

ORDINANCE NO. 2823

AN ORDINANCE AMENDING CHAPTER 17.24 OF THE MOSES LAKE MUNICIPAL CODE ENTITLED "IMPROVEMENTS"

THE CITY COUNCIL OF THE CITY OF MOSES LAKE, WASHINGTON ORDAINS AS FOLLOWS:

Section 1. Chapter 17.24 of the Moses Lake Municipal Code entitled "Improvements" is amended as follows:

17.24.020 City Participation:

- A. The City may participate in the cost of street and over-sizing municipal utility improvements that are not required of the applicant. Examples of these types of improvements include one-half street improvements, over sizing municipal utility mains and lift stations, street extensions, activity trails, stormwater improvements, and extensions of municipal utilities. The City will reimburse the owner of the subdivision for the agreed cost for the additional street and municipal utility improvements after the construction is complete and accepted by the City Council. No approval is authorized by the City unless a written approval for the reimbursement by the City is sent to the owner of the Subdivision prior to construction.
- B. This chapter shall not be construed to establish an affirmative obligation upon the City to participate in any project. The City's participation is limited by the funds available, priority of projects throughout the City, and the desirability of a particular project.

17.24.030 Streets:

- A. The applicant is responsible for constructing all the streets within the subdivision full width, and all the streets adjacent to the subdivision half width. Except, the applicant shall be responsible for constructing the adjacent streets full width if the City determines that the use within the subdivision requires full width streets.
- B. Cul-de-sacs may be approved when they do not hinder the connectivity of streets in the surrounding neighborhoods. Where cul-de-sacs are approved, they shall terminate in a cul-de-sac bulb unless they meet all the following criteria:
 - 1. No more than one lot has sole access from the cul-de-sac.
 - 2. The end of the street right-of-way terminates at the plat boundary.
 - 3. The adjacent property is not platted.
 - 4. The street should continue through the adjacent property when it is developed.
 - 5. The length of the cul-de-sac is less than 175 feet.
 - 6. An end of roadway barricade is installed at the end of the cul-de-sac.
- C. Temporary cul-de-sac bulbs, in lieu of a permanent cul-de-sac bulb, are allowed to be constructed when all the following criteria are met:
 - 1. The street is expected to be extended within the next five years.
 - 2. The developer signs a covenant to construct a permanent cul-de-sac in five years.
 - 3. The design for the permanent cul-de-sac bulb is included in the street construction plans.

4. The right-of-way required for a permanent cul-de-sac and bulb is dedicated to the City on the plat.

17.24.040 Water Mains:

- A. The applicant shall install water main improvements for the full length of all streets within and adjacent to the subdivision, unless the Municipal Services Director determines that the additional water main provides no additional benefit.
- B. Fire hydrants are not required to be installed when water mains are installed through or adjacent to property other than the proposed subdivision.

17.24.050 Sewer Mains: The applicant shall install sewer main improvements for the full length of streets within and adjacent to the subdivision, unless the Municipal Services Director determines that the additional sewer main provides no additional benefit.

17.24.060 Storm Drainage:

- A. Since stormwater is part of the street improvements, the applicant shall install the stormwater improvements in accordance with MLMC 17.24.030.A
- B. The City Engineer may approve plans submitted by the applicant's engineer to divert or enclose natural drainage in and through the subdivision. The applicant shall bear all costs associated with diverting or enclosing natural drainage.
- C. All storm drainage in City streets shall drain from the asphalt to concrete gutters, then to approved stormwater structures such as catch basins and drywells. All stormwater between stormwater structures shall be in underground pipes.
- D. Washington State Department of Ecology approval is required for all stormwater facilities before construction plans will be approved.

17.24.080 Pedestrian Paths and Activity Trails: Pedestrian paths and activity trails shall be constructed in accordance with MLMC 17.21.040.

17.24.100 Construction Plans:

- A. Construction plans shall be submitted by the applicant and approved by the Municipal Services Director prior to construction.
- B. Preliminary construction plan sets shall consist of three (3) complete sets.
- C. All construction plans shall be stamped by a professional engineer. The plans shall show all required improvements.
- D. A plan check fee shall be due when the three (3) sets of preliminary construction plans are submitted to the Municipal Services Department, in accordance with Chapter 3.54.
- E. Sheet size shall be twenty-four inches (24") by thirty-six inches (36") and shall have a border of one inch (1") on the left margin and one half inch (½") on the remaining three margins. The scale shall be five feet (5') vertically and forty feet (40') horizontally.
- F. Plans shall show locations of all improvements with respect to the centerline stationing of the streets. Vertical and horizontal alignment shall be shown for all improvements.

- G. Approved construction plans will be returned to the applicant after the plans are acceptable by the Municipal Services Director, and after the applicant provides two (2) full sets of acceptable construction plans on permanent reproducible mylar.
- H. The Municipal Services Director may approve deviations to the requirements for construction plans.

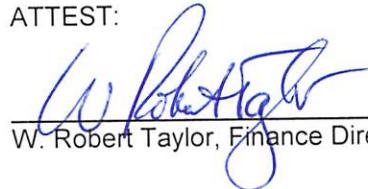
Section 2. This ordinance shall take effect and be in force five (5) days after its passage and publication of its summary as provided by law.

Adopted by the City Council and signed by its Mayor on September 13, 2016.



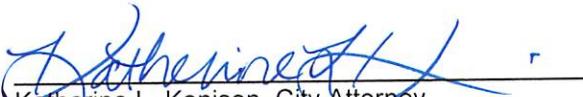
Todd Voth, Mayor

ATTEST:



W. Robert Taylor, Finance Director

APPROVED AS TO FORM:



Katherine L. Kenison, City Attorney