

LAND USE APPLICATION



APPLICATION FOR:

Permits

- Fence Permit
- Sign Permit
- Mechanical Permit

Land Division

- Subdivision
- Partition

Site Design Review

Other: Modification

Comprehensive Plan Amendment

- Text
- Map

Property Line Adjustment

Conditional Use

Zoning Ordinance Amendment

- Text
- Map

Variance

Zoning Checklist Review

Applicant:

Name CND-PO 1 Sunset View, LLC Site Address 42580 NW Cedar Canyon Rd
 Address 1111 N. Post Oak Rd. Map & Tax Lot # 2N4360001700, 2N4360001900, 2N4360002000
 City Houston (Please attach legal description)
 State Texas Zip 77055 Total Acres or Square Feet: _____
 Phone 503-975-2250 Acres 19.2 Sq. Feet _____
 Fax _____
 Email kjoseph@dwhomes.com

Property Description:

Property Owner:

Name CND-PO 1 Sunset View, LLC
 Address 1111 N. Post Oak Rd.
 City Houston
 State Texas Zip 77055
 Phone 503-975-2250
 Fax _____
 Email dcady@dwhomes.com

Property Use Description:

Existing Land Use Residential
 Existing Zoning MDR_L, MU, HDR
 Proposed Zoning (if applicable) _____
 Proposed Use Residential

Additional Information:

In order to expedite and complete the processing of this application, the Planning Division requires that all pertinent material required for review be submitted at the time application is made. If the application is found to be incomplete, review and processing of the request will not begin until the application is made complete. The submittal requirements relative to this application may be obtained from the specific sections of the Zoning or Land Division Ordinances pertaining to this application and from Planning Division staff. Pre-application conferences with Planning Division staff are encouraged. If there are any questions as to submittal requirements, contact the Planning Division prior to formal submission of the application. In submitting this application, the applicant should be prepared to give evidence and information which will justify the request. *The filing fee must be paid at the time of submission. This fee in no way assures approval of the application and is non-refundable.*

I certify that the statements made in this application are complete and true to the best of my knowledge. I understand that any false statements may result in denial of this application.

I agree to pay the actual administrative, professional, personnel and material costs incurred by the City for expenses, staff time and contract consultants to review and process my land use application, including the cost of public notices and the actual professional service costs of the City's contract consultants, such as the City Planner, City Engineer and City Attorney as may be necessary for to review my application. The application fees that I pay will be used as a deposit for these costs. When the application process is complete, the City will reimburse any over-payment, or I will be responsible for and hereby agree to pay any under-payment.

I further understand and acknowledge that full payment of the City's actual review costs pursuant to this Agreement is a prerequisite to the City's issuance or approval of any permits. The City shall not be under any obligation to take final action on my application until all amounts that have been billed to me are paid in full. I, by signing this Agreement, specifically waive the 120-day deadline for the City's final action on the land use application, as provided by ORS 227.178, due to any delay caused by my failure to pay any bills presented to me under this Agreement.

I hereby agree to pay the bills presented by the City for the City's actual costs incurred to review and process my application. I shall pay these bills within 30 days of presentment, and any amounts not so paid within 30 days shall accrue interest at the rate of 9% per annum from the date of presentment until paid. In any action the City may bring to collect fees due and billed under to this Agreement, including litigation and any appeal there from, the prevailing party shall be entitled to reimbursement by the losing party for all costs reasonably incurred as part of any such collection action, including attorney fees, service costs, and fees and costs on appeal.

Applicants Signature Signed by: *Kathryn Joseph* Date 2/12/2026

Property Owner's Signature Signed by: *Dave Lady* Date 2/12/2026

For Office Use:			
Received by _____	Date _____	Receipt Number _____	
Fee Paid _____	Date _____	Application Number _____	
		File Number _____	

NARRATIVE & COMPLIANCE REPORT

Sunset View at West Banks: Minor Modification

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LIST OF EXHIBITS

- A APPLICATION FORM
- B PLATS- LOT WIDTH CHANGES AND TRACT E REMOVAL
- C MAILING LABELS

I. PROPOSAL SUMMARY

General Information

Property Owner:	CND-PO 1 Sunset View, LLC 1111 N. Post Oak Rd Houston, Texas, 77055 Contact: Kathryn Joseph
Applicant:	David Weekley Homes 1905 NW 169 th Place, Suite 102 Beaverton, OR 97006 (503) 975-2250 Contact: Kathryn Joseph, Land Development Manager
Applicant's Representative:	Pacific Community Design, Inc. 12564 SW Main Street Tigard, OR 97223 (503) 941-9484 Contacts: Peyton James, Associate Planner Jaki Hunt, PE, Project Engineer
Site Location:	42580 NW Cedar Canyon Rd, Banks OR 97106
Map and Tax Lot:	2N4360001700, 2N4360001900, 2N4360002000
Existing Comprehensive Plan Designation:	MDR-L, HDR, MU, I
Existing Zone:	MDR-L, HDR, MU, I
Request:	Minor Modification

Request

The applicant requests approval of a Type II Minor Modification for a modification to the approved Sunset View Master Planned Development, MPD 24-01. The project had a recently approved minor modification, MM-MPD-25-01 to add a stormwater facility to Phase 1, shift certain lot lines, swap townhome product, building coverage, and modify open space acreage. This modification is tied to the townhome product changes of the last minor modification, to adjust the lot widths for certain townhome lots throughout the development due to the swap of townhome products from six-plexes and five-plexes to duplex and triplex groupings. The applicant is requesting a modification to the minimum Townhome Corner Lot Width from 30 ft to 28 ft. The minimum lot width of 2 ft is an approx. 7% change, below the 20% change Major Modification threshold. Four townhome corner lots- 13, 82, 91, 92 would now have lot widths of 29 ft, and two townhome corner lots- 72, 81 would now have lot widths of 28 ft.

The product changes to certain townhomes included in the previous modification, MM-MPD-25-01, were in response to current market needs and are based on analysis from the applicant on the desired home type from buyers. The update in certain lot widths does not change the approved number of 144 units or the product type for each lot. See Exhibit B for the proposed lot widths on certain townhome corner lots.

Also included with this Minor Modification application is the removal of Tract E, between lots 56 and 57. The city requested on March 13th that this tract, which held a pedestrian path, be removed. This was originally Tract C in the Master Planned Development application. The Tract E area has been absorbed and distributed to lots 56 and 57. Sheet 2 in Exhibit B details the tract removal and lot size changes due to this requested change.

This narrative and the attached exhibits demonstrate compliance with the applicable criteria of the City of Banks Zoning Code and Land Division Regulations and Conditions of Approval.

II. COMPLIANCE WITH THE CITY OF BANKS MUNICIPAL CODE

TITLE XV: LAND USAGE

APPLICATIONS AND REVIEW PROCEDURES

§ 151.232 TYPE II PROCEDURE (ADMINISTRATIVE REVIEW WITH NOTICE)

The City Planning Official, or their designee, performs administrative staff reviews through the Type II procedure. Type II decisions are made by the City Planning Official with public notice and an opportunity for appeal to the Planning Commission. Alternatively, the City Planning Official may refer a Type II application the Planning Commission for its review and decision in a public meeting.

(A) *Application requirements.*

- (1) *Application forms.* Applications for projects requiring an administrative land use decision shall be made on forms provided by the City Planning Official.
- (2) *Submittal information.* The City Planning Official shall advise the applicant on what constitutes a complete application. At a minimum, the application shall include all of the following:

- (a) The information requested on the application form;
- (b) Plans and exhibits required for the specific approval(s) being sought for example, requirements for property line adjustments are in §151.270 through 151.273;
- (c) A written statement or letter explaining how the application satisfies each and all of the relevant code criteria and standards in sufficient detail;
- (d) Information demonstrating compliance with prior decision(s) and conditions of approval for the subject site, as applicable, and
- (e) The required fee.

Response: An application form is included with this submittal as Exhibit A. Exhibit B details the proposed modifications. This narrative demonstrates compliance with the relevant code criteria and conditions of approval for the subject site, and the applicant will pay the required fee at the time of submittal.

(B) *Procedure.*

Response: This procedural code section will be completed by City Staff.

(C) *Appeal of Type II (administrative) decision.* A Type II administrative decision made by the City Planning Official may be appealed to the Planning Commission; and a Type II administrative decision made by the Planning Commission may be appealed to the City Council, as applicable, pursuant to the following:

Response: The applicant is aware this decision is appealable.

§ 151.288 MINOR MODIFICATIONS.

(A) *Minor modification.* A minor modification is a change to an approved plan or condition of approval that does not meet any of the thresholds for a major modification listed in § 151.287(A). The City Planning Official, through a Type I or II procedure, depending on whether the proposal involves the exercise of discretion, shall review proposals for minor modifications. Minor modifications include technical corrections to comply with codes and regulations, and changes that fall below the thresholds in § 151.287, as determined by the City Planning Official.

Response: The applicant is requesting a change to certain townhome corner lots throughout the Sunset View development. This is a 2 ft decrease in minimum lot width from 30 ft to 28 ft. This is a 7% difference in width change which falls within the threshold of Minor Modifications. The city has also requested that the removal of Tract E be included in this minor modification, as it does not meet the thresholds of the Major Modification. These changes are indicated on the plat sheets included in Exhibit B.

(B) *Minor modification applications.* An application for minor modification shall include an application form, filing fee, letter describing the modification, and site plan using the same plan format as in the original approval. The City Planning Official may require other relevant information, as necessary, in evaluating the request.

Response: This application includes the required form in Exhibit A, fee, this narrative describing the modifications, Exhibit B which includes the preliminary plat, and Phase 1 and Phase 2 plats highlighting the lots with lot width changes. Maling Labels are included in Exhibit C.

- (C) *Minor modification approval criteria.* The City Planning Official shall approve, deny, or approve with conditions an application for minor modification based on findings of compliance or noncompliance with the applicable requirements of the Development Code and the conditions of approval of the original decision.

Response: This criterion is procedural and will be met by City Planning staff.

§ 151.338 MODIFICATIONS TO DEVELOPMENT STANDARDS.

The development standards of this chapter may be modified through the master plan development process without the need for variance under §§ 151.320 through 151.324. In evaluating this criterion, the Planning Commission shall consider whether the proposal, on balance, exceeds the city's minimum requirements and provides greater public benefit than would otherwise occur under the base Development Code requirements. In evaluating public benefits, the Planning Commission shall apply the following criteria; the city may deny an application for master planned development concept plan approval that does not meet all of the following criteria:

- (A) **Comprehensive Plan.** The modification does not conflict with the Comprehensive Plan. A master planned development shall not exceed the maximum residential density permitted by the underlying zones.

