



NOTICE OF CITY COUNCIL DECISION
West Banks (Sunset View) Map Amendments (Ord. No. 2024-08-01)

File Nos. Comprehensive Plan Map Amendment (CPA 24-01)
 Zoning Map Amendment (ZMA 24-01)

Proposal: Change in Comprehensive Plan Map designations and Zone Map designations required for the implementation of the associated and approved Master Planned Development proposal – a 144-unit residential subdivision on ~30.27 acres at 42580 NW Cedar Canyon Road (Tax Lots 2N4360000600 and 2N331BC05200).

Decision: The Banks City Council approved CPA 24-01 and ZMA 24-01 as Ordinance No. 2024-08-01 (An Ordinance Amending the City of Banks Comprehensive Plan Map and Zoning Map to Replan and Rezone certain property associated with Sunset View at West Banks: Master Planned Development and Subdivision ~30.27 acres), which includes the following Condition of Approval:

- 1. The developer will contribute its proportionate share toward the future traffic signal phasing improvements at the intersection of OR-47/Oak Way/OR 6 as a fee in lieu contribution of 10% of the improvement cost. This fee in lieu contribution will be deemed fully Transportation System Development Charge (TSDC) creditable. The fee in lieu will be due prior to issuance of the first building permit for Phase 2 of Sunset View.*

Findings: The City Council adopts as its own and incorporates the August 7, 2024 staff report for Sunset View (West Banks) Comprehensive Plan Map Amendment and Zone Map Amendment and Exhibits in support of this decision.

How to Obtain More Information: The decision (Ordinance No. 2024-08-01) and all file materials associated with CPA 24-01 and ZMA 24-01 are available for review on the City’s website. Copies may be obtained at cost at Banks City Hall (13680 NW Main Street, Banks, OR 97106) or by calling the City Manager (Jolynn Becker) at 503-324-5112

Right to Appeal: This decision is final as of the date of this Notice, and any person with standing may appeal this decision to the Oregon Land Use Board of Appeals pursuant to ORS 197.830.

DATED this September 12, 2024



Jolynn Becker, City Manager