

**Table 11.0204 - Land Use Applications and Review Authorities**

R = Recommendation D = Decision Authority A = Appeal Authority

UFS = Urban Forestry Subcommittee HRS = Historic Resources Subcommittee DC = Design Commission PC = Planning Commission CC: City Council

Code	Application	Pre-App	Type	Manager	Hearings Officer	UFS	HRS	DC	PC	CC
<b>Residential</b>										
<b>4.0134</b>	Single Detached/Middle Housing on a lot	N	I	D	A					
<b>5.0210</b>	Single Detached/Middle Housing HGRO	N	I	D	A					
<b>5.0710</b>	Single Detached/Middle Housing NRO	N	I	D	A					
<b>10.0100</b>	Accessory Dwelling Unit									
	Interior Conversions & Detached 750 sq ft ADUs in DCC, DTM, DRL-1, DRL-2, & CNRM	N	I	D	A					
	All other ADUs	N	II	D	A					
<b>10.0500</b>	Home Occupation									
	Review Exception Standards of 10.0504	N	I	D	A					
	All other Home Occupations	N	II	D	A					
<b>10.1300</b>	Temporary Health Hardship	N	I	D	A					

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<b>Overlays</b>										
<b>5.0100</b>	Floodplain									
	Minor Floodplain Development listed in Section 5.0104(A)(2)	N	I	D	A					
	Floodplain Development	N	II	D	A					
<b>5.0200</b>	Hillside & Geologic Risk									
<b>5.0208.D</b>	Programmatic Permit	N	II	D	A					

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<b>Overlays</b>										
<b>5.0209 - 5.0211</b>	Stand-alone Permits	N	I	D	A					
<b>5.0212</b>	Alternate Review	N	II	D	A					
<b>5.0300</b>	Historic & Cultural Landmarks									
<b>5.0322</b>	Addition to Historic and Cultural Landmarks List	N	IV				R			D
<b>5.0322</b>	Designation of National Register Resources as Historic and Cultural Landmarks	N	I	D	A					
<b>5.0323</b>	Removal from List per 5.0323(A)(1)	N	I	D	A					
<b>5.0323</b>	Change in Status or Removal from List per 5.0323(A)(2)(a) or (b)	Y	II	D	A		R			
<b>5.0323</b>	Removal from List per 5.0323(A)(2)(c)	N	I	D	A					
<b>5.0333</b>	Relocation or Exterior Alterations of Class 1 Historic Landmarks	N	III		D		R	A		
<b>5.0334</b>	Demolition of Landmark Buildings	Y	III		D		R	A		
<b>5.0335</b>	Demolition or Relocation of National Register Resources	Y	III		D		R	A		
<b>5.0500</b>	Open Space									
	Open Space Dedication, in Open Space or Natural Resource Site	N	I	D	A					
	Open Space Dedication in other areas	N	II	D	A					
	Open Space Boundary Revisions	Y	III		D				A	
<b>5.0600</b>	Gresham Butte Scenic View									
<b>12.0011</b>	Gresham Butte Scenic View Boundary Revisions	Y	III		D				A	

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<b>Overlays</b>										
<b>5.0700</b>	Natural Resource									
<b>5.0703(B)</b>	Potential Resource Area Determination	N	I	D	A					
<b>5.0708(A)</b>	Dangerous Tree Removal	N	I	D	A					
<b>5.0708(B)</b>	Programmatic Permit	N	II	D	A					
<b>5.0710(A)</b>	Development of a single detached dwelling or middle housing on a lot of record	N	I	D	A					
<b>5.0710(B)</b>	Linear utility facilities	N	I	D	A					
<b>5.0710(C)</b>	Non-linear utility facilities	N	I	D	A					
<b>5.0710(D)</b>	Rights of ways and public access easements	N	I	D	A					
<b>5.0710(E)</b>	Public trails and paths and park enhancements	N	I	D	A					
<b>5.0710(F)</b>	Municipal utility facilities	N	II	D	A					
<b>5.0710(G)(1-8)</b>	Land divisions	Y	II	D	A					
<b>5.0710(G)(9)</b>	Property line adjustment	N	I	D	A					
<b>5.0710(H)</b>	Other development activities in a RA (other than those activities listed above)	N	I	D	A					
<b>5.0711(E)</b>	Request for payment-in-lieu of mitigation	Y	II	D	A					
<b>5.0712</b>	Alternative review	Y	II	D	A					
<b>5.0715(C)</b>	Map Administration and Correction	N	I	D	A					

