



NOTICE OF PENDING DECISION

TYPE II FINAL PLAT REVIEW (FILE # FP 24-01)

Date: June 6, 2024

You are receiving this notice because a Type II Final Plat Review has been submitted and Section 151.232(B)(2) of the Banks Zoning Code requires you to receive notice of a pending administrative decision. This notice describes your opportunity to provide comments on the application.

File Number:	Final Plat – 13067 NW Main Street (FP 24-01)
Applicant/Owner:	Jennifer Bailey (applicant)/Frank Scott & Jennifer Bailey (owner)
Property Location:	13067 NW Main Street, Banks, OR 97106
Proposal:	The owner of the property at 13067 NW Main Street has submitted an application for Final Plat review to subdivide the existing property into two lots. The applicant received Preliminary Plat approval from the Planning Commission on September 19, 2023. They are now seeking final plat approval.
Decision:	APPROVED WITH CONDITIONS , based on the criteria and findings described in the staff findings and administrative decision dated June 5, 2024.

This approval is based upon the following findings and conditions of approval:

- A. The proposed final plat is consistent with the preliminary plat submittal. Conditions of approval for the preliminary plat have been satisfied and the final plat can move forward. The proposal for the final plat is consistent with the Banks Zoning Code and Land Division Code.

Conditions of Approval

1. Within 60 days of the city approval of the final plat, the applicant shall produce required final hardcopy and electronic copies of said plat, obtain required signatures, and submit the final plat to Washington County for signatures of County officials and recording as required by O.R.S. Chapter 92.

2. Upon final recording with the county, the applicant shall submit to the city a mylar copy and 3 paper copies of all sheets of the recorded final plat. This shall occur prior to the issuance of building permits any newly created lot.
3. As verified by the City Engineer, water service on the new lot is currently sufficient for just one single-family dwelling. Development proposed on this lot in the future will be subject to Site Design Review and will need to provide a public facilities and services impact study consistent with Site Design Review submission requirements.
4. The proposed size and species of street trees must be provided to the City when building permits are applied for. The construction plans shall note size and species of the street trees.
5. All ad valorem taxes and all special assessments, fees, or other charges required by law to be placed on the tax roll have been paid in the manner provided by O.R.S. Chapter 92.
6. No plat shall be recorded until the County Surveyor approves it in the manner provided by O.R.S. Chapter 92.

Applicable Criteria: Section 152.009 Final Plat Submission Requirements and Approval Criteria
Section 152.010 Filing and Recording
Section 151.288 Minor Modifications.

How to Comment: The City will consider written comments on the proposal prior to issuing a final decision. **To ensure your comments are considered in the decision, please submit written comments to the staff contact listed below before 5:00 p.m. on June 19, 2024.**

Issues must relate to the applicable code section listed above and must be raised with enough specificity to allow staff to respond to the issue. Failure to address the relevant decision criteria with enough detail precludes an appeal on that issue. Only comments on the relevant decision criteria are considered relevant evidence.

If comments are not received by this date, the tentative decision shall become final. Once the decision becomes final, a 14-day appeal period begins.

If comments are received and the tentative notice of decision is changed, the applicant, property owner, and all property owners within the notification area shall be renotified. If either the applicant or persons who submitted comments are not satisfied with staff's decision, they may appeal the final decision during the 14-day appeal period. Appeals will be heard by the Banks Planning Commission.

Contact:

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City Planner

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