



City of Banks Planning Commission Public Hearing

City of Banks West Banks (Sunset View) Development

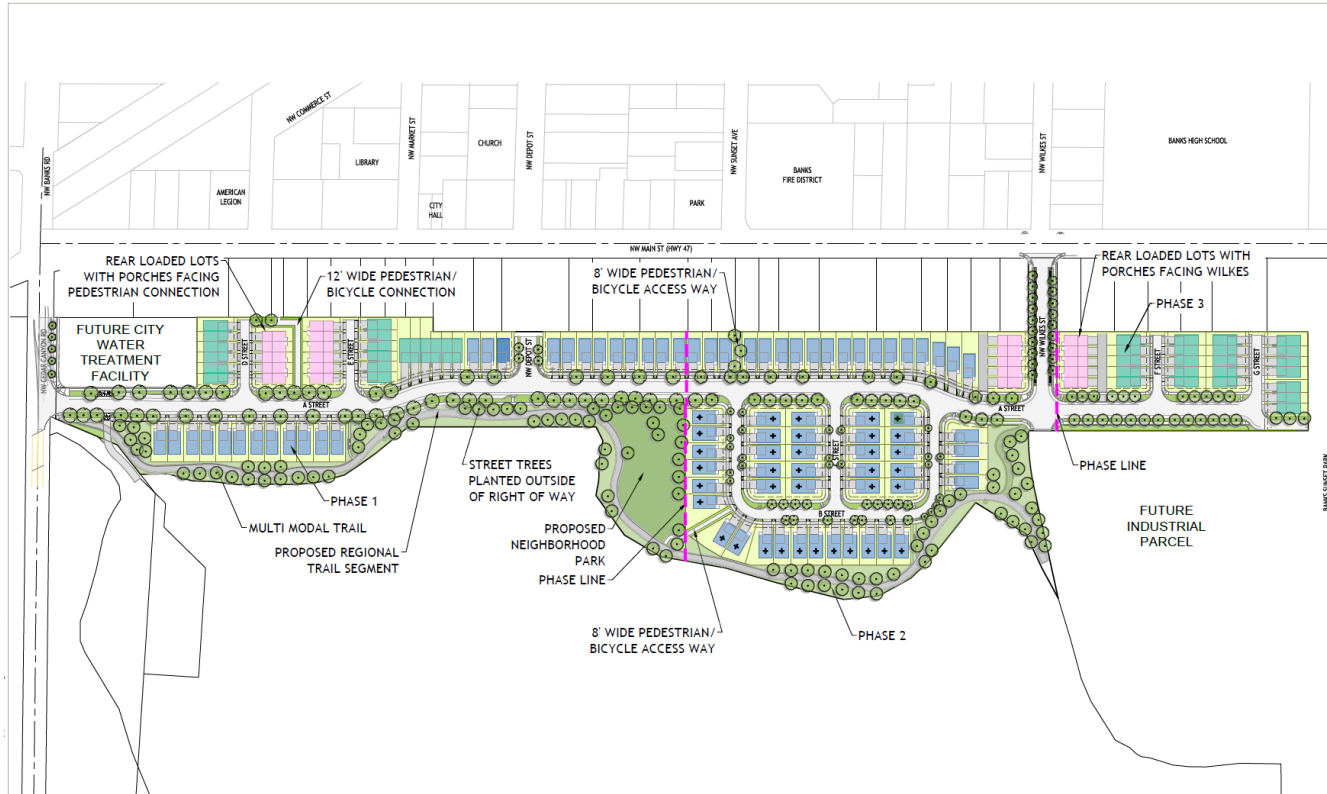
**City File Nos. CPA 24-01, ZMA 24-01, MPD 24-01, SDR 24-01, CU 24-02,
VAR 24-01/24-02/24-03/24-04, PLA 23-01, PAR 24-01/24-02, SUB 24-01**

July 30, 2024

Purpose

- Review the applications and criteria
- Consider staff recommendations, applicant comments, and public testimony
- Comp Plan Map/Zone Map Amendment applications (Type IV):
Ask questions/discuss in preparation for making a recommendation to City Council
- Master Planned Development and associated applications (Type III):
Ask questions/discuss in preparation for making a decision

