



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

File: Periodic Update: MLMC Impact Fees

Date of Staff Report: August 28, 2026

Date of City Council Workshop: August 18, 2026

Date of City Council Hearing: September 1, 2026

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

SEPA: Determination of Non-Significance was made on June 29, 2026

60-Day Intent to Adopt: Submitted to the Department of Commerce on September 6, 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. 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.

Date of Planning Commission Hearing: August 27, 2026

Planning Commission Recommendation: The proposed amendments modernize and consolidate the City's impact fee regulations, improve consistency with state law, and establish clear procedures for the collection and administration of impact fees associated with new development. The amendments support implementation of the Comprehensive Plan and Capital Improvement Plan, provide a fair method for allocating growth-related facility costs, and promote the efficient provision of public services. Therefore, the Planning Commission unanimously recommends approval of the proposal.

Attached: Staff report to the Planning Commission, dated August 20, 2026 (includes proposed language for Title 19).