



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

Requested Action:

Conduct a first read for Ordinance 1142.

Key Points:

This ordinance adds Chapter 11.19 – Street Vacations, to Title 11 – Streets and Sidewalks.

The municipal code does not contain any reference to street vacations at this time. Past street vacation requests have been processed using RCW 35.79. This RCW provides a process, but not a method of evaluating the merits of the request.

The City is proposing to adopt Title 11.19 – Street Vacations to establish a clear, consistent, and legally defensible process for vacating city streets and alleys.

The new chapter attempts to formalize application requirements, review criteria, public hearing procedures, valuation methods, and City Council decision-making standards.

Codification ensures alignment with RCW requirements, standard municipal practices, and City expectations for transparency, fairness, and orderly development.

Background Discussion:

The City of Medical Lake periodically receives requests from property owners and developers to vacate streets or alleys for purposes such as lot consolidation, redevelopment, public utility access adjustments, or to eliminate obsolete or unused right-of-way segments. Historically, these requests have been processed on an ad hoc or case-by-case basis without a dedicated chapter in the Municipal Code outlining uniform procedures.

Public Involvement:

In addition to the opportunity to speak at the public hearing, draft language has been provided on the City website for review and comment by the public. No comments have been received.

Next Steps:

A second read of the ordinance at the April 7, 2026 meeting.

Staff will draft policies and procedures to address further details relating to application materials and valuation methods.