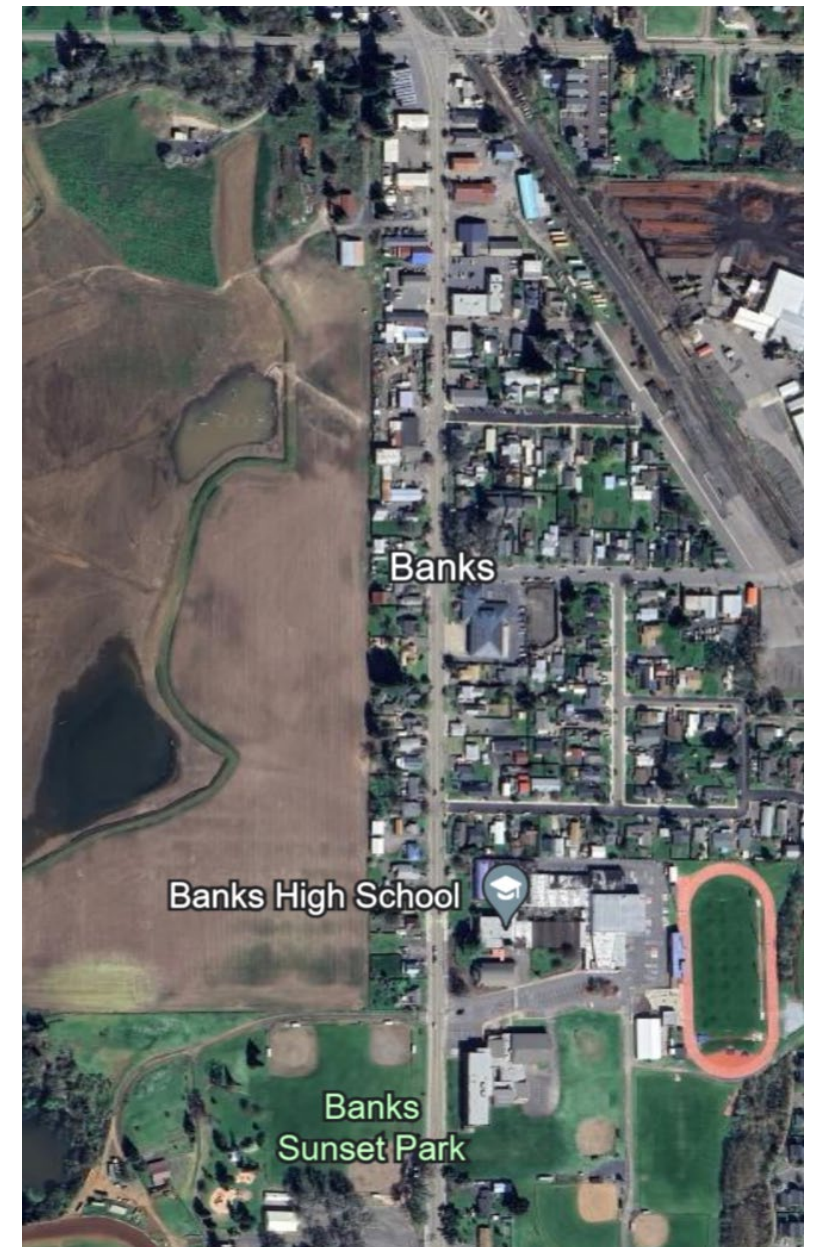
Overview of Proposal



- Background – 2011 UGB amendment, 2017 annexation
- ~30 total ac site, ~11 ac industrial land, ~12 net residential ac
- 144 homes = 83 detached homes + 61 attached homes
- 3 phases north->south (2025-2030)
- 0.9-acre neighborhood park
- Regional trail segment

