



City of Medical Lake
124 S. Lefevre St.
P.O. Box 369
Medical Lake, WA 99022-0369

10/6/2026 City Council Meeting

To: City Council
From: Elisa Rodriguez, Senior Planner
TOPIC: Periodic Update: MLMC amendments regarding Critical Areas (Ordinance 1153)

Requested Action:

Hold a public hearing and conduct a first read for Ordinance 1153, proposed amendments regarding critical areas to the Medical Lake Municipal Code (MLMC).

Key Points:

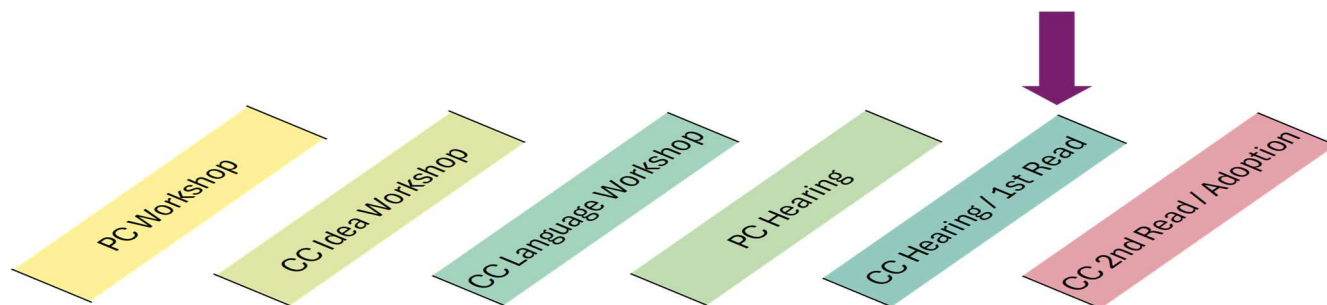
- The proposed amendments address the five categories of critical areas identified under the Washington State Growth Management Act:
 - Wetlands;
 - Frequently flooded areas;
 - Fish and wildlife habitat conservation areas;
 - Geologically hazardous areas; and
 - Critical aquifer recharge areas.
- The amendments would relocate and reorganize the City's critical-areas regulations from existing Chapter 17.10 into proposed Chapter 19.810 to align the regulations with Title 19.
- Substantive amendments include new sections addressing critical aquifer recharge areas and geologically hazardous areas, as well as updates to wetland standards based on revised Department of Ecology guidance.
- Additional revisions are intended to improve organization, readability, administration, and implementation.
- The draft ordinance for proposed Chapter 19.810 and a redlined version of existing Chapter 17.10 are included for comparison.
- The Planning Commission unanimously recommended approval of the proposed language with minor modifications that have been incorporated into the draft ordinance.
- The City Council should consider whether the proposed regulations are understandable, internally consistent, administratively workable, and appropriately protective of critical areas.

Background Discussion:

Medical Lake first adopted critical-areas regulations in 1994 and amended them in 2010. The City's current Critical Areas Ordinance is codified in MLMC Chapter 17.10 and was comprehensively updated through Ordinance No. 1108 in March 2023.

The current proposal would relocate and reorganize the critical-areas regulations into proposed Chapter 19.810 and incorporate amendments identified through the periodic-update process. These include new provisions addressing critical aquifer recharge areas and geologically hazardous areas, updated wetland standards, and additional revisions intended to improve administration and implementation.

The October 6 City Council public hearing and first read is the fifth step in the City's six-meeting review and adoption process.



Public Involvement:

The Planning Commission held a public hearing on September 24, and the City Council is holding a separate public hearing on October 6. The proposed language has been made available on the City's website for review and comment by the public. Members of the public may provide testimony at the City Council public hearing or submit written comments in accordance with the instructions included in the public hearing notice. Comments received will be provided to the applicable decision-making body and included in the legislative record.

Next Steps:

If the City Council approves the first read, a second read will be scheduled for the November 17, 2026 meeting.