



Current Land Use Applications Q&A Sheet

Q: What is going on with land use applications in the City of Banks?

A: The City of Banks currently has the following three active and pending land use applications:

1. ANX1-14/ZC1-14: Request by Quail Valley Golf Course to annex 172.93 (+/-) acres to the City of Banks. These properties reside outside the current city limits. The UGB zoning designations consist of 144.03 (+/-) acres for (CF) Community Facilities, 3.5 (+/-) acres of Commercial, and 25.4 (+/-) acres for (LDSF) Low Density Single Family Residential, (R5) Single Family Residential, and (HDSF) High Density Single Family Residential.
2. ANX2-14/ZC2-14: Request by Van Dyke Family Land LLC to annex 27.5 (+/-) acres to the City of Banks. This property resides outside the current city limits. The USB zoning designations for these acres will consist of (R-5) Single Family Residential and (LDSF) Low Density Single Family Residential.
3. MOD1-14: Request by West Hills Development to delete one of the conditions of approval (Condition #9) that was imposed on Phase 9 of the Arbor Village Planned Unit Development. Condition #9 requires a secondary access at the southeast corner of Arbor Village to be constructed when Phase 9 is developed. This property resides inside the city limits.

Q: Where is the City of Banks in the process for the land use applications?

A: The annexation applications (ANX1-14/ZC1-14 and ANX2-14/ZC2-14) were both the subject of public hearings before the Planning Commission and the City Council and both will be on the November 4, 2014 ballot for voters to decide.

MOD1-14, the Arbor Village request related to Condition #9, is scheduled for a public hearing before the Planning Commission on September 30. After that, the application will also be the subject of a public hearing before the City Council, but the date has not yet been set. Public notice for these public hearings will be provided in accordance with the City Code.

Q: Did the Planning Commission and City Council approve the annexations?

A: Yes, the Planning Commission and City Council voted in favor of both annexation requests; therefore, both will appear on the November 4, 2014 ballot. The City Charter requires voter approval for all annexations following Council approval. In addition, the City Council required the annexation applicants to execute an agreement with the city ensuring that the primary economic burden for providing infrastructure and urban services will be on any development proposed for these annexation areas, not on the City.

For more information please contact the City of Banks at:

13680 NW Main Street, Banks, Oregon 97106
Phone: 503-324-5112 Fax: 503-324-6674 TTY 1-800-735-2900

Q: Why didn't the annexation applicants submit a development plan? What will they build?

A: The City does not allow development proposals until after land has been annexed into the City. Annexation into the city, however, means that some sort of urban development will be proposed and is appropriate for these parcels. Any development application will be processed in accordance with the City's development code and Comprehensive Plan, including the public notice and hearing procedures. Annexation applications are required to show that Banks Municipal code sections 30.01 through 30.06 and 151.025 are met by the proposal. Future development proposals will be required to apply for planning approval.

Q: Will West Hills Development provide a development plan for Phase 9 with its application to delete Condition #9? What will they build in Arbor Village Phase 9?

A: No probably not, nor are they required to do so. The developer is simply asking to delete a single condition (Condition #9) from the City's prior PUD approval for Arbor Village. As the applicant, West Hills Development has the burden of justifying its request. Phase 9 is zoned light industrial, and it is assumed that West Hills will either submit an industrial development proposal or apply to rezone the Phase 9 property to some non-industrial zone, e.g., residential. Either way, the ultimate development plan for the Phase 9 land is not part of this proceeding. If and when West Hills determines what it wants to develop in Phase 9, it then must submit a development proposal, and the City will process any such land use application in accordance with the procedures required by the City's development code, Comprehensive Plan and state land use laws.

**These pending applications are available on our website.
www.cityofbanks.org**

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