

**CITY OF MEDICAL LAKE
SPOKANE COUNTY, WASHINGTON
ORDINANCE NO. 1151**

**AN ORDINANCE OF THE CITY OF MEDICAL LAKE, WASHINGTON RELATING TO
AMENDMENTS TO TITLES 11, 15, AND 19 OF THE MEDICAL LAKE MUNICIPAL
CODE REGARDING LAND DIVISIONS**

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

WHEREAS, pursuant to RCW 36.70A.070, the City must have a Comprehensive Plan; and

WHEREAS, pursuant to RCW 36.70A.040, the City must have development regulations that implement the Comprehensive Plan; and

WHEREAS, land division regulations implement the Comprehensive Plan; and

WHEREAS, to better serve the City and its citizens, a new chapter, Chapter 19.650 – Parking, is being added to the MLMC to replace MLMC Chapter 17.36 – Off Street Parking; and

WHEREAS, to better serve the City and its citizens, remove MLMC Chapters 15.04 – General Provisions, 15.28 – Subdivision Variance, and 15.34 – Residence Division; and

WHEREAS, to better serve the City and its citizens, replace MLMC Chapter 15.08 – Definitions, by adding definitions to Chapter 19.160 - Definitions; and

WHEREAS, to better serve the City and its citizens, replace MLMC Chapter 15.12 – Preliminary Plat, and Chapter 15.26 – Short Plats, with Chapter 19.350 - Subdivisions; and

WHEREAS, to better serve the City and its citizens, 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; and

WHEREAS, to better serve the City and its citizens, replace MLMC Chapter 15.22 – Final Plat, with Chapter 19.390 – Final Plats; and

WHEREAS, to better serve the City and its citizens, replace MLMC Chapter 15.27 – Binding Site Plan, with Chapter 19.360 – Binding Site Plans; and

WHEREAS, to better serve the City and its citizens, replace MLMC Chapter 11.20 – Street and Sidewalk Classifications and Specifications, with Chapter 11.40 – Street Development Standards; and

WHEREAS, to better serve the City and its citizens, add Chapter 19.330 – Lot Line Adjustments to the municipal code; and

WHEREAS, a State Environmental Protection Act (SEPA) checklist and a determination of non-significance were distributed on June 3, 2026, and no comments were received and the DNS is retained; and

WHEREAS, the City of Medical Lake Planning Commission (Planning Commission) considered the proposed text amendments at a properly noticed public hearing on June 25, 2026, so as to receive public testimony; and

WHEREAS, at its June 25, 2026, meeting, the Planning Commission voted to recommend approval of the amendments; and

WHEREAS, pursuant to RCW 36.70A.106, on July 2, 2026, the City provided the Washington State Department of Commerce with a sixty (60) day notice of its intent to adopt the amendment(s) to the MLMC; and

WHEREAS, on August 18, 2026, the City of Medical Lake City Council (City Council) discussed the proposed text amendments at a properly noticed open public hearing; and

WHEREAS, the City Council considered the entire public record, public comments, written and oral, and the Planning Commission's recommendation; and

WHEREAS, this Ordinance is supported by the staff report and materials associated with this Ordinance, including documents on file with the City; and

WHEREAS, this Ordinance is also supported by the professional judgment and experience of the City staff who have worked on this proposal; and

WHEREAS, the City Council determined that the proposed amendments are in accord with the Comprehensive Plan, will not adversely affect the public health, safety, or general welfare, and are in the best interest of the citizens and property owners of the City; and

WHEREAS, the City Council determined that the proposed amendments are consistent with the goals and requirements of the GMA.

NOW, THEREFORE, the City Council of the City of Medical Lake, Washington does ordain as follows:

Section 1. Amendment. Chapter 11.20 – Street and Sidewalk Classifications and Specifications, is hereby deleted from the MLMC.

Section 2. Amendment. Chapter 11.40 – Street Development Standards, is hereby added to the MLMC.

11.40.010 Purpose.

The purpose of this chapter is to establish uniform requirements for the design, construction, reconstruction, extension, and improvement of public streets and associated transportation facilities within the City of Medical Lake. These standards are intended to promote public health, safety, welfare, mobility, accessibility, and efficient maintenance of public infrastructure.

11.40.020 Applicability.

This chapter applies to all development activities requiring the construction, reconstruction, extension, dedication, or improvement of streets, rights-of-way, sidewalks, curb and gutter, stormwater facilities associated with streets, and related transportation infrastructure within the City.

11.40.030 Adoption of Standards.

A. In addition to all applicable federal and state laws, regulations, and standards, the Spokane County Standards for Road and Sewer Construction, as presently adopted and as subsequently amended, are hereby adopted by reference as the City of Medical Lake Street Development Standards.

B. The Spokane County Standards for Road and Sewer Construction shall govern the design, materials, workmanship, testing, inspection, and construction of street and related public infrastructure improvements unless otherwise provided by the MLMC or required by the Public Works Director or City Engineer.

C. Where a provision of the MLMC, a condition of approval, or a project-specific requirement established by the City is more restrictive than the Spokane County Standards for Road and Sewer Construction, the more restrictive provision shall control.

D. Copies of the adopted standards shall be maintained by the City and made available for public review.

11.40.040 Design and Construction Requirements.

A. All street improvements shall be designed and constructed in accordance with:

1. The Medical Lake Municipal Code;
2. Applicable federal laws and regulations;
3. Applicable laws and regulations of the State of Washington;
4. The Spokane County Standards for Road and Sewer Construction; and
5. Other engineering standards, manuals, specifications, and policies adopted by the City.