Response: The approved Master Planned Development application was submitted concurrently with a Comprehensive Plan and Zone Map amendment, which along with the approved modifications allowed the development to meet the residential density of the subject property's zones. This modification application allows the development to continue to comply with the Comprehensive Plan and will not exceed the maximum residential density.

- (B) **Purpose and intent of Development Code.** The modification equally or better meets the purpose and intent of the Development Code section(s) to be modified, as compared to a project that strictly conforms to code standards.

Response: The requested modifications to the approved Master Planned Development application allows the applicant to continue to provide a residential development that meets the minimum density requirements, as well as a neighborhood park, regional trail corridor, and multi-modal connections to existing development in the city.

- (C) **Public benefit.** The modification provides a public benefit greater than would result from a project that strictly conforms to code standards, by 1 or more of the following:
- (1) **Greater variety of housing types,** such as a mix of attached and detached housing, or a wider range of lot sizes, than would be allowed under the standard Development Code provisions;
 - (2) **Recreational amenities.** Required open space may be reduced from 20% to not less than 15% proportionately (Any reduction in required open space shall be roughly proportional to the estimated value of the offsetting improvements or amenities, as determined by the City Engineer based on a professional appraisal and an applicable construction cost estimate) where the development provides one or more of the following improvements:
 - (a) **Improvements identified in the City of Banks Parks and Recreation Master Plan.**
 - (b) **Trail identified in the City of Banks Bicycle and Pedestrian Plan.**
 - (c) **Enhanced play environment consisting of a nature play area, universal/all-inclusive play area, or adventure/challenge play area.**

- (d) Other recreational resource or amenity not listed above but for which the Banks City Council finds is similar.
- (3) Greater protection of natural features than would be required of a project that strictly conforms to code standards under the standard Development Code provisions;
- (4) Incorporation of natural features into subdivision design, or avoidance of natural hazards [e.g., geological hazards, stream corridor, or flood hazards) necessitating flexible lots sizes, cluster development plan, or other innovative design;
- (5) Improved transportation connectivity, such as the provision of pathways and/or other transportation facilities, that would not otherwise be required under minimum code standards;
- (6) Sustainable development design meeting the certification criteria of a nationally recognized sustainable development/green building rating system; and/or
- (7) Other public benefit, such as the provision of affordable housing.

Response: The Master Planned Development standards allow modifications to promote a greater variety in housing types to meet minimum density requirements, which would otherwise conflict with the standard zone development code. The development was approved for 144 homes including 83 single detached dwelling units and 61 attached single dwelling units offered in multiple lot sizes. One of the previously approved Modifications are requested to be modified with this application. Below is the requested modification listed as a bullet point, and an update to Table 7 in the Residential Zoning Regulations sections from the original narrative compares the updated modification to the Banks Dimensional Standards. The table has also been updated to reflect the recently approved modifications of MM-MPD-25-01.

- Minimum Townhome Corner Lot Width in the Mixed Use and High Density Residential- originally modified from 40 ft to 30 ft, now requesting 28 ft. This is within the 20% threshold for a minor modification.

Banks Zoning Code Ch. § 151.037	Existing MDR-L	Existing HDR	Existing MU	Single-Family Lots (MDR-L, HDR, MU)	Townhome Lots (HDR, MU)
<u>Lot Area (Min)</u>					
Single-Family Detached	5,000 SF	N/A	N/A	<u>2,550 SF</u>	--
Townhome	2,000 SF	2,000 SF	2,000 SF	--	<u>1,700 SF</u>
<u>Lot Width (Min)</u>					
Single-Family Detached	40'	40'	40'	<u>25'</u>	--
Townhome	20'	20'	20'	--	21'
Townhome Corner Lot	40'	40'	40'	--	<u>28'</u>

<u>Lot Depth (Min)</u>	1.5x Width or 100 ft	1.5x Width or 100 ft	1.5x Width or 100 ft	85'	85'
<u>Building Coverage (Max)</u>					
Single-Family Detached	50%	N/A	N/A	<u>60%</u>	--
Townhome	70%	80%	80%	--	59%
Front yard (Min) ¹	15'	5'	0'	10'	10'
Side Yard (Min) ²	5'	0'	0' ²	<u>3'</u>	--
Townhome (interior side yard)	0'	0'	0'	--	0'
Street Side Yard (Min)	10'	5'	5'	10'	5'
Rear Yard (Min)	10'	10'	10'	10'	10'
Building Height (Max) ¹	35'	40'	35'	2 stories	2 stories

This Minor Modification includes the removal of the pedestrian path Tract E at the request of the city. However, the approved Master Planned development will continue to provide ample pedestrian circulation, allowing residents and visitors connection within and to the adjacent Main St and nearby facilities. The development provides recreational amenities and open space, which with this modification application would still amount to 20% of the site, even with the removal of Tract E which was approximately 1,445 square feet. The park and trail space will continue to serve the development and the public, which the City of Banks will add to their park's inventory and amenities. This trail and neighborhood park were improvements identified in the 2023 Banks Park and Recreation Master Plan update, and the trail was also included in the 2015 Banks Bicycle and Pedestrian Plan. The neighborhood park will be dedicated to the city and will include many of the recommended facilities identified in the Master Plan. The trail will also include the site's stormwater management system planters which will treat and discharge the water collected from the site out to the adjacent mitigation bank.

This Minor Modification application does not include modifications to the vehicular transportation improvements for the site. The Sunset View development will continue to provide a new North/South collector, two intersection improvements, and bicycle and pedestrian connections. The approved development will also continue to provide a one (1)-acre parcel which will be conveyed to the City for a future water treatment facility. The proposed

¹ A front setback may be reduced by up to 5 feet for unenclosed front porches with a minimum front yard setback of 5 feet where these reductions are permitted. There shall be no encroachment into public utility easements

² In the MU Zone, there is no minimum side yard requirement unless abutting LDR, MDR-L or MDR-H zoning, in which case the minimum side yard requirement is 5 feet.

development, even with the requested modifications, continues to provide public benefits greater than would be provided with a development that strictly met dimensional standards.

MASTER PLANNED DEVELOPMENTS

§ 151.340 CONCEPT PLAN APPROVAL CRITERIA.

The Planning Commission, in approving or approving with conditions a concept plan, shall make findings that all of the following criteria are met. The Planning Commission must deny an application where not all of the criteria are met.

- A. **Comprehensive Plan.** The proposal conforms to the Comprehensive Plan;

Response: This minor modification application allows the approved Master Planned development to continue to conform to the Banks Comprehensive Plan policies and goals as addressed in the original Master Planned Development application.

- B. **Land division chapter.** Except as may be modified under § 151.338, all of the requirements for land divisions under Chapter 152, are met;

Response: This minor modification application allows the approved Master Planned development to continue to conform to the Land Division chapter, which was addressed in the original application narrative, Section VI Subdivision and Partition.

- C. **Zones and regulations and community design standards.** Except as may be modified under §151.338, all of the requirements of § 151.020 et seq. and § 151.110 et seq. are met;

Response: This minor modification application requests a change to a previously approved development standard modification. With the modification, the approved master planned development will continue to comply with the requirements of the applicable zones, regulations and community design standards.

- D. **Public facilities.** The proposal shall demonstrate adequate public facility capacity to serve the proposed development including sewer, water, and the transportation system, except as may be modified under § 151.338;

Response: The approved Master Planned development will continue to have adequate public facility capacity.

- E. **Open space.** Master plans shall contain a minimum of 20% open space, which may be public, private, or a combination of public and private open space. Modifications in the amount of open space provided may be approved with the provision of public benefit per § 151.338(C). Such open space shall be integral to the master plan and connect to a majority of the proposed residential lots. Plans shall provide space for both active and passive recreational uses, and may include but are not limited to: neighborhood parks, pathways/trails, natural areas, plazas, and play fields. Open space areas shall be shown on the final plan and recorded with the final plat or separate instrument; and the open space shall be conveyed in accordance with one of the following methods:

(1) By dedication to the city as publicly owned and maintained open space. Open space proposed for dedication to the city must be acceptable to the Planning Commission with regard to the size, shape, location, improvement, environmental condition (i.e., the applicant may be required to provide an environmental assessment), and approved by City Council based on budgetary, maintenance, and liability considerations; or

(2) By leasing or conveying title (including beneficial ownership) to a corporation, homeowners' association, or other legal entity. The terms of such lease or other instrument of conveyance must include provisions for maintenance and property tax payment acceptable to the city. The city, through conditions of approval, may also require public access be provided, where the open space is deemed necessary, based on impacts of the development, to meet public recreational needs pursuant to the Comprehensive Plan.

Response: This minor modification application includes the removal of Tract E, which was a pedestrian path included in the open space calculation for the development. However, even with the removal of the 1,445 square feet of this tract, the development is still able to provide approximately 3 acres of open space. The remaining public benefits provided with the approved Master Planned development application are still provided with this modification- parks and trail space as identified in the Banks Parks and Recreation Master Plan, transportation improvements as identified in the City's TSP, and a greater variety of housing types and lot sizes. The park and trail will be dedicated to and maintained by the city. The project continues to meet this criteria by providing a minimum of approximately 20% open space.

(F) Modifications to standards. Modifications to Code standards must conform to the criteria in § 151.338.

Response: The proposed dimensional modification is addressed in §151.338 of this report and is within the threshold of allowed modifications and conform to the applicable criteria.

DESIGN STANDARDS

§ 152.053 BLOCKS.

(A) *Generally.* The length, width, and shape of blocks shall take into account the need for adequate building site size and street width and shall recognize the limitations of the topography.

Response: The blocks within the Sunset View Master Planned development continue to provide adequate building site size and street width while recognizing the limitations of the topography.

(B) *Size.* No block shall be more than 1,200 feet in length between street corner lines unless it is adjacent to an arterial street or unless the topography or the location of adjoining streets justifies an exception. In blocks over 600 feet in length, there shall be a crosswalk not less than 20 feet in width near the middle of the block. A block shall have sufficient width to provide for 2 tiers of building sites unless topography or location of adjoining street justifies an exception. In blocks over 600 feet in length, and where appropriate at the end of cul-de-sacs, there shall be a dedicated public way of not less than 10 feet in width for pedestrian access through the block, or to provide access to school, parks, or other activity centers.

