

Type II decisions:

1. Type II decisions involve the exercise of limited interpretation and discretion in evaluating approval criteria, similar to limited land use decision making process under state law.
2. Applications evaluated through this process are assumed to be allowable in the underlying zone, and the inquiry typically focuses on what form the use will take or how it will look and include design review.
3. Notice of the application shall be as provided in 16.06.080.
4. The Director accepts comments for fourteen (14) days and renders a decision.
5. The Director's decision is appeal able to the City Council by any party with standing (*i.e.*, applicant and any party who submitted comments during the 14-day period).
6. The City Council's decision is the City's final decision and is appeal able to the Land Use Board of Appeals (LUBA) within twenty-one (21) days of when the decision becomes final.