



# FACT SHEET -Zoning Amendment

1.4F

**NEED FOR PERMIT:** Cowlitz County's Land Use Ordinance lists permitted uses in various zoning districts. If an applicant wishes to rezone the property or make a change in the text of the ordinance, a zoning map amendment or text amendment is required (RCW 36.70.550, CCC 18.10.410-490).

## **COWLITZ COUNTY CODE / ORDINANCE REVIEW CRITERIA:**

- CCC 18.10 & CCC 18.10.140 - Land Use Ordinance/ Amendment Provisions
- CCC 19.15 Critical Areas Ordinance
- CCC19.11 Environmental Policy - State Environmental Policy Act (SEPA)
- Comprehensive Plan
- Other codes/ordinances applicable to amendment proposal.

## **PRE-APPLICATION REVIEW:**

- Optional, but strongly recommended.
- Meetings held 4<sup>th</sup> Tuesday of each month.
- See Pre-Application Submittal Checklist Requirements and timelines.

## **DEPARTMENT PROCESSING TIME:**

- Review once application is complete  
90-120 days.

## **APPLICATION SUBMITTAL - PRELIMINARY APPLICATION PROCESSING:**

- Application determined complete.
- SEPA determination made 14-day review period begins; staff reviews project through required and applicable criteria.
- Staff writes staff report and schedules a quasi-judicial or legislative, open record public hearing date in front of the Planning Commission and notifies the applicant, adjacent property owners, and publishes and posts legal notices.
- Staff forwards the Planning Commission recommendation to the Board of County Commissioners.
- The Board holds a closed-record, quasi-judicial public hearing or a open-record legislative public hearing were the Board hears staff, the applicant and takes public testimony from parties of record or general public and makes a decision to approve, approve with conditions or deny the application.

**DURATION OF ZONING AMENDEMT:** Zoning Map amendments are permanent unless amended later.

**APPEAL:** If the Planning Commission denies the zoning amendment, the applicant may appeal the decision to the Board of County Commissioners within 20 days of the Planning Commission decision. If the Board of County Commissioners denies the zoning amendment, the applicant may appeal the decision to Superior Court.

If you have further questions, please call (360) 577-3052.