

Type IV Decisions.

1. Type IV decisions include zone changes and plan amendments (both quasi-judicial and legislative).
2. These applications involve the greatest amount of discretion and evaluation of subjective approval standards, and must be heard, after recommendation by the Planning Commission, by the City Council for final action.
3. The process for these land use decisions is controlled by ORS 197.763 (Quasi Judicial) and 227.186(Legislative).
4. Notice of the application shall be as provided in 16.06.080.
5. The staff report must be available at least seven (7) days prior to the hearing.
6. At the evidentiary hearing held before the Planning Commission all issues are addressed.
7. Unless the City Council votes to review the decision denovo, any review by the City Council is on the record, and only issues raised before the Planning Commission may be raised before the City Council.
8. 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.