



INFORMATION BULLETIN No. 15

City of Blaine

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SPECIFIC BINDING SITE PLAN

WHAT IS A SPECIFIC BINDING SITE PLAN?

A Specific Binding Site Plan is the second step in a platting process that creates one or more platted lots. The first step is a General Binding Site Plan. Individual lots are created through the Specific Binding Site Plan process.

The Specific Binding Site Plan approval process includes construction of civil infrastructure. All facilities needed to serve the new lot or lots created by the Specific Binding Site Plan will be constructed before the Specific Binding Site Plan is recorded and the lots are created.

A SPECIFIC BINDING SITE PLAN CAN BE USED TO:

Create individual lots within an approved and recorded General Binding Site Plan.

A SPECIFIC BINDING SITE PLAN CANNOT BE USED TO:

Establish the overall development pattern for a multi-parcel development, or determine where public and quasi-public facilities such as roads, stormwater ponds, and infrastructure facilities are to be located.

Create a building lot for single-family residential development or any other non-condominium residential development.

Establish the pattern of on-site development such as parking, buildings, and landscaping. This requires a "site plan review."

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 concurrent, or previously approved, General Binding Site Plan is required.
2. You must submit a **Specific Binding Site Plan** application with associated drawings, and a **Land Use Master Invoice**.
3. You may wish to concurrently process a **Site Plan Review** and **SEPA Checklist** for the property.
4. You must pay the applicable fees

Applications are submitted by appointment.

HOW IS THE APPLICATION PROCESSED?

The application is processed as Type I-ADM application. Refer to the Informational Bulletin describing that process. **See IB#6.**

A Specific Binding Site Plan is generally processed with a Site Plan Review application. Although the names are similar, the applications have very different purposes. A Specific Binding Site Plan is a tool to create lots for sale. A Site Plan Review approves the layout of the physical elements of a site, such as parking areas, landscape areas, and building locations. Processing the applications together helps to ensure that the parcels created will meet the needs of the proposed construction project.

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.