

TO: Planning Commission
FROM: Brad Medrud, Planning Manager
DATE: April 12, 2022
SUBJECT: Ordinance No. O2022-004, Binding Site Plans

1) Recommended Action:

Conclude the public hearing on Ordinance No. O2022-004 and forward a recommendation of approval to the City Council

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.

3) Alternatives:

☐ None

4) Attachments:

- A. Staff Report
- B. Binding Site Plans (Ordinance No. O2022-004)
- C. Comment Letter dated March 22, 2022 from Toyer Strategic Advisors, Inc.
- D. Presentation