



























LAND USE REVIEW PROCESSES

PROCESS TYPE based on level of discretion and potential impacts	I	II	IIx	III	IV	Comprehensive Plan Map Amendment & Goal Exception
Neighborhood notice required before application						
Pre-application conference required						
Public notice required , opportunity to comment						
Notice to property owners , distance from site (in feet)	100	150	150	400	400	400
Notice to recognized organizations distance from site (in feet)	Within proximity of site	400	400	1,000	1,000	1,000
Length of comment period (in days)	30	21	30	21 ₃		
120-day review period applies						
Decision by case planner						
Decision by hearings body or City Council (public hearing required)				 planner recommends to hearings body	 City Council makes final decision	 hearings body recommends to City Council
Estimated timeframe , (given complete application, without appeal, in months)	2 ½	2	3	4	3 ½	5
Opportunity for local appeal		 to hearings body	 to hearings body	 to City Council		

1 For some design reviews

2 For land divisions, planned developments, and some design reviews

3 Comment period may be longer, as comments are accepted up to and at time of hearing.