Checklist – January 28, 2026
- B. SEPA DNS – January 30, 2026
- C. Public Notice – January 29, 2026

# SEPA<sup>1</sup> Environmental Checklist

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## Purpose of checklist

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization, or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

## Instructions for applicants

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. **You may use “not applicable” or “does not apply” only when you can explain why it does not apply and not when the answer is unknown.** You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to **all parts of your proposal**, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

## Instructions for lead agencies

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

## Use of checklist for nonproject proposals

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B, plus the Supplemental Sheet for Nonproject Actions (Part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in “Part B: Environmental Elements” that do not contribute meaningfully to the analysis of the proposal.

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<sup>1</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/Checklist-guidance>

## A. Background

[Find help answering background questions<sup>2</sup>](https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklistguidance/SEPA-Checklist-Section-A-Background)

**1. Name of proposed project, if applicable:**

Adoption of new zoning districts, including allowed uses and development regulations.

**2. Name of applicant:**

City of Medical Lake

**3. Address and phone number of applicant and contact person:**

Elisa Rodriguez, City Planner  
124 S Lefevere Street  
Medical Lake, WA 99022  
509-565-5019  
erodriguez@medical-lake.org

**4. Date checklist prepared:**

1/28/2026

**5. Agency requesting checklist:**

City of Medical Lake

**6. Proposed timing of schedule (including phasing, if applicable):**

This is the fourth of 10 amendments to the Medical Lake Municipal Code in conjunction with the update of the Comprehensive Plan, all part of the Periodic Update mandated by the Washington Growth Management Act.

**7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.**

See question #6.

**8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.**

No known information.

**9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.**

No known applications.

**10. List any government approvals or permits that will be needed for your proposal, if known.**

These amendments will require the approval of the Medical Lake City Council in the form of an ordinance.

**11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you**

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<sup>2</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklistguidance/SEPA-Checklist-Section-A-Background>

**to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)**

The proposal is to create five new zoning districts, replacing ten existing zoning districts. The new zoning districts are loosely based on the old zoning districts, however all the language is new and streamlined for ease of use by City staff, appointed and elected officials, and the public. The new standards strive to encourage more types and densities of housing.

**12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.**

This proposal is a non-project action that applies to the entirety of the City of Medical Lake.

## **B.Environmental Elements**

The proposal is a non-project action. See Section D. Supplemental sheet for non-project actions.

## **C.Signature**

[Find help about who should sign](#)<sup>3</sup>

**The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.**

 Recoverable Signature

**X** Elisa Rodriguez

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Signed by: 0c50e617-2fde-4108-80e4-d2e2381ee76f

**Type name of signee:** Elisa Rodriguez

**Position and agency/organization:** City Planner

**Date submitted:** 1/28/2026

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<sup>3</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-C-Signature>

## D. Supplemental sheet for nonproject actions

[Find help for the nonproject actions worksheet<sup>4</sup>](#)

Do not use this section for project actions.

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

**1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?**

The proposal is to create new zoning districts for the City of Medical Lake. There is no change to a use or standard that would be likely to increase the discharge to water, emissions to air, production, storage, or release of toxic or hazardous substances, or the production of noise.

- **Proposed measures to avoid or reduce such increases are:**

None.

**2. How would the proposal be likely to affect plants, animals, fish, or marine life?**

The proposal is to create new zoning districts of the City of Medical Lake. Although they are new, they are loosely based on the existing and there is no expectation for a likely effect on plants, animals, fish, or marine life directly. In addition, the critical area ordinance will continue to protect these entities.

- **Proposed measures to protect or conserve plants, animals, fish, or marine life are:**

None.

**3. How would the proposal be likely to deplete energy or natural resources?**

The proposal is to create new zoning districts of the City of Medical Lake. These changes are not likely to deplete energy or natural resources.

- **Proposed measures to protect or conserve energy and natural resources are:**

None.

**4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection, such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?**

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<sup>4</sup> <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-d-non-project-actions>

The proposal is to create new zoning districts for the City of Medical Lake. Environmentally sensitive areas will still be protected by the critical areas ordinance and the Shoreline Master Program.

