

ORDINANCE NO. 2831

AN ORDINANCE AMENDING CHAPTER 17.09 OF THE MOSES LAKE MUNICIPAL CODE ENTITLED "SHORT SUBDIVISIONS"

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

Section 1. Chapter 17.09 of the Moses Lake Municipal Code entitled "Short Subdivisions" is amended as follows:

17.09.020 Scope: This chapter regulates the division or redivision of land into nine (9) or fewer lots for the purpose of sale, lease, or transfer of ownership, and which has not been divided into a short subdivision within a period of five (5) years.

17.09.030 Preliminary Short Subdivision Conditions and Requirements:

A. General Conditions and Requirements:

1. The subdivision shall make adequate provision for municipal improvements, street lighting circuits, alleys, drainage ways, irrigation water right-of-ways, other public ways, public access, and other improvements as deemed necessary in conformance with Community Street and Utility Standards, Chapter 17.21, Chapter 17.24 and other codes and regulations that are applicable.
2. The subdivision shall comply with all zoning and health regulations.
3. The subdivision shall be consistent with the Comprehensive Plan.
4. The applicant shall make arrangements with Grant County PUD for payment of all street lighting fees.
5. The subdivision shall provide for irrigation water right-of-ways pursuant to state law.
6. The subdivision shall not have been divided by a short subdivision within five (5) years by a different owner.
7. The subdivision shall consist of nine (9) or fewer lots.
8. Unless an applicant requests otherwise, and the Plat Administrator agrees, a preliminary subdivision application shall be processed simultaneously with the application for rezones, deviations, planned development districts, building plan approvals, and similar quasi-judicial or administrative actions to the extent that procedural requirements applicable to those actions permit simultaneous processing.
9. Every decision or recommendation made under this chapter by the City Council or Planning Commission shall be in writing and shall include findings of fact and conclusions to support the decision or recommendation.
10. Preliminary subdivision applications shall be approved, disapproved, or returned to the applicant for modification within the time limitations established by state law; provided, if an Environmental Impact Statement is required pursuant to state law, or if deviations are required, the time spent reviewing and circulating the Environmental Impact Statement and deviation request by the local governmental agency is not counted in the time limitation period.

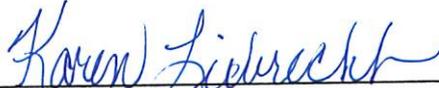
B. Specific Conditions and Requirements:

1. Prior to submitting a preliminary short subdivision application, the applicant shall schedule a pre-application conference with the Plat Administrator. During the pre-application conference, the applicant shall present a conceptual idea of the subdivision, and City personnel will respond informally to the applicant about potential items of concern or clarification, to aid the applicant in preparing the preliminary short subdivision application.
2. All preliminary subdivision applications shall be submitted to the Plat Administrator.
3. A completed preliminary short subdivision application shall include the following items:
 - a. A completed preliminary subdivision application form, signed by the property owner, on a form provided by the Community Development Department.
 - b. A non-refundable fee per Chapter 3.54.
 - c. A reduced set of all application drawings, each drawing on eleven inch (11") by seventeen inch (17") paper. Smaller sized drawings may be approved by the Plat Administrator.
 - d. A plat certificate from a title company licensed to do business in the State of Washington confirming that the title of the lands corresponds with the owners described and shown on the plat and instrument of dedication. The plat certificate shall be dated within thirty (30) calendar days of filing.
 - e. Twelve (12) full-size copies of the preliminary plat. The preliminary plat shall be a neat and accurate drawing, stamped and signed by a land surveyor. The preliminary short plat shall show sufficient detail and information to provide verification that the proposed subdivision layout can meet all approval requirements of a subdivision. The format shall be as specified in Chapter 17.15, with the ultimate goal of the applicant to provide a final plat per specifications in Chapter 17.15. Specific items that are required on a preliminary plat are listed below.
 - 1) Name of proposed subdivision, names of all existing streets within the survey, and names of all proposed streets.
 - 2) Boundaries of proposed subdivision established by the preliminary survey, and locations of the monuments found and established during the preliminary survey.
 - 3) All proposed lots with their dimensions, lot numbers, block numbers, and lot areas.
 - 4) Location and dimension of all existing and proposed streets, alleys, right-of-ways, municipal easements, public utility easements, and other public lands within and adjacent to the proposed subdivision.
 - 5) Location and dimensions of all existing and proposed USBR irrigation water right-of-ways on and adjacent to the proposed subdivision.
 - 6) Legal description of land within the proposed subdivision.
 - 7) Name, address, and seal of the land surveyor who made the preliminary survey.
 - 8) Date map is prepared, vicinity map, scale, north arrow, basis of bearing, vertical datum.

- f. Three (3) full-size copies of the site plan. Site plans shall be provided on a separate sheet from the plat, per site plan requirements listed in Chapter 17.15.
- g. Deviation requests.
- h. Traffic memos are required if the subdivision will increase traffic by more than one hundred (100) trips per day or more than ten (10) peak-hour trips.

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 November 22, 2016.



Karen Liebrecht, Deputy Mayor

ATTEST:



W. Robert Taylor, Finance Director

APPROVED AS TO FORM:



Katherine L. Kenison, City Attorney