



**GRANT COUNTY
DEVELOPMENT SERVICES**

P.O. Box 37 - 264 WEST DIVISION AVENUE
EPHRATA, WA 98823
(509) 754-2011 EXT 2501

TYPE OF PERMIT(S) YOU ARE APPLYING FOR (check all that apply)

SEE FEE SCHEDULE FOR APPLICATION FEE AMOUNT

- | | | | |
|--|--|--|---|
| <input type="checkbox"/> Administrative Interpretation | <input type="checkbox"/> Binding Site Plan | <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Discretionary Use Permit |
| <input type="checkbox"/> Planned Unit Development | <input type="checkbox"/> Plat Alteration | <input type="checkbox"/> Preliminary Subdivision | <input type="checkbox"/> Reasonable Use Exception |
| <input type="checkbox"/> SEPA | <input type="checkbox"/> Short Subdivision | <input type="checkbox"/> Site Plan Review | <input type="checkbox"/> Utility Easement Extinguishment & Alt. |
| <input type="checkbox"/> Variance | <input type="checkbox"/> Zone Change | <input type="checkbox"/> Final Subdivision/Short Subdivision | |

APPLICANT INFORMATION

APPLICANT

MAILING ADDRESS

PHONE NUMBER

EMAIL ADDRESS

NAME, ADDRESS AND PHONE NUMBER OF PROPERTY OWNER(S), IF OTHER THAN APPLICANT

AGENT INFORMATION

AUTHORIZED AGENT

MAILING ADDRESS

PHONE NUMBER

EMAIL ADDRESS

PROJECT SITE INFORMATION

SITE ADDRESS

ASSESSOR TAX PARCEL NUMBER(S)

SITE SIZE (acres or sq. ft.)

SECTION

TOWNSHIP

RANGE

FARM UNIT

BLOCK

ZONING CLASSIFICATION

COMPREHENSIVE PLAN DESIGNATION

I acknowledge that:

1. The information, plans, maps and other materials submitted on and with this application are, to the best of my knowledge, a true and accurate representation of this proposal;
2. This application shall be subject to all additions to and changes in the laws, regulations and ordinances applicable to the proposed development until a determination of completeness has been made pursuant to GCC 25.04.160;
3. Grant County does not guarantee success of this permit application, and/or the issuance of an affirmative notice of action. The County's assistance to the applicant/owner does not preclude the need to address impacts raised by the public or by other federal, state or local agencies;
4. Project correspondence will be sent to the identified project agent, and may be sent to applicant. Failure to notify applicant does not constitute a procedural deficiency;
5. If the applicant is not the owner of the real property which is the subject of the permit application, this application and acknowledgment shall also be executed by each owner;
6. All persons executing this acknowledgment in a representative capacity shall be personally liable and hereby personally guarantee payment of all fees, expenses and costs required by this application;
7. If the applicant, representative and/or owner fail to respond to a request by the Department to submit additional information, or the applicant, representative and/or owner request, orally or in writing, that further processing be suspended or postponed, and if such failure to respond or requested suspension/postponement exceeds 90 days, the application shall be considered abandoned and all proposed development, uses and activities shall only be further considered in the submission of a new application and fees;
8. This application does not constitute approval of the proposed development activity and it is acknowledged that additional permit applications and approvals may be necessary to conduct specific activities and
9. Owner's signature serves as authorization for Agent/Applicant to act on my behalf.

