



# LAND USE NOTIFICATION

COLIN STEPHENS, PLANNING MANAGER  
COMMUNITY DEVELOPMENT DEPARTMENT

# LAND USE REVIEW PROCESSES



## TYPE I APPLICATION



### Minimum State Law

- None

### Description

- Simple permits, no discretion in criteria (only measurements, counting, etc.)

### Notification

- No public or NA notification

### Decisions

- Decisions issued by City staff

### Appeals

- Only applicant can appeal

# TYPE II APPLICATION



## Description

- Limited land use decision (provides some discretion in criteria)

## Notification

- Notification to property owners within 250 ft.
- Mailed notice to NA Land Use Chair
- Posting sign on property
- Larger developments must have a **neighborhood meeting**

## Decisions

- Decision issued by City staff
- Final decision must be issued within 120 days

## Appeals

- Neighbors can provide written comments and appeal decision to Hearings Officer

## Minimum State Law

- Notice of application to owners within 100 feet
- 14-day comment period
- A local appeal process is optional





# CONDITIONAL USE PERMIT

**COMMUNITY DEVELOPMENT**  
**CONDITIONAL USE PERMIT APPLICATION**  
 Residential Dwelling  Commercial  Other

**Contact Information**  
Applicant: \_\_\_\_\_ Phone: \_\_\_\_\_  
Address: \_\_\_\_\_ Email: \_\_\_\_\_  
Property Owner: \_\_\_\_\_ Phone: \_\_\_\_\_  
Address: \_\_\_\_\_ Email: \_\_\_\_\_  
ePlans Submitter: \_\_\_\_\_ Phone: \_\_\_\_\_  
Address: \_\_\_\_\_ Email: \_\_\_\_\_

**Property Information**  
Site Address: \_\_\_\_\_ Tax map & lot number: \_\_\_\_\_  
General Plan Designation: \_\_\_\_\_ Zoning District: \_\_\_\_\_

**Proposal**  
Project Description: \_\_\_\_\_  
Total structure square footage of proposed use: \_\_\_\_\_

To the best of my knowledge, all statements and information contained in this application and attached exhibits are true and correct. I authorize City of Bend staff and/or Hearings Body to enter the property for inspection of the site in conjunction with this land use application.

Property Owner: \_\_\_\_\_ Date: \_\_\_\_\_

## Description

- One type of Type II Decision that follows the “Permit” definition in the Oregon Revised Statute (ORS)

## Notification

- Notification to property owners within 250 ft.
- Mailed notice to NA Land Use Chair
- Posting sign on property
- All CUPs must have a neighborhood meeting

