

## Binding Site Plan Review, Type II

### What is a binding site plan review?

The purpose of binding site plan approval is to provide an alternative to the standard subdivision process for specific types of development. The binding site plan can only be applied for the purpose of dividing land for the sale or for lease of commercially or industrially zoned property or for the lease of manufactured homes or travel trailers.

### What is the review process for a binding site plan review?

A binding site plan is reviewed through the same Type II process as a standard site plan. In addition to the requirements of a standard site plan as outlined below, a binding site plan shall contain:

- Inscriptions or attachments setting forth such appropriate limitations and conditions for the use of the land
- Provisions making any development conform to the site plan

An example of a covenant meeting the requirements of item is provided as Exhibit A of this handout.

### What is a Type II Review Process?

Proposed commercial and industrial developments are subject to a Type II review process, which require a ministerial decision by the Responsible Official. In making the decision, the official must determine if the proposed development meets the requirements of the applicable sections of the Clark County Code. This decision is made after reviewing the proposal and considering written comments

received from the public. The Responsible Official will approve, approve with conditions, or deny the application. This decision may be appealed to the county Hearing Examiner.

### Is a pre-application conference required?

A pre-application conference is required before submitting a Type II application. The requirement for a conference may be waived if the Planning Director determines that the proposal is relatively simple. A waiver requires the applicant to submit a completed Pre-Application Review Waiver Request Form and fee.

### What is the application process?

The first step is to complete a State Environmental Policy Act environmental checklist, if applicable. The Permit Center staff, located at the Public Service Center, Permit Services Center at 1300 Franklin Street, first floor, Vancouver, Washington, will assist the applicant in determining if a SEPA checklist is required with the application. The SEPA Review Application Form and Environmental Checklist are also available at the Permit Center.

The next step is to submit a completed Type II Site Plan Application Form, fees and a copy of the submittal requirements to the Permit Center.

### What if I didn't submit all of the required information?

The county conducts two application checks to ensure that applications are complete before staff begins their development

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Community Development  
1300 Franklin Street, Vancouver, Washington  
Phone: (360) 397-2375 Fax: (360) 397-2011  
[www.clark.wa.gov/development](http://www.clark.wa.gov/development)



For an alternate format, contact the Clark County ADA Compliance Office.  
Phone: (360) 397-2322  
Relay: 711 or (800) 833-6384  
E-mail: [ADA@clark.wa.gov](mailto:ADA@clark.wa.gov)

review process. Prior to accepting your application, the Permit Center staff will conduct a **Counter Complete** review of your submittal package. This initial review ensures that all main items listed within the site plan review submittal requirements have been submitted before accepting your application (see attached submittal list).

Once your application is accepted, the original submittal package is routed to our review staff. Staff conducts a second completeness check, known as the **Fully Complete** review. This more detailed review ensures that all items under the numbered headings of the attached submittal requirements have been submitted. As an example, does the Proposed Site Plan show topography at two-foot contour intervals, water courses, streams, rivers, etc., center of stream surveyed for all on-site water courses, FEMA designated 100 year floodplain, etc.

If required items are missing from your original submittal, you will receive a letter of **Not Fully Complete** with a list of the missing items. If you have not submitted the requested information within 30 days of this written request, staff will return your application and refund the application fee, less the processing costs incurred to date.

If **all** of the submittal requirements have been met, the applicant will be directed to submit five additional copies that contain the revisions and additional information that may have been required to be Fully Complete. Once all Fully Complete copies have been received, you will receive a **Fully Complete** determination letter and be vested on the date you submitted the Fully Complete application.

### What is Vesting?

Upon a determination of Fully Complete, your application is vested with the development regulations that are in place at

the time the fully complete application was submitted.

Examples:

1. An application is submitted on June 1 and determined to be Fully Complete on June 25. The application is vested as of June 1.
2. An application is submitted on June 1 and subsequently determined to be **Not Fully Complete** on June 25. In response, the applicant submits additional information on July 8. The revised application is subsequently determined to be Fully Complete on July 18.

**Note:** The completeness decision will be made within 14 calendar days of new submittals. The application is vested as of July 8, the day the fully complete application was submitted.

To be contingently vested on the date a pre-application is filed the following conditions must be met:

1. All the required pre-application conference information was submitted on the pre-application submittal date  
Note: the Pre-Application Conference Report will indicate whether the application is contingently vested.
2. A fully complete application for substantially the same proposal was filed within 180 calendar days of the date the county issued the Pre-Application Conference Report.

