CITY OF PORTLAND OREGON - BUREAU OF DEVELOPMENT SERVICES Type IV Land Use Review Procedure • Pre-Application Conference is required for all Type IV Procedures, valid for one year

Application Submitted DAY Staff has 21 days to determine completeness of application ONE • If complete, the public hearing is 005 scheduled to be held within 71 days **21** Day • If not complete, a letter is sent detailing Completeness the needed information Check Applicant has up to 180 days to provide needed information or application will be voided and no fees returned. Request For Response (RFR) 21 Mailed to public agencies and recognized organizations within 1,000 ft. of site **DAYS** Comment Landmarks Commission reviews proposal, takes comments at a public meeting. Period Commission may offer comments or suggestions to Review Body 040 045 050 30 days before public hearing • One sign with notice of the hearing is posted for every 600 ft. of frontage on **Applicant Posts Site** 055 each abutting street **62** 060 Mailed 20 days before hearing DAYS Notice mailed to recognized organizations within 1,000 ft. and to property owners 065 **Public Notice** within 400 ft. of the site (or 500 ft. if **72** outside the Urban Growth Boundary) 070 **DAYS** Published 10 days before hearing, includes Staff Report staff recommendation to Review Body 075 82 Held within 71 days of complete application 080 DAYS Decision may be pronounced at hearing or made after close of record. Record may **Public Hearing** be kept open on request. Revised findings 085 may be required for final adoption 92 DAYS Mailed within 5 days of final action by **Review Body Decision** Review Body Decision is final on the date it is mailed • Final local decision may be appealed to state's Land Use Board of Appeals

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Approvals must be recorded with the

^{*}Timeline reflects Portland City Code requirements found in 33.730.030. Oregon State law requires a final local decision within 120 days of complete application. Applicants always retain the right to postpone the decision or to waive the 120 Day Rule. As noted above, requests to keep the record open may cause the timing of the decision to vary.