



LAND USE ACTION TYPES AND DECISION MAKING PROCEDURES

	TYPE I	TYPE II	TYPE III	TYPE IV
Decision Maker	Community Development Director	Community Development Director	Planning Commission	City Council
Decision Type	Quasi-judicial, limited administrative discretion	Quasi-judicial, administrative discretion	Quasi-judicial, discretionary	Quasi-judicial or legislative, highly discretionary
Public Notice Prior to Decision		X	X	X
Notice to Property Owners Within	200 feet	200 feet	200 feet	300 feet
Typical Decision Timeline	30 – 60 days	60 – 90 days	90 – 120 days	120 – 180 days (or longer)
Opportunity for Public Comment		X	X	X
Public Hearing			X	X
Notice of Decision	X	X	X	X
Opportunity to Appeal	X	X	X	X
Appeal Heard by	Planning Commission	Planning Commission	City Council	LUBA
Examples	<ul style="list-style-type: none"> • Estuarine review • Geologic permits • Temporary uses 	<ul style="list-style-type: none"> • Conditional use permits for actions with limited¹ impacts • Adjustments • Property line adjustments • Minor Partitions • Minor Replats • Non-conforming uses • Ocean shorelands review 	<ul style="list-style-type: none"> • Conditional use permits for actions with larger² impacts • Variances • Preliminary and final planned development applications • Interpretation requests • Tentative subdivision plat applications • Nye Beach Design Review (guidelines) 	<ul style="list-style-type: none"> • Urban growth boundary amendments* • Comprehensive Plan map/text amendments* • Annexations* • Planned destination resort conceptual master plans* • Vacations (plat or street)* • Withdrawals of territory • Zone Ordinance amendment (text or map)*

¹ Limited impacts are defined as generating fewer than 50 additional vehicle trips per day and involving property less than an acre in size.

² Larger impacts are defined as generating more than 50 additional vehicle trips per day and/or involving property an acre or more in size.

* Requires recommendation from Planning Commission prior to City Council hearing