



NOTICE OF DECISION

TYPE II MINOR MODIFICATIONS (FILE # MM-MPD 26-01)

Date: May 8, 2026

You are receiving this notice because an application for a Type II Minor Modification related to the Sunset View Master Planned Development (MPD 24-01) has been submitted and Section 151.232(B)(5) of the Banks Zoning Code requires you to receive notice of an administrative decision. Based on the findings in the staff report, the application has been **approved with conditions**.

File Number: Minor Modifications to MPD 24-01 (MM-MPD 26-01)

Property Location: 42580 NW Cedar Canyon Road
(Tax Lots 2N4360001700 and 2N4360001600)
Banks, OR 97106

Applicant/Owner: CND-PO 1 Sunset View, LLC (Owner)
1111 N Post Oak Road
Houston, TX 77055

Applicant Representative: Peyton James, Pacific Community Design (Applicant's Representative)
12564 SW Main Street
Tigard, OR 97223

Proposal: The Applicant is requesting Minor Modifications to the Master Planned Development (MPD) approval, which was issued on August 29, 2024 (MPD 24-01). The Minor Modifications are related to the development of a residential subdivision at 42580 NW Cedar Canyon Road, also known as "Sunset View Estates." Minor Modifications of certain corner lot widths and the dissolution of Tract E from Phase 2 are proposed.

**Applicable Criteria
(Banks Municipal Code¹):**

Section 151.232 Type II Procedure (Administrative Review with Notice)
Section 151.288 Minor Modifications
Section 151.338 Modifications to Development Standards
Section 151.340 Concept Plan Approval Criteria
Section 152.053 Blocks

**Copy of Decision
and Staff Report:**

The decision and staff report is available for review on the City of Banks website. A copy may be obtained, at cost, at the following address:

City Manager
Banks City Hall
13680 NW Main Street
Banks, OR 97106
503-324-5112

Right to Appeal:

Within 10 days of the date of the mailing of this Notice of Decision, anyone with standing, pursuant to Banks Zoning Code Section 151.232(C)(1), may submit an appeal to the Banks City Recorder at the above City Hall address, along with appropriate fee and materials required by Section 151.232(C)(2). The notice of appeal, correct fee, and all required materials shall be filed with the City Recorder at City Hall no later than **4 p.m. on May 18, 2026.**

Effective Date:

Unless the Conditions of Approval specify otherwise, an administrative decision becomes effective 12 days after the City mails the decision notice, except if the decision is appealed pursuant to Section 151.232(C).

Sincerely,



Keegan Gulick, City Planner
kgulick@migcom.com, 503-297-1005 ext. 2130

¹ https://codelibrary.amlegal.com/codes/banks/latest/banks_or/0-0-0-4156