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

CRITICAL AREA APPLICATION INFORMATION

Review Type (MLMC 17.10.040 – Approval Process)

Critical Area Reviews are processed as a Type III review with the Planning Commission holding a public hearing and the City Council making the final decision. The Type III review process is found in MLMC Section 19.270.040 – Type III Reviews.

Fees (Resolution 24-716)

$500 per acre or major fraction thereof with a minimum of $1,000 and a maximum of $8,000.

Application Materials (MLMC 17.10.040 – Approval Process)

For a Critical Area Permit 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. All required reports and mitigation plans;
5. A written response to all applicable approval criteria;
6. A SEPA Checklist unless the proposal is exempt from SEPA; and
7. The correct fee.

Approval Criteria (MLMC Section 17.10.060 – Approval Criteria)

A. Avoid Impacts. The applicant shall first seek to avoid all impacts that degrade the functions and values of critical area(s). This may necessitate a redesign of the proposal.
B. Minimize Impacts. Where avoidance is not feasible, the applicant shall minimize the impact of the activity and mitigate to the extent necessary to achieve the activity's purpose and the purpose of this ordinance. The applicant shall seek to minimize the fragmentation of the resource to the greatest extent possible.

C. Compensatory Mitigation. The applicant shall compensate for the unavoidable impacts by replacing each of the affected functions to the extent feasible. The compensatory mitigation shall be designed to achieve the functions as soon as practicable. Compensatory mitigation shall be in-kind and on-site, when feasible, and sufficient to maintain the functions of the critical area, and to prevent risk from a hazard posed by a critical area to a development or by a development to a critical area.
D. No Net Loss. The proposal protects the critical area functions and values and results in no net loss of critical area functions and values.
E. Consistency with General Purposes. The proposal is consistent with the general purposes of this chapter and does not pose a significant threat to the public health, safety, or welfare on or off the development proposal site;
F. Performance Standards. The proposal meets the specific performance standards of Fish and Wildlife Habitat Conservation Areas Section 17.10.070.C, frequently flooded areas, Section 17.10.080.D, and wetlands Section 17.10.090.F, as applicable.

More information about critical areas can be found in the Medical Lake Municipal Code, Chapter 17.10 – Critical Areas.

The municipal code can be found at
https://library.municode.com/wa/medical_lake/codes/municipal_code