



INFORMATION BULLETIN No. 14

City of Blaine

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GENERAL BINDING SITE PLAN

WHAT IS A GENERAL BINDING SITE PLAN?

A General Binding Site Plan is an alternative platting mechanism that establishes a flexible development pattern. The Plan determines the location of essential facilities such as roads and utilities, but allows for flexibility in the placement of property lines. After a General Binding Site Plan is approved, individual lots can be created through a separate Specific Binding Site Plan process.

The General Binding Site Plan allows for less than complete construction of infrastructure at the preliminary development stage. While some infrastructure may be required as a condition of approval, generally the infrastructure is phased and is constructed to serve each Specific Binding Site Plan.

A GENERAL BINDING SITE PLAN CAN BE USED TO:

Establish a development pattern for a commercial or industrial project.

Establish a development pattern for a condominium project, including commercial and/or residential condominiums.

Determine where public and quasi-public facilities such as roads, stormwater ponds, and infrastructure facilities are to be located.

Establish conditions for wetland and critical area protection and mitigation for the entire project at the initial approval stage.

RCW 58.17.035

A city, town, or county may adopt by ordinance procedures for the divisions of land by use of a binding site plan as an alternative to the procedures required by this chapter...

The ordinance shall provide that after approval of the general binding site plan for industrial or commercial divisions subject to a binding site plan, the approval for improvements and finalization of specific individual commercial or industrial lots shall be done by administrative approval...

Refer to state law for full text.

HOW DO I APPLY?

1. A pre-application conference is required.
2. You must submit a **General Binding Site Plan application** with associated drawings, a **Land Use Master Invoice**, and a **SEPA Checklist**.
3. You must pay the applicable fees

Applications are submitted by appointment.

A GENERAL BINDING SITE PLAN CANNOT BE USED TO:

Create individual lots. A Specific Binding Site Plan is used to create individual lots.

Establish a development pattern for single-family residential development or any other non-condominium residential development.

HOW IS THE APPLICATION PROCESSED?

The application is processed as Type II-CC application. Refer to the Informational Bulletin describing that process. **See IB#8.**

MORE QUESTIONS?

For further information, please call the Community Development Services Department at the City of Blaine (360) 332-8311.

The City of Blaine's Community Development Department has created customer information bulletins to inform the general public about the effect of codes and regulations on their projects. These bulletins are not intended to be complete statements of all laws and rules and should not be used as substitutes for them. If conflicts and questions arise, current codes and regulations are final authority. Because the codes and regulations may be revised or amended at any time, consult City of Blaine, CD staff to be sure you understand all requirements before beginning work. It is the applicant's responsibility to ensure that the project meets all requirements of applicable codes and regulations.