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<b>Land Divisions<sup>2</sup></b>										
6.0020	Condominium Review	Y	II	D	A					
6.0020	Condominium - Final Plat	N	I	D	A					
6.0100	Property Line Adjustments and Lot Consolidations	N	I	D	A					
6.0200	Partition/Subdivision - Preliminary	Y	II	D	A					
6.0300	Planned Developments	Y	III		D				A	
6.0400	Land Division - Final Plat	N	I	D	A					
6.0411	Reinstatement of Tentative Plan	N	II	D	A					

**Table Note**

<sup>2</sup> A Middle Housing Land Division is not a land use decision or a limited land use decision under ORS 197.015, see Section 6.0500.

Code	Application	Pre-App	Type	Manager	Hearings Officer	UFS	HRS	DC	PC	CC
<b>Design Review</b>										
7.0003	Design Review A	N	I	D	A					
7.0003	Design Review B	N	I	D	A					
7.0003	Design Review C	N <sup>3</sup>	II	D	A					
7.0003	Design Review D, Non-Design District	Y	II	D	A					
7.0003	Design Review D, Design District	Y	II	D				A		
7.0003	Design Review D, Design District, Exempt from Design Standards and Guidelines	Y	II	D	A					
7.0003	Design Review E, Design District	Y	III					D		A

**Table Note**

<sup>3</sup> Pre-application meetings required only for development described in 7.0003(C)(3)(b) and (c).

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<b>Special &amp; Nonconforming Uses</b>										
<b>8.0110</b>	Special Use Review II	Y	II	D	A					
<b>8.0140</b>	Special Use Review III <sup>4</sup>	Y	III		D				A	

**Table Note**

<sup>4</sup> Unless noted in Section 8.0100 that the Planning Commission or Design Commission is the decision authority, in which case, the City Council is the appeal authority.

Code	Application	Pre-App	Type	Manager	Hearings Officer	UFS	HRS	DC	PC	CC
<b>Non-Conforming Uses</b>										
<b>8.0220</b>	Replacement									
	Essentially identical	N	I	D	A					
	Substantially similar	N	II	D	A					
<b>8.0220</b>	Expansion	Y	II	D	A					
<b>8.0250</b>	Establishment	N	I	D	A					

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<b>Master Plans</b>										
8.0300	Institutional Master Plans									
8.0303	Institutional Master Plan	Y	III						D	A
8.0303	Institutional Master Plan Final	N	I	D					A	
8.0303	Institutional Master Plans Modifications	Y	III						D	A
8.0303	Institutional Master Plan Limited Review	Y	II	D					A	
4.1470, 4.1530	New Community Master Plans	Y	III						D	A

Code	Application	Pre-App	Type	Manager	Hearings Officer	UFS	HRS	DC	PC	CC
<b>Trees</b>										
9.1000	Tree Removal									
9.1021, 9.1032	Imminent Hazard Trees	N	I	D	A					
9.1021, 9.1032	Hazard Trees	N	I	D	A					
9.1056	Significant Trees	N	II	D	A					
9.1021, 9.1032	Removal of Regulated Trees in excess of the number exempt from a permit	N	II	D	A					
9.1050	Significant Trees									
9.1052	Significant Tree Designation	N	II	D	A	R				
9.1053	Significant Tree Designation Removal	N	II	D	A	R				

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<b>Modifications &amp; Variances</b>										
3.0206	Determination of Similar Use	N	II	D	A					
7.0212(D)	Solid Waste Collection Standard exception	N	II	D	A					
9.0110	Alternative Buffers	N	II	D	A					
10.1510	Minor Variance	N	II	D	A					
10.1520	Reduction in Minimum Street Frontage	N	II	D	A					
10.1521	Modification of Regulations	N	II	D	A					
10.1522	Modification of Dedications and Other Requirements	N	II	D	A					
10.1530	Major Variance <sup>5</sup>	Y	III		D					
11.0104	Modification of Conditions (Modifications to DR-E per Section 11.0108)	N	<sup>6</sup>							
11.0107	Application for Staff Interpretation	N	II	D	A					

**Table Note**

- <sup>5</sup> All variances to height in the GBSV District are Major Variances. The decision authority is the Planning Commission, with appeals heard by the City Council.  
<sup>6</sup> Level of review for modification shall be the same level of review as for the component of the application for which the modification is sought, unless specified otherwise.

