



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

File: Periodic Update: MLMC Subdivisions

Date of Staff Report: August 13, 2026

Date of City Council Workshop: August 4, 2026

Date of City Council Hearing: August 18, 2026

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

SEPA: Determination of Non-Significance was made on June 3, 2026

60-Day Intent to Adopt: Submitted to the Department of Commerce on July 7, 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 proposal to amend the municipal code to:

1. Delete MLMC Chapter 15.04 – General Provisions
2. Replace MLMC Chapter 15.08 – Definitions, with new definitions in Chapter 19.160 – Definitions.
3. Replace MLMC Chapter 15.12 – Preliminary Plat, and Chapter 15.26 – Short Plats, with Chapter 19.350 – Subdivisions.
4. Replace MLMC Chapter 15.16 – Surety Methods, and Chapter 15.18 – Requirements for Improvements, with Chapter 19.380 – Infrastructure Improvements, and Chapter 19.370 – Development Standards.
5. Replace MLMC Chapter 15.22 – Final Plat, with Chapter 19.390 – Final Plats.
6. Replace MLMC Chapter 15.27 – Binding Site Plan, with Chapter 19.360 – Binding Site Plans.
7. Delete MLMC Chapter 15.28 – Subdivision Variance.
8. Delete MLMC Chapter 15.34 – Residence Division.
9. Add Chapter 19.330 – Lot Line Adjustments.
10. Replace MLMC Chapter 11.20 – Street Classifications, with Chapter 11.40 – Street Improvement Standards

Date of Planning Commission Hearing: June 25, 2026

Planning Commission Recommendation: The proposed amendments to the Medical Lake Municipal Code are intended to clarify and streamline the language associated with land division processes and standards. 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 June 18, 2026 (includes proposed language for Title 19).