

SUBMIT TO:
City of Vancouver
Development Review Services
4400 NE 77th Av
Vancouver, WA 98662



www.ci.tyofvancouver.us

For Office Use Only

DATE RECEIVED:

CASE NUMBER:

POST DECISION REVIEW APPLICATION

Except for recorded short subdivision plats and recorded subdivision plats per VMC 20.320.080, planned developments and public facility master plans, post decision procedures may modify the development without necessarily subjecting the change to the same procedure as the original application. Such changes may be warranted by ambiguities or conflicts in a decision and by new or more detailed information permits or laws.

- An application for post-decision review is not subject to pre-application review. It is subject to counter-complete and fully complete determinations; provided, that the Planning Official shall not require an application for post-decision review to contain information that is not relevant and necessary to address the requested change or the facts and law on which it is based.
- As part of a determination of completeness of an application for post-decision review of a Type I, II or III decision, the Planning Official shall classify the application as a Type I, II or III procedure and advise the applicant in writing of that classification. In addition, all Parties of Record from the original decision shall also be notified of the decision in writing. The decision classifying the application shall be subject to appeal as part of the decision on the merits of the post-decision review.
- Post-decision review cannot substantially change the nature of development proposed pursuant to a given decision. As part of a determination of completeness of an application for post-decision review of a Type I, II or III decision, the Planning Official may issue a decision that the proposed change in a decision should not be subject to post-decision review; it should be subject to a new application on the merits of the request. That decision may be appealed to the Hearings Examiner pursuant to Section 20.210.130 VMC.
- An application for post-decision review does not extend the deadline for filing an appeal of the decision being reviewed and does not stay appeal proceedings.
- Post-decision review can only be conducted in regard to a decision that approves or conditionally approves an application. An application that is denied is not eligible for post-decision review.

Incomplete applications will not be accepted.

Post Decision Review Application

Property Owner _____ Telephone () _____
(Print Name)

Mailing Address _____
(Number, Street, City, State, ZIP)

Applicant _____ Telephone () _____
(Print Name)

Mailing Address _____
(Number, Street, City, State, ZIP)

Relationship to Owner _____

Property Address/Location (address; or side of fronting street and distances and direction from nearest cross street) _____

Zoning District _____ Qtr. Sec., Township, Range _____ Tax Assessor Serial Number(s) _____

Legal Description: Lot(s) _____ Block(s) _____ Plat name _____
 Check here if a Metes and Bounds description and attach narrative to this application

Original PRJ Number _____ Original Case Number _____

Decision making procedure type of original application Type I Type II Type III

Type of development application originally reviewed (e.g., site plan, design review, variance, conditional use, etc.) _____

Decision making procedure type review requested Type I Type II Type III

Recorded short subdivision plats, recorded subdivision plats, planned developments and public facility master plans are not eligible for post decision review. Consult page 3 of this application packet for guidelines for selecting the appropriate post decision review type.

I/we understand that per VMC 20.210.090 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: _____

Classification of post-decision review from VMC 20.210.140(C)

An application for post-decision review of a Type I decision shall be subject to a Type I review procedure.

An application for post-decision review of a Type II decision shall be subject to a Type I review procedure if the review authority finds the requested change in the decision:

1. Does not increase the potential adverse impact of the development authorized by the decision; and
2. Is consistent with the applicable law or variations permitted by law, including a permit to which the development is subject; and
3. Does not involve an issue of broad public interest, based on the record of the decision; and
4. Does not require additional SEPA review.

An application for post-decision review of a Type II decision shall be subject to a Type II review procedure if it is not subject to Type I review.

An application for post-decision review of a Type III decision shall be subject to a Type I review procedure if the review authority finds the requested change in the decision:

1. Reduces the potential adverse impact of the development authorized by the decision; and
2. Is consistent with the applicable law or variations permitted by law, including a permit to which the development is subject; and
3. Does not involve an issue of broad public interest, based on the record of the decision.

An application for post-decision review of a Type III decision shall be subject to a Type II review procedure if the review authority finds the requested change in the decision:

1. Does not increase the potential adverse impact of the development authorized by the decision or SEPA determination; and
2. Is needed to address a minor change in the facts or the law, including a permit to which the development is subject; and
3. Does not involve an issue of broad public interest, based on the record of the decision.
4. An application for post-decision review of a Type III decision shall be subject to a Type III review procedure if it is not subject to a Type I or II procedure.

When a post-decision request for a change involves a condition of approval that was imposed in the original decision to address a specific potential impact of the proposed development, then that condition of approval can be changed only using the same type process as the original decision.

Post Decision Review Minimum Submittal Requirements

The following information is required to be submitted with application for a Post Decision Review. Failure to submit all information specified or failure to submit it in the format noted below will cause the application to be returned to you for re-submittal per VMC 20.210 090 Review for Counter Complete Status.

Depending on the specifics of the request, information (in addition to that listed below) may be required to find the application fully complete.

Type I Post Decision Review

- A. Application fee

Applicant must submit 10 folded and collated copies of the following. (1 original and 9 copies)

- B. Application
- C. Narrative addressing the following subjects
1. Nature of proposed change to original decision
 2. Basis for proposed change
 - a. Ambiguities or conflicts in the decision
 - b. Provision of new or more-detailed information
 - c. Changes in permits or law
 - d. Applicable facts and law
- D. Copies of original approval (plans and decision)
- E. Proposed development plan

Type II and Type III Post Decision Review

- A. Application fee
- B. Current Clark County Assessor map(s) showing the property(ies) within a radius of 500' of the site.
- C. Two sets of mailing labels and a complete mailing list with the names and addresses of owners and residents of all properties within that radius, certified as accurate and complete by the Clark County Assessor. For non-owner occupied properties, provide mailing labels addressed to "Occupant."

Applicant must submit 10 folded and collated copies of the following. (1 original and 9 copies)

- D. Application
- E. Narrative addressing the following subjects
1. Nature of proposed change to original decision
 2. Basis for proposed change
 - a. Ambiguities or conflicts in the decision
 - b. Provision of new or more-detailed information
 - c. Changes in permits or law
 - d. Applicable facts and law
- F. Copies of original approval (plans and decision)
- G. Proposed development plan