Quasi Judicial Land Use Action Process
Examples include Subdivisions, Design Review, PUD, Appeals or Plan Amendments/Zone Changes

**Initial Contact to submittal of application**
- Pre-application Conference (Expires 180 days) 99.030
- Neighborhood Association Meeting 99.038
- Application submitted, local file is created and information posted online
- Complete?
  - Yes
    - Goal Post Rule - compliance acknowledgement ORS 197.251 and decision based upon criteria applicable when first submitted ORS 227.178(3)
    - Plan Amendment Zone Changes (Text or Map) 35 Day DLCD Notice of Proposed Action ORS 197.610
  - No
    - Applicant decides to move forward with an incomplete application

**Land Use Decision processing**
- Notice mailed 20 days prior to hearing. 10 days prior posted on site and published in newspaper 99.040.A.3 & 99.080 ORS 197.763(2)
- Prepare a staff report 10 days prior to hearing 99.040.A.3 ORS 197.763(4)
- Planning Commission Hearing 99.170 ORS 197.763(5)
- Planning Commission Reviews input 99.110 ORS
- Tentative Approval, or Approval with Conditions, or Denial 99.110.E
- Planning Commission Final Decision 99.110.F
- Notice of Final Decision to applicant and parties 99.130
- Appeal to the Land Use Board of Appeals. No longer in the City’s land use review process ORS 197.830
- Plan or Code Amendment DLCD Notice of Adoption ORS 197.615

**Appeal processing**
- Notice mailed 20 days prior to hearing. 10 days prior posted at site and published in newspaper 99.080 & 99.260
- Prepare a staff report 10 days prior to hearing 99.040.A.3 & appeals are denovo 99.280
- City Council Appeal Hearing 99.280 & 99.290
- Tentative vote to Affirm, Affirm with conditions or Reverse. For a tie vote, the lower decision stands
- City Council Final Decision and Order
- Appeal to the Land Use Board of Appeals. No longer in the City’s land use review process ORS 197.830
- Plan or Code Amendment DLCD Notice of Adoption ORS 197.615

**Potential end of 120 Days**
- If there is no appeal, the PC decision is a final action and the 120 days period ends
- Notification mailed 20 days prior to hearing. 10 days prior posted on site and published in newspaper 99.040.A.3 & appeals are denovo 99.280
- Notice mailed 20 days prior to hearing. 10 days prior posted at site and published in newspaper 99.080 & 99.260
- Prepare a staff report 10 days prior to hearing 99.040.A.3 & appeals are denovo 99.280
- City Council Appeal Hearing 99.280 & 99.290
- Tentative vote to Affirm, Affirm with conditions or Reverse. For a tie vote, the lower decision stands
- City Council Final Decision and Order
- Appeal to the Land Use Board of Appeals. No longer in the City’s land use review process ORS 197.830
- Plan or Code Amendment DLCD Notice of Adoption ORS 197.615