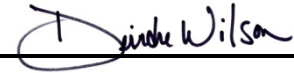


Planning and Land Services Department
CURRENT PLANNING SECTION POLICY



Policy Number:	CP2014-10
Title:	Binding Site Plan Vesting
Date:	December 17, 2014
Management Approval:	Deirdre Wilson
Related Documents:	PCC 18.160.060 F.

Purpose: Establish that a Binding Site Plan (BSP) is vested in perpetuity for the specific use, density, and physical development that is identified in the recorded BSP.

Discussion: PCC Chapter 18.160 Vesting includes the following requirement at PCC 18.160.060.F.:

18.160.060 Duration of Vesting.

- F. **Binding Site Plan.** The lots in a Binding Site Plan may be developed by the terms of approval of the Binding Site Plan, and the development regulations in effect at the time the application was deemed complete unless the legislative body finds that a change in conditions create a serious threat to the public health, safety or welfare.

This current version of PCC 18.160.060 F., which became effective per Ordinance 2012-12s on July 16, 2012, vests the terms of approval of a BSP in perpetuity. The prior version vested the terms of approval for 5 years from the BSP recording date.

All recorded BSPs, regardless of their recording date, shall be subject to the current (2012) version of PCC 18.160.060 F. That is, they shall be vested in perpetuity under the terms of the recorded BSP, and subject to the development regulations in effect at the time the application for BSP was deemed complete.

If Pierce County amends a BSP through a BSP Alteration, the amended BSP shall be vested under the terms of the amended BSP and the development regulations in effect at the time of application for the BSP Alteration.