DATED: _____

Applicant/Agent _____

Applicant/Agent _____

DATED: _____

Owner _____

Owner _____

FOR STAFF USE ONLY:

Application Type: _____

Fee Paid: _____

Application Type: _____

Fee Paid: _____

Application Type: _____

Fee Paid: _____

Sub-Total: _____

Subdivision & BSP - Proposed Number of Lots: _____

Fee Per Lot: _____

Sub-Total: _____

Intake By: _____

Receipt # _____

TOTAL: _____



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Rezone Application Checklist

***The following information must be present to be accepted at the counter.
 Incomplete submittals will not be accepted.***

Missing Items	Counter Complete	Submittal Requirements
<input type="checkbox"/>	<input type="checkbox"/>	Completed Master Application (Signed & all parcel numbers included)
<input type="checkbox"/>	<input type="checkbox"/>	Pre-Application Summary (If applicable)
<input type="checkbox"/>	<input type="checkbox"/>	Complete Project Narrative (Including specific zone change requested)
<input type="checkbox"/>	<input type="checkbox"/>	Written Response to Criteria of Approval (GCC 23.04.150(f))
<input type="checkbox"/>	<input type="checkbox"/>	Critical Areas Checklist
<input type="checkbox"/>	<input type="checkbox"/>	Site Plan Drawing (Scale not to exceed 1:60 and no larger than 11 x 17)
<input type="checkbox"/>	<input type="checkbox"/>	SEPA Checklist
<input type="checkbox"/>	<input type="checkbox"/>	Applicable Fees

Counter Review By: _____

NOTE! The above required information is necessary to start the application review.
 Additional information/materials may be required during the course of project review.



Rezone Application Instructions

Rezone applications are proposals that seek to amend the zoning designation of a particular site or area. Rezones are generally classified into two categories: minor and major. Minor Rezone applications are map amendments that are not contingent upon a legislative action to change the Comprehensive Land Use Plan designation of a site. Minor Rezone applications can be processed any time the proposed zoning classification is consistent with the adopted Comprehensive Plan designation. Conversely, Major Rezone applications do require a concurrent Comprehensive Land Use Plan designation change. These rezones, can only be processed one time per year during the County's annual Comprehensive Plan Amendment Cycle (please see appropriate instructions for Major Rezone application)

Minor Rezone applications are Type III Applications and require a public hearing with the Grant County Planning Commission for a recommendation prior to a public hearing with the Board of County Commissioners for a final decision pursuant to GCC 25.04.

PRE-APPLICATION MEETING

If an applicant elects to request a pre-application meeting, the meeting shall precede the submittal of the Minor Rezone application materials. The pre-application meeting is intended to provide agencies with jurisdiction an opportunity to provide direct feedback to the applicant regarding the proposal in an effort to allow the applicant to address any specific areas of concern in their application materials upon submittal.

Additionally, the pre-application meeting affords the applicant the opportunity to have direct conversations about any issues they may have prior to submittal.

MINOR REZONE APPLICATION PROCESS

Application Form(s)

Applicants for a Minor Rezone shall provide all information required in the Minor Rezone Application Submittal Checklist. Applicants should also provide any additional responsive or relevant materials that they believe will help ensure their application is successful. Applicants should be aware that the burden of proof for any Minor Rezone application resides solely with the applicant, not County staff.

Additionally, Minor Rezones are required to be reviewed pursuant to the State Environmental Policy Act (SEPA). A complete SEPA Checklist shall also be submitted at the time of Minor Rezone submittal. The SEPA review process often extends the permit review timeline, applicants are urged to take this into consideration when developing their project timelines.

Only applications presented with all of the materials on the submittal checklist will be accepted as counter-complete and moved forward to completeness review.

All necessary application fees are due at the time of submittal as well.

Completeness Review

Within twenty-eight (28) days after an

application is accepted as counter-complete, the Planning Department shall issue a notice of complete or incomplete application. A determination that an application is complete does not necessarily mean that additional materials will not be required later in the application review process, rather it means the application contains sufficient information to send out for public review. If an application is deemed incomplete, the applicant will be provided a specific list of additional items that need to be submitted or revisions that must be made prior to initiating the public review process.

Submittal of Additional Information for an Incomplete Application

If the applicant receives a notice of incomplete application, they shall have ninety (90) days to submit the necessary information to the County.

Failure to submit the required materials will result in the application lapsing and it will not proceed in the review process until the applicant resubmits the application and pays all necessary fees again.

Once the responsive application materials are provided, the County will make another completeness determination within fourteen (14) days of the date the materials arrived.

