



City of Medicine Lake

Public Hearing

Planning Commission Meeting Thursday December 18, 2025.

Medicine Lake City Hall: 6:00 PM to 7:00 PM

Subdivision Code

Medicine Lake is considering adopting a Subdivision Ordinance. This regulatory document works with the zoning ordinance and establishes a process to manage the subdividing of property in Medicine Lake. Most communities in the metro area have a Subdivision Code. Because Medicine Lake is fully developed, it has not been a priority. With the recent roadway improvement and the extension of municipal water service, Council has determined now is a good time to put a Subdivision Ordinance in place.

What is it?

The Subdivision Code regulates the subdivision of land by prescribing rules and regulations which govern subdivisions, platting of land, and essential improvements. Subdivision regulations allow cities to ensure that new development or redevelopment meets the standards of the city for a safe, functional, enjoyable community, and protects and preserves the natural environment.

Zoning regulations and subdivision regulations are similar in some ways and may both impose regulations as to lot size, location, and improvements. A subdivision Code is different from the Zoning Code in that it does the following:

- Primarily governs the division of land and the layout of an entire development rather than the uses or buildings which may be placed on an individual lot
- Typically regulates projects that are larger in scope
- Usually imposed at the initial development or redevelopment phase of a project (whereas zoning is applicable during the development phase of a subdivision and through the life of the completed subdivision).
- Allows for the collection of development-related fees

Why is the City doing this now?

Medicine Lake is unique among most other cities in the Metropolitan Area in that it does not currently have a Subdivision Code. City Council has noted that the completion of several major projects, including the installation of fiber and connection opportunities to the City of Plymouth's water supply, may increase the potential for property to be subdivided, or combined and replatted within Medicine Lake. Recent statewide legislation affecting land use and zoning may also increase the pressure for subdivision and redevelopment. While many parcels in the City are not subdividable under current zoning guidelines, some have the potential to be combined and re-platted (subdivided).

Getting ahead of the potential impacts of future development demand by implementing a subdivision ordinance that clearly prescribes the city's requirements for developers interested in subdivision or redevelopment will benefit the City in the long term.

Please visit the city Website at [Planning Commission Meetings](#) (scroll down) to review a draft ordinance.

Contact

If you have comments or questions on the topics listed above or about the Subdivision Code in general, please email bscheib@cityofmedicinelake.com.