### What kind of public notice is provided?

Within 14 calendar days from the Fully Complete date, a notice describing the proposal will be mailed to property owners within a 300' radius (if within an urban growth boundary), and a 500' radius (if outside an urban growth boundary) of the project site and to the applicant.

The notice will invite written comments to be submitted within 14 calendar days of the date of the notice. Copies of any written comments received in a timely manner will

be sent to the applicant. The applicant may submit a written response within 14 days from the date the comments are mailed.

### **What is a SEPA determination?**

The State Environmental Policy Act (SEPA) requires that a review of the potential environmental impacts of the proposed site plan be conducted. County staff and interested agencies will review the site plan application to determine its compliance with applicable federal, state and county code. Through this process, a determination will be made as to whether the impacts will be considered as Non-significance (DNS), mitigated non-significance (MDNS), or significance (DS).

For a DNS or MDNS determination, an analysis will be incorporated within the Staff Report and Decision referenced below. If a DS determination is made, the applicant is required to prepare an Environmental Impact Statement prior to the county considering the proposed site plan. The SEPA determination is then published in *The Columbian* newspaper.

### **What is a staff report and when will the decision be made?**

Staff's role is to prepare a Staff Report that summarizes their review of the proposal against the requirements of the Clark County Code. In this report, staff will make a decision to approve, approve with conditions or deny the application. This written report will be mailed to the applicant within 78 calendar days of the Fully Complete determination.

### **Can the decision be appealed?**

The Responsible Official's decision may be appealed to the county Hearing Examiner by the applicant or any person or group. An appellant must submit an appeal application and fee within 14 calendar days

after the written notice of the decision is mailed.

### **After the preliminary site plan is approved, what is next?**

After receiving approval of the preliminary site plan, the applicant may submit the engineering constructions and building plans for review. A final site plan, which reflects any applicable conditions of approval, must be submitted with the engineering construction plans for approval.

### **How long do I have before I must begin construction of the development?**

A preliminary site plan approval shall be valid for a period of 5 years after approval, during which time an application for a building permit for the subject development must be submitted. This time limit may be extended where there is an approved phased development or separate development agreements have been approved. See CCC Section 40.500.010(B) for more details.

Please see *Engineering Construction Plan Review* handout for further information about the final engineering plan review process.

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**Note: This handout is not a substitute for county code. For more detailed information, please refer to Clark County Code 40.520.040 Site Plan Review.**

## Submittal Requirements

The following checklist identifies information to be included with the application.

All items with an underlined space (i.e.,     ) must be submitted before the application will be considered **Counter Complete**.

All items with a check box must be submitted before the application will be determined **Fully Complete**. All bulleted items must be submitted, as applicable, but are not a Fully Complete requirement. The Pre-Application Conference Report will indicate any additional/exempted submittal requirements.

At the time of application, only one copy of the main submittal with original signatures, shall be submitted and bound by a jumbo clip or rubber band. One copy of any special studies, such as wetland, floodplain, etc., shall also be submitted but bound separately.

Once the original application contains all the required information, the applicant will be contacted to submit additional copies of the main submittal and any special studies with revisions.

### 1.      **Cover sheet and table of contents**

Each submittal packet shall contain a cover sheet that contains the project name and applicant's name, address, email address, and phone number. A table of contents, tabs and/or dividers to provide assistance in locating the various requirements shall follow the cover sheet.

### 2.      **Application form**

The application form shall be completed and original signed in ink by the applicant.

### 3.      **Application fee**

The required fee shall accompany the application. The check is to be made payable to Clark County Community Development.

### 4.      **Pre-Application Conference Report**

A copy of the Pre-Application Conference Report must be submitted.

### 5.      **Developer's GIS packet**

A copy of the Developer's GIS Packet shall be submitted with the application. Applicants have the option of requesting their GIS Developer's Packet in PDF format on a CD or posted to one of our FTP sites. To order Developer's Packets, please contact GIS at (360) 397-2391 ext. 4082 or [themapstore@clark.wa.gov](mailto:themapstore@clark.wa.gov).