(1) All local and collector streets that stub into a development site shall be extended within the site to provide through circulation unless prevented by environmental or topographical constraints, existing development patterns, or compliance with other standards in this code. This exception applies when it is not possible to redesign or reconfigure the street pattern to provide required extensions. Land is considered topographically constrained if the slope is greater than 15% for a distance of 250 feet or more. In the case of environmental or topographical constraints, the mere presence of a constraint is not sufficient to show that a street connection is not possible. The applicant must show why the environmental or topographic constraint precludes some reasonable street connection.

- (2) **Street connectivity and formation of blocks.** In order to promote efficient vehicular and pedestrian circulation throughout the city, subdivisions and site developments of more than 2 acres shall be served by a connecting network of public streets and/or accessways, in accordance with the following standards (minimum and maximum distances between 2 streets or a street and its nearest accessway):
- (a) **Residential zones.** Minimum of 100 foot block length and maximum of 600 foot length; maximum 1,600 feet block perimeter;
 - (b) **Main Street area.** Minimum of 100 foot length and maximum of 400 foot length; maximum 1,200 foot perimeter;
 - (c) **Commercial zones (C and DC).** Minimum of 100 foot length and maximum of 600 foot length; maximum 1,600 foot perimeter;
 - (d) **Not applicable to the Industrial Zone.**

Response: The removal of the Tract E pedestrian path creates a block size that exceeds the maximum block length. However, the City has requested that this tract be removed as the off-site pedestrian path that it was planned to connect with is not able to be developed due to existing land use. As such, if Tract E was to remain without the off-site extension, it would have a dead-end and create a space with the potential for nuisance use and behavior not desired by the city and development.

- (3) **Pedestrian/bicycle accessway standards.** Where a street connection in conformance with the maximum block length standards in division (B) is impracticable, a pedestrian/bicycle accessway shall be provided at or near the middle of a block in lieu of the street connection. The city may also require developers to provide a pedestrian/bicycle accessway where a cul-de-sac or other street is planned and the accessway would connect the streets or provide a connection to other developments. Such access ways shall conform to all of the following standards:
- (a) If the streets within the subdivision or neighborhood are lighted, all accessways in the subdivision shall be lighted. Accessway illumination shall provide at least 2 foot candles;
 - (b) A right-of-way or public access easement provided in accordance with division (a) that is less than 20 feet wide may be allowed on steep slopes where the decision body finds that stairs, ramps, or switch-back paths are required;
 - (c) All pedestrian/bicycle accessways shall conform to applicable ADA requirements;
 - (d) The city may require landscaping as part of the required accessway improvement to buffer pedestrians from adjacent vehicles, provided that landscaping or fencing adjacent to the accessway does not exceed 4 feet in height; and
 - (e) Which may be modified by the decision body without a variance when the modification affords greater convenience or comfort for, and does not compromise the safety of, pedestrians or bicyclists.

Response: This Minor Modification application proposes to remove the pedestrian path in Tract E that previously provided pedestrian and bicycle access. The city has requested this tract be removed. Even so, the Master Planned development continues to provide ample pedestrian and bicycle accessways that meet the standards of this section.

- (4) Connections within development. Connections within developments shall be provided as required in divisions (a) through (c), below:
- (a) Walkways shall connect all building entrances to one another to the extent practicable;
 - (b) Walkways shall connect all on-site parking areas, storage areas, recreational facilities and common areas, and shall connect off-site adjacent uses to the site to the extent practicable. Topographic or existing development constraints may be cause for not making certain walkway connections; and
 - (c) Large parking areas shall be broken up so that no contiguous parking area exceeds 3 acres. Parking areas may be broken up with plazas, large landscape areas with pedestrian access ways (i.e., at least 20 feet total width), streets, or driveways with street-like features, street-like features, for the purpose of this section, means a raised sidewalk of at least 4 feet in width, 6-inch curb, accessible curb ramps, street trees in planter strips or tree wells, and pedestrian-oriented lighting.

Response: This Minor Modification to remove Tract E does not impact the walkways provided on site. The development also does not provide large parking areas; therefore these standards are not applicable.

- (C) *Easements.* Pedestrian and bicycle ways. When desirable for public convenience and access, a pedestrian or bicycle way easement may be required to connect to a cul-de-sac or to pass through an unusually long or oddly shaped block, or to otherwise provide appropriate circulation. To ensure safe, direct, and convenient pedestrian circulation, all developments shall provide a continuous pedestrian system. The pedestrian system shall be based on the standards below:

Response: All remaining pedestrian and bicycle ways continue to be placed in easements for public convenience and access.

III. CONDITIONS OF APPROVAL

A. PLANNING CONDITIONS OF APPROVAL

I. General:

5. Deviations from approved plans will be subject to the Minor Modifications and Major Modifications applications and requirements, as applicable, in Section 151.287 and Section 151.288 of the Banks Land Usage Code.

Response: The applicant is submitting this Minor Modification application in order to deviate from the approved plans to change certain townhome corner lot widths and the removal of Tract E. This application addresses the applicable code criteria and conditions of approval.

7. Development on all lots created by this subdivision shall comply with all dimensional and development standards of the applicable approved zones, except as modified by Master Planned Development provisions and this approval.

Response: This Minor Modification includes a requested modification to the approved minimum lot width on townhome corner lots, from 30 ft to 28 ft. Six lots throughout the Sunset View development will incorporate this modification. Exhibit B identifies the lots and their new widths that comply with the requested modification, as well as the removal of Tract E.

The Applicant shall construct an 8-foot-wide AC paved shared-use path in a 17-foot-wide recorded Tract in accordance with City standard drawings 104A and 104B, unless approved otherwise by the City Engineer, between lots 56 and 57 that connects A Street to a future connection to Main Street.

III. Prior to Final Plat approval and recordation of Phase 2:

5. The Applicant shall construct an 8-foot-wide AC paved shared-use path in a 17-foot-wide recorded Tract in accordance with City standard drawings 104A and 104B, unless approved otherwise by the City Engineer, between lots 56 and 57 that connects A Street to a future connection to Main Street.

Response: The city has requested that Tract E, between lots 56 and 57, be removed and the tract area be absorbed and distributed between the two lots. Therefore, this condition is no longer applicable.

B. TRANSPORTATION CONDITIONS OF APPROVAL

I. General:

3. Prior to occupancy of each associated phase, the Applicant shall install Type III standard City barricades at the end of Streets A, D, E, F, and G, at the end of alleys in Tracts D and E, and at the end of the bike-ped connection Tracts located between Lot 56 and Lot 57, and north of Lot 19. A Type III barricade shall be installed at the east end of Depot Street unless the road extension is completed by the Applicant. Install a City-approved sign on the Type III barricade noting that the street may be extended in the future.at the terminus of D Street, E Street, Depot Street, and A Street.

Response: The city has requested that Tract E, between lots 56 and 57, be removed and the tract area be absorbed and distributed between the two lots. Therefore, a barricade is no longer necessary, and this condition is not applicable.

IV. CONCLUSION

This application addresses compliance with the required code criteria of a Minor Modification process, and the applicable Conditions of Approval. Therefore, the Applicant respectfully requests approval of this minor modification.

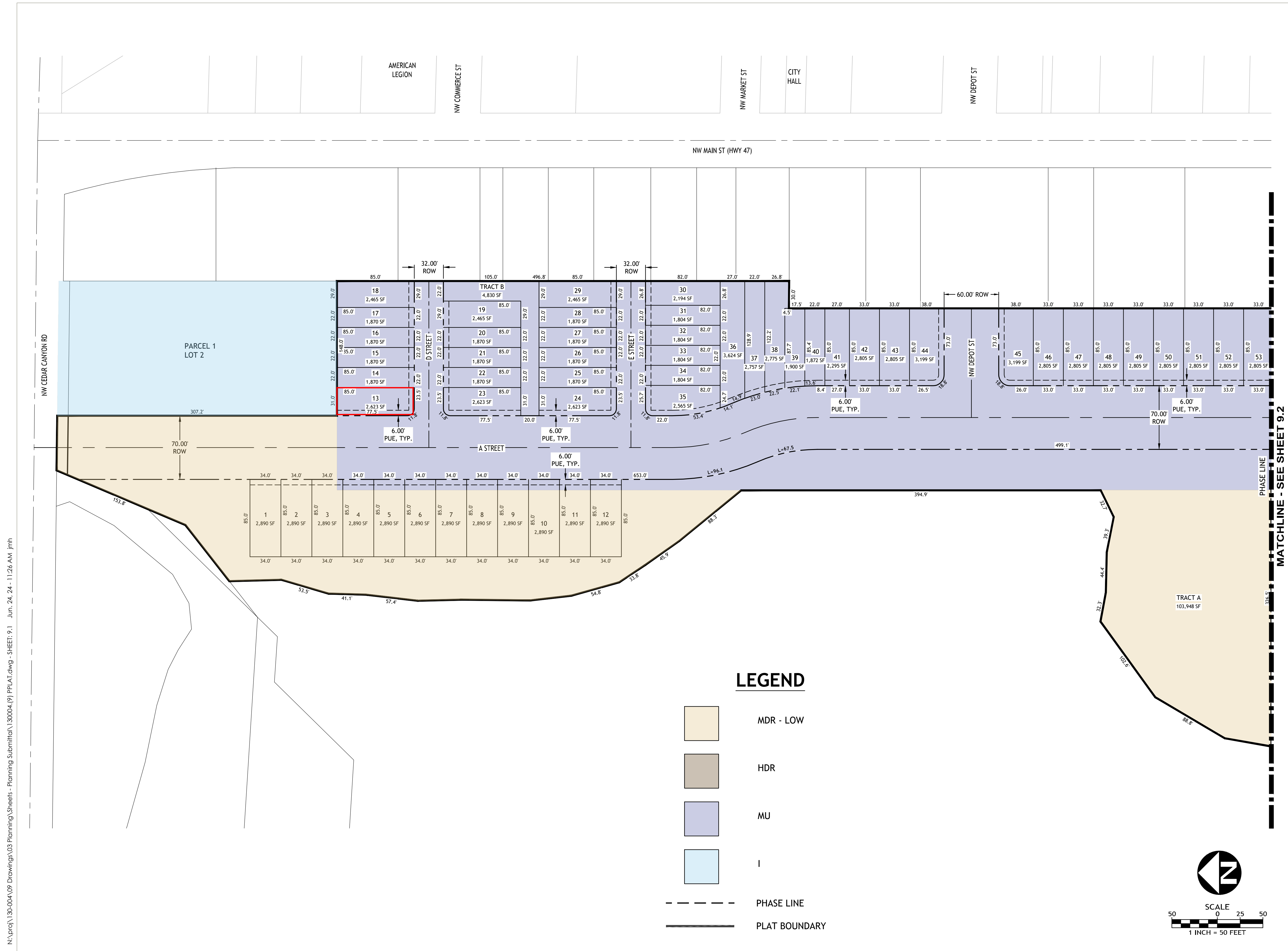


PACIFIC COMMUNITY DESIGN
12564 SW Main Street Tigard, OR
97223
[T] 503-941-9484

1ST SUBMITTAL DATE: 03/15/2024
2ND SUBMITTAL DATE: 05/03/2024
3RD SUBMITTAL DATE: 06/17/2024

REVISIONS

NO.	DATE	DESCRIPTION
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N:\proj\130-004\09 Drawings\03 Planning Sheets - Planning Submittal\130004\9\PLAT.dwg - SHEET: 9.1 Jun. 24, 24 - 11:26 AM jmh