- **Proposed measures to protect such resources or to avoid or reduce impacts are:**

None.

**5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?**

The proposal is to create new zoning districts for the City of Medical Lake. However, this proposal does not amend the official zoning map. At this time, the new zoning districts will not be applied to land. Therefore, they do not effect shoreline use, which is still protected by the Shoreline Master Program. In addition, the new zoning districts are loosely based on the existing zoning districts and take into account the existing land uses within the City. The zoning districts are compatible with the existing comprehensive plan and help to carry out the upcoming updates to the comprehensive plan.

- **Proposed measures to avoid or reduce shoreline and land use impacts are:**

None.

**6. How would the proposal be likely to increase demands on transportation or public services and utilities?**

The proposal is to create new zoning districts for the City of Medical Lake. The proposed uses and densities are not significantly different from the existing uses and densities. Before applying the districts to the official zoning map, demands on transportation, public services, and utilities will be considered. Therefore, at this time the demand will not change.

- **Proposed measures to reduce or respond to such demand(s) are:**

None.

**7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.**

The proposal does not conflict with local, state, and federal laws, including those for the protection of the environment.



City of Medical Lake  
124 S Lefevre Street  
PO Box 369  
Medical Lake, WA 99022-0369  
509-565-5000  
www.medical-lake.org

## State Environmental Policy Act Determination of Non-Significance

**Date of Issuance:** 1/30/2026

**Lead Agency:** City of Medical Lake

**Agency Contact:** Elisa Rodriguez, City Planner, 509-565-5019

**Lead Agency File Number:** Periodic Update: MLMC Amendments to Zoning Districts

**Description of Proposal:** The proposal is to create five new zoning districts, replacing ten existing zoning districts. The new zoning districts are loosely based on the old zoning districts, however all the language is new and streamlined for ease of use by City staff, appointed and elected officials, and the public. The new standards strive to encourage more types and densities of housing.

**Applicant:** City of Medical Lake

**Location of Proposal:** This is a non-project proposal, therefore, there is no location. The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement is not required under [RCW 43.21C.030\(2\)\(c\)](#). This decision was made after review of a completed environmental checklist and other information on file with the lead agency.

**This information is available at:**

<https://medical-lake.org/city-government/comprehensive-plan/>

There is no comment period for this DNS.

This DNS is issued after using the optional process in WAC [197-11-355](#). There is no further comment period on the DNS.

This DNS is issued under WAC [197-11-340\(2\)](#); the lead agency will not act on this proposal for 14 days from the date of issuance. **Comments must be submitted by: 2:00 p.m. on**

**Friday, February 13, 2026.**

**Responsible Official:** Sonny Weathers

**Position/Title:** City Administrator

**Address:** 124 S Lefevre Street, Medical Lake, WA 99022

**Phone:** 509-565-5050

**Email:** sweathers@medical-lake.org

X   
\_\_\_\_\_  
Responsible Official

**Signature Date:** 1/29/2026



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## PUBLIC NOTICE

The Planning Commission will hold a public hearing on **Thursday, February 26, 2026, at 5:30pm** in person during the regularly scheduled Planning Commission meeting at the Medical Lake City Hall and virtually via Zoom to consider amendments to the municipal code regarding **Zones**. A web link to the Zoom Meeting will be posted on the City's website [www.medical-lake.org](http://www.medical-lake.org) with the meeting agenda. The public is encouraged to attend and will have the opportunity to speak. If you require special assistance, contact City Hall at 509-565-5000.

The SEPA environmental checklist has been reviewed, and the City has issued a determination of non-significance.

Documents relating to this review can be viewed on the comprehensive plan update page and in the agenda packet at the above website. Questions should be directed to the contact below.

Written comments may be submitted to the Planning Department by **2:00 p.m.** on **February 12, 2026**. Direct comments to Elisa Rodriguez, Planning Department, City of Medical Lake, 124 S Lefevre St, Medical Lake, WA. Phone: 509-565-5019. E-mail: [erodriguez@medical-lake.org](mailto:erodriguez@medical-lake.org).