Notice of Application

A Notice of Application will be issued within fourteen (14) days of the date the notice of complete application is issued. The Notice of Application must be issued no less than fifteen (15) days prior any required public hearing.

Comment

The Notice of Application initiates the public comment period for the application. Notice is sent to agencies with jurisdiction or interest, as well as property owners in the vicinity of the project site. This comment period shall be a minimum of fourteen (14) days. Comments

must be submitted by the close of business on the last day of the comment period in order to be accepted during this phase of the application review. Comments may be hand delivered, mailed, or emailed to the project planner assigned to the project. Comments should be factual and specific in nature. Any agency or citizen that does not comment on the application is presumed to not have any comments on the proposal. Failing to comment does not bar anyone from participating in the public hearing process.

Public Notice

The applicant is required to post a Notice of Application on the property subject to the application. The notice must be placed on the property by the date specified by Planning Department staff.

The notice must be placed in such a manner as to allow the public to view and read the notice from a public right-of-way. Additionally, the County will publish the Notice of Application in the County's newspaper of record.

SEPA Determination

The SEPA determination must be issued, and the associated comment and appeal periods must successfully lapse prior to the Hearing Examiner proceedings.

Any findings from the SEPA process will be incorporated directly or by reference in the staff report.

PUBLIC HEARING PROCESS

Scheduling of the Planning Commission

An application will be tentatively scheduled for a specific hearing date within the Notice of Application. If that hearing date changes, the County is required to provide a notice of a revised hearing no less than fifteen (15) days prior to the proposed hearing date.

Staff Report

The Planning Department shall coordinate and assemble the record for the project and prepare a complete staff report, including a recommendation to the Planning Commission. This staff report summarizes the various agency and public comments received as well as evaluates the applicant's responses to the criteria of approval. Rezones typically are not accompanied by conditions of approval but in rare circumstances may require conditions. The Planning Commission shall review any such conditions and include any discussion about conditions in their recommendation to the Board of County Commissioners.

Public Hearing

Prior to making a recommendation to the Board of County Commissioners, the Planning Commission shall conduct an open record public hearing regarding the proposed Minor Rezone.

Once the hearing has been initiated by the Planning Commission, Planning Staff will present the application, their staff report and their recommendation. Planning Staff is not testifying on behalf of the project, applicant, nor the public at this time, they are presenting materials for the record.

After the staff report, the applicant (or their agent) shall address the Planning Commission with their presentation.

The public is provided an opportunity to address the project directly to the Planning Commission at the hearing following the applicant's presentation.

If there are any specific questions raised during the public testimony, the Planning Commission will address questions to staff and or the applicant for responses.

At the conclusion of the public hearing, the Planning Commission will vote on a recommendation to the Board of County

Commissioners to either approve or deny the proposed Minor Rezone application.

DECISION PROCESS

Board of County Commissioners Decision

The Board of County Commissioners will conduct a public hearing after the Planning Commission hearing, typically within about two (2) or three (3) weeks. The Board of County Commissioners hearing is closed record, and no new evidence can be provided, however, the applicant can and should make a statement in support of their application. Likewise, if the Board of County Commissioners has any questions they may seek responses from the applicant or staff at that time.

The Board of County Commissioners will render a decision on the application at the close of the public hearing. That decision can be to approve or deny the request. Also, in some cases the Board of County Commissioners may identify an issue that needs further consideration and remands the application back to the Planning Commission for additional fact finding.

Notice of Right to Appeal

The Board of County Commissioners decision is final and conclusive. Any appeal of the decision shall be made by filing a Land Use Petition Action with the Grant County Superior Court according to the procedural requirements set forth in Chapter 36.70C RCW.

THESE INSTRUCTIONS PROVIDE GENERAL INFORMATION ONLY AND DO NOT REFLECT THE COMPLETE TEXT OF THE ADOPTED GRANT COUNTY CODE. PLEASE REVIEW SPECIFIC COUNTY CODE PROVISIONS FOR COMPLETE TEXT AND REQUIREMENTS.

