CITY OF MEDICAL LAKE
SPOKANE COUNTY, WASHINGTON
ORDINANCE NO. 1152

AN ORDINANCE OF THE CITY OF MEDICAL LAKE, WASHINGTON RELATING TO AMENDMENTS TO TITLES 16 AND 19 OF THE MEDICAL LAKE MUNICIPAL CODE REGARDING IMPACT FEES

WHEREAS, the City of Medical Lake (City) is a fully-planning city under the Growth Management Act (GMA); and

WHEREAS, pursuant to RCW 36.70A.070, the City must have a Comprehensive Plan; and

WHEREAS, pursuant to RCW 36.70A.040, the City must have development regulations that implement the Comprehensive Plan; and

WHEREAS, impact fees implement the Comprehensive Plan; and

WHEREAS, to better serve the City and its citizens, Medical Lake Municipal Code (MLMC) Chapter 16.05 – Impact Fees is being replaced by Chapter 19.190 – Impact Fees; and

WHEREAS, the Fire Impact Fee was created using the growth needs of the Medical Lake Fire Department, which is no longer in operation, therefore, to better serve the City and its citizens, MLMC Chapter 16.06 – Fire Protection Impact Mitigation is being removed; and

WHEREAS, the methodology for developing the Parks Impact Fee is being updated, therefore, to better serve the City and its citizens, MLMC Chapter 16.07 – Parks, Recreation, and Open Space Impact Mitigation, is being removed from the municipal code and replaced by a resolution adopting the methodology and fee schedule; and

WHEREAS, a State Environmental Protection Act (SEPA) checklist and a determination of non-significance were distributed on June 29, 2026, and no comments were received and the DNS is retained; and

WHEREAS, the City of Medical Lake Planning Commission (Planning Commission) considered the proposed text amendments at a properly noticed public hearing on August 27, 2026, so as to receive public testimony; and

WHEREAS, at its August 27, 2026, meeting, the Planning Commission voted to recommend approval of the amendments; and

WHEREAS, pursuant to RCW 36.70A.106, on August 6, 2026, the City provided the Washington State Department of Commerce with a sixty (60) day notice of its intent to adopt the amendment(s) to the MLMC; and

WHEREAS, on September 1, 2026, the City of Medical Lake City Council (City Council) discussed the proposed text amendments at a properly noticed open public hearing; and

WHEREAS, the City Council considered the entire public record, public comments, written and oral, and the Planning Commission's recommendation; and

WHEREAS, this Ordinance is supported by the staff report and materials associated with this Ordinance, including documents on file with the City; and

WHEREAS, this Ordinance is also supported by the professional judgment and experience of the City staff who have worked on this proposal; and

WHEREAS, the City Council determined that the proposed amendments are in accord with the Comprehensive Plan, will not adversely affect the public health, safety, or general welfare, and are in the best interest of the citizens and property owners of the City; and

WHEREAS, the City Council determined that the proposed amendments are consistent with the goals and requirements of the GMA.

NOW, THEREFORE, the City Council of the City of Medical Lake, Washington does ordain as follows:

Section 1. Amendment. Chapter 16.05 – Impact Fees, is hereby removed from the MLMC.

Section 2. Amendment. Chapter 16.06 – Fire Protection Impact Mitigation, is hereby removed from the MLMC.

Section 3. Amendment. The following terms are hereby alphabetically added to the MLMC Chapter 19.160 – Definitions.

Development Activity. Any construction or expansion of a building or structure that creates additional demand for public facilities.

System Improvements. Public facilities included in the City's Capital Improvement Plan that are designed to serve new development.

Proportionate Share. That portion of the cost of public facility improvements reasonably related to the service demands and needs of new development.

Section 4. Amendment. Chapter 19.190 – Impact Fees, is hereby added to the MLMC.

Chapter 19.190 – Impact Fees

19.190.010 Purpose.

This Chapter is adopted pursuant to Chapter 82.02 RCW to ensure that new development pays a proportionate share of the cost of public facilities needed to serve such development.

Impact fees imposed under this Chapter are intended to:

A. Ensure adequate public facilities are available to serve new growth;

B. Promote orderly growth and development;

C. Require new development to pay its fair share of system improvements; and

D. Implement the City of Medical Lake Capital Improvement Plan.

19.190.020 Applicability.

Impact fees shall be imposed on all Development Activity requiring a building permit, unless exempted herein.

