



PRIVATE DEVELOPMENT – FACT SHEET

and Frequently Asked Questions

Definitions

- **Type I Land Use Review** – Over the counter permit review with no public process for items including, but not limited to, Building Addition, Addition of a pool, New fence, Retaining Wall, Carport, Lot Line Adjustment, Building Repairs, Driveway, Utility Service, Sidewalk, Tree Removal/Replacement, Special Events, Filming
- **Type II Land Use Review** – Staff review with Land Use Decision and ability for public comment including, but not limited to, Standard subdivision (4 or more lots), partition (3 or less lots), Apartments/Condos/Townhomes, Office/Manufacturing, Government Buildings, Restaurants/Retail – anything that follows the City Code standards, Geologic Hazards and most NROD
- **Type III Land Use Review** – Planning Commission Approval with ability for public comment including, but not limited to, Variances, Master Plans, Most Conditional Uses
- **Type IV Land Use Review** – City Commission Approval with ability for public comment including, but not limited to, Annexations, Certain Conditional Uses, Rezone
- **Department of Land Conservation and Development (DLCD)** – State government agency that works to help communities and citizens plan for, protect and improve built and natural systems that provide for a high quality of life.
- **Transportation System Plan (TSP)** – the long-range master plan document for transportation improvements

Frequently Asked Questions:

1. How do I learn about what new development projects are proposed?

- City website
 - <https://oregoncity.teammunicode.com/projects/projects>
 - <https://www.orcity.org/1709/Agendas-Videos-and-Minutes>

Mailed notifications go out to properties within 300 feet of proposed development

2. What defines the process for new development?

- State land use law as administered by DLCD
- Municipal Code chapter 17

3. What is the process of new development from beginning to end?

- Project Inquiry
- Land Use Review
 - Pre-Application Conference
 - Land Use Application Submittal
 - Land Use Application Review
 - (Public Comment period)
 - Land Use Decision
 - (Appeal period, if previously commented)
- Permit Review
 - Plan Submittal
 - Plan Review
 - Plan Revision
 - Plan Approval
- Construction
 - Pre-Construction Meeting
 - Installation of Erosion Control
 - Construction period including various inspections
 - Project Closeout
- Platting OR Occupancy
 - If a subdivision or partition, this is when the plat for new lots is recorded
 - If NOT a subdivision or partition, this is when Occupancy is sought for the new building that was constructed
- Warranty Period
 - 2-year period for public improvements (roads and utilities) only
- Residential Lot Building Permits
 - If a subdivision or partition was created, this is why a developer applies for building permits for a residential structure
 - This requires a submittal, review, revision, approval, construction with various inspections

4. What standards has the City adopted to review development?

- Municipal Code chapters 12,13,15,16, and 17
- Engineering Design Standards
 - Stormwater and Grading Design Standards
 - Water Distribution Design Standards
 - Sanitary Sewer Design Standards
 - Street Design Standards
 - Corridor Plans
 - Transportation System Plan
- Concept Plans
 - Park Place
 - Thimble Creek
 - South End
- Building Codes

- Oregon Specialty Codes

5. **How are citizens or landowners notified about proposed development?**
 - Project webpages
 - 300-foot notice via letter
 - Property notification signs posted on properties going through land use review
 - Planning or City Commission or other board published agendas
6. **How can interested parties comment on proposed development?**
 - Written letters to Planning staff for land use review
 - Written e-mails to Planning staff for land use review
 - Oral testimony at Planning Commission or City Commission for land use review
 - Phone calls or e-mails to Engineering or Building concerning construction
7. **What projects do not receive public comment?**
 - Type I Land Use Review
 - “Over the counter” Public Works Permits such as driveway, sidewalk, utility services
8. **How can I learn more?**

<https://www.orcity.org/1105/Land-Use>