The packet includes the following:

- General Location Map
- Property Information Fact Sheet
- Arterial Roadway, C-Tran Bus Routes, Parks and Trails Map
- Elevation Contours Map
- Photography Map
- Photography Map with Contours
- Zoning Map

- Comprehensive Plan Map
- Water, Sewer and Storm Systems Map
- Soil Type Map
- Environmental Constraints Map
- Quarter Section Map

## 6. \_\_\_ Narrative

A written narrative shall be submitted that addresses the following:

- Proposed uses, hours of operation, frequency of truck deliveries, and construction schedule
- How the application meets or exceeds each of the applicable approval criteria and standards
- How the proposed plan meets the minimum area and dimensions of the base zone
- How the issues identified in the pre-application conference have been addressed, and generally, how services will be provided to the site

## 7. \_\_\_ Legal Lot Determination Information

The preliminary plat shall encompass the entire area of the legal lot(s) involved in the plat and designate the proposed use, such as lots, tracts, easements, dedications, for all land contained within the plat and any boundary line adjustments to be completed prior to final plat. In order to demonstrate that the subject lot(s) has been created legally, the following must be submitted:

- Current owner's deed if a lot determination is not required, as specified in the Pre-Application Conference Report. Otherwise one of the following is required:
  - Prior county short plat, subdivision, lot determination or other written approvals, if any, in which the parcel was formally created or determined to be a legal lot.
  - Sales or transfer deed history dating back to 1969, to include copies of recorded deeds and/or contracts verifying the date of creation of the parcel in chronological order with each deed identified with the Assessor's lot number.

## 8. \_\_\_ Approved preliminary plats

A map shall be submitted that shows all approved preliminary land divisions (that are yet to be recorded) and site plans (that are not final), as listed within the pre-application conference summary, that abut the site (including across public and private streets from the site). Also include approved preliminary land divisions (that are yet to be recorded) and site plans (that are not final), that are between the site and nearest public or private street providing vehicular access to the site.

## 9. \_\_\_ Preliminary boundary survey

A preliminary boundary survey of the development site shall be submitted with the development application.

## 10. \_\_\_ Proposed development plan

The proposed plan shall be drawn to a minimum engineer's scale of 1" = 200' on a sheet no larger than 24 x 36 inches.

The following information shall be clearly depicted on the proposed development plan:

### General information

- Applicant's name, mailing address and phone number;
- Owner's name and mailing address;
- Contact person's name, mailing address, and phone number;

- North arrow (orientated to the top, left or right of page) scale and date;
- Proposed name of project (i.e., subdivision or business);
- Vicinity map covering ¼ mile radius from the development site (not required for rural area plans); and,
- Area of the site in acres or square feet.

### **Existing conditions**

Environmental conditions on and within one hundred (100) feet of the site must be shown.

For purposes of being determined fully complete, only those existing conditions that are shown on the GIS map, known by the applicant or are discussed in the pre-application summary must be included on the proposed plan.

- Topography at 2 foot contour intervals, or other intervals if not available from a public source, see GIS Packet
- Watercourses, streams, rivers, etc., see GIS Packet
  - Center of stream surveyed for all on-site water- courses with Professional Land Surveyor Stamp and signature
  - Areas prone to flooding
- FEMA designated floodplains, flood fringe, or floodway, see GIS Packet
- Designated shoreline areas, see GIS Packet
- Water bodies and known wetlands, see GIS Packet
- Wetland delineation, see Pre-application Report
- Unstable slopes and landslide hazard areas, see GIS Packet
- Significant wildlife habitat or vegetation, see GIS Packet
- Significant historic sites, see GIS Packet and Pre-Application Report

### Land use and transportation

- Layout, square footage and dimensions of all parcels
- Location(s) of any existing building(s) on the site and use
- Location and width of existing easements for access, drainage, utilities, etc.
- Name, location and width of existing rights-of-way
- Name, location, width and surfacing materials, such as gravel, asphalt or concrete, of roadways and easements, private and public
- Location of existing driveways and those driveway across the street to include distance between driveways and roadways edge to edge
- Location and width of existing pedestrian and bicycle facilities on and within 100 feet of the site
- Transit routes and stops within 600 feet of the development site, see GIS Packet

### Water and Sewer

- Location and direction to nearest fire hydrant, see GIS Packet
- Location of existing sewage disposal systems and wells on the site
- Location of existing sewage disposal systems and wells within 100 feet of the site as available from Public Health

### **Proposed improvements**

#### Environmental

- Wetland, stream, steep bank buffer areas/protected areas
- Planned enhancement areas

