



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

4/7/2026 City Council Meeting

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

Requested Action:

Hold a public hearing to consider Ordinance 1144 containing proposed zoning district amendments to the Medical Lake Municipal Code (MLMC) and perform a first read of the ordinance.

Key Points:

The Planning Commission held a public hearing on February 26 and March 26, 2026, to consider the proposed amendments. No public testimony was given.

The *Updated Staff Report to Planning Commission* contains the language reviewed by the Planning Commission. The text in red represents the language that changed between the February and March meetings.

Per the request of staff, the Planning Commission included five (5) modifications with their recommendation:

1. A footnote added to Table 19.520-1 Use Categories, stating that Temporary Lodging in the LDR Zone is only for Short-term Rentals (not motels and hotels).
2. A footnote added to Table 19.520-1 Use Categories, stating that if the Group Living use meets the definition of Co-Living in RCW 36.70A.535 is exempt from a Conditional Use Review.
3. A citation provided in 19.520.030 Use Types, Prohibited Use, for MLMC Chapter 17.43 – Nonconforming Use.
4. A citation provided in footnote 1 of Table 19.520-1 Use Categories, for MLMC Chapter 17.45 – Home Occupation Permit.
5. A footnote added to Table 19.520-1 Use Categories, stating that buildings more than 200 feet from a property line may be up to 65 feet in height.

All of the above have been added to the draft ordinance. Several citations replaced placeholders in the language Planning Commission reviewed because it did not have a numbering system at that point. Red text in the draft ordinance represents citation changes in existing code. Blue text in the draft ordinance represents language that was not reviewed by the Planning Commission.

Background Discussion:

Two workshops regarding Zoning Districts have taken place with City Council. An initial workshop was held on February 17, 2026 and a language workshop was held on March 17, 2026.

Public Involvement:

Public hearings at Planning Commission and City Council provide opportunity for the public to provide input. In addition, language has been provided on the City website for review and comment by the public.

Next Steps:

If the first read of Ordinance 1144 is approved, the second read will be scheduled for April 21, 2026.