

ENUMCLAW MUNICIPAL CODE – EMC 17.12.070 – Additional considerations:

Preliminary plats shall only be approved if findings of fact are drawn to support the following:

- A. Public Use and Interest. The planning commission and city council shall inquire into the public use and interest proposed to be served by the establishment of the subdivision. It shall determine if appropriate provisions are made in the subdivision for, but not limited to, public health, safety and general welfare and for such open space, stormwater management, streets or roads, alleys, other public ways, transit stops, potable water supplies, sanitary waste, parks and recreation, playgrounds, schools and school grounds, and all other relevant facts, including sidewalks and other planning features that assure safe walking conditions for students who only walk to and from school, and shall consider all relevant facts to determine whether the public use and interest will be served by the subdivision and dedication. If the plat provides for the above-mentioned, and conforms to all these development regulations (EMC Titles 15 through 19), then it shall be approved. Dedication of land to any public agency shall be clearly shown on the final plat;
- B. Storm Waters and Flood Control. The planning commission and city council shall consider the physical characteristics of a proposed subdivision site, and may disapprove a proposed plat because of flood inundation or swamp conditions;
- C. Natural Element Retention. Due regard shall be shown for preservation of outstanding natural or cultural features such as scenic spots, watercourses, historic sites, etc;
- D. Hazardous Geological Conditions. In areas with slopes equal to or greater than 15 percent, a detailed soils engineering report will be required prior to the approval of any preliminary plat. Special consideration for grading, fills or excavations shall be made by the planning commission and shall be in accordance with the International Building Code, Appendix J;
- E. Tree Cutting Plan. Landscaping, planting or tree cutting plans shall be prepared by a landscape architect and submitted to the administrator prior to the approval on slopes 15 percent or steeper. In addition, tree cutting plans shall be required for developments in which trees over six inches in caliper are to be cut;
- F. Water Retention Basins. The use of water retention basins to minimize surface runoff or erosion damage potential may be required;
- G. Land Adjacent to Public Waters. When subdivisions are proposed in a shoreline area, open space may be provided to and along the water's edge with provision for access from a public right-of-way or other adjoining public land, if necessary to mitigate adverse impacts caused by the subdivision; and
- H. School and Park Sites. Where a proposed school or park site lies within a proposed subdivision as indicated in the comprehensive plan, or other plans or policies, the site may be required to be reserved or dedicated by the subdivider.