WEST BANKS

PRELIMINARY PLAT
(PHASE 1)

PROJECT NO.: 130-004
TYPE: PLANNING
REVIEWED BY: JMH

9.1



PACIFIC COMMUNITY DESIGN
12564 SW Main Street Tigard, OR
97223
[T] 503-941-9484

1ST SUBMITTAL DATE: 03/15/2024
2ND SUBMITTAL DATE: 05/03/2024
3RD SUBMITTAL DATE: 06/17/2024

REVISIONS

NO.	DATE	DESCRIPTION
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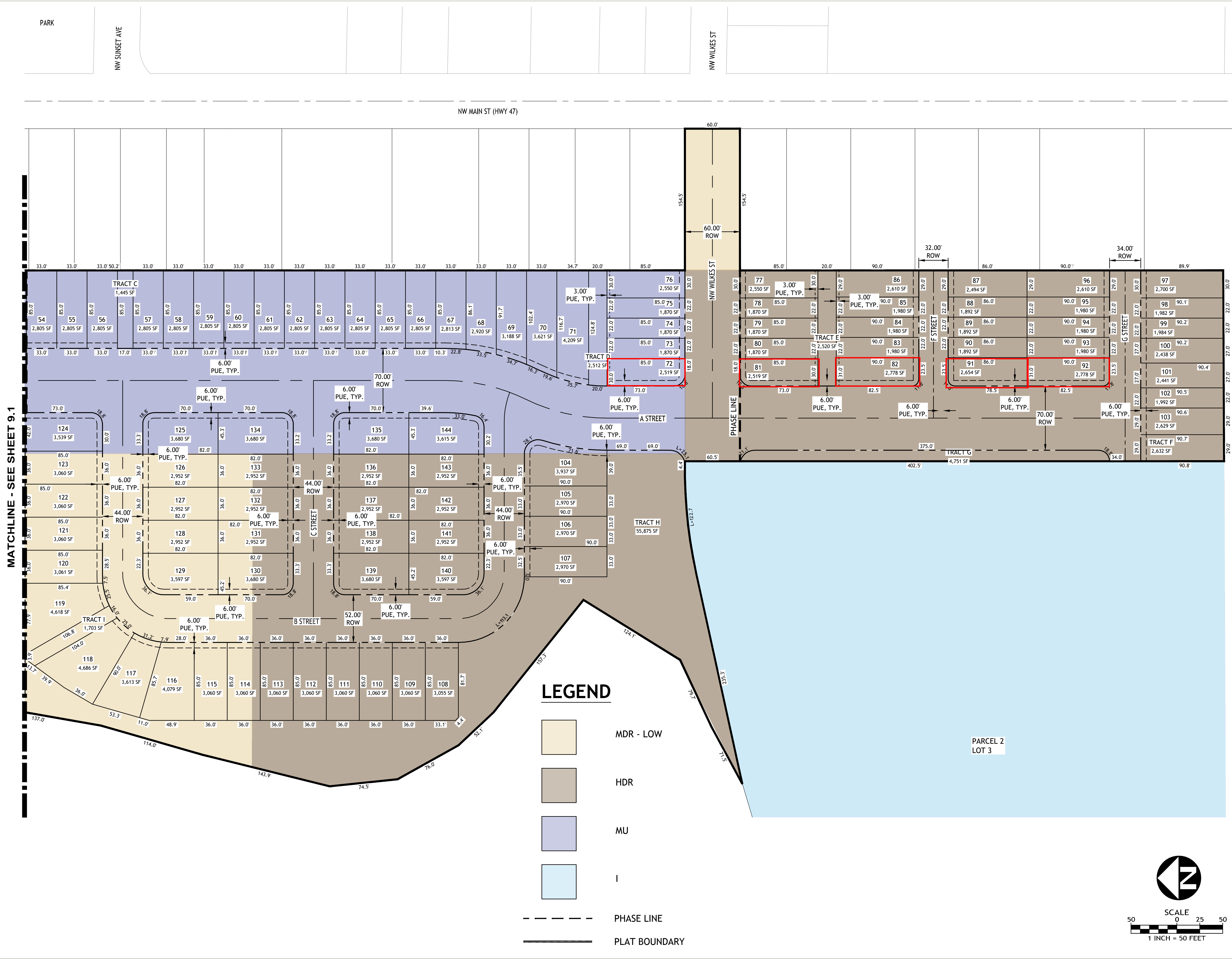
WEST BANKS

PRELIMINARY PLAT
(PHASE 2 & 3)

PROJECT NO.: 130-004
TYPE: PLANNING
REVIEWED BY: JMH

9.2

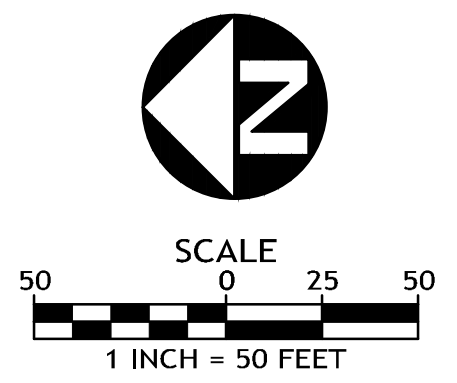
N:\proj\130-004\09 Drawings\03 Planning Sheets - Planning Submittal\130004\9\PLAT.dwg - SHEET: 9.2 Jun. 24, 24 - 11:27 AM jmh



MATCHLINE - SEE SHEET 9.1

LEGEND

- MDR - LOW
- HDR
- MU
- I
- PHASE LINE
- PLAT BOUNDARY



WEST BANKS

A REPLAT OF PARCEL 1, PARTITION PLAT NO. 2025-012
 LOCATED IN THE NORTHEAST QUARTER OF SECTION 36,
 TOWNSHIP 2 NORTH, RANGE 4 WEST, WILLAMETTE MERIDIAN,
 CITY OF BANKS, WASHINGTON COUNTY, STATE OF OREGON

SURVEYED: JULY 7, 2025

SURVEYOR'S CERTIFICATE

I, TRAVIS C. JANSEN, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS REPRESENTED ON THE ANNEXED MAP OF "WEST BANKS", LOCATED IN THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 2 NORTH, RANGE 4 WEST, WILLAMETTE MERIDIAN, CITY OF BANKS, WASHINGTON COUNTY, STATE OF OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INITIAL POINT BEING A 5/8" IRON ROD WITH ORANGE PLASTIC CAP INSCRIBED "PACIFIC COMMUNITY DESIGN", BEING THE SOUTHEAST CORNER OF PARCEL 2, PARTITION PLAT NO. 2025-012, WASHINGTON COUNTY PLAT RECORDS;

THENCE ALONG THE EASTERLY LINE OF PARCEL 1, SAID PARTITION PLAT NO. 2025-012, SOUTH 00°00'00" WEST, A DISTANCE OF 496.81 FEET, TO AN ANGLE POINT;

THENCE CONTINUING ALONG SAID EASTERLY LINE, NORTH 89°22'00" WEST, A DISTANCE OF 30.00 FEET TO AN ANGLE POINT;

THENCE CONTINUING ALONG SAID EASTERLY LINE, SOUTH 00°00'00" EAST, A DISTANCE OF 532.52 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL 1;

THENCE ALONG THE SOUTHERLY LINE OF SAID PARCEL 1, NORTH 90°00'00" WEST, A DISTANCE OF 155.00 FEET TO AN ANGLE POINT;

THENCE CONTINUING ALONG SAID SOUTHERLY LINE, NORTH 00°00'00" EAST, A DISTANCE OF 2.33 FEET TO AN ANGLE POINT;

THENCE CONTINUING ALONG SAID SOUTHERLY LINE, NORTH 90°00'00" WEST, A DISTANCE OF 326.50 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 1;

THENCE ALONG THE WESTERLY LINE OF SAID PARCEL 1 FOR THE FOLLOWING COURSES:

NORTH 09°56'33" EAST, A DISTANCE OF 52.29 FEET,

NORTH 30°35'44" EAST, A DISTANCE OF 88.76 FEET,

NORTH 54°12'05" EAST, A DISTANCE OF 102.65 FEET,

SOUTH 79°31'18" EAST, A DISTANCE OF 32.26 FEET,

SOUTH 88°40'13" EAST, A DISTANCE OF 44.37 FEET,

SOUTH 78°43'51" EAST, A DISTANCE OF 39.33 FEET,

NORTH 64°03'46" EAST, A DISTANCE OF 32.68 FEET,

NORTH 00°00'00" EAST, A DISTANCE OF 394.86 FEET,

NORTH 39°16'00" WEST, A DISTANCE OF 88.34 FEET,

NORTH 35°08'14" WEST, A DISTANCE OF 45.92 FEET,

NORTH 33°40'34" WEST, A DISTANCE OF 33.78 FEET,

NORTH 15°42'06" WEST, A DISTANCE OF 54.81 FEET,

NORTH 06°23'01" WEST, A DISTANCE OF 45.41 FEET,

NORTH 00°32'07" EAST, A DISTANCE OF 74.28 FEET,

NORTH 01°11'40" WEST, A DISTANCE OF 49.19 FEET,

NORTH 06°34'51" EAST, A DISTANCE OF 57.41 FEET,

NORTH 01°41'04" EAST, A DISTANCE OF 41.08 FEET,

NORTH 16°22'15" EAST, A DISTANCE OF 53.53 FEET,

NORTH 01°22'44" WEST, A DISTANCE OF 57.44 FEET,

NORTH 51°59'39" EAST, A DISTANCE OF 78.18 FEET,

NORTH 23°00'40" EAST, A DISTANCE OF 109.36 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 1;

