



City of Medical Lake  
124 S Lefevre Street  
PO Box 369  
Medical Lake, WA 99022  
509-565-5000  
www.medical-lake.org

## **CONDITIONAL USE APPLICATION INFORMATION**

### Review Type (MLMC 17.48.050 – Variance and Conditional Use Permits)

Conditional Use Permits are processed through a Type III Review process with the Hearing Examiner holding the public hearing and making the final decision. The Type III Review process is found in MLMC Section 19.270.040 – Type III Reviews.

### Fees (Resolution 24-716)

\$900.

### Application Materials (MLMC 17.48.040 - Application

For a Conditional Use Review application to be deemed complete, two (2) paper copies and one (1) electronic copy of the following information must be submitted:

1. An appropriate City application form;
2. A written description of the proposal;
3. A site plan;
4. Any studies, reports, or documentation to support the request;
5. A written response to the approval criteria. The approval criteria for Conditional Use Permits is found in MLMC Section 17.48.080 – Conditional Use Permits and Section 17.48.090 – Conditional Use Permits – Conditions and Requirements;
6. A SEPA Checklist unless the proposal is exempt from SEPA; and
7. The correct fee.

### Approval Criteria (MLMC Section 17.48.080 – Conditional Use Permits and Section 17.48.090 – Conditional Use Permits – Conditions and Requirements)

1. Adequate conditions and restrictions are attached to the development of the property to ensure that the proposed use will be compatible with the uses permitted outright in this location;

2. All performance standards and development standards outlined in the zoning code for the underlying zone shall be met or otherwise specifically conditioned.
3. In approving a conditional use permit, the hearing examiner may stipulate restrictions and conditions, including but not limited to the following:
  - A. Control of use;
  - B. Provision for front, side, corner side, or rear yard setbacks greater or less than the minimum standards of the zone within which the property is located;
  - C. Special landscaping, screening, fencing, off-street parking, public transit and/or high occupancy vehicle facilities or any other general development standards;
  - D. Requiring street dedications and/or roadway and drainage improvements necessary as a result of the proposed use;
  - E. Control of points of vehicular ingress and egress;
  - F. Control of noise, vibration, odor, glare, and other environmental contaminants;
  - G. Control of operating hours;
  - H. Duration or time limitation for certain activities; and/or
  - I. Any other reasonable restrictions, conditions, or safeguards that will uphold the spirit and intent of this code and the comprehensive plan and mitigate any adverse impact upon the adjacent properties by reason of use, extension, construction, or alteration allowed.

More information about critical areas can be found in the Medical Lake Municipal Code, Chapter 17.48 – Variances, Special Uses, and Appeals.

The municipal code can be found at  
[https://library.municode.com/wa/medical\\_lake/codes/municipal\\_code](https://library.municode.com/wa/medical_lake/codes/municipal_code)