TYPE IV APPLICATIONS

Type IV applications apply to legislative matters, planned developments and certain rezones. Legislative matters involve the creation, revision or large-scale implementation of public policy. Type IV applications are considered initially by the Planning Commission or Hearings Examiner with final decisions made by the City Council, automatically or on appeal.

☐ Annexations  
☐ Development Agreements  
☐ Development Proposals in the MX District  
☐ Development Proposals in the WX Plan District  
☐ Other proposals determined to affect public policy by the City Manager or designee  
☐ Planned Developments per VMC 20.260  
☐ Residential zone changes greater than 25 acres  
☐ Single-Family Residential zone changes of at least 2 classification levels  
☐ Single-Family Residential zone changes from R-2 to R-4 or R-4 to R-2  
☒ Comprehensive Plan Amendment (Legislative) : ☐ Map Change  ☐ Text Change  
☐ Zoning Map Amendments greater than 25 acres (Legislative)

SUBMITTING PLANS FOR REVIEW:

Counter complete status:
An application will be accepted by the City of Vancouver only after the City finds that the application appears to include all the information required. No effort will be made to evaluate the substantive adequacy of the information. If all required information is not submitted, the application will not be accepted.

Fully complete status:
Within 28 calendar days of acceptance of a counter complete application, the City will notify the applicant, in writing, as to the completeness of the application. An application shall not be deemed fully complete until all information necessary to evaluate the proposed activity, its impacts, and its compliance with the provisions of the Vancouver Municipal Code and other applicable codes and statutes have been provided. Public hearing will not be scheduled until the application has been deemed fully complete.

Public notification:
Within 14 calendar days after the application is accepted as fully complete, the City will issue a public notice of the application pending review and the scheduled hearing date.

Incomplete applications will not be accepted
# COMPREHENSIVE PLAN MAP AND/OR TEXT AMENDMENT APPLICATION

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<tr>
<th>Property Owner</th>
<th>Telephone</th>
<th>Mailing Address</th>
<th>E-mail Address</th>
<th>Applicant</th>
<th>Telephone</th>
<th>Mailing Address</th>
<th>E-mail Address</th>
<th>Cell Phone</th>
<th>Fax</th>
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<th>Relationship to Owner(s)</th>
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<th>Property location (addresses or distance and direction from nearest cross street)</th>
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<tr>
<th>Tax Assessor Serial Number(s)</th>
<th>Requested Comprehensive Plan Designation</th>
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<th>Current Comprehensive Plan Designation</th>
<th>Requested Comprehensive Plan Designation</th>
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<th>Current Zoning Designation</th>
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Briefly explain the reason for the requested Comprehensive Plan map and/or text amendment (attach full explanation):

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I/we understand that per VMC 20.210.080 (Pre-Application Conference) if it is determined the application is not complete, the City shall immediately reject and return the application and identify in writing what is needed to make the application counter complete. I/we agree that City of Vancouver staff may enter upon the subject property at any reasonable time to consider the merits of the application, to take photographs and to post public notices.

Signature of Property Owner: ____________________________ Date: __________

Signature of Applicant: ____________________________ Date: __________

Signature of Counter Person: ____________________________ Date: __________
MINIMUM SUBMITTAL REQUIREMENTS FOR MAP AMENDMENTS

A. [ ] One copy of a narrative describing the following:
   1. [ ] How the proposed new designation is more consistent with all applicable policies of the
      Comprehensive Plan than the existing designation. Be specific; explain why.
   2. [ ] How the proposal is more consistent than the existing designation with all applicable approval criteria
      contained in VMC 20.285.060.B (Comprehensive Plan Map Amendment Approval Criteria) and VMC
      20.285.085 (General Criteria & Required Findings for All Rezones). Be specific; explain why.
   3. [ ] The substantive change(s) in circumstance necessitating the map amendment and zone change.

B. [ ] One copy of a current Clark County assessor map(s) showing properties within a 500’ radius of the subject site
   and one copy of a complete mailing list (both a printed and a digital version) with the names and addresses
   of owners of properties within that radius, certified as accurate and complete by the Clark County assessor, a
   title company, licensed surveyor, or other approved party. Please do not submit mailing labels.

C. [ ] One copy of the latest recorded warranty deed, contract of purchase, or copy of lease agreement containing a
   current legal description, and written proof that the applicant has authority to act as the representative of the
   property owner(s), if the applicant is different than the owner.

D. [ ] One copy of the “Additional Information Required” checklist from the Pre-Application Conference Summary with
   any additional information attached. Do not submit the whole Pre-Application Conference Summary.

E. [ ] One copy of a completed State Environmental Policy Act (SEPA) a non-project action checklist, unless a plat,
   site plan, or master plan project requiring a full SEPA Checklist is being submitted for combined review.

F. [ ] Required Comprehensive Plan amendment and SEPA processing fees.

MINIMUM SUBMITTAL REQUIREMENTS FOR TEXT AMENDMENTS

A. [ ] One copy of the text proposed to be changed, showing deletions by strikeout and additions by underline.

B. [ ] One copy of a written summary of the proposed amendment that describes the following:
   1. [ ] Why the change is needed and the potential land use impacts if approved.
   2. [ ] How the proposed change meets the approval criteria contained in VMC 20.285.070 (B)
      a. [ ] Is the proposed change consistent with the applicable provisions of the Growth Management Act, state
         and federal law, or other legal mandates?
      b. [ ] Is the proposed change consistent with the applicable provisions of the Community Framework
         Plan, Countywide Planning Policies, and the Vancouver Comprehensive Plan?
      c. [ ] Is the change necessary to further the public interest based on present needs and conditions?

