



City of Medical Lake Planning Department
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STAFF REPORT TO THE PLANNING COMMISSION

File: Periodic Update: MLMC Subdivisions

Date of Staff Report: June 18, 2026

Date of Hearing: June 25, 2026

Staff Planner: Elisa Rodriguez 509-565-5019 or erodriguez@medical-lake.org

SEPA: Determination of Non-Significance was made on June 3, 2026

Procedure: This request requires a legislative review, therefore, the Planning Commission will hold a public hearing and make a recommendation to the City Council. The City Council will hold a public hearing to consider an ordinance to adopt the amendments to the Medical Lake Municipal Code. The complete process can be found in the Medical Lake Municipal Code (MLMC), Section 19.270.050 – Type IV Reviews.

Proposal: It is proposal to amend the municipal code to:

1. Delete MLMC Chapter 15.04 – General Provisions
2. Replace MLMC Chapter 15.08 – Definitions, with new definitions in Chapter 19.160 – Definitions.
3. Replace MLMC Chapter 15.12 – Preliminary Plat, and Chapter 15.26 – Short Plats, with Chapter 19.350 – Subdivisions.
4. Replace MLMC Chapter 15.16 – Surety Methods, and Chapter 15.18 – Requirements for Improvements, with Chapter 19.380 – Infrastructure Improvements, and Chapter 19.370 – Development Standards.
5. Replace MLMC Chapter 15.22 – Final Plat, with Chapter 19.390 – Final Plats.
6. Replace MLMC Chapter 15.27 – Binding Site Plan, with Chapter 19.360 – Binding Site Plans.
7. Delete MLMC Chapter 15.28 – Subdivision Variance.
8. Delete MLMC Chapter 17.34 – Residence Division.
9. Add Chapter 19.330 – Lot Line Adjustments.

Summary: The proposed draft amendments establish a comprehensive and structured framework for regulating land divisions, including lot line adjustments, subdivisions, short subdivisions, and binding site plans. The code outlines purposes, applicability, application submittal requirements, and review processes for each type of land division. It sets approval criteria and standards requiring compliance with zoning, density, and development regulations, as well as alignment with the Comprehensive Plan and

State law. The amendments also establish development standards governing block layout, street design and connectivity, pedestrian and bicycle access, utilities, easements, tracts, and phasing. Additionally, the code requires that necessary infrastructure be constructed or financially guaranteed to ensure quality and completion. Environmental protections are incorporated through critical areas regulations and stormwater management standards. Lastly, the language includes final plat approval and recording requirements.

PROCEDURAL HISTORY

SEPA DNS Issued – June 3, 2026

Notice of a Public Hearing Published in Cheney Free Press – May 28, 2026

Public Comment Period Closed – June 18, 2026

PROPOSED LANGUAGE

19.300s – Land Divisions

19.330 – Lot Line Adjustments

19.330.010 Purpose. The purpose of this chapter is to provide rules and criteria for approval of lot line adjustments between two or more legal lots to ensure that the reconfigured lots meet applicable dimensional standards.

19.330.020 Applicability. A Lot Line Adjustment is required to relocate a common property line between two or more properties.

19.330.030 Application. The following must be submitted to the City for an application to be deemed complete:

- A. An appropriate City application form;
- B. A survey prepared by a surveyor in accordance with the provisions of the Survey Recording Act (Chapter 58.09 RCW), clearly showing the dimensions of the existing properties, location of any improvements (structures, septic system, etc.), location of any easements, and the dimensions of the proposed lot line(s);
- C. Legal descriptions of before and after the lot line adjustment;
- D. Copy of all property owners' deeds, verifying current ownership; and
- E. The application fee.

19.330.040 Process. Lot Line Adjustments are processed through a Type I Review. The Type I Review process is found in MLMC Section 19.270.020, Type I Reviews.

19.330.050 Approval Standards. A lot line may be adjusted if no new lot is being created and all standards of MLMC Title 19 – Land Use and Development, are being met. This includes, but is not limited to MLMC Chapter 19.540 – Density and Lot Sizes, and MLMC Chapter 19.550 – Development Standards.

19.350 – Subdivisions

19.350.010 Purpose. The purpose of this chapter is to implement the Medical Lake Comprehensive Plan, ensure orderly land division and development, protect public health, safety, and welfare, ensure adequate public facilities are concurrent with development, stipulate standards, and provide a clear and efficient process.