## Decisions

- Decision issued by staff
- Final decision must be issued within 120 days

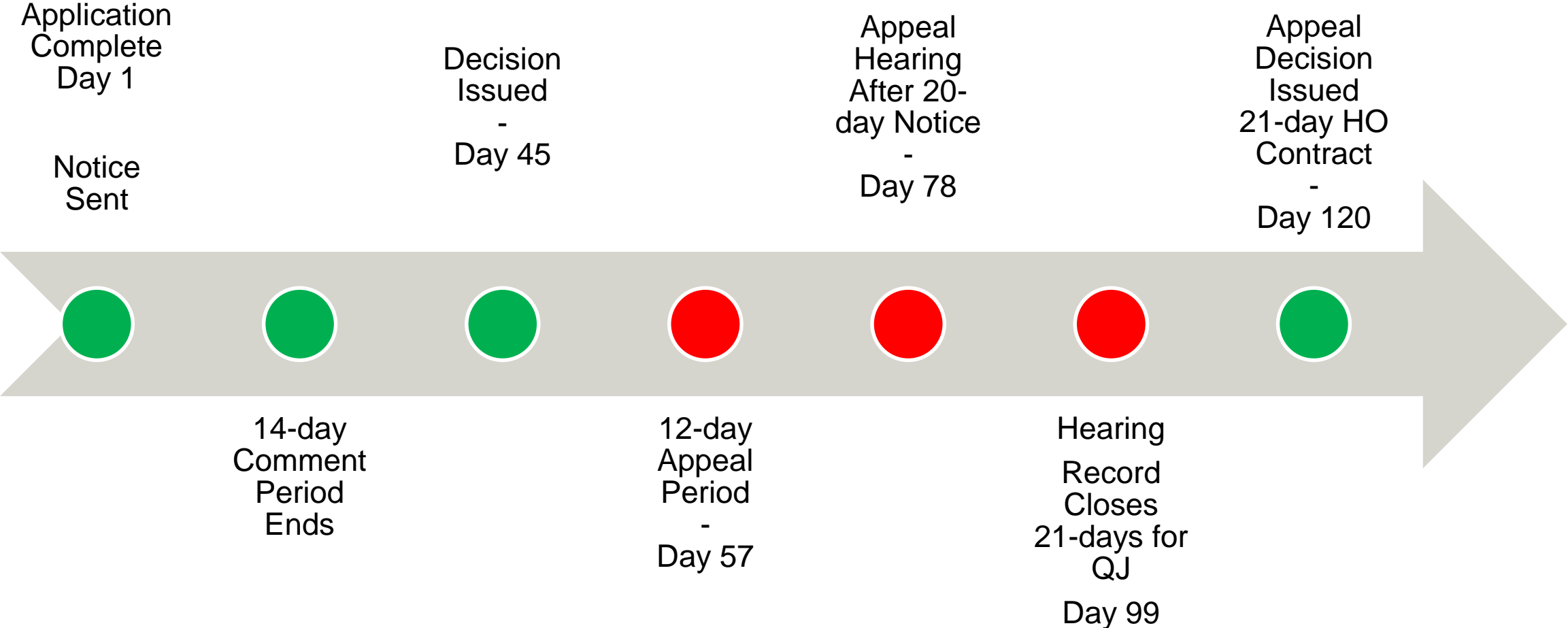
## Appeals

- Anyone “adversely affected” can appeal without providing comments to the City prior to the decision

## Minimum State Law

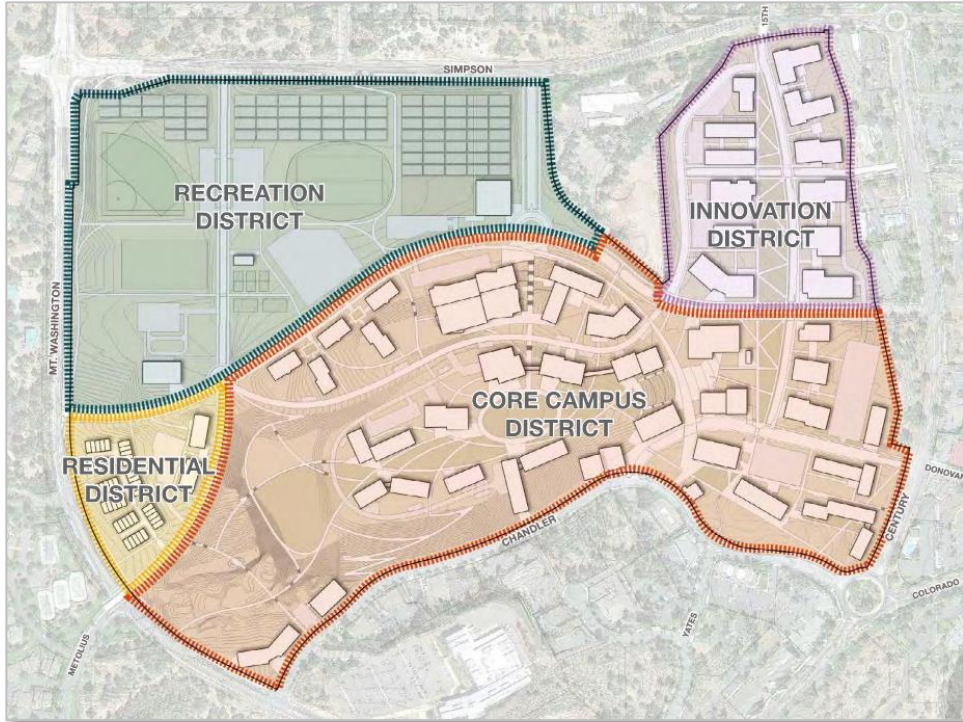
- Notice of decision to owners within 100 feet
- No comment period
- A local appeal is how to provide comments

# 120-DAY REVIEW PERIOD





# TYPE III APPLICATION



## Description

- Public Hearing

## Notification

- Notification to property owners within 250 ft.
- Mailed notice to NA Land Use Chair
- Posting sign on property
- Larger developments must have a neighborhood meeting

## Decisions

- Quasi-judicial
- Made by Planning Commission or Hearings Officer

## Appeals

- Anyone who testifies during the hearing process may appeal the decision to the City Council (optional review)

