

Chapter 17.14

SITE PLANS

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17.14.010 **Application of Site Plans**. The city, in lieu of other provisions of Title 17 (subdivisions) may approve divisions of land by use of a binding site plan, in accordance with BCMC Chapter 20.63 "Site Plan Approval." This procedure, except as otherwise specifically provided herein, shall apply only to the following:

- A. Divisions of property for the sale or lease of commercially or industrially zoned property (CG - Commercial, General; IL - Industrial Light District; IH – Industrial Heavy District) as provided in BCMC 17.12.020D;
- B. Divisions of property for lease when no residential structure other than mobile homes or travel trailers are permitted to be placed upon the land, as provided in BCMC 17.1 2.020E;
- C. Divisions of property or condominiums pursuant to Chapter 64.32 or 64.34 RCW. (Ord. 601, August 1994.)

17.14.020 **Site Plan Issuance**. No building permit in any CG - Commercial, General; IL - Industrial Light District; or IH - Industrial Heavy District, nor any use or change in use be made of land within said districts without a site plan. An approved binding site plan shall be valid for one (1) year from the date of issuance.

Review of all site plans and their amendments shall be made by the administrator, as designated in BCMC 20.63.030. The administrator shall initiate such procedures and/or forms and request additional information deemed necessary to fulfill the requirements of this chapter. The administrator shall be authorized to summarily approve, conditionally approve, or disapprove. Within sixty (60) days of the receipt of the site plan application, the administrator will notify the applicant of approval, conditional approval or denial of the application. The reasons for denial shall be given in writing. If the application is either approved or conditionally approved, the applicant must satisfy all conditions before final approval. Upon written request, the administrator may approve waivers of a condition when it is determined the public health, safety, and general welfare will not be adversely affected.

Each site plan or amendment submitted for approval must be accompanied by a scale drawing containing the data required by BCMC 20.63.040 and such other additional information as the administrator deems reasonably necessary for evaluation.

The plan will be conditioned or amended so that the development will conform in all respects to this title and other applicable laws and ordinances.

The plan will be such as to best harmonize with the projects' surroundings and not be detrimental to the use and development of adjoining properties. (Ord. 601, August 1994.)

17.14.030 **Alteration or Vacation.** A site plan may be altered or vacated by the administrator, in accordance with the procedures established by BCMC 20.63. However, no site plan shall be vacated until after approval and recording of a new site plan. (Ord. 601, August 1994.)

17.14.040 **General Site Plans.** A general binding site plan may be used for the division of property, but a specific site plan must be approved before a building permit can be issued. (Ord. 601, August 1994.)

17.14.050 **Recording and Enforcement.** All site plans, whether general or specific, must be recorded with the Benton County Auditor with a record of survey. The lots, parcels or tracts created through this procedure are legal lots of record. All provisions, conditions and limitations on the site plan are binding on the owner, purchaser or any successor in interest or any other person acquiring a lease or other interest of any lot, parcel or tract created pursuant to the binding site plan. Any sale, transfer or lease of any lot, tract or parcel created pursuant to the binding site plan that does not conform to the requirements of the site plan or without a binding site plan approval is a violation of RCW 58.17 and this title. They may be restrained by injunctive relief as well as any other remedy provided by law. (Ord. 601, August 1994.)

17.14.060 **Fees.**

- A. Fees for the application and review of the site plans shall be:
 - 1. Initial application review fees;
 - 2. Engineering plan review fees.
 - 3. Resubmittal fees.
 - 4. Publication fees as defined in BCMC 17.12.100.
- B. The applicant shall assume all costs required by the recording of the binding site plan.
- C. The fees established above shall be included in the fee schedule established by the Mayor and approved by the City Council. (Ord. 601, August 1994.)