**Land Use and Transportation**

- The configuration and dimensions of the project boundaries, proposed lots and tracts (for binding site plans), including proposed park, open space, and or drainage tracts or easements
- Dimensions of all proposed easements
- Location and dimensions from property lines of any existing buildings to remain on the site to include approximate square footage. For all structures, include the number of stories, construction type, such as metal, wood, concrete block, etc., and proposed uses
- Location and width of all road rights-of-way
- Pedestrian and transit facilities
- Location and width of proposed pedestrian and bicycle improvements other than those in standard locations within road rights-of-way
- Location, width (curb to curb distance) and surface material of all proposed roadways (private and public), provided by drawing or note and typical cross-section from county road standards
- Location of all road segments in excess of 15 percent grade that are either on the site or within 500 feet of the site which are being proposed for site access
- Location, width and surface material of off-site roads which will provide access to the site within 500 feet of the site
- Location and width of proposed driveways for corner lots and driveways where site distance standards cannot be met
- Site distance triangles where site distance standards cannot be met
- Location and width of proposed easements for access, drainage, utilities, etc. (provided by drawing or note)
- Layout of proposed structures including square feet
- Architectural drawings and sketches indicating floor plan, elevations, types of materials and colors, and type of construction per the Uniform Building Code
- Location, dimensions and number of off-street parking and loading areas
- Location and dimensions of recyclables and solid waste storage areas

**Landscaping**

- Landscape plan for urban area arterial and collector roadways and on site landscaped areas to include:
  - o Location, number, species, size at planting, and spacing of proposed plant material
  - o Location, number, species and size of existing landscape material to be removed and/or retained
  - o Location, type (such as sod, groundcover or shrub mass) and area (in terms of square feet and percentage of site) of all soft landscaped areas and buffers
  - o Location, height and materials of fences, buffers, berms, walls and other methods of screening
  - o Surface water management features integrated with landscape, recreation or open space areas
  - o Location, size and construction type of hard landscaping features such as pedestrian plazas
  - o Active and passive recreational or open space features

**11. \_\_\_ Soil analysis report**

**12. \_\_\_ Stormwater preliminary technical information report** per Chapter 3 of the Clark County Stormwater Manual

**13. \_\_\_ Stormwater preliminary development plan** per Chapter 3 of the Clark County Stormwater Manual

**14. \_\_\_ Project engineer statement of completeness and feasibility**

The project engineer shall include a statement that all information required by CCC 40.385 Stormwater and Erosion Control Ordinance is included in the preliminary stormwater plan and that the proposed stormwater facilities are feasible.

**15. \_\_\_ Traffic study**

Depending on the impacts associated with the proposal, a traffic study may be required to be undertaken by an engineer licensed to practice within the State of Washington, with special training and experience in traffic engineering. If a traffic study is required, the county will provide a scope of the study at the pre-application conference.

- Traffic study must be stamped, signed, and dated by a Professional Civil Engineer registered in the State of Washington
- Road Modification application, if applicable

**16. \_\_\_ State environmental review**

A State Environmental Policy Act Environmental Checklist must be completed, original signed in ink, and submitted. Handout is available at the Permit Center.

**17. \_\_\_ Proof of submitting an archaeological pre-determination to the state (DAHP), if applicable**

Predetermination reports and archaeology surveys, if required, must be reviewed by the Washington State Department of Archaeology and Historic Preservation (DAHP). Proof must be provided indicating the predetermination and/or survey have been submitted to DAHP for review. Proof can be via an email confirmation or other conclusive method of proof that DAHP has received the site-specific document for review.

**18. \_\_\_ Sewer district utility review letter**

A utility review letter must be submitted from the public sewer district, or one copy of a preliminary soil suitability analysis, or equivalent, for on site systems from the Clark County Public Health. For existing septic systems, provide a copy of the original approval.

**19. \_\_\_ Water utility review letter**

A utility review letter must be submitted from the public water purveyor, noting the ability to meet water pressure and fire flow requirements of the Fire Marshal as specified within the Pre-Application Conference Summary Report. Or provide current evidence of the availability of suitable ground water where the water purveyor has determined public water or community water systems cannot be provided. Contact the Clark County Public Health.

**20. \_\_\_ Public Health project review evaluation letter, if use of wells or septic systems is proposed**

A Clark County Public Health Project Review Evaluation Letter must be submitted if the proposed development is planning to use wells and/or septic systems. This evaluation is conducted to identify any on-site water wells or septic systems, and confirm that the use of wells and/or septic systems is feasible.