19.190.030 Impact Fees Imposed.

The City hereby imposes the following impact fees:

A. School impact fees as set forth in MLMC Chapter 16.09 – School Impact Mitigation; and

B. Park impact fees as established by City Council Resolution.

19.190.040 School Impact Fees.

The City shall enter into an interlocal agreement with the Medical Lake School District to collect and remit school impact fees.

19.190.050 Calculation of Impact Fees.

Impact fees shall be calculated based on:

A. The adopted City Capital Improvement Plan or School District Capital Facilities Plan;

B. System improvements related to new development; and

C. The type and size of development.

19.190.060 Fee Schedule.

Impact fees are established by City Council resolution.

19.190.070 Payment.

Impact fees shall be paid prior to issuance of a building permit unless deferred pursuant to state law.

19.190.080 Exemptions.

The following shall be exempt:

A. Non-residential development;

B. Alterations or expansions that do not increase the number of dwelling units; and

C. Replacement structures with no increase in the number of dwelling units.

19.190.090 Credits.

Pursuant to RCW 82.02.060(5), a developer may receive credit for dedication of land and/or construction of system improvements, provided such contributions are identified in the Capital Improvement Plan and approved by the City Council.

19.190.100 Adjustments

Pursuant to RCW 82.02.060(7), the City Council may approve adjustments to the standard impact fee in consideration of studies and data submitted by the applicant.

19.190.110 Deferrals

Pursuant to RCW 82.02.050(3), impact fees for single-family residences may be deferred until a certificate of occupancy is requested. An applicant requesting a deferral must grant and record a deferred impact fee lien against the property in favor of the City prior to the issuance of a building permit.

19.190.120 Appeals.

Any person aggrieved by the calculation or imposition of an impact fee may appeal using the process in MLMC Chapter 19.290 – Appeals, within fourteen (14) days of the decision.

19.190.130 Use of Funds.

Pursuant to RCW 82.02.070, impact fees shall be:

A. Kept in separate accounts;

B. Used only for system improvements; and

C. Expended within ten (10) years unless extraordinary circumstances justify a longer period.

19.190.140 Annual Report.

Pursuant to RCW 82.02.070, annually, the City must provide a report on each impact fee account showing the source and amount of all moneys collected, earned, or received and system improvements that were financed in whole or in part by impact fees.

19.190.150 Refunds.

Pursuant to RCW 82.02.080, unexpended or encumbered impact fees shall be refunded in accordance with state law.

Section 5. Severability. If any section, sentence, clause or phrase of this Ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this Ordinance.

Section 6. Effective Date. This Ordinance shall be in full force and effect on January 1, 2027, more than five (5) days after publication of this Ordinance or a summary thereof in the official newspaper of the City as provided by law.

PASSED by the City Council this 6th day of October 2026.

Mayor, Terri Cooper

ATTEST:

Finance Director/City Clerk Koss Ronholt

APPROVED AS TO FORM:

City Attorney, Sean P. Boutz

Date of Publication: October 15, 2026

Effective Date: January 1, 2027

City Medical Lake
124 S. Lefevre Street
Medical Lake, WA 99022
509-565-5000

NOTICE OF ORDINANCE PASSED BY MEDICAL LAKE CITY COUNCIL

The following is the title and summary of Ordinance No. 1152 passed by the City of Medical Lake City Council on the 6th day of October 2026.

AN ORDINANCE OF THE CITY OF MEDICAL LAKE, WASHINGTON RELATING TO AMENDMENTS TO TITLES 16 AND 19 OF THE MEDICAL LAKE MUNICIPAL CODE REGARDING IMPACT FEES

Sections 1-4. Identifies the specific additions, amendments, and deletions, as applicable, to the following sections of the City of Medical Lake Municipal Code:

- Chapter 16.06 – Fire Protection Impact Mitigation, and Chapter 16.07 – Parks, Recreation, and Open Space Impact Mitigation, are being deleted.
- New Chapter 19.190 – Impact Fees, is being added to replace Chapter 16.05 – Impact Fees; and
- New definitions are being added to Chapter 19.160 - Definitions.

Section 5. Establishes a severability clause in the event some portion of the Ordinance is held invalid.

Section 6. Establishes an effective date for Ordinance No. 1152 of January 1, 2027.

The full text of the Ordinance is available at the City of Medical Lake offices as identified above. A copy will be mailed to any citizen without cost upon request from the City's Clerk's office.

Koss Ronholt, Finance Director/City Clerk

Published: 10/15/26