

How decisions are made and who makes them is based conceptually on how complex the development is and the degree of impact it would have on the community. Gresham has the following **four types** of review:

### Type I

The Type I procedure is used when there are clear and objective standards and criteria that do not require interpretation or the exercise of policy or legal judgment in their application. These decisions expire after 1 year if they are not acted upon.

*Examples: single family dwelling on a lot, property line adjustments, sign permits, temporary farm stands*

### Type III

The Type III procedure is used when the standards and criteria require discretion or legal judgment in their application. Decisions are made by the Hearings Officer, Design Commission, or Planning Commission. These decisions expire after 1 year if they are not acted upon or a formal extension is not granted.

*Examples: most new buildings in a Design District, Planned Developments, high schools, hospitals*

### Type II

The Type II procedure is used when the standards and criteria require limited discretion or legal judgment in their application. These decisions expire after 1 year if they are not acted upon or a formal extension is not granted.

*Examples: subdivisions, industrial buildings, home occupations with customers coming and going*

### Type IV

Type IV applications include Plan Map (zone map) amendments, vacation of right-of-way, and non-expedited annexations. Public notice, opportunity to comment, and public hearings are required for both the initial hearing making recommendation and the subsequent hearing taking final action. These decisions do not expire.

TYPE	Type I Ministerial	Type II Administrative	Type III Quasi-Judicial	Type IV Legislative
<b>DECISION MAKER</b>	Staff	Staff	Hearing Body	City Council
<b>PRE-APPLICATION CONFERENCE REQUIRED?</b>	No	Usually (but not always)	Yes	Yes
<b>NEIGHBORHOOD MEETING REQUIRED?</b>	No	Usually (but not always)	Yes	Yes
<b>PUBLIC NOTICE?</b>	No	Public notice with written comment period	Yes	Yes
<b>PUBLIC HEARING?</b>	No	No	Yes	Yes
<b>WHO CAN APPEAL?</b>	Applicant	Applicant and anyone who gave comments	Anyone who gave comments and/or testimony at the hearing	To the State Land Use Board of Appeals
<b>TIMELINE FROM DETERMINATION OF COMPLETE SUBMITTAL</b>	Less than 45 days	60 days (or 30 days for an industrial fast track)	60 days	6-9 months