19.350.020 Applicability. All divisions of land shall be subject to the requirements of this Chapter, except for land divided by an approved Binding Site Plan and other inapplicable situations pursuant to RCW 58.17.040. Lot Segregations, Lot Merges, and Lot Line Adjustments are not considered land divisions.

19.350.030 Overview. The land division process requires the following:

- A. Preliminary Plat Approval per MLMC Chapter 19.350 – Subdivisions.
- B. Construction of or financial security guaranteeing infrastructure improvements per MLMC Chapter 19.380 – Infrastructure Improvements.
- C. Final Plat Approval per MLMC Chapter 19.390 – Final Plats.
- D. Recording of the Final Plat.

19.350.040 Preliminary Plat Review Applications. The following must be submitted to the City for an application to be deemed complete:

- A. An appropriate City application form;
- B. A written description of the proposal;
- C. A preliminary plat prepared by a surveyor in accordance with the provisions of the Survey Recording Act (RCW 58.09) depicting, at a minimum, lot lines, easements, rights-of-way, and topographic features;
- D. A traffic generation letter (for 5 or more lots);
- E. Any studies, reports, or documentation to support the request;
- F. A written response to the approval criteria of MLMC Section 19.350.060 Preliminary Plat Review Approval Criteria.
- G. A SEPA checklist unless the proposal is exempt from SEPA;
- H. Copy of all property owners' deeds, verifying current ownership; and
- I. The application fee.

19.350.050 Preliminary Plat Review Process. The type of review process is dependent on the number of lots being proposed.

- A. Short Subdivisions (4 lots or less) are processed through a Type II Review. The Type II Review process is found in MLMC Section 19.270.030, Type II Reviews.
- B. Subdivisions (5 or more lots) are processed through a Type III Review. The Type III Review process is found in MLMC Section 19.270.040, Type III Reviews.

19.350.060 Preliminary Plat Review Approval Criteria. To grant approval of a preliminary short subdivision or subdivision, the applicant must demonstrate compliance with all of the following criteria:

- A. *Public facilities provision.* Appropriate provisions have been made for transportation, water, storm drainage, erosion control and sanitary sewage disposal methods that are consistent with the City's current ordinances, standards and plans;
- B. *Proposed improvements.* Appropriate provisions have been made for proposed streets, alleys, paths, utilities and other improvements that are consistent with the City's current ordinances, standards and plans, including the Medical Lake Comprehensive Plan, and Washington State Department of Transportation standards and plans, where applicable;
- C. *Open space and dedications.* Appropriate provisions have been made for open space, parks, schools, dedications, easements and reservations in conformance with the Comprehensive Plan;
- D. *Physical characteristics.* The design of the proposed short subdivision or subdivision site has taken into consideration the physical features of the site, including but not limited to: topography, soil conditions, susceptibility to flooding, inundation or swamp conditions, steep slopes or unique natural features such as wildlife habitat or wetlands;
- E. *Compliance with all requirements of this title.* The proposed short subdivision or subdivision complies with all applicable requirements of this title unless modified through the approval; and
- F. *Compliance with State requirements.* That the proposed short subdivision or subdivision complies with the requirements of RCW 58.17.110.

19.350.070 Preliminary Plan Review Approval Standards. To grant approval of a preliminary short subdivision or subdivision, the applicant must demonstrate compliance with all of the following standards:

- A. Lots. The regulations of MLMC Chapter 19.540 – Density and Lot Sizes must be met;
- B. Blocks. The regulations of MLMC Section 19.370.020, Block Layout, must be met;
- C. Streets. The regulations of MLMC Section 19.370.030, Streets, must be met;
- D. Street Layouts. The regulations of MLMC Section 19.370.040, Street Layouts, must be met;
- E. Easements. The regulations of MLMC Section 19.370.050, Easements, must be met;
- F. Tracts. The regulations of MLMC Section 19.370.060, Tracts, must be met;
- G. Phasing. The regulations of MLMC Section 19.370.070, Phasing, must be met;
- H. Water. The regulations of MLMC Section 19.370.080, Water Service, must be met;
- I. Stormwater. The regulations of MLMC Section 19.370.090, Stormwater Standards, must be met;
- J. Sewer. The regulations of MLMC Section 19.370.100, Sanitary Sewer, must be met;
- K. Critical Areas. The regulations of MLMC Chapter 17.10 – Critical Areas, must be met;
- L. Concurrency. The regulations of MLMC Chapter 19.180 – Concurrency Review, must be met; and
- M. Parks and Playgrounds. Based on the Comprehensive Plan and the Parks and Recreation Master Plan, the Planning Official shall see that appropriate provision is made for parks and playgrounds to serve the proposed subdivision.

