



NOTICE OF PENDING DECISION

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

Date: April 15, 2026

You are receiving this notice because a Type II Minor Modification application has been submitted for the property noted below, 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: 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 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

How to Comment:

Application materials are available at City Hall at the address below and are available digitally on the City's website at <https://www.cityofbanks.org/currentpendingplanningapplications>.

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 before 5:00 p.m. on April 29, 2026, to the address below.**

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

Comments must relate to the applicable code sections 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 the date above, the tentative decision shall become final. Once the decision is final, the Notice of Decision will be prepared and sent within 7 days. That notice will include guidance for filing an appeal pursuant to Section 151.232(C). If no appeals are filed within 10 days, the decision will be effective 12 days after the mailing of the final Notice of Decision.

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