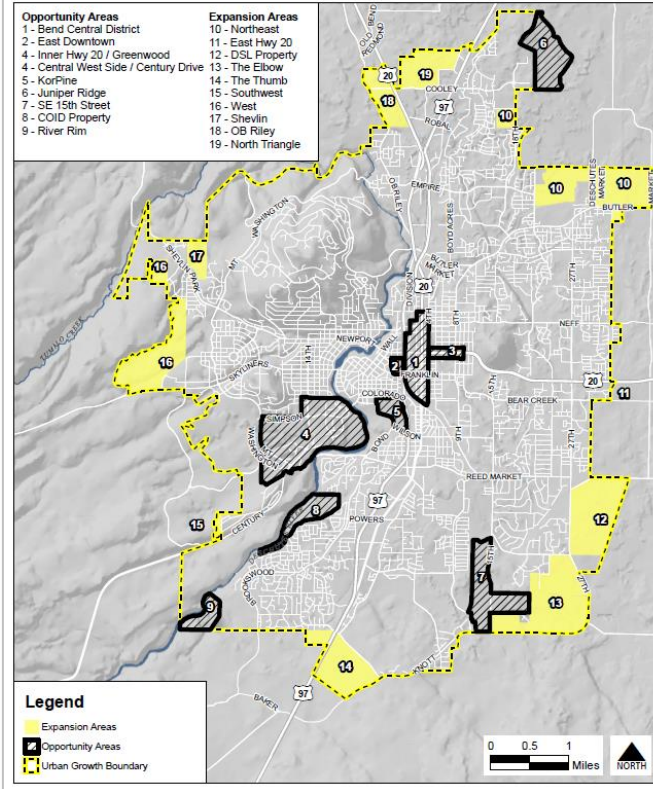
## Minimum State Law

- Notice to owners within 100 feet
- 20 days if one hearing 10 days if two



# TYPE IV APPLICATION

Bend UGB  
2016



## Description

- Legislative projects, usually citywide
- Subject to broad criteria of approval

## Notification

- Mailed notice to NA Land Use Chair
- Published in The Bend Bulletin
- Property owner notice by affected zoning district

## Decisions

- Planning Commission provides recommendation
- City Council is final decision-maker

## Appeals

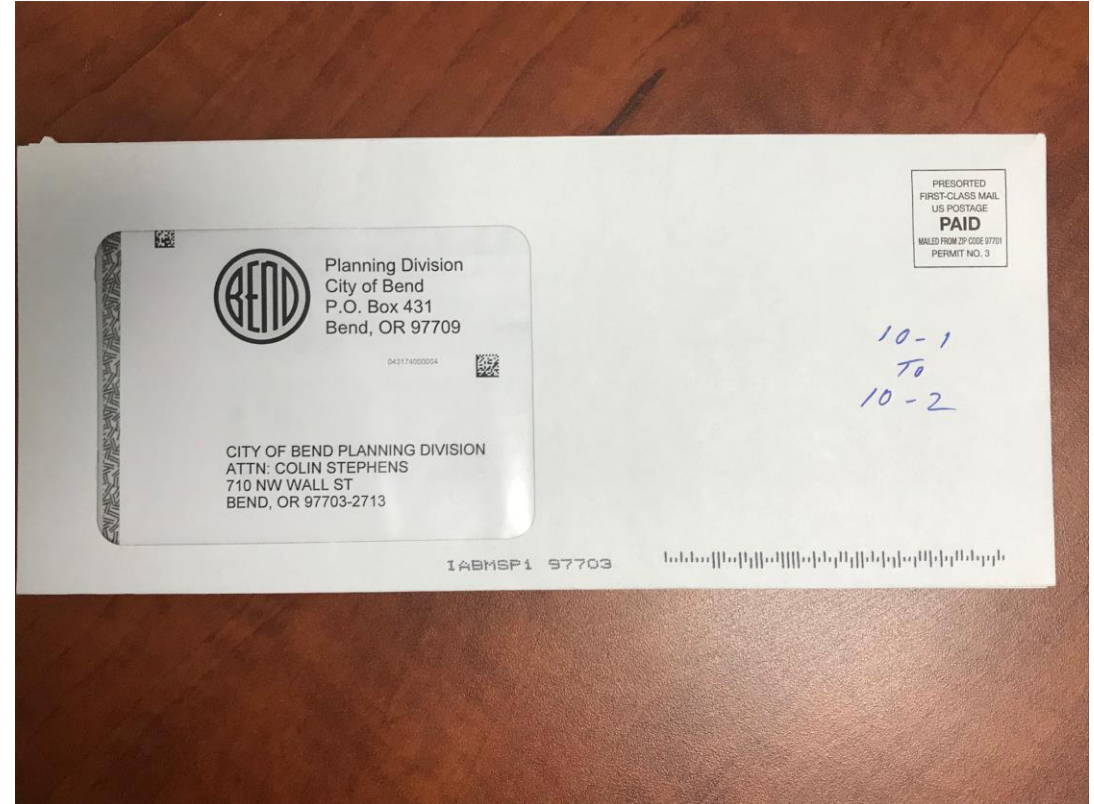
- Anyone who testifies at a hearing may appeal the Decision to the Land Use Board of Appeals (LUBA)

## Minimum State Law

- BM 56 Notice if allowed uses are affected



# MAILING SERVICE



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