19.360 – Binding Site Plans

19.360.010 Purpose. The purpose of this chapter is to implement the Medical Lake Comprehensive Plan, ensure orderly land division and development, protect public health, safety, and welfare, ensure

adequate public facilities are concurrent with development, stipulate standards, and provide a clear, simple, and efficient alternative process for certain types of development.

19.360.020 Applicability. The binding site plan shall only be applied for the purpose of dividing land for:

- A. Sale or for lease of commercial property as provided in RCW 58.17.040(4);
- B. A division for the purpose of lease as provided in applicable RCW sections when no other structure other than manufactured homes or travel trailers are permitted to be placed upon the land; provided, that the land use is in accordance with the requirements of this title; and
- C. Condominiums as provided in applicable RCW sections consistent with RCW 58.17.040(7).

19.360.030 Applications. The following must be submitted to the City for an application to be deemed complete:

- A. An appropriate City application form;
- B. A written description of the proposal;
- C. A preliminary binding site plan prepared by a surveyor in accordance with the provisions of the Survey Recording Act (RCW 58.09) depicting, at a minimum, lot lines, easements, rights-of-way, and topographic features;
- D. A traffic generation letter;
- E. Any studies, reports, or documentation to support the request;
- F. A written response to the approval standards of MLMC Section 19.360.050, Binding Site Plan Approval Standards;
- G. A SEPA checklist unless the proposal is exempt from SEPA;
- H. Copy of all property owners' deeds, verifying current ownership; and
- I. The application fee.

19.360.040 Process. Binding Site Plans are processed through a Type II Review. The Type II Review process is found in MLMC Section 19.270.030, Type II Reviews.

19.360.050 Binding Site Plan Approval Standards. To grant approval of a binding site plan, the applicant must demonstrate compliance with all of the following standards:

- A. Blocks. The regulations of MLMC Section 19.370.020, Block Layout, must be met;
- B. Streets. The regulations of MLMC Section 19.370.030, Streets, must be met;
- C. Street Layouts. The regulations of MLMC Section 19.370.040, Street Layouts, must be met;
- D. Easements. The regulations of MLMC Section 19.370.050, Easements, must be met;
- E. Tracts. The regulations of MLMC Section 19.370.060, Tracts, must be met;
- F. Phasing. The regulations of MLMC Section 19.370.070, Phasing, must be met;
- G. Water. The regulations of MLMC Section 19.370.080, Water Service, must be met;
- H. Stormwater. The regulations of MLMC Section 19.370.090, Stormwater Standards, must be met;
- I. Sewer. The regulations of MLMC Section 19.370.100, Sanitary Sewer, must be met;
- J. Critical Areas. The regulations of MLMC Chapter 17.10 – Critical Areas, must be met; and
- K. Concurrency. The regulations of MLMC Chapter 19.180 – Concurrency Review, must be met;

19.370 – Development Standards

19.370.010 Purpose. The purpose of this chapter is to establish clear and consistent development standards for land divisions.

19.370.020 Block Layout. The length, width and shape of blocks shall be designed with due regard to providing adequate building sites for the use contemplated; consideration of the needs for convenient access, circulation, control, safety of motor vehicular, bicycle and pedestrian traffic and recognition of limitations and opportunities of topography. The block pattern shall provide the following:

- A. Blocks shall have sufficient width to provide two tiers of lots.
- B. Blocks shall not exceed 1,300 feet in length between street lines, except blocks adjacent to arterial streets or unless a previous adjacent layout or topographical conditions justify variation.
- C. In blocks over 600 feet in length, a pedestrian/bicycle path is required to bisect the block.
- D. A pedestrian/bicycle path may be required to connect a dead-end street with an adjacent street.
- E. A pedestrian/bicycle path shall have a minimum width of 10 feet and be paved in a durable material.