**21. \_\_\_ Covenants or restrictions**

All existing covenants or restrictions and/or easements that apply to the property must be submitted, available from a title company.

**22. \_\_\_ Associated applications**

Applications associated with the preliminary plat, such as archaeological, critical aquifer recharge areas (CARA), floodplain, forestry, geo-hazard, habitat, shoreline, wetland, road modification, variances, etc., must be submitted with this application. See Pre-Application Conference Report.

**23. Submittal copies**

\_\_\_ One copy of the main submittal, bound by a jumbo clip or rubber band, with original signatures

\_\_\_ One copy of any special studies (wetland, floodplain, etc.) bound separately

After the application is fully complete, the new copies must contain revisions and any additional information required in the fully complete review. The copies must be bound using jumbo clips, stapled or spiral bound. The applicant must select Option A or B below and proceed as follows:

**Option A**

Submit a CD in PDF format, with a copy of the fully complete application. Any special studies shall also be included on the CD. The CD application shall be organized as follows:

- The application submittal shall be organized in the same order as the fully complete application table of contents, with a separate PDF document for each separate item.
- The PDF document must be organized into separate files. Each PDF file must be labeled with a number followed by a name (example):
  1. Cover Sheet and Table of Contents
  2. Application Fee
  3. Pre-Application Conference report
  4. etc.

If submitting by CD, you will also need to include three full-size sets of paper plans.

**Option B**

Submit five additional individually bound paper copies of the fully complete application, except any special studies as identified within the Pre-Application Conference Report.

We request that an electronic copy of the land division/site plan be submitted by email to [FullyComplete@clark.wa.gov](mailto:FullyComplete@clark.wa.gov).

The applicant will also be required to submit additional individually bound copies of any special studies as identified below.

Copies of any special studies as identified within the Pre-Application Report as following:

- One original and three copies - Traffic Study and Road Modification requests
- One original and two copies of all other special studies or permits to include: Critical Aquifer Recharge Areas (CARA), floodplain, geo-hazard, habitat, shoreline, stormwater, erosion control plan, and wetland.

Two reduced copies on 11" x 17" for all sheets larger than 11" x 17."

**Mining Permit Applications**

A sixth copy of the main submittal package must be submitted for distribution to the Department of Natural Resources.

**Staff Notes:**

- 1. \_\_\_\_\_
- 2. \_\_\_\_\_
- 3. \_\_\_\_\_
- 4. \_\_\_\_\_
- 5. \_\_\_\_\_
- 6. \_\_\_\_\_

This application was determined to be Counter Complete on: \_\_\_\_/\_\_\_\_/\_\_\_\_

Permit Technician: \_\_\_\_\_

**Fee schedule**

The following fees are required to be paid when the application is submitted.

Planning	\$3,379
Issuance	\$94
Fire Marshal Review	\$626

Planning fee is reduced when combined with a Site Plan Review application:

Planning	\$1,621
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Exhibit A

Serial #: \_\_\_\_\_  
Sec-T-R: Sec \_\_, T\_N, R\_E  
Project: PSR \_\_\_\_\_

**COVENANT RUNNING WITH THE LAND**

A covenant to **Clark County, State of Washington** (hereinafter "County"), from the undersigned, \_\_\_\_\_, owners of certain real property in Clark County, Washington, legally described herein below (hereinafter "Site"), pursuant to RCW 58.17.035 and RCW 58.17.040(4) which, under specific circumstances, grants the County the regulatory authority to exempt the Site from otherwise applicable platting requirements. This Covenant is for the limited purpose of exempting the subdivision of the Site from the plat/short plat requirements of Chapters 58.17 RCW and Title 40.540 of the Clark County Unified Development Code and for the purpose of enforcing the provisions of applicable statutes and codes, but does not create a real property interest in the County.

