



City of Medical Lake  
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6/25/2026 Planning Commission Meeting

To: Planning Commission  
From: Elisa Rodriguez, Senior Planner  
**TOPIC: Periodic Update: DRAFT Comprehensive Plan, Parts 1-3,  
The People, The Place, The Future**

**Requested Action:**

Provide feedback and guidance on the DRAFT Comprehensive Plan, Parts 1-3

**Key Points:**

Parts one and two were previously reviewed. This draft adds part three and amends parts one and two.

Part Three: The Future, contains chapters 11-13: Placemaking, Zoning and Development Standards, and Urban Growth Area.

Among other updates, Chapter 6: Mobility and Chapter 7: Capital Facilities, now have level of service standards. These standards are critical when the City reviews proposed development. It is the duty of the City, as set forth by the Growth Management Act, to ensure that infrastructure is built concurrently with development. Setting levels of service provides standards to measure the impacts of new development.

Chapter 11: Placemaking, develops the idea of building on what makes Medical Lake great, namely, its small-town feel, natural beauty, and outdoor recreation. This focus will help to strengthen the community and encourage tourism.

Chapter 12: Zoning, includes a draft Zoning Map. This map reflects the new zoning districts that were adopted in Ordinance 1144. The draft is similar to the existing zoning map with some exceptions:

1. There is no longer an industrial zone, therefore, the Nike site is now shown as Low-Density Residential.
2. Two-Family (R-2) and Multi-Family (R-3) were combined to form Medium-Density Residential. The boundaries are not identical. Most notably, the R-2 zone was removed from Fox Hollow and Fox Ridge areas.
3. A new Public Facilities zone replaces the three other zones (Schools, Public, and Institutional).

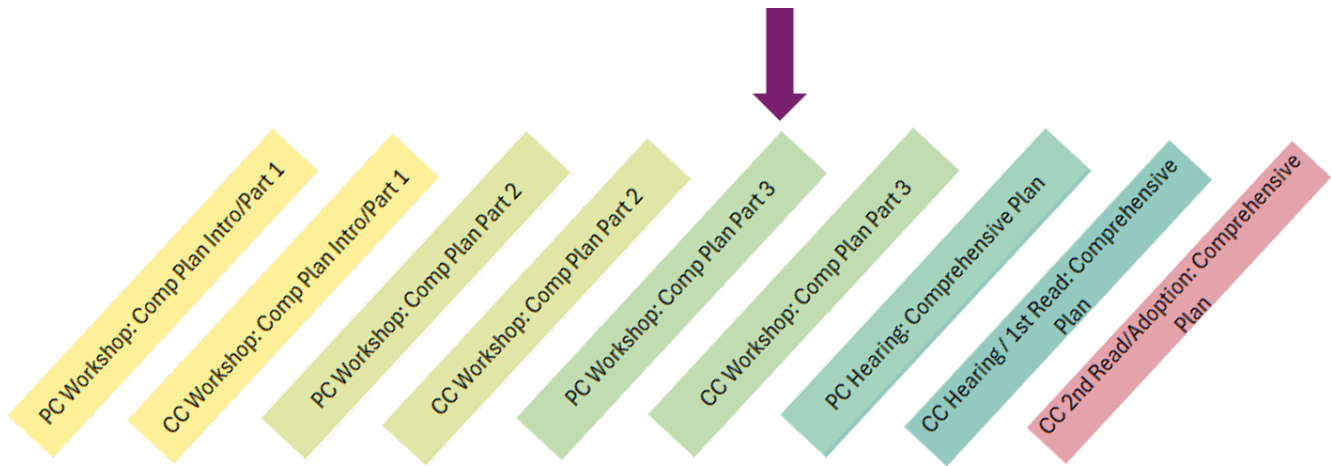
Chapter 13: Urban Growth Area, reflects areas that are best suited for expansion of the City when needed. Spokane County controls the UGA, therefore, Medical Lake has made a request for the changes shown. However, the County's process runs parallel to ours, therefore, we will not know if our request will be honored until the end of 2026.

**Background Discussion:**

The Growth Management Act mandates that all fully-planning cities have comprehensive plan with land use, housing, capital facilities, utilities, transportation, and climate change elements.

Medical Lake is choosing to present a new comprehensive plan that serves the needs and desires of the community first, while still meeting the requirements of the State.

This is the step 5 of a 9-step process for adopting a new comprehensive plan.



**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 complete draft of the plan has been reviewed by the Planning Commission and the City Council, each body will hold a public hearing. In addition, the draft is available on the City website for review and comment by the public.

**Next Steps:**

A public hearing is scheduled for the July 23, 2026 Planning Commission meeting.