19.370.030 Streets. Rights-of-way widths and required improvements are determined by the functional classification of the street and shall be installed according to specifications of the City, pursuant to MLMC Title 11 – Streets and Sidewalks, as administered by the Public Works Director. The functional classification of streets are specified in the Medical Lake Transportation Master Plan.

- A. Arterial streets shall have 70-foot rights-of-way with accommodation for separated bicycle and pedestrian travel.
- B. Collector streets shall have 60-foot rights-of-way with accommodation for separated bicycle and pedestrian travel.
- C. Local streets shall have 50-foot rights-of-way with accommodations for separated pedestrian travel.
- D. Alleys shall have 16-foot rights-of-way.

19.370.040 Street layouts. Street layouts shall be designed to efficiently integrate into the existing street system and shall provide for the following:

- A. Streets shall continue the established grid system.
- B. Streets shall continue to the edge of development where appropriate.
- C. Streets shall intersect at right angles where possible.
- D. Street intersections shall not be offset more than twenty-five (25) feet.
- E. Dead-end streets are not permitted unless deemed necessary by the Public Works Director.
- F. Streets shall be full-width unless a partial-width street is being proposed on the periphery of the proposed development or to accommodate a natural feature such as a wetland. Any proposed partial-width streets must be approved by the Public Works Director.
- G. When required, elevation benchmarks shall be established within the land division with elevations to U.S. Geological Survey datum.

19.370.050 Easements. Easements for sewers, drainage, water lines, electric lines or other public use utilities shall be provided. The size and location of the easement shall be reviewed and approved by the appropriate utility provider.

19.370.060 Tracts. Parcels reserved for special purposes such as open space, stormwater facilities, wetland preservation, landscaping, and recreation, shall be designated as a tract. Tracts shall carry the stipulation that they cannot be further divided.

19.370.070 Phasing. A land division may be developed in phases. Any phasing proposal shall be submitted with application materials for the preliminary plat and be approved as part of the preliminary plat review. Each phase shall constitute an independent project meeting all of the requirements for density, open space, public and private infrastructure, landscaping, pedestrian and vehicle circulation, etc. The sequence of phased development shall be identified by map and narrative.

19.370.080 Water Service. Water service shall be constructed and stubbed at the property line of all buildable lots.

Water lines with valves and fire hydrants serving the development and connecting the development to the City mains shall be installed according to specifications of the City, pursuant to MLMC Title 12 - Water and Sewers, as administered by the Public Works Director.

19.370.090 Stormwater. Surface drainage systems shall be provided within the development. The design of the drainage system within the development shall be in accordance with City standards as administered by the Public Works Director. Areas that experience high water table levels may have additional requirements.

19.370.100 Sanitary Sewer. Sanitary sewer service shall be constructed and stubbed at the property line of all buildable lots.

Sanitary sewers shall be installed to serve the development and to connect the development to City mains according to specifications of the City, pursuant to MLMC Title 12 – Water and Sewers, as administered by the Public Works Director.

19.380 – Infrastructure Improvements

19.380.030 Review. Improvements shall not commence until civil engineering plans, prepared in accordance with the requirements of the City, have been approved by the City, all required permits have been obtained, a preconstruction meeting has been conducted, and the City has been notified of intention to commence.

All improvements to be dedicated to the City shall be designed by or under the supervision of a licensed civil engineer. All plans, prior to the city's acceptance of any improvements, shall be stamped and signed by a licensed civil engineer.

19.380.040 Security In Lieu of Construction. In lieu of the completion and acceptance of any required public or private improvements prior to approval of a final plat, the Public Works Director may accept an escrow or other form of security acceptable to the City, in an amount and with conditions satisfactory to him. The security to the City shall be sufficient to ensure that the actual construction and installation of

such improvements occur within a period specified in the agreement by the Public Works Director and completion of the improvements in accordance with the agreement shall be enforced by the Public Works Director by appropriate legal and equitable remedies.

Upon completion of required improvements, the applicant shall request in writing that the Public Works Director release all or a portion of the funds held in escrow. Such improvements shall be inspected and accepted as complete by the city prior to the release of any such escrow funds, or portion thereof.

