



ANNUAL REVIEW Pre-Application Conference

Handout # 21-A Revised 8/11/16

What is the purpose of the Pre-Application Conference?

The pre-application conference is an opportunity for the applicant to present their proposal and ask questions of staff. During this 1-hour session, the applicant will be informed about the applicable review standards and possible public policy issues. **THE CONFERENCE WILL BE RECORDED ON AUDIO TAPE.**

Applicants are encouraged to provide complete and accurate information with their submittal package in order for staff to provide a thorough review.

When is a Pre-Application Conference required?

A pre-application conference is always required before any applicant submits an Annual Review application. **APPLICATIONS ARE ONLY ACCEPTED** from OCTOBER 1st through NOVEMBER 30th.

What is the application procedure?

The first step in applying for a pre-application conference is to order a "Developer's GIS Packet"(Geographic Information System). This packet is available from the Department of Assessment & GIS, Public Service Center, 1300 Franklin Street, 2nd Floor, Vancouver, Washington, or by calling the Developer's GIS Packet Hotline at (360) 397-2391, Ext. 4082. The packet must be ordered at least 24 hours prior to pickup. The packet is designed specifically for your property and includes the Comprehensive Plan and zoning designations, an aerial photograph, maps on transportation, soil types, steep slopes, critical environmental areas (such as wetlands and hazardous slide areas), and more.

The second step is to submit a completed Pre-Application Conference Request Form, together with a CD in Portable Document Format (PDF) of the requested submittal items and the Pre-application fees to the Permit Services Center. Prior to accepting your application, the Permit Services staff will conduct a "**Counter Complete**" review of your submittal package. This initial review ensures that all items listed in the submittal requirements have been submitted before accepting your application. These include:

1. Application Form
2. Application Fee
3. Developer's GIS Packet Information
4. Narrative (see below)
5. Submittal CD

Once your application is accepted, the submittal packages are routed to the various review staff.

How is the Pre-Application Conference scheduled?

Upon submittal of a Counter Complete application, counter staff will provide a receipt that includes a contact phone number to schedule the date, time and location of your conference. CONFERENCES WILL BE CONDUCTED BETWEEN OCTOBER 15th AND December 15th. These conferences are held at the Clark County Public Service Center, Community Planning Department, 1300 Franklin Street, 3rd Floor, Vancouver, Washington.

What response does an applicant get from the County?

After the conference, the County will mail the applicant and other interested parties a Pre-Application Conference Report. This report will identify the relevant Code standards and approval criteria, list of possible public policy issues, and identify additional information required to prepare a Fully Complete Annual Review application. The report will also respond to the applicant's written questions, if any, and inform the applicant of the application fees for an Annual Review application.

How long is the Pre-Application Conference valid?

This Pre-application for an Annual Review is only valid for this year's round of Annual Reviews. NOTE: THE PRE-APPLICATION CONFERENCE APPLICATION MUST BE SUBMITTED NO LATER THAN CLOSE OF BUSINESS ON THE LAST BUSINESS DAY OF NOVEMBER.

What are the approval criteria for a Comprehensive Map change?

Plan and concurrent zone map changes may only be approved if all of the following are met:

1. The proponent shall demonstrate that the proposed amendment is consistent with the Growth Management Act and requirements, the countywide planning policies, the Community Framework Plan, the *Comprehensive Plan*, applicable city comprehensive plans, applicable capital facilities plans and official population growth forecasts; and
2. The proponent shall demonstrate that the designation is in conformance with the appropriate locational criteria identified in the plan; and
3. The map amendment or site is suitable for the proposed designation and there is a lack of appropriately designated alternative sites within the vicinity; and
4. The plan map amendment either: (a) responds to a substantial change in conditions applicable to the area within which the subject property lies; (b) better implements applicable comprehensive plan policies than the current map designation; or (c) corrects an obvious mapping error; and
5. Where applicable, the proponent shall demonstrate that the full range of urban public facilities and services can be adequately provided in an efficient and timely manner to serve the proposed designation. Such services may include

water, sewage, storm drainage, transportation, fire protection and schools. Adequacy of services applies only to the specific change site.

Additional Criteria for only rural Map changes

Amendments to the plan map from a natural resource land designation to a smaller lot size natural resource designation or to a rural designation shall demonstrate that the following criteria have been met:

1. The requested change shall not impact the character of the area to the extent that further plan map amendments will be warranted in future annual reviews;
2. The site does not meet the criteria for the existing resource plan designation;
3. The amendment shall meet the locational criteria for the requested designation.

What are the approval criteria for a Zoning Map change?

Zone changes may be approved only when all of the following are met:

1. Requested zone change is consistent with the comprehensive plan map designation;
2. The requested zone change is consistent with plan policies, locational criteria, and the purpose statement of the zoning district.
3. The zone change either:
 - Responds to a substantial change in conditions applicable to the area within which the subject property lies;
 - Better implements applicable comprehensive plan policies than the current map designation; or
4. There are adequate public facilities and services to serve the requested zone change.

Note: This handout is not a substitute for county code. For more information, please refer to Clark County UDC Title 40, section 40.560.010. For additional information, county code and forms online, please see <https://www.clark.wa.gov/community-planning/plan-amendment> or call (360)397-2280, ext. 4898.

ANNUAL REVIEW PRE-APPLICATION CONFERENCE SUBMITTAL REQUIREMENTS

The following checklist identifies the information to be included with the Pre-Application Conference Application. Failure to provide all the listed information may prevent the County from identifying all applicable issues or providing the most effective pre-application review.

1. ___ **APPLICATION FORM** - The Pre-Application Conference Request Form shall be completed and original signed in ink by the owner(s) of record.
2. ___ **APPLICATION FEE** - The Pre-Application Conference fee of \$1,166 and \$94 Issuance fee shall accompany the application. Checks should be made payable to “**Clark County Community Planning**”.
3. ___ **DEVELOPER’S GIS PACKET** - One (1) copy of the Developer’s GIS Packet must be submitted with your application. This packet is available from the Department of GIS, and must be ordered [(360) 397-2391 ext. 4082] at least 24 hours prior to pickup.
4. ___ **NARRATIVE**
 - Description of the request
 - Area of the site (acres or square feet)
 - Related or previous permit activity
 - Applicant’s interest in the property (whether owner, buyer, lessee, contractor, engineer, consultant, or legal representative)
 - Statement on how the plan/zone change request is consistent with all of the applicable policies and criteria in the comprehensive plan (see below) and Clark County UDC 40.560.010 & 40.560.020.
5. ___ **SUBMITTAL COPIES**
 - One copy of the main submittal, bound by a jumbo clip or rubber band, with original signatures and a CD in PDF of the submittal requirements.

Failure to provide all of the required information may prevent county staff from identifying certain issues or providing an effective pre-application review, and will disqualify the application.

SPECIFIC QUESTIONS AND ISSUES YOU WISH TO HAVE DISCUSSED AT THIS PRE-APPLICATION CONFERENCE:

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

Community Planning staff are normally present at the pre-application conference. Please note above the names of County staff with whom you have already discussed this proposal, especially in relation to the above questions and issues.

**Public Service Center
Community Planning
1300 Franklin Street
P.O. Box 9810
Vancouver, WA. 98666-9810
Phone: (360) 397-2280; Fax: (360) 397-2011
Web Page at: <https://www.clark.wa.gov/community-planning/plan-amendment>**

ADA COMPLIANCE PROGRAM:



For an alternate format, contact the Clark County ADA Compliance Office, V (360) 397-2375-2025; TTY (360) 397-2445; E-Mail: ADA@clark.wa.gov