Rezone – Responses to Criteria of Approval

A written response to the following criteria of approval must accompany an application for a Rezone at the time of submittal. The criteria are established Pursuant to GCC 23.04.150(f). Written responses must demonstrate:

1. The proposed Rezone will not be contrary to the intent or purposes and regulations of the Grant County Code or the Comprehensive Plan;
2. The suitability of the property in question for uses allowed under the proposed zoning district;
3. The compatibility of the proposed zone change and uses allowed under the proposed zoning district with neighboring land uses;
4. The proposed Rezone can be served by adequate facilities including access, fire protection, water, stormwater control, and sewage disposal facilities;
5. That substantial changes exist to warrant an amendment to the current zoning district;
6. That public need exists for the proposed Rezone. Public need shall mean that a valid public purpose, for which the comprehensive plan and this chapter have been adopted, is served by the proposed Rezone. Findings that address public need shall, at a minimum, document that:
 - a. Additional land for a particular purpose is required in consideration of the amount already provided by the official zoning map for the current zoning district and the proposed zoning district; and
 - b. The timing is appropriate to provide additional land for a particular zoning district or uses allowed under the proposed zoning district.
7. The proposed Rezone will not result in significant adverse impacts on the human or natural environments that cannot be mitigated by conditions of approval;
8. The cumulative impact of additional requests for like actions (the total of the rezones over time or space) will not produce significant adverse effects to the environment that cannot be mitigated by conditions of approval;
9. The pedestrian and vehicular traffic associated with the conditional use will not be hazardous to existing and anticipated traffic in the neighborhood; and
10. The proposed zoning district does not include any allowable use or activity that would result in the siting of an incompatible use adjacent to an airport or airfield (RCW 36.70).

Critical Areas Checklist
Pursuant to Grant County 24.08.070

- 1) Section _____ Township _____ Range _____ Parcel Number _____
- 2) Site Address: _____
- 3) Directions to site and landmarks to help staff locate the site: _____

- 4) If this checklist is submitted independently, please attach a Section map obtained from the Assessor's office and highlight the project area. Attached? Yes ___ No ___
- 5) Proposed uses: _____
- 6) For independent CAO review, please attach a Site Plan. Attached? Yes ___ No ___
- 7) Please answer the following questions concerning Critical Area indicators located on or within 300 feet of the project area.
 - a) Are you aware of any environmental documentation that has been prepared related to critical areas that includes the subject area? (if yes, please attach a list of document titles).
Yes ___ No ___ Unknown ___

 - b) Are there any surface waters (including year-round and seasonal streams, saltwater, lakes, ponds, bogs, fens, swamps, marshes)?
Yes ___ No ___ Unknown ___

 - c) Is there vegetation that is associated with wetlands?
Yes ___ No ___ Unknown ___

 - d) Have any wetlands been identified?
Yes ___ No ___ Unknown ___

 - e) Are there areas where the ground is consistently inundated or saturated with water?
Yes ___ No ___ Unknown ___

 - f) Is there any State or Federally listed sensitive, endangered or threatened species and habitats?
Yes ___ No ___ Unknown ___

 - g) Are there slopes of 15% or greater?
Yes ___ No ___ Unknown ___

 - h) Is the project located within a Flood Hazard Zone?
Yes ___ No ___ Unknown ___

 - i) Do you know of any geologic hazards (for example: erosion hazards, landslide hazards, seismic hazards and mine hazards)?
Yes ___ No ___ Unknown ___

 - j) Do you know of any cultural resource sites (lands, sites, structures with historic or archaeological significance) located on the proposed site?
Yes ___ No ___ Unknown ___

Information regarding endangered species, wetland vegetation and flood hazard zones is available for public use at the Grant County Planning Department. I understand that if the information on this form is later determined to be incorrect, the project or activity may be subject to conditions or denial as necessary to meet the requirements of GCC 24.08, the Grant County Critical Areas Ordinance.

Applicant's Signature

Date