In the event the developer of the land division fails to carry out provisions of the agreement and the City has unreimbursed costs or expenses resulting from such failure, the escrow or other form of security acceptable to the city shall be forfeited and the money shall be paid to the City to defray its costs. If the amount of the escrow or other form of security acceptable to the City exceeds the cost and expense incurred by the City, the City shall release the remainder. If the amount of the escrow or other form of security acceptable to the City is less than the cost and expense incurred by the City, the shall be liable to the City for the difference.

19.380.030 Construction. Improvements installed by the developer, either as a requirement of this Chapter or at their own option, shall conform to the requirements of this Chapter.

Public improvements to be constructed at the expense of the owner of the short subdivision or subdivision.

Improvements shall be constructed under the inspection and to the satisfaction of the Public Works Director or designee. The City may require changes in typical sections and details in the public interest if unusual conditions arise during construction to warrant the change.

All underground utilities, sanitary sewers and storm drains installed in the streets by the developer of the land division shall be constructed prior to the surfacing of streets. Stubs for service connections and underground utilities and sanitary sewers shall be placed to a length precluding the necessity for disturbing the street improvements when surface connections are made.

All monuments set in subdivisions shall be in conformance with City standards, as administered by the Public Works Director.

19.380.050 Inspection. After completing all improvements, the subdivider shall make written request for final inspection by the Public Works Director. After finding that all improvements have been completed in accordance with the installation standards and a guarantee has been posted, the Public Works Director shall certify this in writing.

A plan showing all improvements "as built" shall be filed with the Public Works Department.

19.380.070 Guarantee. It shall be required that a 110 percent maintenance bond or bonds be posted to guarantee all workmanship and material for a period of one year from the date of the acceptance of the improvements by the City. This is provided that in the judgment of the Public Works Director any defects are not the result of public abuse, misuse or acts of God. City inspection does not give relief from the one-year guarantee on workmanship.

19.390 – Final Plats

19.390.010 Purpose. The purpose of this Chapter is to provide process for obtaining an accurate and legally operative plat of a land division that is in substantial conformance with an approved preliminary plat, and that is suitable for recording.

19.390.020 Applicability. All land divisions must obtain final plat approval before a plat can be recorded with Spokane County.

19.390.030 Application. The following must be submitted to the City for an application to be deemed complete:

- A. An appropriate City application form;
- B. A written description explaining conformance with any conditions of approval set by the preliminary plat approval;
- C. A final plat prepared by a surveyor in accordance with the provisions of the Survey Recording Act (Chapter 58.09 RCW);
- D. A certification of completed improvements or a performance bond;
- E. A certification of platting from a title company;
- F. The application fee.

19.390.040 Process. Final Plats are reviewed according to the Final Plat Review process found in MLMC Section 19.270.060, Final Plat Reviews.

19.390.050 Approval Standards. Final Plats will be forwarded for signature when compliance with the following standards are demonstrated:

- A. The plat is in proper form for recording as established by the submittal requirements;
- B. The final plat map and mathematical closures are in compliance with the survey standards set forth in RCW 58.17;
- C. All required improvements have been completed or security acceptable to the city in lieu of completion guaranteeing that all required improvements will be completed;
- D. The final plat is in conformance with conditions of preliminary plat approval;
- E. The final plat complies with the requirements of this chapter and all applicable adopted states and local ordinances.

19.390.060 Recording. The final plat shall be recorded with the Spokane County auditor. It shall be the responsibility of the applicant to record the plat with the county auditor. Upon recording of the final plat, the applicant shall submit two full-size copies of the actual recorded mylar to the Planning Official.

PUBLIC COMMENT

No comments were received from agencies or the public.

ZONING CODE APPROVAL CRITERIA

Amendments to development regulations are subject to MLMC Section 19.143.050 – Approval Criteria.

- A. The proposed amendment(s) implements the goals, policies, and objectives of the Medical Lake Comprehensive Plan.

