

Chapter 17.32 Commercial Site Development Plan

Sections:

17.32.010 Purpose.

17.32.020 General Provisions.

17.32.010 Purpose. The purpose of this Chapter is to establish a comprehensive site plan review process for selected commercial developments.

17.32.020 General provisions. Applications for Commercial Site Development Plan shall be processed as Class 2 Permits in accordance with the following provisions:

- A. For purposes of this Chapter commercial developments shall include:
 - 1. Recreational Vehicle Parks;
 - 2. Mobile Home Parks;
 - 3. Mixed use developments (Commercial/Residential);
 - 4. Wireless Communication Facilities
- B. Commercial Site Development Plan shall be processed in conjunction with other applicable permits and approvals, except that:
 - 1. No building permit applications may be submitted or development activities initiated until a required commercial site development plan has been approved.
- C. Approved Commercial Site Development Plan shall contain a Phasing Plan. The failure of the Applicant to perform in accordance with the terms and conditions of the Phasing Plan may result in the suspension, revocation, or modification of any approved permits.
- D. Modifications that do not change the nature or intensity of the approved development and that do not create new environmental impacts not previously addressed, shall be considered minor modifications and processed as a Class 1 permit. All other modifications shall be processed as a Class 2 permit.
- E. The City may require performance guarantees and/or the execution of a Development Agreement in accordance with the provisions of State Law as a condition of approval.