*RECITALS:*

WHEREAS, \_\_\_\_\_ are the owners of the site, which legal description is set forth in Exhibit A attached hereto; and

WHEREAS, the owner intends to divide the property for sale or lease; and

WHEREAS, the owner has previously obtained approval of a binding site plan for the Site from the County pursuant to Clark County Unified Development Code 40.100.070, being Binding Site Plan Review No. \_\_\_\_\_, which Binding Site Plan is attached hereto as Exhibit B; and

WHEREAS, a record of survey has been recorded in Book \_\_\_\_ at Page \_\_\_\_ of surveys, records of Clark County, State of Washington; now, therefore,

The undersigned, \_\_\_\_\_, understand and agree that this is a covenant running with the land which is binding on them, their heirs, assigns and successors in interest. The covenant remains in effect until the site is merged with the parcel from which it was divided pursuant to the above-mentioned binding site plan approval. The site is legally described in Exhibit A, attached, and the owners do hereby covenant to and agree with the County as follows:

1. That the undersigned covenant that they are the legal owners of the real property/site described in Exhibit A.
2. The Binding Site Plan attached hereto as Exhibit B will be strictly adhered to in the development and use of the site.
3. Any further development or change of use of the Site not set forth in the attached Binding Site Plan will be subject to review and approval through the general site plan review process pursuant to Clark County Code 40.520.040 or binding site plan approval under RCW 58.17.035-040, if applicable.
4. The Site shall not be considered a legal lot for uses other than those uses set forth in the Binding Site Plan.
5. If changes or amendments to the attached Binding Site Plan or the limitations and conditions attached thereto are deemed necessary or desirable, an application for the same shall be submitted and processed in accordance with the provisions of Chapter 40.520.040 of Clark County Unified Development Code or any successor ordinance.
6. A copy of this covenant shall be filed with the Clark County Auditor so as to appear as a covenant running with the land for the period of time that the site is used for the uses set forth in the attached Binding Site Plan.

DATED this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Approved as to form:

By \_\_\_\_\_  
Christopher Horne  
Deputy Prosecuting Attorney

By \_\_\_\_\_

By \_\_\_\_\_



# Development Application

<b>Project name:</b>		
Type(s) of application (see reverse side):		
Description of proposal:		
<b>Applicant name:</b>		Address:
E-mail address:	Phone and fax:	
<b>Property owner name</b> (list multiple owners on a separate sheet):		Address:
E-mail address:	Phone and fax:	
<b>Contact person name</b> (list if not same as applicant):		Address:
E-mail address:	Phone and fax:	
<b>Project site information:</b>		Comp plan designation:
Site address:		
Cross street:	Zoning:	Parcel numbers:
Overlay zones:	Legal:	Acreage of original parcels:
Township:	Range:	¼ of section:

## Authorization

The undersigned hereby certifies that this application has been made with the consent of the lawful property owner(s) and that all information submitted with this application is complete and correct. False statements, errors, and/or omissions may be sufficient cause for denial of the request. This application gives consent to the county to enter the properties listed above.

\_\_\_\_\_  
Applicant's signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Property owner or authorized  
representative's signature

\_\_\_\_\_  
Date

<b>For staff use only</b>	Case number:		Work order number:	
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Revised 6/14/12



Community Development  
1300 Franklin Street, Vancouver, Washington  
Phone: (360) 397-2375 Fax: (360) 397-2011  
[www.clark.wa.gov/development](http://www.clark.wa.gov/development)



For an alternate format,  
contact the Clark County  
ADA Compliance Office.  
Phone: (360) 397-2322  
Relay: 711 or (800) 833-6384  
E-mail: [ADA@clark.wa.gov](mailto:ADA@clark.wa.gov)

**Application types**

If you have any questions regarding the type of application being requested, our Permit Technicians will be happy to assist you.

- Annual Review
- Appeal
- Boundary Line Adjustment and Lot Reconfiguration
- Conditional Use

**Environmental/Critical Areas**

- Critical Aquifer Recharge Area (CARA)
- Columbia River Gorge
- Forestry + (Moratorium Waiver, Moratorium Removal, Class I, Class IVG or COHP)
- Floodplain
- Geological
- Habitat
- Habitat Monitoring
- Historic
- SEPA
- Shoreline
- Wetland
- Wetland Monitoring

**Land Division**

- Binding Site Plan
- Final Plat
- Plat Alteration
- Short Plat (\_\_\_ Infill)
- Subdivision (\_\_\_ Infill)

**Miscellaneous**

- Addressing
- Accessory Dwelling
- Covenant Release
- Home Business
- Legal Lot Determination and Innocent Purchasers Determination
- Non-Conforming Use Determination
- Sewer Waiver
- Shooting Range
- Sign

**Planning Director Review**

- Post Decision
- Pre-Application Conference
- Pre-Application Waiver
- Public Interest Exception
- Similar Use
- Temporary Use
- Planned Unit Develop/Master Plan
- Road Modification
- Site Plan
- Variance
- Zone Change