Findings: The proposed amendments implement the goals, policies, and objectives of the Medical Lake Comprehensive Plan by translating the Plan’s vision and policy framework into clear, enforceable development regulations that guide land division and infrastructure provision. The Comprehensive Plan establishes that it is a primary decision-making tool intended to guide growth, land use, public facilities, and environmental protection through coordinated regulations and implementation measures. The amendments directly support this framework by requiring consistency with the Comprehensive Plan, ensuring that land divisions provide adequate public facilities concurrent with development, and incorporating standards for transportation connectivity, utilities, parks, and environmental protection. These provisions advance key Plan goals, including maintaining an adequate supply of buildable land, ensuring public facilities are available at the time of development, promoting walkability and connectivity, protecting critical areas, and accommodating projected population growth within designated urban areas. Furthermore, the amendments reflect the Plan’s emphasis on orderly, coordinated growth, fiscal sustainability, and protection of community character by establishing clear procedures, requiring compliance with adopted level-of-service standards, and implementing development standards that reinforce the Plan’s land use, transportation, public facilities, housing, and natural environment policies. Accordingly, the proposed amendments are consistent with and effectively implement the adopted Comprehensive Plan. **For these reasons, the criterion is met.**

- B. The proposed amendment(s) complies with all requirements of the state's Growth Management Act (GMA, including growth boundaries, critical areas, and future housing needs.)

Findings: The proposed amendments comply with the requirements of the Washington State Growth Management Act (GMA) by ensuring that land division and development occur in a manner consistent with adopted growth management policies, including the provision of adequate public facilities, protection of critical areas, and accommodation of future housing needs. The amendments require consistency with the Medical Lake Comprehensive Plan, which is adopted under the GMA and establishes designated growth areas and population targets. Through concurrency requirements and infrastructure standards, the regulations ensure that public facilities and services are available to support development at the time of occupancy, consistent with GMA mandates. The inclusion of critical areas regulations and site design requirements ensures the protection of environmentally sensitive lands, such as wetlands, flood-prone areas, and wildlife habitat, in accordance with GMA requirements for natural resource preservation. Additionally, the land division processes, including provisions for subdivisions, short plats, and binding site plans, facilitate a range of housing opportunities by allowing efficient and orderly creation of buildable lots that meet density and development standards identified in the Comprehensive Plan. Overall, the amendments implement and reinforce GMA goals by promoting coordinated growth within designated areas, protecting

environmental resources, and supporting the City's capacity to meet current and future housing demand. **For these reasons, the criterion is met.**

- C. The proposed amendment(s) does not conflict with the Shoreline Master Program.

Findings: Any development must conform with the Shoreline Master Program. The proposed amendments do not modify shoreline jurisdiction, allowable uses, or development standards within shoreline areas. All applicable shoreline and critical area regulations remain in effect and will govern siting and development. Therefore, these uses will not cause an inherent conflict. **For these reasons, the criterion is met.**

- D. The proposed amendment(s) is consistent with other adopted City plans, including, but not limited to, the Strategic Plan, Capital Facilities Plan, Parks Master Plan, Water Plan, Sewer Plan, Stormwater Plan, and Transportation Plan.

Findings: The proposed amendments are consistent with the City's adopted plans as they implement policies that promote coordinated, efficient, and sustainable growth. The amendments require that land divisions provide adequate infrastructure, including transportation networks, water, sewer, and stormwater systems, in accordance with adopted City standards and concurrency requirements, thereby directly supporting the planning and funding framework established in the Capital Improvement Plan and utility plans. The inclusion of street classification standards, connectivity requirements, and pedestrian and bicycle infrastructure aligns with the Transportation Plan by promoting safe, efficient, and multimodal circulation. Provisions for park and open space dedication are consistent with the Parks and Recreation Master Plan's goals for accessible recreational opportunities. Additionally, requirements related to phasing, infrastructure construction, and financial guarantees ensure that development occurs in a manner that is coordinated with the City's long-term service and capital improvement strategies. Overall, the amendments implement and reinforce the goals and policies of the City's adopted plans by ensuring that development is orderly, adequately served by public facilities, and supportive of the City's vision for managed growth and community well-being. **For these reasons, the criterion is met.**

- E. The proposed amendment(s) will not adversely affect the ability to provide City services in a cost-effective manner.

