

## Decision Making Roles



There are four decision making bodies related to land use decisions, each with its associated case types:

### 1. Planning Director

- Minor partition (three or fewer lots)
- Expansion of a non-conforming structure (single-family residential)
- Design review, class I
- Sign review
- Lot line adjustment
- Home occupations
- Flood management areas\*
- Variance, class I
- Willamette & Tualatin River protection permit
- Water Resources Area permit

### 2. Historic Review Board

- Historic district and Willamette commercial zone

### 3. Planning Commission

- Zone change
- Class I and II variances
- Conditional use permit
- Zone change and plan amendments
- Expansion of a non-conforming structure (other than single-family residential)
- Code amendments
- Subdivision
- Planned Unit Development (PUD)

## Decision Making Roles

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Design review, class II

Greenway (Willamette and Tualatin)\*

Wetland or natural drainageway\*

### 4. City Council

Zone change and plan amendment

Code amendments

Appeal of Planning Director, Planning Commission and Historic Review Board decisions

Street vacations

Street name changes

\* Federal and state review and/or notice is required.

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