



5/10/2024

SENT VIA EMAIL

Dave Cady
CC: Pacific Community Design
1905 NW 169th Place, Suite 102
Beaverton, OR 97006

RE: Completeness Review for Sunset View at West Banks (“Sunset View”) Master Planned Development Applications (“MPD 24-01 et al”: MPD 24-01, SUB 24-01, PAR 24-01, PAR 24-02, SDR 24-01, PLA 23-01, VAR 24-01, VAR 24-02, VAR 24-03, VAR 24-04, CPA 24-01, and ZMA 24-01)

Dear Mr. Cady,

This letter is in reference to your application for the Sunset View at West Banks (“**Sunset View**”) Master Plan application package for the properties at 42580 NW Cedar Canyon Road (Tax lots 2N4360000600 and 2N331BC05200) in Banks. The application package includes a request for a Master Planned Development, Subdivision, Partitions, Property Line Adjustment, Site Design Review, and Variances, as well as Comprehensive Plan and Zone Map Amendments.

Your application package has been deemed **complete**.

As allowed for in Section 151.235 of the Banks Zoning Code, this set of applications is being consolidated and reviewed concurrently. The applications will be reviewed pursuant to the Type III procedure established in Section 151.233, with the exception of the Comprehensive Plan and Zoning Map Amendment applications. While these applications will be processed concurrently with the rest of the application package, they are subject to a Type IV procedure, pursuant to Section 151.234. Thus, they will be initially heard by the Banks Planning Commission – which will give its recommendation – and then ultimately will be heard and decided by the Banks City Council.

The applications will be reviewed using the following approval criteria:

- **CPA 24-01, ZMA 24-01:** Amendments to the Comprehensive Plan and Zoning Map shall be reviewed pursuant to the criteria in Section 151.303.
- **MPD 24-01:** The Master Planned Development Concept Plan and Detailed Development Plan shall be reviewed pursuant to the approval criteria in Section 151.340 and Section 151.343.
- **SUB 24-01, PAR 24-01, PAR 24-02:** The Preliminary Subdivision Plan and two Partitions shall be reviewed pursuant to approval criteria in Section 152.007.



- **PLA 23-01:** Property Line Adjustments shall be reviewed pursuant to the approval criteria in Section 152.012.
- **SDR 24-01:** The Site Design Review application shall be reviewed pursuant to approval criteria in Section 151.254.
- **VAR 24-01, VAR 24-02, VAR 24-03, VAR 24-04:** Variances shall be reviewed pursuant to the approval criteria in Section 151.323.

Flood area information that the City requested as part of completeness will not be subject to a separate review. Thus, an application form and application fee in addition to the form and fee submitted for the applications above are not required.

Once the Planning Commission public hearing has been scheduled, you will receive a notice of the public hearing with the date, time, and how to attend. The City's staff report will be available a week before the hearing.

Please be aware that additional comments may also be forthcoming in the following weeks from relevant departments and agencies.

Sincerely,

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