Code	Application	Pre-App	Type	Manager	Hearings Officer	UFS	HRS	DC	PC	CC
<b>Temporary, Intermittent &amp; Interim Uses / Food &amp; Beverage Carts</b>										
10.1400	Temporary or Intermittent Use Permit	N	I	D	A					
10.1400	Interim Use or Food and Beverage Cart Permit									

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<b>Temporary, Intermittent &amp; Interim Uses / Food &amp; Beverage Carts</b>										
10.1600										
10.1400, 10.1600	Applications for replacement Agricultural Product Sales; Commercial Stands, Long Term; or Food and Beverage Carts at sites previously approved for that purpose	N	I	D	A					
10.1400, 10.1600	All reviews for Other Interim Uses  Initial review for new sites for Agricultural Product Sales; Commercial Stands, Long Term; or Food and Beverage Carts or for sites where the number of Interim Uses or Food and Beverage Carts is proposed to exceed that previously approved	N	II	D	A					

Code	Application	Pre-App	Type	Manager	Hearings Officer	UFS	HRS	DC	PC	CC
<b>Renewable Energy Systems</b>										
10.0910	Solar Energy Systems									
	Small & Medium (Scale) Solar Energy System	N	I	D	A					
	Large (Scale) Solar Energy System	Y	II	D	A					
10.0920	Wind Energy Systems									
	Small & Medium (Scale) Wind Energy System	Y	II	D	A					
	Large (Scale) Wind Energy System	Y	III		D				A	



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<b>Renewable Energy Systems</b>										
10.0930	Biomass Energy Systems									
	Small (Scale) Biomass Energy System	N	I	D	A					
	Large (Scale) Biomass Energy System	Y	II	D	A					
10.0940	Geothermal Energy Systems									
	Small (Scale) Geothermal Energy System	N	I	D	A					
	Large (Scale) Geothermal Energy System	Y	II	D	A					
10.0950	Micro-Hydro Energy Systems									
	Small (Scale) Micro-Hydro Energy System	Y	II	D	A					
9.0827	EV Charging Unit <sup>7</sup>	N	I	D	A					

<sup>7</sup> Building permit only is required

Code	Application	Pre-App	Type	Manager	Hearings Officer	UFS	HRS	DC	PC	CC
<b>Transportation</b>										
9.0700	Future Street Plans									
9.0700	New or revised, in conjunction with a land division and/or design review	Y	II	D	A					
9.0700	New or revised future street plan, independent of other land use review	Y	III		D					A
9.0700	Revision in conjunction with the Community Development Code	N	IV						R	D

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A13.000	Renaming of Existing Public Streets or Assignment of a Name to a Public Street Platted without a Name	N	IV						R	D

Code	Application	Pre-App	Type	Manager	Hearings Officer	UFS	HRS	DC	PC	CC
<b>Other</b>										
10.0700	Resource Utilization Permit	Y	III		D					A
11.0106	Extension of land use approval	N	I	D	A					
11.0206	Code or Plan Text Amendment (Council Initiated)	N	IV						R	D
12.0000	Code or Plan Map Amendment									
12.0000	One parcel or small group of parcels	Y	III						R	D
12.0000	Conditioned	Y	III						R	D
12.0000	Large area/multiple ownerships	N	IV						R	D
A1.0000	Annexation	Y	IV							D
A6.010	Sign Permit (Design Commission review if sign is part of a project requiring Commission review)	N	I	D	A			R		
A7.000	Vacations	Y	IV						R	D

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<b>Unlisted</b>										
	Miscellaneous Type I	N	I	D	A					
	Miscellaneous Type II	N	II	D	A					
	Miscellaneous Type III	Y	III		D					A

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