

Date: March 9, 2005Approved By: 

DEPARTMENT OF PLANNING & DEVELOPMENT SERVICES

Rule: 6500	Providing Administrative Interpretations of Code Language Within Title 30.41D Snohomish County Code-Binding Site Plan
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LEGISLATIVE HISTORY: Adopted March 18, 1996 as POL 6500, pursuant to Title 19 (19A.50.020 and 19A.50.030 SCC), updated and repromulgated/adopted pursuant to SCC 30.82_____ on March _____, 2005

SEE ALSO: RULE 6502

SCC APPLICABILITY: 30.41D, Binding Site Plans

Title 19A, Binding Site Plan provisions were adopted on August 9, 1995 (Ordinances 95-062 and 95-063 with effective date of Sept. 29, 1995), establishing an alternative land division process as authorized by RCW 58.17.035 and 58.17.040(4), (5), and (7) and added to Amended Ordinance 02-064, December 9, 2002, Effective date February 1, 2000)

THEREFORE, under the authority granted in Title 30.82 the following are adopted:

1. **Properties to be included within the boundaries of a Binding Site Plan.**
A binding site plan shall include the external boundaries of any and all lots associated with the binding site plan, whether for the purposes of providing access, stormwater detention facilities, parking, wetlands mitigation or other physical characteristics necessary for the proposed development. Offsite features shall be depicted as though they are within the boundaries of the proposed subdivision and the BSP document shall include appropriate conditions, covenants, and/or restrictions governing county approved easements for such improvement.
2. **Binding Site Plan/Record of Survey – Complete Application**
A binding site plan application is complete when the information required by the Binding Site Plan Submittal Requirements Checklist has been submitted. The submittal requirements are authorized by 30.70.030 SCC and 30.41D.040.

A Record of Survey is complete when the information required by the Record of Survey Submittal Requirements Checklist has been submitted.
3. **Binding Site Plan Approvals Will Provide Limited Vesting From Future Title 30 SCC Amendments.**
Binding site plan approval vests an approved development plan and subsequent building permit approvals from future amendments to the zoning, critical areas and drainage requirements (Title 30 SCC) that require altered physical site characteristics to such a degree that the original concept would be nullified by such code changes. Binding site plan approval may not vest an approved development plan and subsequent building permit approvals from life safety requirements (Ref. SCC 30.41D.105).
4. **Proposed Lot Lines Must Be Identified On The Binding Site Plan.**
The binding site plan drawing shall show proposed lot lines of the subdivision consistent with those indicated on the record of survey (Ref. SCC 30.41D.100).

5. **Major Binding Site Plan Revisions Will Provide Limited Vesting From Future Title 18 SCC Amendments.**

When recorded, major binding site plan revisions vest an approved BSP and subsequent building permit approvals from future zoning requirements (Title 30 SCC) that require altered physical site characteristics to such a degree that the original concept would be nullified by such code changes. Binding site plan approval may not vest an approved development plan and subsequent building permit approvals from life safety requirements (Ref. SCC 30.41D.105).