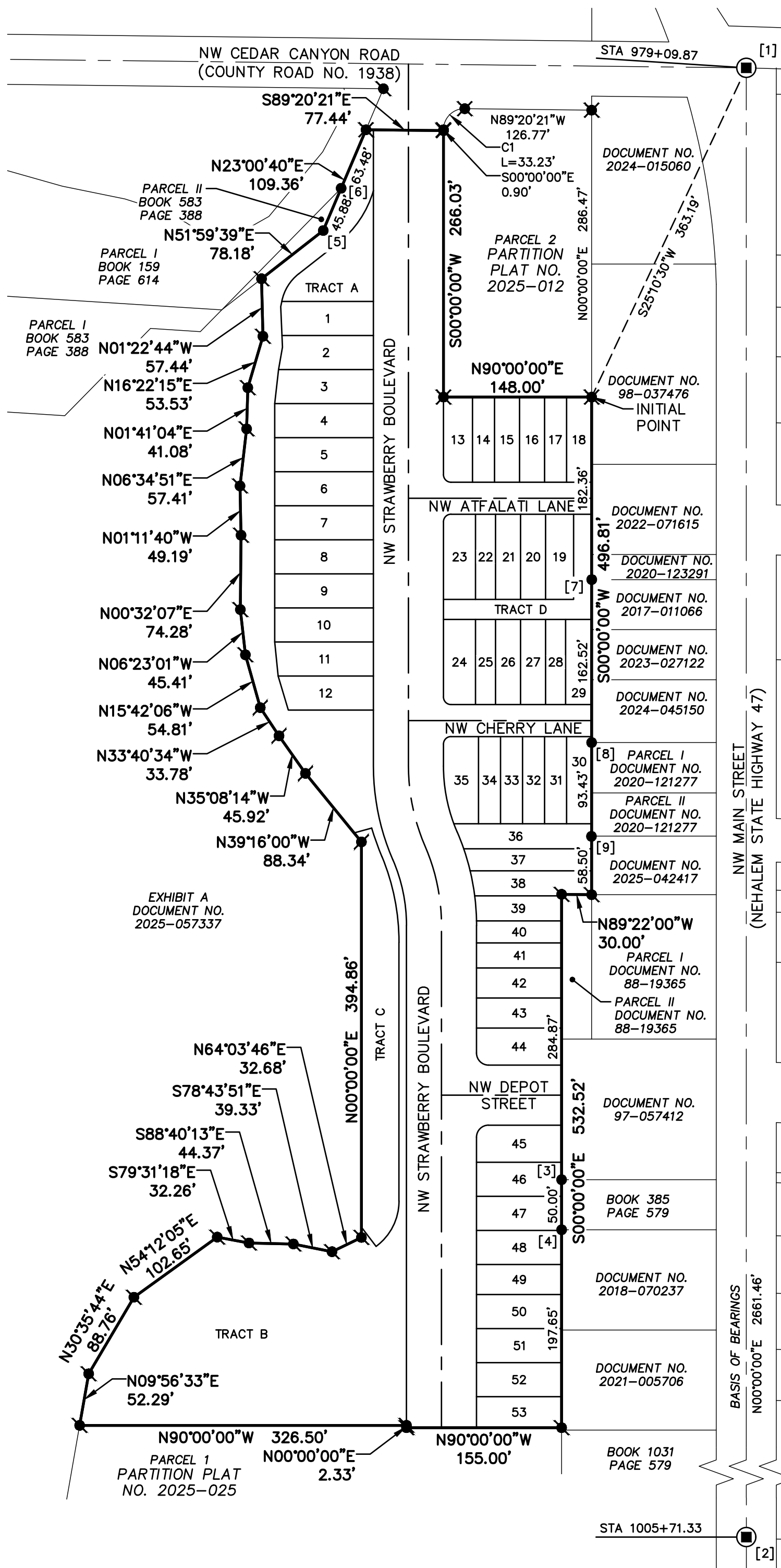
THENCE ALONG THE NORTHERLY LINE OF SAID PARCEL 1, SOUTH 89°20'21" EAST, A DISTANCE OF 77.44 FEET TO THE MOST NORTHERLY NORTHEAST CORNER OF SAID PARCEL 1;

THENCE ALONG THE WESTERLY LINE OF SAID PARCEL 2, SOUTH 00°00'00" WEST, A DISTANCE OF 266.03 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 2;

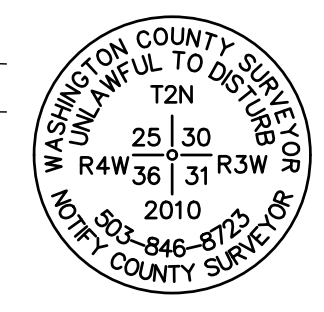
THENCE ALONG THE SOUTHERLY LINE OF SAID PARCEL 2, NORTH 90°00'00" EAST, A DISTANCE OF 148.00 FEET TO THE INITIAL POINT.

CONTAINING 7.96 ACRES, MORE OR LESS.

AS PER O.R.S. 92.070(2), I TRAVIS C. JANSEN, ALSO SAY THAT THE POST MONUMENTATION OF THE REMAINING CORNERS WITHIN THE SUBDIVISION WILL BE ACCOMPLISHED WITHIN 90 CALENDAR DAYS FOLLOWING THE COMPLETION OF PAVING AND IMPROVEMENTS OR WITHIN ONE YEAR FOLLOWING THE ORIGINAL PLAT RECORDATION, WHICHEVER COMES FIRST, IN ACCORDANCE WITH O.R.S. 92.060.



RECORDED AS DOCUMENT NO. _____



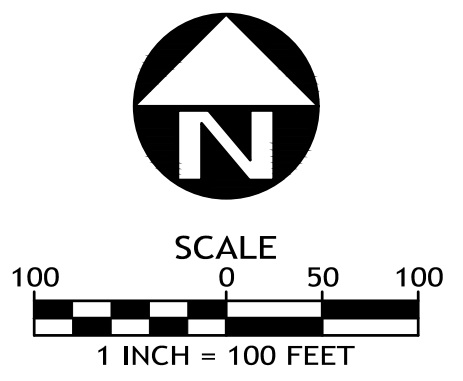
LEGEND

- FOUND MONUMENT, AS NOTED
- FOUND 5/8" IRON ROD WITH ORANGE PLASTIC CAP INSCRIBED "PACIFIC COMMUNITY DESIGN" HELD PER SURVEY NO. 34,969
- ✱ FOUND 5/8" IRON ROD WITH ORANGE PLASTIC CAP INSCRIBED "PACIFIC COMMUNITY DESIGN" HELD PER PARTITION PLAT NO. 2025-012
- ⊙ FOUND PUBLIC LAND CORNER, AS NOTED
- [#] MONUMENT REFERENCE, SEE FOUND MONUMENT REFERENCE NOTES ON SHEET 3

SHEET INDEX

1. PLAT BOUNDARY
SURVEYOR'S CERTIFICATE
CURVE TABLE
2. LOTS 1-6 AND 13-18
TRACT A
PORTION OF TRACT B
CURVE TABLE
NARRATIVE
PLAT NOTES
3. LOTS 7-12 AND 19-42
TRACT D
PORTIONS OF TRACTS B AND C
CURVE TABLE
FOUND MONUMENT REFERENCE NOTES
4. LOTS 43-53
PORTIONS OF TRACTS B AND C
CURVE TABLE
5. DETAIL-1
DETAIL-2
DETAIL-3
CURVE TABLE
6. DECLARATION
ACKNOWLEDGEMENT
CITY OF BANKS APPROVAL
REMAINING CORNER MONUMENTATION
WASHINGTON COUNTY APPROVALS

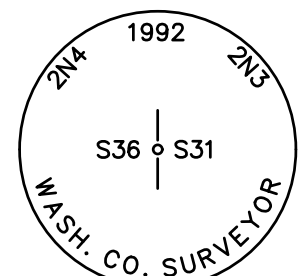
CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	21.00'	33.23'	90°39'39"	29.87'	S45°19'50"W



REGISTERED
PROFESSIONAL
LAND SURVEYOR

TRAVIS C. JANSEN
57751

REVISIONS: 6/30/2027



PCD

PACIFIC COMMUNITY DESIGN
 12564 SW MAIN STREET
 TIGARD, OR 97223
 (503) 941-9484

JOB NO. 130-004
SHEET 1 OF 6

SHEET INDEX

1. PLAT BOUNDARY NARRATIVE FOUND MONUMENT REFERENCE NOTES
2. LOTS 54-62 AND 113-134 TRACTS E AND K PORTION OF TRACT J CURVE TABLE
3. LOTS 63-71, 104-112, AND 135-144 TRACT F PORTION OF TRACT J CURVE TABLE
4. LOTS 72-86 TRACT G PORTION OF TRACTS J AND I DETAIL-1 AND DETAIL-2 CURVE TABLE
5. LOTS 87-103 TRACT H PORTION OF TRACT I DETAIL-3 CURVE TABLE SURVEYOR'S CERTIFICATE PLAT NOTES
6. DECLARATION ACKNOWLEDGEMENT REMAINING CORNER MONUMENTATION CITY OF BANKS APPROVALS WASHINGTON COUNTY APPROVALS

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE PARCEL 1 AND PARCEL 2, PARTITION PLAT NO. 2025-025, WASHINGTON COUNTY PLAT RECORDS.

THE BOUNDARY DETERMINATION IS PER PARTITION PLAT NO. 2025-025.

THE BASIS OF BEARINGS IS THE EAST LINE OF SECTION 36, BEING N00°00'00"E, BETWEEN [1] AND [2], AS SHOWN.

