

TO: Planning Commission
FROM: David Ginther, Senior Planner
DATE: February 8, 2022
SUBJECT: Ordinance No. O2022-004, Binding Site Plans

1) Recommended Action:

Read materials and be prepared to discuss as part of a briefing on the ordinance.

2) Background:

The intent of this 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 use
- 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.

3) Alternatives:

☐ None

4) Attachments:

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