Findings: The proposed amendments will not adversely affect the City's ability to provide services in a cost-effective manner because they require that all new land divisions demonstrate adequate provision of infrastructure and public services concurrent with development. Through requirements for preliminary plat approval, concurrency review, and compliance with adopted standards for transportation, water, sewer, and stormwater systems, the code ensures that necessary facilities are either constructed by the developer or financially guaranteed prior to final plat approval. The inclusion of engineering plan review, inspection requirements, and bonding provisions further ensures that infrastructure is built to City standards and will not create future maintenance or replacement burdens for the City. Additionally, orderly development patterns, including coordinated street layouts, phased development requirements, and adherence to the Comprehensive Plan, promote efficient service delivery and avoid fragmented or inefficient extensions of utilities and roadways. By placing the responsibility for infrastructure improvements and associated costs on the developer and requiring that each phase of development independently meets service standards, the

amendments protect existing City resources, prevent unfunded liabilities, and support the long-term fiscal sustainability of municipal services. **For these reasons, the criterion is met.**

- F. The proposed amendment(s) will not be detrimental to and will result in long-term benefits to the community as a whole and is in the public interest.

Findings: The proposed amendments to the Medical Lake Municipal Code governing land divisions, lot line adjustments, subdivisions, binding site plans, and associated development standards are not detrimental to the community and instead provide substantial long-term public benefit. The amendments establish clear, consistent, and predictable procedures and criteria, improving administrative efficiency and ensuring equitable application of regulations. They align with applicable Washington State laws and planning best practices, thereby reducing legal risk and supporting defensible decision-making. The provisions require adequate infrastructure, including transportation, water, sewer, and stormwater systems, to be constructed or financially guaranteed, which protects public health, safety, and welfare and prevents undue financial burdens on the City and its residents. The regulations promote orderly and coordinated growth consistent with the Comprehensive Plan by requiring concurrency of public facilities, cohesive street layouts, and phased development. Additionally, the amendments incorporate environmental protections, including critical areas review and stormwater management, to safeguard natural resources and minimize hazards such as flooding. Requirements for connectivity, pedestrian and bicycle facilities, and open space further enhance community livability and mobility. Overall, the amendments balance development flexibility with appropriate safeguards, ensuring that growth is well-planned, fiscally responsible, and beneficial to both current and future residents, thereby serving the public interest. **For these reasons, the criterion is met.**

- G. The proposed amendment(s) will not result in adverse impacts to public infrastructure, wetlands, lakes, businesses, or residents.

Findings: The proposed amendments will not result in adverse impacts to public infrastructure, wetlands, lakes, businesses, or residents because they establish comprehensive standards and review processes that require all land divisions to address infrastructure capacity, environmental constraints, and compatibility with surrounding uses prior to approval. The amendments mandate compliance with adopted development standards for transportation, water, sewer, and stormwater systems, as well as concurrency requirements, ensuring that public infrastructure is adequate and not overburdened by new development. In addition, the provisions require consideration of site-specific physical characteristics and compliance with critical areas regulations, including protections for wetlands, flood-prone areas, and environmentally sensitive lands, thereby minimizing potential impacts to natural resources such as lakes and habitat areas. Requirements for stormwater management, erosion control, and preservation tracts further mitigate environmental impacts and protect water quality. The code also ensures that development is designed to be compatible with surrounding properties through adherence to zoning, density, and development standards, thereby protecting existing businesses and residential neighborhoods from adverse effects. By requiring professional engineering review, inspection, and bonding of infrastructure improvements, the amendments ensure that development is properly constructed and maintained, preventing future deficiencies or burdens on the community. Overall, the amendments provide a structured and enforceable framework that avoids negative impacts and instead promotes safe, environmentally responsible, and compatible development. **For these reasons, the criterion is met.**

CONCLUSION

Based on the findings, the proposed amendments to the Medical Lake Municipal Code are consistent with the Comprehensive Plan, comply with the requirements of the Growth Management Act, and align with other adopted City plans. The amendments provide clear and effective standards that support orderly growth, protect public health, safety, and environmental resources, and ensure that infrastructure and public services are provided in a fiscally responsible and coordinated manner. Furthermore, the amendments will not create adverse impacts to public facilities, natural resources, businesses, or residents, and instead promote long-term community stability, livability, and sustainability. Accordingly, the proposed amendments are in the public interest and support the City's vision for managed growth and continued community well-being. All of the applicable approval criteria have been met, therefore, the proposal should be approved.

POSSIBLE ACTIONS BY THE PLANNING COMMISSION

1. Recommend approval of the proposed amendments to the City Council.
2. Recommend approval of modified amendments to the City Council.
3. Request City Staff to address concerns and return with modified language.