



NEED FOR PERMIT: The Cowlitz County Comprehensive Plan's purpose is to manage the county's growth in an orderly, positive, and constructive fashion. In order to adjust the comprehensive plan map land use designations or text amendment, the property owner must apply to amend the designation (RCW 36.70).

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 4TH 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.
- If approved, Staff forwards the Planning Commission recommendation to the Board of County Commissioners.
- The Board holds a closed-record, quasi-judicial public hearing or an open record legislative hearing where the Board hears staff, the applicant and takes public testimony from parties of record and makes a decision to approve, approve with conditions or deny the application.

DURATION OF COMP PLAN AMENDMENT: Comprehensive Plan map and text amendments are permanent unless amended later.

APPEAL: If the Planning Commission denies a quasi-judicial Comprehensive Plan map amendment, there are no administrative appeals of their decision. If the Comprehensive Plan map amendment and/or text amendment is legislative, the Board of County Commissioners will have final review of the proposal. If the Board of County Commissioners denies the Comprehensive Plan map or text amendment, the applicant may appeal the decision to Superior Court.

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