

TO: City Council  
FROM: Brad Medrud, Planning Manager  
DATE: June 7, 2022  
SUBJECT: Ordinance No. O2022-004, Binding Site Plans

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1) Recommended Action:

Approve Ordinance No. O2022-004, Binding Site Plans

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2) Background:

The intent of the ordinance is to clarify requirements for binding site plans in Tumwater Municipal Code (TMC) Titles 15 *Buildings and Construction* and 17 *Land Division*.

The current regulations for binding site plans have not been substantially updated since 1996. The regulations in TMC 17.08 *Binding site plans* do not clearly relate to the requirements for binding site plans found elsewhere in TMC Title 17 *Land Division* or to the vesting requirements contained in TMC Chapter 15.44 *Vesting of development rights*.

Binding site plans are an alternative method of land division authorized in RCW 58.17.035. Binding site plans may only be used for land divisions for:

- Industrial or commercial uses
- Lease of manufactured homes or travel trailers – typically a manufactured home park
- Condominiums

A binding site plan provides exact locations and detail for the type of information appropriately addressed as a part of land division, such as infrastructure and other requirements typical of subdivisions.

The Planning Commission conducted a public hearing on the ordinance on March 22, 2022 and left the record open for staff to review and respond to public comments received at the hearing at their April 11, 2022 meeting. The Planning Commission recommended approval of the ordinance at their April 11, 2022 meeting. The General Government Committee held a briefing on May 11, 2022 and the City Council held a worksession on May 24, 2022.

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3) Policy Support:

Economic Development Plan Goal 1: “Establish a development climate that stimulates economic activity and desirable investment.”

Economic Development Plan Strategy 1.D: “Ensure a predictable and efficient experience for business owners and developers seeking to invest in Tumwater.”

Land Use Element Implementation Policy 11 of Section 3.3: “Modify the land use regulatory review, permitting, and approval system for consistency with the Growth Management Act and adopted plans to ensure predictability and allow processing of development permits in

a timely and fair manner.”

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4) Alternatives:

- ☐ Modify Ordinance No. O2022-004 and approve
  - ☐ Reject Ordinance No. O2022-004
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5) Fiscal Notes:

This is an internally funded work program task.

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4) Attachments:

- A. Staff Report
- B. Binding Site Plans (Ordinance No. O2022-004)
- C. Presentation