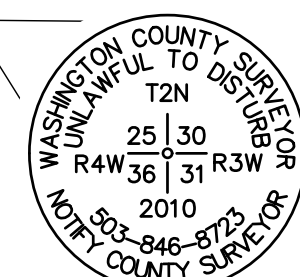
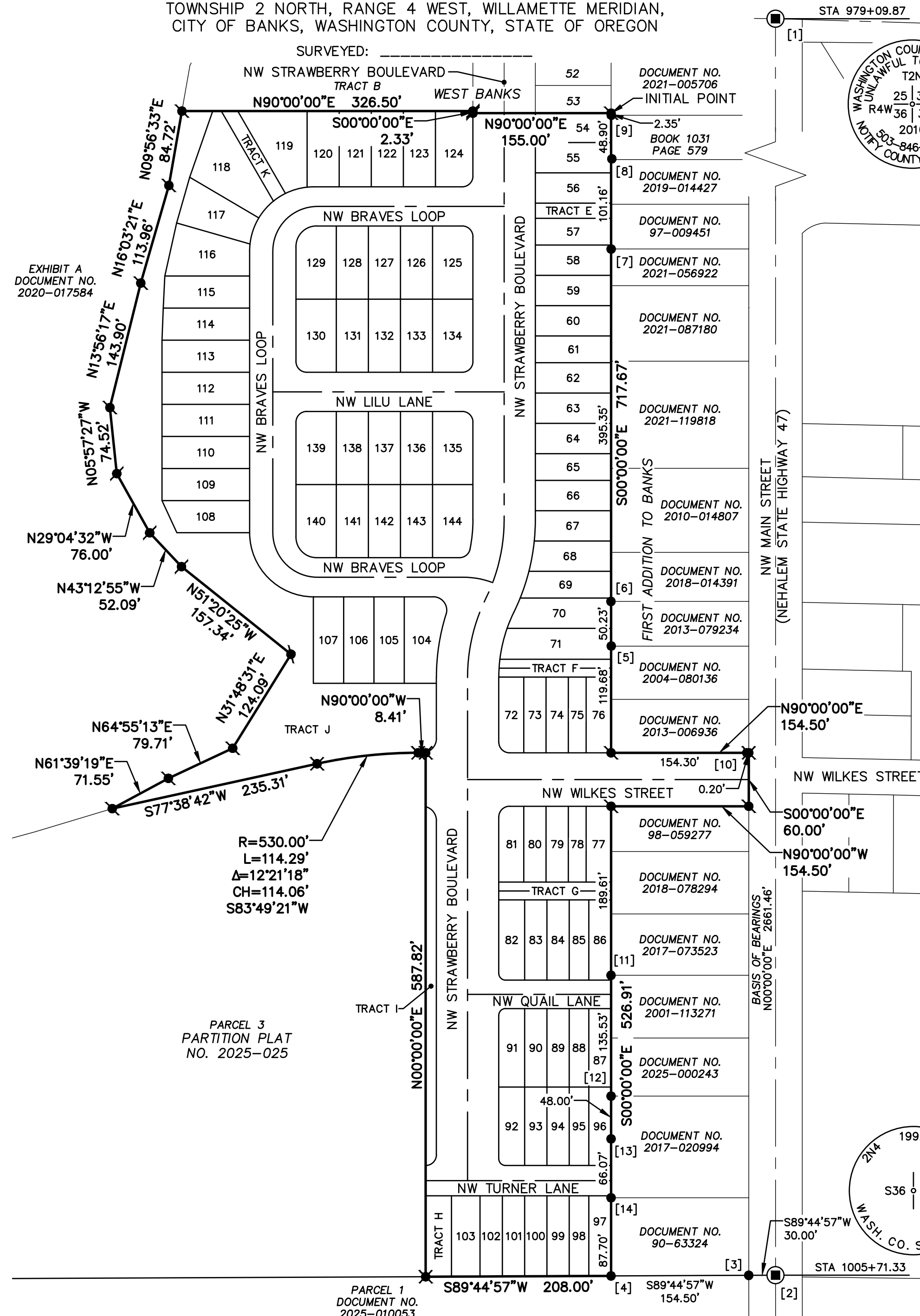
FOUND MONUMENT REFERENCE NOTES

- [1] 3-1/8" DIAMETER BRONZE DISK IN MONUMENT BOX, AS SHOWN FALLS AT STATION 979+09.87, 0.00' RIGHT HELD PER USBT ENTRY 2010-089
- [2] 2" DIAMETER BRASS DISK IN MONUMENT BOX, AS SHOWN HELD PER USBT BOOK 7 PAGE 251, ENTRY NO. 73 FALLS AT STATION 1005+71.33, 0.00' RIGHT HELD PER SURVEY NO. 34,149
- [3] 3/4" IRON PIPE WITH NAIL INSIDE FALLS AT STATION 1005+71.27, 29.90' RIGHT ORIGIN UNKNOWN IRON ROD SET IN SURVEY NO. 3,857 NOT FOUND FOUND IN SURVEY NO. 34,149, HELD
- [4] 5/8" IRON ROD WITH ORANGE PLASTIC CAP INSCRIBED "ALPHA COM. DEV." HELD PER SURVEY NO. 30,865
- [5] 5/8" IRON ROD WITH YELLOW PLASTIC CAP, ILLEGIBLE HELD PER SURVEY NO. 18,727
- [6] 5/8" IRON ROD, NO CAP HELD PER SURVEY NO. 16,295
- [7] 1/2" IRON PIPE FALLS NORTH 90°00'00" EAST 0.35' FROM LINE SET IN PLAT OF "FIRST ADDITION TO BANKS", NOT HELD
- [8] 3/4" IRON PIPE, BENT FALLS NORTH 90°00'00" EAST 0.51' FROM LINE ORIGIN UNKNOWN, NOT HELD
- [9] 1/2" IRON PIPE FALLS NORTH 90°00'00" EAST 0.23' FROM LINE SET IN PLAT OF "FIRST ADDITION TO BANKS", NOT HELD
- [10] 5/8" IRON ROD, NO CAP FALLS AT STATION 999+85.23, 30.20' RIGHT SET IN SURVEY NO. 18,727, HELD FOR NORTH LINE
- [11] 5/8" IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED "A.M. KLEIN PLS 1236" FALLS NORTH 90°00'00" EAST 0.40' FROM LINE SET IN SURVEY NO. 18,905
- [12] 5/8" IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED "STUNTZNER ENG." NO RECORD, HELD FOR EAST LINE
- [13] 5/8" IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED "STUNTZNER ENG." NO RECORD, HELD FOR EAST LINE
- [14] 5/8" IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED "STUNTZNER ENG." NO RECORD, HELD FOR EAST LINE

WEST BANKS NO. 2

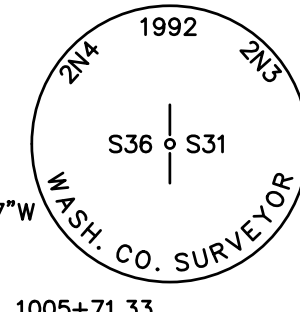
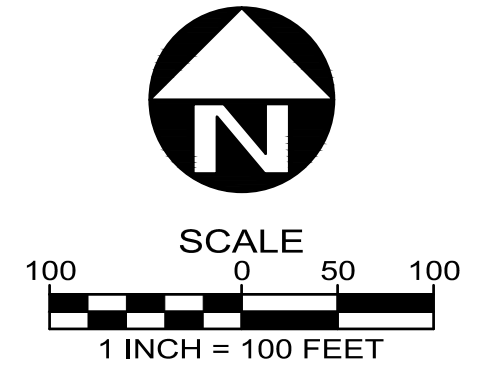
A REPLAT OF PARCEL 1 AND PARCEL 2, PARTITION PLAT NO. 2025-025 LOCATED IN THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 2 NORTH, RANGE 4 WEST, WILLAMETTE MERIDIAN, CITY OF BANKS, WASHINGTON COUNTY, STATE OF OREGON

RECORDED AS DOCUMENT NO. _____



LEGEND

- FOUND MONUMENT, AS NOTED
- FOUND 5/8" IRON ROD WITH ORANGE PLASTIC CAP INSCRIBED "PACIFIC COMMUNITY DESIGN" HELD PER SURVEY NO. 34,969
- ✱ FOUND 5/8" IRON ROD WITH ORANGE PLASTIC CAP INSCRIBED "PACIFIC COMMUNITY DESIGN" HELD PER PARTITION PLAT NO. 2025-025,
- [#] MONUMENT REFERENCE, SEE FOUND MONUMENT REFERENCES NOTES ON SHEET 1



WEST BANKS NO. 2

A REPLAT OF PARCEL 1 AND PARCEL 2, PARTITION PLAT NO. 2025-025
 LOCATED IN THE NORTHEAST QUARTER OF SECTION 36,
 TOWNSHIP 2 NORTH, RANGE 4 WEST, WILLAMETTE MERIDIAN,
 CITY OF BANKS, WASHINGTON COUNTY, STATE OF OREGON

RECORDED AS DOCUMENT NO. _____

SURVEYOR'S CERTIFICATE

I, TRAVIS C. JANSEN, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS REPRESENTED ON THE ANNEXED MAP OF "WEST BANKS NO. 2", LOCATED IN THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 2 NORTH, RANGE 4 WEST, OF THE WILLAMETTE MERIDIAN, CITY OF BANKS, WASHINGTON COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INITIAL POINT BEING A 5/8" IRON ROD WITH ORANGE PLASTIC CAP INSCRIBED "PACIFIC COMMUNITY DESIGN", BEING THE NORTHEAST CORNER OF PARCEL 1, PARTITION PLAT NO. 2025-025, WASHINGTON COUNTY PLAT RECORDS;

THENCE ALONG THE EASTERLY LINE OF SAID PARCEL 1, SOUTH 00°00'00" EAST, A DISTANCE OF 717.67 FEET TO AN ANGLE POINT;

THENCE CONTINUING ALONG SAID EASTERLY LINE, SOUTH 90°00'00" EAST, A DISTANCE OF 154.50 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF NW MAIN STREET (NEHALEM STATE HIGHWAY 47);

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE, SOUTH 00°00'00" EAST, A DISTANCE OF 60.00 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL 1;

THENCE ALONG THE SOUTHERLY LINE SAID PARCEL 1, NORTH 90°00'00" WEST, A DISTANCE OF 154.50 FEET TO THE NORTHEAST CORNER OF PARCEL 2, SAID PARTITION PLAT NO. 2025-025;

THENCE ALONG THE EASTERLY LINE OF SAID PARCEL 2, SOUTH 00°00'00" EAST, A DISTANCE OF 526.91 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL 2;

THENCE ALONG THE SOUTHERLY LINE OF SAID PARCEL 2, SOUTH 89°44'57" WEST, A DISTANCE OF 208.00 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 2;

THENCE ALONG THE WESTERLY LINE OF SAID PARCEL 2, NORTH 00°00'00" EAST, A DISTANCE OF 587.82 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID PARCEL 1;

THENCE ALONG THE SOUTHERLY LINE OF SAID PARCEL 1, NORTH 90°00'00" WEST, A DISTANCE OF 8.41 FEET TO A POINT OF TANGENTIAL CURVATURE;

THENCE CONTINUING ALONG SAID SOUTHERLY LINE, ALONG A 530.00 FOOT RADIUS TANGENTIAL CURVE TO THE LEFT, ARC LENGTH OF 114.29 FEET, CENTRAL ANGLE OF 12°21'18", CHORD DISTANCE OF 114.06 FEET, AND CHORD BEARING OF SOUTH 83°49'21" WEST TO A POINT OF TANGENCY;

