

## **Type V Decisions.**

1. Type V decisions are for subdivision preliminary plats when 25 or more lots are proposed.
2. These applications are first heard by the hearings office, which makes a recommendation to the City Council. The City Council shall then either approves or denies, or may remand the decision to the hearings officer for further proceedings.
3. The process for these land use decisions is controlled by ORS 197.763.
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. After the hearings officer issues a recommendation upon the application the City Council shall review the application denovo.
7. 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.