C. [ ] No Fee Required

Please submit only one (1) unbound set of the above information (except twelve (12) copies of any material larger than 11 x 17). Spring binder clips preferred. Please do not spiral bind or staple your application packet, or include dividers, copies of application checks, 3-ring binders or plastic covers. Please do not duplicate information already provided in your pre-application submittal – your PAC packet will be combined with this application.

Incomplete applications will not be accepted
VMC 20.285.060.B Comprehensive Plan Map Amendment Approval Criteria

1. Overall. Proposed amendments reviewed under this chapter shall be approved only if demonstrated by the proponent to be in the public interest, as based on a review of all applicable principals from the following:

   (a) How the proposal is more consistent with applicable policies of the comprehensive plan than the existing designation, and

   (b) How the proposal is more consistent with each of the following objectives than the existing designation. Consistency is not required where the objective is clearly not applicable to the type of proposal involved.

   1. Encourage more intensive development to locate in major urban centers and corridors, particularly downtown Vancouver. Encourage development of distinct neighborhoods served by commercial nodes, and discourage urban sprawl and strip commercial development;

   2. Provide development of uses which are functionally integrated with surrounding areas and neighborhoods in terms of local shopping, employment, recreational or other opportunities;

   3. Provide development which is compatible and integrated with surrounding uses in terms of scale, orientation, pedestrian enhancements, and landscaping;

   4. Conserve or enhance significant natural or historical features;

   5. Provide adequate provision of transportation, water, sewer, and other public services;

   6. Provide significant family wage employment opportunities and broadening of the Vancouver economy; and

   7. Provide for the formation and enhancement of neighborhoods and communities.

2. Scope of review. Review and evaluation of proposed comprehensive plan or zoning map changes shall consider both the likely and possible future use of the site and associated impacts.

3. Cumulative Impacts. The review of individual comprehensive plan map or policy amendments, other than exceptions noted in 20.285.030, shall also consider the cumulative transportation, land supply, and environmental impacts of other plan amendments proposed within the same annual cycle.

4. Required Findings. No amendment to comprehensive plan or zoning maps shall be approved unless the required findings of VMC 20.285.085 have been addressed in the written staff report and the written decision of the review authority.
VMC 20.285.085 General Criteria & Required Findings for All Rezones

A. The provisions of this chapter shall apply to all rezones, including those involving an amendment to the Comprehensive Plan, except correction of mapping errors. In evaluating proposed rezones, the provisions of this chapter shall be weighed and balanced together to determine which zone best meets those provisions. In addition, the zone purpose, location criteria, and design statements, which describe the intended purpose and design of each designation, shall be used to assess the likelihood that the area proposed to be rezoned would function as intended.

B. No single criterion or group of criteria shall be applied as an absolute requirement or test of the appropriateness of a zone designation, nor is there a hierarchy or priority of rezone considerations, unless a provision indicates the intent to constitute a requirement or sole criterion.

C. Compliance with the provisions of this chapter shall constitute consistency with the Comprehensive Plan for the purpose of reviewing proposed rezones.

D. The most appropriate zone designation shall be that for which the purpose, design statement, and location criteria for the specific zone match the characteristics of the area to be rezoned better than any other zone designation. The following zoning principles shall be considered:

1. The impact of more intensive zones on less intensive zones or industrial and commercial zones on other zones shall be minimized by the use of transitions, physical edges, or buffers, if possible. A gradual transition between zoning categories is preferred.

2. Physical edges and buffers, such as natural features, major traffic arterials and railroad tracks, open spaces, and distinct change in street layout and block orientation may provide an effective separation or transition between different uses and intensities of development.

3. Physical edges, buffers and platted lot lines shall be considered in establishing boundaries.

4. Boundaries between commercial and residential areas shall generally be established so that commercial uses face away from adjacent residential areas, unless physical edges or buffers (arterial streets, waterways, topographic breaks, mature natural or landscape buffers, etc) provide a more effective separation between uses.

5. Lower Density Residential areas may be rezoned to Higher Density zones only if the applicant demonstrates that the area no longer meets the location criteria for a Lower Density designation or the change is recommended as part of an adopted sub-area plan.

E. Impact Evaluation. The review of a proposed rezone shall consider both positive and negative factors when evaluating land use and environmental impacts, including impacts on public facility and service capacities, in the area of the proposed rezone.

F. The review of a proposed rezone shall include consideration of uses which can reasonably be anticipated based on the development potential of the requested zone, and the nature of the site and surrounding area.

G. Consideration of changed circumstances shall include elements or conditions embodied in the location criteria, and the purpose and design statements, for the relevant zone.

H. Overlay Districts. If the proposed rezone area is located within the boundaries of an overlay district or sub-area plan, the purpose and boundaries of the overlay district or subarea plan shall be considered.

I. An area designated and zoned Lower Density Residential that meets the location criteria of VMC 20.410.025 for such designation, may not be redesignated or rezoned to a Higher Density Residential designation unless the change is to implement an adopted sub-area plan.