



City of Medical Lake Planning Department
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STAFF REPORT TO THE CITY COUNCIL

File: Periodic Update: MLMC Zoning Districts

Date of Staff Report: April 2, 2026

Date of City Council Workshop: March 17, 2026

Date of City Council Hearing: April 7, 2026

Staff Planner: Elisa Rodriguez 509-565-5019 or erodriguez@medical-lake.org

SEPA: Determination of Non-Significance was made on January 30, 2026

60-Day Intent to Adopt: Submitted to the Department of Commerce on February 20, 2026

Procedure: This proposal requires a legislative review, therefore, the Planning Commission has held a public hearing and made 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. Until that time, the old and new zoning districts will both be part of the municipal code. Only the zones depicted on the Official Zoning Map will be implemented. Once the Official Zoning Map is updated, there will be an ordinance provided to remove the old zones from the municipal code. 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.

Date of Planning Commission Hearing: February 26 and March 26, 2026

Planning Commission Recommendation: The proposed amendment to the Medical Lake Municipal Code is for the purpose of replacing zoning districts, variance review, and conditional use review. The proposed amendments are consistent with the Comprehensive Plan, the Countywide Planning Policies, and the

Growth Management Act. The amendments do not adversely affect land, uses, or services within the City. Therefore, the Planning Commission unanimously recommends approval of the proposal.

Attached: Staff report to the Planning Commission, dated March 19, 2026 (includes proposed language)