



6/25/2024

SENT VIA EMAIL

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

RE: Conditional Use Application 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 0.89-acre public park which is to be conveyed to the City of Banks after development. Per Section 151.036, Table 2.2-A, Public Parks and Recreational Facilities require Conditional Use (CU) approval in the MDR-L Zoning District.

A Conditional Use application has not been submitted with the above-mentioned application package. Please be advised that approval of the public park will require a CU application to receive land use approval.

The submittal requirements for a Conditional Use application are detailed in Section 151.272 of the Zoning Code. Please let us know if you have any questions or would like to discuss this matter further.

Sincerely,

Keegan Gulick

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