THENCE CONTINUING ALONG SAID SOUTHERLY LINE, SOUTH 77°38'42" WEST, A DISTANCE OF 235.31 FEET TO THE MOST WESTERLY SOUTHWEST CORNER OF SAID PARCEL 1;

THENCE ALONG THE WESTERLY LINE OF SAID PARCEL 1 FOR THE FOLLOWING COURSES:

NORTH 61°39'19" EAST, A DISTANCE OF 71.55 FEET,

NORTH 64°55'13" EAST, A DISTANCE OF 79.71 FEET,

NORTH 31°48'31" EAST, A DISTANCE OF 124.09 FEET,

NORTH 51°20'25" WEST, A DISTANCE OF 157.34 FEET,

NORTH 43°12'55" WEST, A DISTANCE OF 52.09 FEET,

NORTH 29°04'32" WEST, A DISTANCE OF 76.00 FEET,

NORTH 05°57'27" WEST, A DISTANCE OF 74.52 FEET,

NORTH 13°56'17" EAST, A DISTANCE OF 143.90 FEET,

NORTH 16°03'21" EAST, A DISTANCE OF 113.96 FEET,

NORTH 09°56'33" EAST, A DISTANCE OF 84.72 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 1;

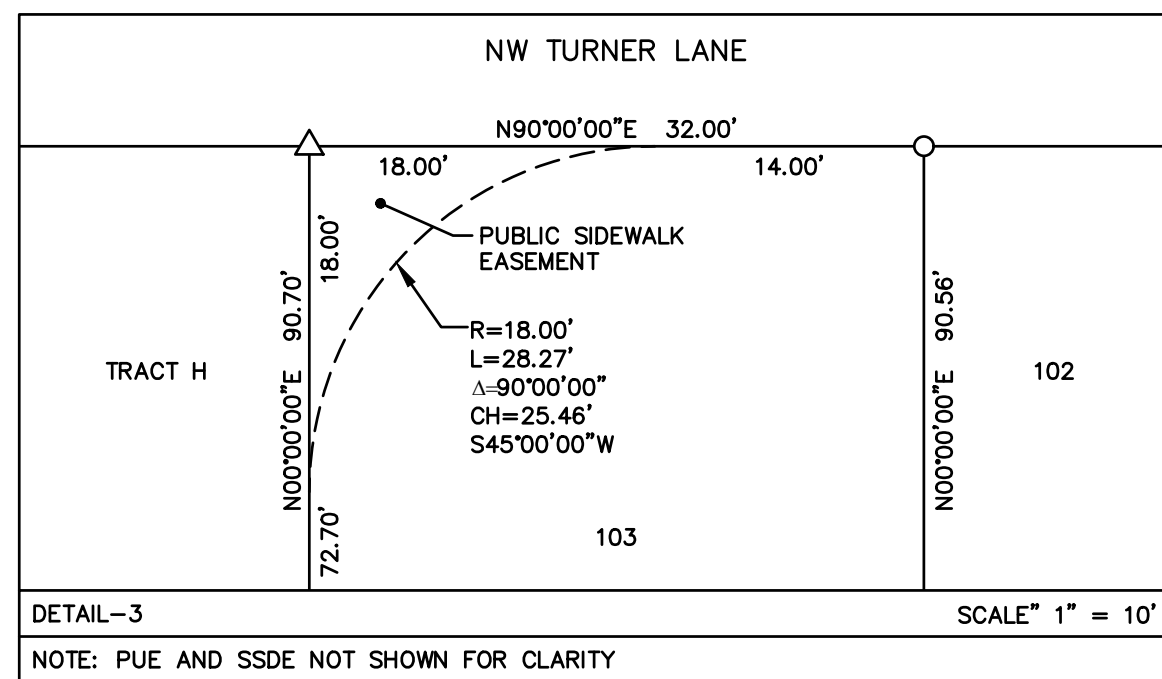
THENCE ALONG THE NORTHERLY LINE OF SAID PARCEL 1, NORTH 90°00'00" EAST, A DISTANCE OF 326.50 FEET TO AN ANGLE POINT;

THENCE CONTINUING ALONG SAID NORTHERLY LINE, SOUTH 00°00'00" EAST, A DISTANCE OF 2.33 FEET TO AN ANGLE POINT;

THENCE CONTINUING ALONG SAID NORTHERLY LINE, NORTH 90°00'00" EAST, A DISTANCE OF 155.00 FEET TO THE INITIAL POINT.

CONTAINING 11.25 ACRES, MORE OR LESS.

AS PER O.R.S. 92.070(2), I TRAVIS C. JANSEN, ALSO SAY THAT THE POST MONUMENTATION OF THE REMAINING CORNERS WITHIN THE SUBDIVISION WILL BE ACCOMPLISHED WITHIN 90 CALENDAR DAYS FOLLOWING THE COMPLETION OF PAVING AND IMPROVEMENTS OR WITHIN ONE YEAR FOLLOWING THE ORIGINAL PLAT RECORDATION, WHICHEVER COMES FIRST, IN ACCORDANCE WITH O.R.S. 92.060.



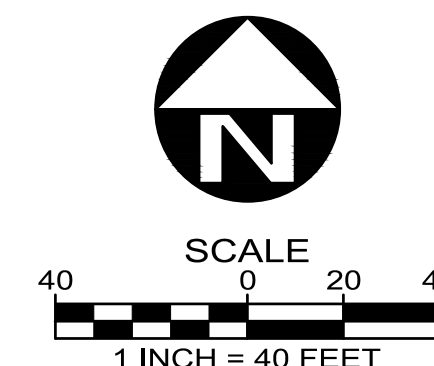
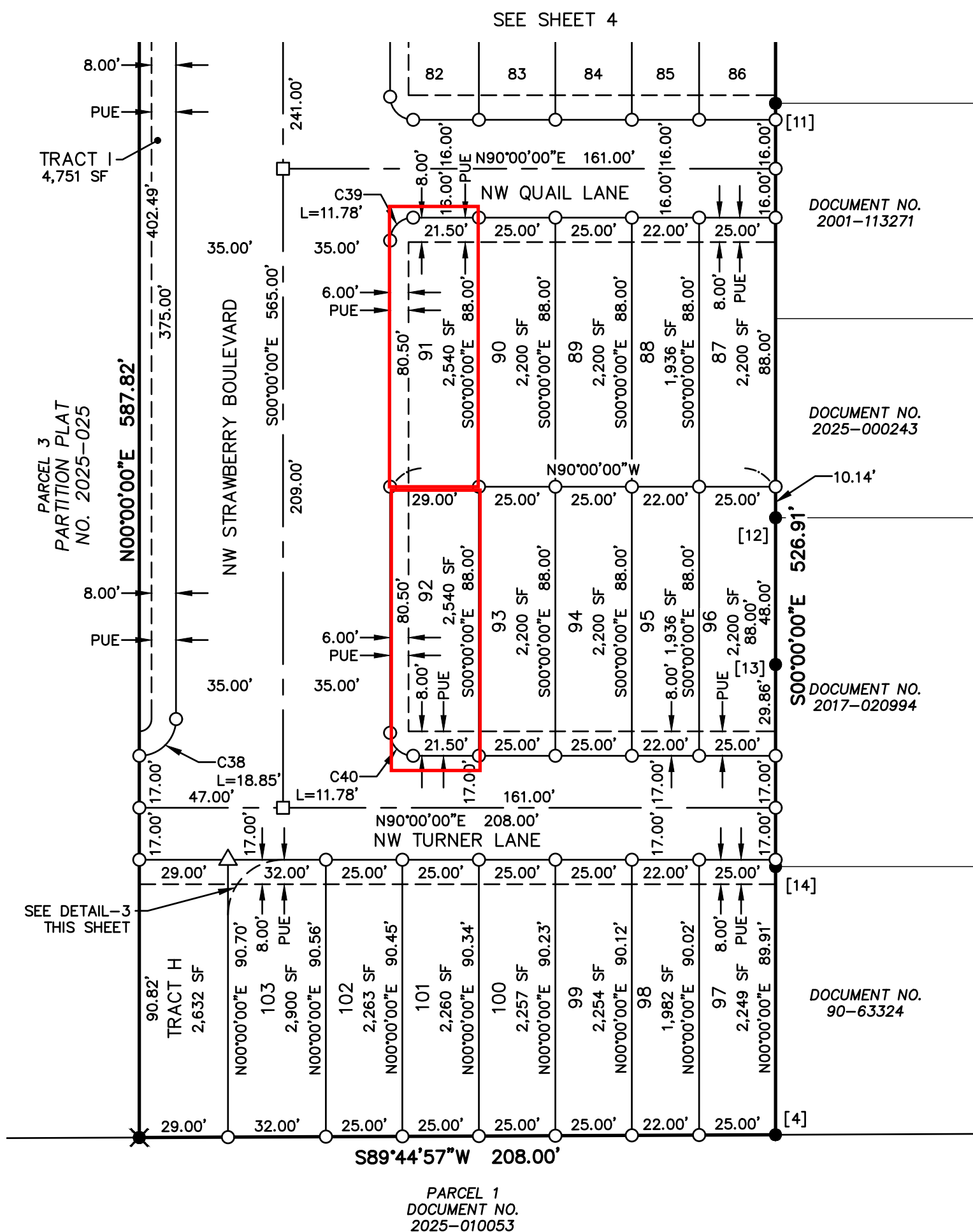
PLAT NOTES

1. THIS SUBDIVISION IS SUBJECT TO THE CONDITIONS OF APPROVAL PER CITY OF BANKS CASEFILE NO. SUB 24-01.
2. TRACTS E, H, I, J, AND K ARE PUBLIC OPEN SPACE TRACTS AND ARE SUBJECT TO A PUBLIC PEDESTRIAN AND BICYCLE ACCESS EASEMENT OVER THEIR ENTIRETIES. SAID TRACT H IS SUBJECT TO A STORM SEWER EASEMENT TO BENEFIT CLEAN WATER SERVICES AND AN EMERGENCY VEHICLE ACCESS EASEMENT OVER ITS ENTIRETY. SAID TRACT J IS SUBJECT TO A STORM SEWER EASEMENT TO BENEFIT CLEAN WATER SERVICES OVER ITS ENTIRETY.
3. TRACTS F AND G ARE PRIVATE ALLEY TRACTS AND ARE SUBJECT TO A SANITARY SEWER AND STORM SEWER EASEMENT TO BENEFIT CLEAN WATER SERVICES AND A PUBLIC UTILITY EASEMENT OVER THEIR ENTIRETIES. SAID TRACT F IS SUBJECT TO A PRIVATE ACCESS EASEMENT TO BENEFIT LOTS 72-76. SAID TRACT G IS SUBJECT TO A PRIVATE ACCESS EASEMENT TO BENEFIT LOTS 77-86.
4. THIS PLAT IS SUBJECT TO A PUBLIC UTILITY EASEMENT, A PUBLIC ACCESS EASEMENT, A STORM SEWER AND SANITARY SEWER EASEMENT TO BENEFIT CLEAN WATER SERVICES PER PARTITION PLAT NO. 2025-025. THOSE PORTIONS OF SAID EASEMENTS THAT FALL WITHIN PUBLIC RIGHT-OF-WAY DEDICATED HEREON ARE NOT SHOWN.

