CITY OF MEDICAL LAKE
SPOKANE COUNTY, WASHINGTON
ORDINANCE NO. 1154

AN ORDINANCE OF THE CITY OF MEDICAL LAKE, WASHINGTON, ADOPTING A NEW OFFICIAL ZONING MAP; REPEALING AND REPLACING ALL PRIOR OFFICIAL ZONING MAPS; INCORPORATING THE OFFICIAL ZONING MAP BY REFERENCE INTO THE MEDICAL LAKE MUNICIPAL CODE; AND REMOVING THE SUPERSEDED ZONING DISTRICT CHAPTERS FROM TITLE 17

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

WHEREAS, Chapter 36.70A RCW requires development regulations to be consistent with the City's Comprehensive Plan; and

WHEREAS, the Medical Lake Municipal Code (MLMC) establishes zoning districts and provides for the adoption and administration of an official zoning map; and

WHEREAS, the City has prepared a new Official Zoning Map to implement the Medical Lake Comprehensive Plan and to provide a clear and accurate depiction of zoning district boundaries throughout the City; and

WHEREAS, MLMC Chapter 17.12 – Zone Designation, Chapter 17.16 – R-1 Single-Family Residential Zoning District, Chapter 17.18 – R-1P Single-Family Planned Residential Zoning District, Chapter 17.20 – R-2 Two-Family Residential Zoning District, Chapter 17.24 – R-3 Multiple-Family Residential Zoning District, Chapter 17.26 – Parks, Open Space Zone, Chapter 17.27 – Schools and Public Lands Zone, Chapter 17.28 – C-1 Commercial Zone, Chapter 17.29 – MC-1 Mixed Use Zone, Chapter 17.32 – L-1 Light Industrial Zone, and Chapter 17.35 – Institutional Zoning District are now superseded and will be removed.

WHEREAS, the City completed environmental review pursuant to the State Environmental Policy Act (SEPA), Chapter 43.21C RCW, and Chapter 197-11 WAC, and issued a Determination of Non-Significance (DNS) on September 3, 2026. No comments were received and the DNS retained; and

WHEREAS, the City of Medical Lake Planning Commission considered the proposed Official Zoning Map at a properly noticed public hearing on September 24, 2026, for the purpose of receiving public testimony and making a recommendation to the City Council; and

WHEREAS, the Planning Commission, after considering the entire record and public testimony, recommended approval of the proposed Official Zoning Map; and

WHEREAS, pursuant to RCW 36.70A.106, the City provided a 60-day notice of intent to adopt to the Washington State Department of Commerce on September 3, 2026; and

WHEREAS, the City Council conducted a properly noticed public hearing on October 6, 2026, and considered the staff report, Planning Commission recommendation, public testimony, environmental review documents, and the entire record before it; and

WHEREAS, the City Council finds that the proposed Official Zoning Map is consistent with the Medical Lake Comprehensive Plan, the requirements of the Growth Management Act, and the public health, safety, and welfare; and

WHEREAS, the City Council finds that adoption of a new Official Zoning Map will promote clarity, transparency, and efficient administration of the City's land use regulations.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF MEDICAL LAKE, WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1. Adoption of Official Zoning Map. The document entitled "City of Medical Lake Official Zoning Map," dated November 3, 2026, attached hereto as Exhibit A and incorporated herein by this reference, is hereby adopted as the Official Zoning Map of the City of Medical Lake.

Section 2. Repeal and Replacement. Upon the effective date of this Ordinance, the previously adopted Official Zoning Map and all prior versions thereof are repealed and replaced in their entirety by the Official Zoning Map adopted herein. This action shall not alter the validity of any previously approved land use decision, permit, zoning classification, or development approval.

Section 3. Filing and Availability. The Official Zoning Map adopted by this Ordinance shall be maintained in the office of the City Clerk and Planning Department as the official zoning record of the City. Copies may be made available electronically or in printed form for public inspection.

Section 4. Codification. The Official Zoning Map adopted by this Ordinance shall constitute the Official Zoning Map referenced by the Medical Lake Municipal Code and shall be administered in accordance with applicable provisions of MLMC Titles 17 and 19.

Section 5. Amendment. Chapter 17.12 – Zone Designation, Chapter 17.16 – R-1 Single-Family Residential Zoning District, Chapter 17.18 – R-1P Single-Family Planned Residential Zoning District, Chapter 17.20 – R-2 Two-Family Residential Zoning District, Chapter 17.24 – R-3 Multiple-Family Residential Zoning District, Chapter 17.26 – Parks, Open Space Zone, Chapter 17.27 – Schools and Public Lands Zone, Chapter 17.28 – C-1 Commercial Zone, Chapter 17.29 – MC-1 Mixed Use Zone, Chapter 17.32 – L-1 Light Industrial Zone, and Chapter 17.35 – Institutional Zoning District are hereby deleted from the MLMC.

Section 6. Severability. If any section, subsection, sentence, clause, phrase, or provision of this Ordinance or its application to any person or circumstance is held invalid or unconstitutional by a court of competent jurisdiction, such invalidity shall not affect the remaining portions of this Ordinance, which shall remain in full force and effect.

Section 7. Effective Date. This Ordinance shall take effect and be in force five (5) days after publication of a summary thereof as required by law.

PASSED by the City Council this 3rd day of November, 2026.

Mayor, Terri Cooper

ATTEST:

Finance Director/City Clerk, Koss Ronholt

APPROVED AS TO FORM:

City Attorney, Sean P. Boutz

Date of Publication: November 12, 2026

Effective Date: November 17, 2026

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. 1154 passed by the City of Medical Lake City Council on the 3rd day of November, 2026.

AN ORDINANCE OF THE CITY OF MEDICAL LAKE, WASHINGTON, ADOPTING A NEW OFFICIAL ZONING MAP; REPEALING AND REPLACING ALL PRIOR OFFICIAL ZONING MAPS; INCORPORATING THE OFFICIAL ZONING MAP BY REFERENCE INTO THE MEDICAL LAKE MUNICIPAL CODE; AND REMOVING THE SUPERCEEDED ZONING DISTRICT CHAPTERS FROM TITLE 17

Section 1. Adoption of the Official Zoning Map.

Section 2. Repeal and Replacement of any Previous Zoning Map.

Section 3. Filing and Availability.

Section 4. Codification.

Section 5. Removing of the superseded zoning district chapters from Title 17.

Section 6. Establishes a severability clause in the event some portion of the Ordinance is held invalid.

Section 7. Establishes an effective date for Ordinance No. 1154 for five (5) days after publication of the Ordinance, or a summary thereof, in the official newspaper of the City, as provided by law.

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: November 12, 2026