

Chapter 17.23
Administrative Site Plan Review

Sections:

17.23.010 Purpose.

17.23.020 Site plans required.

17.23.030 Submittal requirements.

17.23.040 Development compliance with approved site plan.

17.23.050 Authorizing use or occupancy prior to completion.

17.23.060 Curb, gutter, and sidewalk standards.

17.23.010 Purpose.

The purpose of this chapter is to establish how and when proposals are reviewed to ensure that uses and developments are in compliance with land use policies and regulations. This review process is typically initiated when a use is established or development occurs which requires a permit or review process.

17.23.020 Site plans required.

A site plan shall be submitted to the planning department for review when any development or use established falls under any one of the following categories:

- A. The construction of any new commercial or industrial structure or additions to an existing structure;
- B. The construction or expansion of parking lots for more than four spaces;
- C. Changes in use that will increase parking requirements, lie within shoreline master program jurisdiction or qualify as an action under the State Environmental Policy Act

17.23.030 Submittal requirements.

The planning official shall specify the submittal requirements for a site plan to be deemed complete and acceptable for filing.

17.23.040 Development compliance with approved site plan.

All development, construction, occupancy or use of any property shall be in compliance with the approved site plan prior to the beginning of a use or occupancy of a structure, except as provided by Section 17.23.050.

17.23.050 Authorizing use or occupancy prior to completion.

A. In the event that weather conditions or other factors beyond the control of the applicant, exclusive of financial hardship, renders it unreasonable to require the applicant to fully comply with the site plan prior to the beginning of a use or occupancy of any building, the planning department may authorize relaxation of this requirement on the condition that the applicant completes all requirements within a specified time, not to exceed one year. If the requirements are not completed within the required period, the use or occupancy of the property and/or buildings shall cease until all requirements are satisfied.

B. If such a relaxation is granted, the planning department may require a performance bond in conformance with Section 17.26.090 to assure compliance with the requirements of the approved site plan.

17.23.060 Curb, gutter, and sidewalk standards.

A. All projects shall provide permanent concrete or paver curbs, gutters, and sidewalks in conformance with the standards contained in Title 15.

B. In cases of limited infill development, the standard can be waived by the planning official working in consultation with the public works director.