

Chapter 16.48

SITE PLAN REVIEW

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16.48.010 Required prior to plan check.

Prior to undergoing a plan check for construction, all proposed commercial, industrial and residential development projects shall undergo a site plan review to be conducted by the staff. This review is intended to focus on Code compliance and the mitigation of potential health and safety hazards rather than on architectural or aesthetic design features. Additional to the requirements imposed as a result of a site plan review the staff may also make certain recommendations which are not binding upon the applicant but which are intended to improve the overall quality or appearance of the development. A site plan review shall also be conducted by staff for any residential structure including, but not limited to, manufactured homes, whether new or previously occupied, which are proposed to be moved onto a site. This review is intended to focus on Code compliance and mitigation of safety hazards as well as to insure near like-new or historically restored condition of building exterior. (Ord 858 section 1, 1991; Ord. 740 section 10.3.70[part], 1984; Ord. 1514, 2019)

16.48.020 Information required.

Application procedures for site plan review shall be as described in Chapter 16.89. (Ord. 740 section 10.3.70(A), 1984; Ord. 981 section 3, 1997; Ord. 1043 section 3, 2000; Ord. 1080, 2001)

16.48.030 Plot plans - review by planner.

The City Planner and other appropriate staff persons shall review the plans and may make field inspections of the site to determine whether the proposed development conforms with applicable city ordinances. (Ord. 740 section 10.3.70(B), 1984)

16.48.040 Plot plans - notation of corrections.

- A.** Necessary corrections, additions or deletions to the plans shall be noted on them, with one copy of the corrected plan on file and another returned to the applicant.

- B. If the corrections, additions or deletions are relatively minor, the building permit may be issued upon completion of the normal building permit process.
- C. In the case of major modifications to the design, however, the City Planner or Building Official may require that the plot plan be redrawn and resubmitted for review prior to issuance of the building permit. (Ord. 740 section 10.3.70(C), 1984)

16.48.050 Standards and criteria for site plan review.

The staff shall utilize the following standards and criteria in conducting a site plan review:

- A. Compliance of the proposal with all applicable city ordinance requirements;
- B. A determination that the proposal will result in no unusually hazardous conditions for motorists, bicyclists, pedestrians or other users of the site;
- C. A determination that exterior lighting will not result in a glare on neighboring properties or a hazard to motorists;
- D. A finding that any previously established conditions of approval (for a variance, conditional use permit, etc.) have been met.
- E. For residential structures moved onto the site including, but not limited to, manufactured homes, a determination shall be made by staff that a near like-new or historically restored condition of building exterior shall exist prior to occupancy. This determination shall include an evaluation of color, materials and appearance of siding, roofing and appurtenances, as determined by evidence of recent painting, new construction, or replacement or repair of weathered, damaged or deteriorated materials or surfaces. (Ord. 858 section 2, 1991; Ord. 740 section 10.3.70(D), 1984)

16.48.060 Standards and criteria on appeal.

On appeal of a staff decision regarding a site plan review, the commission shall utilize the same standards and criteria as are required of the staff. (Ord. 740 section 10.3.70(E), 1984)

16.48.070 Procedure for additions to existing buildings.

On additions to existing buildings the site plan review shall be conducted only on those portions of the project affected by the additions, except where potential hazards may result from the design, in which case the review may be expanded to include any portions of the total development where such hazardous conditions may exist. (Ord. 740 section 10.3.70(F), 1984)