



Planning Review Process

Land use decisions range from non-discretionary to highly discretionary, thus public noticing requirements are different for each type of development. Type I applications do not have any discretion, are not noticed to the public, and are not appealable. Type II decisions involve the exercise of limited interpretation and discretion in evaluating approval criteria, and are appealable to the City Commission. Type III and IV decisions are made by the Planning Commission and/or City Commission, and involve the greatest amount of discretion and evaluation of subjective approval standards. More information can be found in the Oregon City Municipal Code.

Type I Applications Include:

- Compatibility Review
- Extension
- Lot Line Adjustment and/or Abandonment
- Nonconforming Use Review
- Natural Resource Overlay District Exemption
- Residential Single-Family Construction

Type II Applications Include:

- Detailed Development Plan
- Geologic Hazards
- Historic Review
- Minor Partition
- Minor Site Plan & Design Review
- Minor Variance
- Natural Resource Overlay District
- Nonconforming Use Review
- Site Plan and Design Review
- Subdivision

Type III Applications Include:

- Code Interpretation / Similar Use
- Conditional Use
- Detailed Development Plan
- Historic Review
- Master (General Development) Plan
- Major Variance
- Natural Resource Overlay District

Type IV / Legislative Applications Include:

- Annexation
- Comprehensive Plan Amendment (Text or Map)
- Code Amendment
- Zone Change

Expedited Land Division Applications Include:

- Minor Partitions
- Subdivisions