LEGEND

- SET 5/8" X 30" IRON ROD WITH ORANGE PLASTIC CAP INSCRIBED "PACIFIC COMMUNITY DESIGN" SET DURING REMAINING MONUMENTATION
- SET 5/8" X 30" IRON ROD WITH ORANGE PLASTIC CAP IN MONUMENT BOX INSCRIBED "PACIFIC COMMUNITY DESIGN" SET DURING REMAINING MONUMENTATION
- △ SET 1" DIAMETER BRASS DISK INSCRIBED "PACIFIC 57751LS" SET DURING REMAINING MONUMENTATION
- FOUND MONUMENT, AS NOTED
- ✱ FOUND 5/8" IRON ROD WITH ORANGE PLASTIC CAP INSCRIBED "PACIFIC COMMUNITY DESIGN" HELD PER PARTITION PLAT NO. 2025-025
- [#] MONUMENT REFERENCE, SEE FOUND MONUMENT REFERENCES NOTES ON SHEET 1
- PUE PUBLIC UTILITY EASEMENT
- SF SQUARE FEET
- SSDE STORM SEWER AND SANITARY SEWER EASEMENT TO BENEFIT CLEAN WATER SERVICES

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C38	12.00'	18.85'	90°00'00"	16.97'	S45°00'00"W
C39	7.50'	11.78'	90°00'00"	10.61'	N45°00'00"E
C40	7.50'	11.78'	90°00'00"	10.61'	N45°00'00"W



REGISTERED PROFESSIONAL LAND SURVEYOR
 TRAVIS C. JANSEN
 57751
 RENEWS: 6/30/2027

PCD
 PACIFIC COMMUNITY DESIGN
 12564 SW MAIN STREET
 TIGARD, OR 97223
 (503) 941-9484

JOB NO. 130-004
 SHEET 5 OF 6

WEST BANKS NO. 2

A REPLAT OF PARCEL 1 AND PARCEL 2, PARTITION PLAT NO. 2025-025
 LOCATED IN THE NORTHEAST QUARTER OF SECTION 36,
 TOWNSHIP 2 NORTH, RANGE 4 WEST, WILLAMETTE MERIDIAN,
 CITY OF BANKS, WASHINGTON COUNTY, STATE OF OREGON

SURVEYED: _____

RECORDED AS DOCUMENT NO. _____

LEGEND

- SET 5/8" X 30" IRON ROD WITH ORANGE PLASTIC CAP INSCRIBED "PACIFIC COMMUNITY DESIGN" SET DURING REMAINING MONUMENTATION SET ON: _____
- SET 5/8" X 30" IRON ROD WITH ORANGE PLASTIC CAP IN MONUMENT BOX INSCRIBED "PACIFIC COMMUNITY DESIGN" SET DURING REMAINING MONUMENTATION SET ON: _____
- FOUND MONUMENT, AS NOTED
- ⊙ FOUND 5/8" IRON ROD WITH ORANGE PLASTIC CAP INSCRIBED "PACIFIC COMMUNITY DESIGN" HELD PER SURVEY NO. 34,969
- ⊗ FOUND 5/8" IRON ROD WITH ORANGE PLACTIC CAP INSCRIBED "PACIFIC COMMUNITY DESIGN" HELD PER PARTITION PLAT NO. 2025-025 UNLESS OTHERWISE NOTED
- [#] MONUMENT REFERENCE, SEE FOUND MONUMENT REFERENCES NOTES ON SHEET 1
- PUE PUBLIC UTILITY EASEMENT
- SDE STORM SEWER EASEMENT TO BENEFIT CLEAN WATER SERVICES
- SF SQUARE FEET

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	12.00'	18.85'	90°00'00"	16.97'	S45°00'00"W
C2	72.00'	7.51'	5°58'45"	7.51'	S87°00'38"W
C3	72.00'	24.95'	19°51'22"	24.83'	S74°05'34"W
C4	72.00'	17.06'	13°34'23"	17.02'	S57°22'41"W
C5	72.00'	24.53'	19°31'07"	24.41'	S40°49'56"W
C6	72.00'	31.16'	24°47'33"	30.91'	S18°40'35"W
C7	72.00'	7.89'	6°16'49"	7.89'	S03°08'24"W
C8	12.00'	18.85'	90°00'00"	16.97'	N45°00'00"W
C9	23.00'	36.13'	90°00'00"	32.53'	S45°00'00"W
C10	12.00'	18.85'	90°00'00"	16.97'	S45°00'00"E
C11	12.00'	18.85'	90°00'00"	16.97'	N45°00'00"E
C12	50.00'	78.54'	90°00'00"	70.71'	S45°00'00"W

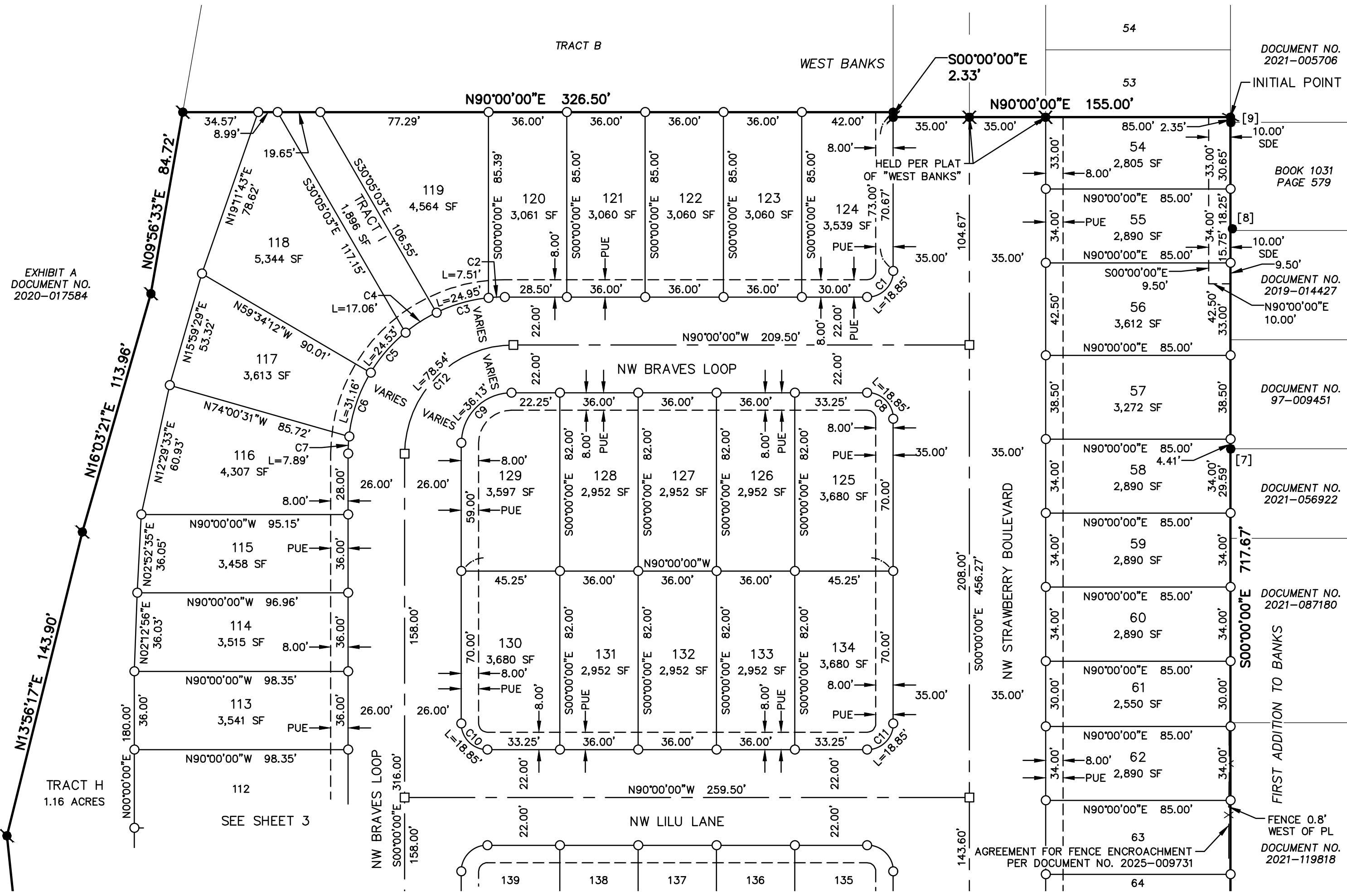
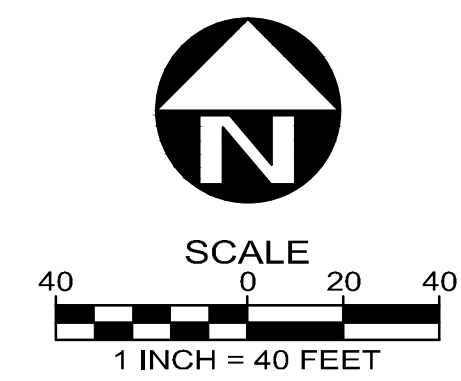


EXHIBIT A
 DOCUMENT NO.
 2020-017584

TRACT H
 1.16 ACRES
 SEE SHEET 3

SEE SHEET 3



REGISTERED
 PROFESSIONAL
 LAND SURVEYOR
DRAYTON
 ORIGINAL
 JUN 19 2002
 TRAVIS C. JANSEN
 57751
 RENEWS: 6/30/2027

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 PACIFIC COMMUNITY DESIGN
 12564 SW MAIN STREET
 TIGARD, OR 97223
 (503) 941-9484
 JOB NO. 130-004
 SHEET 2 OF 6