



City of Medical Lake
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P.O. Box 369
Medical Lake, WA 99022-0369

9/1/2026 City Council Meeting

To: City Council
From: Elisa Rodriguez, Senior Planner
TOPIC: Periodic Update: MLMC amendments regarding Impact Fees (Ordinance 1152)

Requested Action:

Conduct a public hearing and consider the first read of Ordinance 1152, amendments to the Medical Lake Municipal Code (MLMC) regarding impact fees.

Key Points:

Ordinance No. 1152 is intended to modernize and reorganize the City's impact fee regulations, align the code with current state requirements, and establish a clearer framework for administering transportation, park, fire, and school impact fee policies.

Proposal:

1. Replace MLMC Chapter 16.05 – Impact Fees with Chapter 19.190 – Impact Fees.
2. Delete MLMC Chapter 16.06 – Fire Protection Impact Mitigation, discontinuing the Fire Impact Fee.
3. Delete MLMC Chapter 16.07 – Parks, Recreation, and Open Space Impact Mitigation, with a resolution adopting the methodology and fee schedule.
4. Retain MLMC Chapter 16.09 – School Impact Mitigation, until a future date when the Medical Lake School District is able to update the methodology and fee schedule.

A staff report addressing the approval criteria is attached.

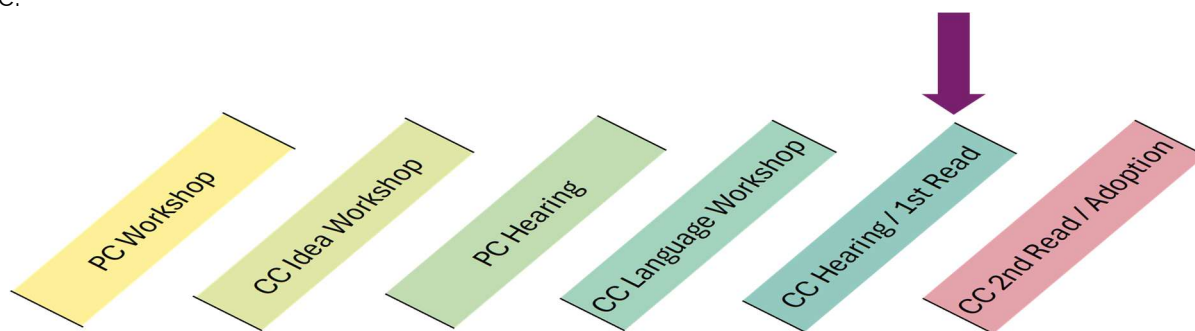
The draft ordinance has been reviewed by our legal advisors and the Planning Commission is recommending approval.

The effective date for the ordinance is January 1, 2027, to allow the current impact fees to continue through the end of 2026. This will also supply the time for City Council to consider a resolution to adopt the Parks Impact Fee methodology and incorporate new fees into the budget process.

Background Discussion:

The City is updating its impact fee regulations as part of the periodic review of the Medical Lake Municipal Code. Impact fees are intended to ensure that new development contributes a proportionate share of the cost of eligible public facilities needed to serve growth. The proposed amendments are intended to provide a clearer and more current administrative framework while allowing Council to consider fee methodologies and schedules through separate, transparent policy actions.

This public hearing is the fifth step in a 6-step process for adopting amendments to the municipal code.



Public Involvement:

A public hearing was held with the Planning Commission on August 27, 2026. In addition, language has been provided on the City website for review and comment by the public.

Next Steps:

A second read for Ordinance 1152 is scheduled for October 6, 2026.