



City of Medical Lake
124 S Lefevre Street
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www.medical-lake.org

PRELIMINARY LONG PLAT APPLICATION INFORMATION

Review Type (MLMC 15.12.040 – General Procedure)

Preliminary Long Plats are processed through a Type III Review with the Planning Commission holding a public hearing and making a recommendation to the City Council who makes the final decision. The Type III Review process is found in MLMC Section 19.270.040 – Type III Reviews.

Fees (Resolution 24-716)

\$1250 plus \$10 per lot.

Application Materials (MLMC 15.12.150 – Application)

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 preliminary plat depicting, at a minimum, lot lines, easements, rights-of-way, and topographic features;
4. A traffic generation letter;
5. Any studies, reports, or documentation to support the request;
6. A written response to the approval criteria of MLMC Section 15.12.100 – Factors to be Considered;
7. A SEPA Checklist unless the proposal is exempt from SEPA; and
8. The correct fee.

Approval Criteria (MLMC Section 15.12.100 – Factors to be Considered)

- a. Before approving or disapproving or modifying or conditionally approving a preliminary plat the city council shall determine:
 1. If appropriate provisions are made for, but not limited to, the public health, safety, and general welfare, for open spaces, drainage ways, streets or roads, alleys, other

public ways, transit stops, potable water suppliers, sanitary wastes, parks and recreation, playgrounds, schools and school grounds, and shall consider all other relevant facts, including sidewalks and other planning features that assure safe walking conditions for students who walk to and from school.

2. If all areas of the proposed subdivision which may involve soil or topographical conditions presenting hazards or requiring special precautions have been identified by the subdivider and that the proposed uses of these areas are compatible with such conditions.
 3. If the subdivider has taken every effort to mitigate the impacts of the proposed subdivision regarding public health, safety, and welfare.
- b. If upon completion of the inquiry the city council is not convinced that all reasonable accommodations have been undertaken to eliminate or lessen the impacts associated with the development, it is authorized to disapprove the preliminary plat even though the land proposed for subdivision is zoned for the use to which the proposed subdivision will be put and the proposed use is consistent with the comprehensive plan.
 - c. A proposed subdivision and dedication shall not be approved unless the city council makes written findings that:
 1. Appropriate provisions are made for the factors to be considered which are contained in subsection (a)(1) of this section; and
 2. The public use and interest will be served by the platting of such subdivision and dedication.
 - d. If the city council finds that the proposed subdivision and dedication make such appropriate provisions and that the public use and interest will be served shall approve the proposed subdivision and dedication.
 - e. Dedication of land to any public body, provision of public improvements to serve the subdivision, and/or impact fees imposed by the city council may be required as a condition of subdivision approval. Dedications shall be clearly shown on the final plat. No dedication, provision of public improvements, or impact fees shall be allowed that constitutes an unconstitutional taking of private property.

More information about preliminary long plats can be found in the Medical Lake Municipal Code, Chapter 15.12 – Preliminary Plat.

The municipal code can be found at

https://library.municode.com/wa/medical_lake/codes/municipal_code

Additional Submittal Requirements (Planning Policy 58.601)

1. The preliminary plat shall be prepared by the developer, or the developer's land surveyor, or certified engineer of the state of Washington, within an accuracy of two percent (2%). All mapped information shall be prepared in a legible manner in ink, and on high grade paper. The horizontal scale of the preliminary plat shall be one hundred (100) feet to an inch, and the vertical scale of street and sewer profiles shall be ten (10) feet or less to the inch, with a horizontal scale of four hundred (400) or less to the inch.
 - a. The date, scale and north arrow.

- b. Boundary lines, and distances of the property to be subdivided, of each lot and block contained therein, and of original tract or contiguous land.
 - c. Easements, roads and right-of-way, existing and proposed, with their location, width and purpose within the area to be subdivided and within one hundred (100) feet thereof.
 - d. Streets and alleys on and adjacent to the tract: name and right-of-way width and location; type, width and elevation of surfacing; any legally established centerline, culverts, gutters, etc., with appropriate grade and gradients; street names.
 - e. The location of permanent, topographic features which will have an impact upon the subdivision, including but not limited to water courses, wetlands, unique soils, railroad rights-of-way, utility rights-of-way, and subsurface conditions.
 - f. Ground elevations, with five-foot contours if land slope is regular; more detailed mapping may be requested for uneven land.
 - g. Lot numbers and block numbers.
 - h. Metes and bounds description.
 - i. Parcels, if any, to be reserved, dedicated, or offered for sale for parks, playgrounds, or other public uses.
 - j. Building setback lines.
 - k. The square footage computation for each lot or parcel is sufficiently accurate to show that each lot or parcel contains at least sufficient footage to meet minimum zoning requirements as outlined in the Medical Lake Municipal Code.
 - l. A vicinity sketch at a scale of not more than one thousand (1000) feet to the inch shall accompany the preliminary plat. The vicinity sketch shall show all adjacent subdivisions, streets and tract lines and bordering lines of adjacent parcels. It shall show how the streets and alleys in the proposed subdivision may connect with existing and proposed streets and alleys in neighboring subdivisions and unplatted property to produce an advantageous development of the entire neighborhood.
 - m. A utility plan showing utilities and easements adjacent to the property being subdivided, existing and proposed.
2. Draft of protective covenants to be imposed upon the use of the land, if any.
 3. A current title certificate from a recognized title company, showing interest of the person(s) signing the plat and showing all restrictions encumbering the land.