B. Street improvements shall be prepared under the direction of a licensed professional engineer when required by state law or City regulation.

C. All plans, specifications, and supporting documents shall be submitted to the City for review and approval prior to construction.

11.40.050 Deviations and Modifications.

A. The Public Works Director or City Engineer may approve a deviation from the requirements of this chapter or the adopted standards when:

1. Unique site conditions exist;
2. Strict application of the standards is impractical or unnecessary;
3. The proposed alternative provides an equal or greater level of public safety, functionality, and durability; and
4. The deviation is consistent with applicable law and the public interest.

B. Any approved deviation shall be documented in writing.

11.40.060 Inspection and Acceptance.

A. All street and related infrastructure improvements shall be subject to inspection by the City.

B. Required testing, certifications, and record documents shall be provided in accordance with the adopted standards.

C. No street improvement shall be accepted by the City until all applicable requirements have been satisfied and final approval has been granted by the City.

11.40.070 Conflicts.

Where there is a conflict between the provisions of this chapter and any adopted standard, regulation, specification, or condition of approval, the Public Works Director or City Engineer shall determine the applicable requirement consistent with the MLMC and applicable law. The more restrictive requirement shall generally govern unless otherwise directed by the City.

11.40.080 Severability.

If any section, subsection, sentence, clause, or phrase of this chapter is held invalid or unconstitutional, such decision shall not affect the validity of the remaining portions of this chapter.

Section 3. Amendment. All current chapters of Title 15 – Subdivisions, are hereby removed from the MLMC.

Section 4. Amendment. The following terms are hereby alphabetically added to the MLMC Chapter 19.160 – Definitions.

Alley. A public or private right-of-way that provides secondary access to the side or rear of lots and is not intended to serve as a principal travel route.

Block. Land bounded by streets, rights-of-way, water bodies, municipal boundaries, or other physical features, and containing one or more lots or tracts.

Bond. A financial guarantee, in a form acceptable to the municipality, ensuring the completion of required improvements or the performance of obligations imposed by the MLMC.

Dedication. The conveyance or granting of land, easements, rights-of-way, or other property interests for public use or benefit, accepted by the appropriate public authority.

Developer. Any person, partnership, corporation, limited liability company, public agency, or other entity that undertakes or proposes the division, development, redevelopment, or improvement of land.

Escrow. Funds or other financial security deposited with a neutral third party and held to ensure the completion of required improvements, payment of obligations, or compliance with applicable requirements.

Improvements. Street, utility, drainage, landscaping, sidewalk, trail, lighting, or other infrastructure or site development work required by law, permit, approval, or the MLMC.

Lot. A legally created unit of land having defined boundaries that is intended for separate ownership, lease, transfer, development, or use.

Parcel. A legally described unit of land identified for taxation, ownership, or conveyance purposes. A parcel may consist of one lot or tract, multiple lots and/or tract, or a portion of a lot or tract.

Plat. A map, drawing, or record of a subdivision, short subdivision, or other division of land, prepared and recorded in accordance with applicable law, showing lot lines, rights-of-way, easements, dedications, and other information required for land development and conveyance.

Right-of-Way. Land dedicated, reserved, or otherwise legally established for transportation, utility, drainage, access, or similar public purposes.

Street. A public right-of-way intended for vehicular, bicycle, and pedestrian travel and providing access to abutting property. The term includes roads, avenues, boulevards, lanes, drives, and similar ways.

Tract. A parcel of land designated on a recorded plat, short plat, or other approved land division for conservation, open space, recreation, access, utilities, drainage, stormwater management, critical area protection, or other common purposes. A tract is not a lot and is not intended to serve as a separately developable building site unless specifically authorized by applicable law and approval conditions.

Section 5. Amendment. MLMC, Chapter 19.300, Land Divisions, is hereby added to the MLMC as follows:

19.300 – 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 (Chapter 58.09 RCW) 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. A. Sale or for lease of commercial property as provided in RCW 58.17.040(4);
- B. 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. 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 (Chapter 58.09 RCW) 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

19.380.010 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.

19.380.020 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 developer 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.

19.380.040 Inspection. After completing all improvements, the developer 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.

19.380.050 Guarantee. It shall be required that a 150 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.

Section 6. Severability. If any section, sentence, clause or phrase of this Ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this Ordinance.

Section 7. Effective Date. This Ordinance shall be in full force and effect five (5) days after publication of this Ordinance or a summary thereof in the official newspaper of the City as provided by law.

PASSED by the City Council this _____ day of September 2026.

Mayor, Terri Cooper

ATTEST:

Finance Director/City Clerk, Koss Ronholt

APPROVED AS TO FORM:

City Attorney, Sean P. Boutz

Date of Publication:

Effective Date:

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. 1151 passed by the City of Medical Lake City Council on the _____ day of September, 2026.

**AN ORDINANCE OF THE CITY OF MEDICAL LAKE, WASHINGTON RELATING TO
AMENDMENTS TO TITLES 11, 15, AND 19 OF THE MEDICAL LAKE MUNICIPAL
CODE REGARDING LAND DIVISIONS**

Sections 1-5. Identifies the specific additions, amendments, and deletions, as applicable, to the following sections of the City of Medical Lake Municipal Code:

- New Chapter 11.40 – Street Improvement Standards, is being added to replace Chapter 11.20 – Street and Sidewalk Classifications and Specifications; and
- Additional definitions for Chapter 19.160 – Definitions; and
- New Land Division Chapters 19.300 are replacing Title – 15, Subdivisions.

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. 1151 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: _____