Overview of Proposal

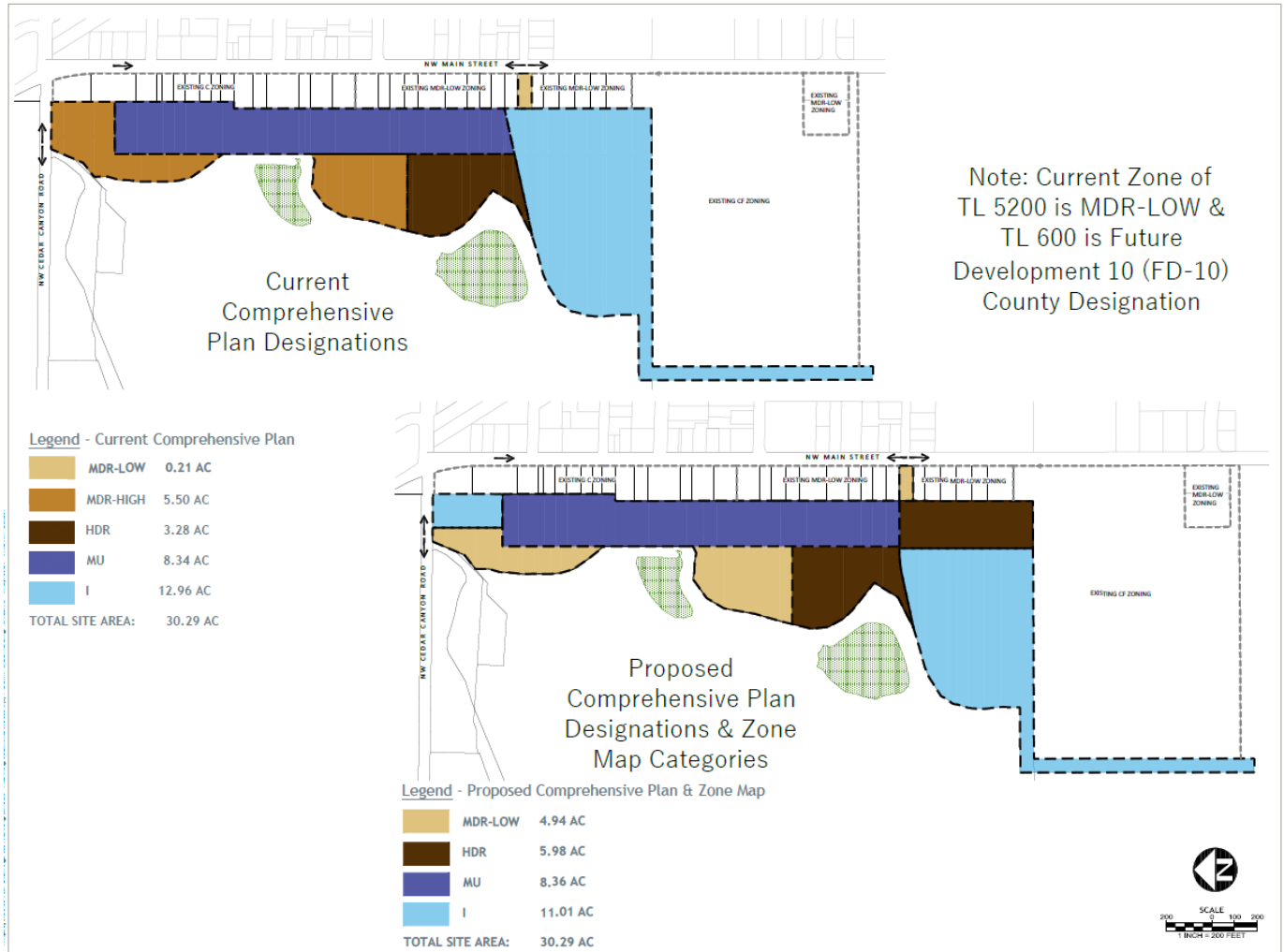
- Roads and accessways
 - New streets and pedestrian connections
 - Intersection improvements
- 576 off-street parking spaces (144 units x 4 spaces) + ~32 on-street parking spaces
- Water – by Banks Water Dept
- Sewer and stormwater – by CWS
- Service Provider Letters (SPLs)
- Development Agreement
 - Multi-year coordination
 - Mainly re: public facilities (water)
 - Approved by City Council, finalized Oct 2023



Approval Criteria – Comp Plan Map, Zone Map Amendments (CPA 24-01, ZMA 24-01)

Section 151.303

- 1 Consistent with Statewide Planning Goals and relevant Oregon Administrative Rules (OARs)
- 2 Consistent with and supportive of City Comprehensive Plan goals, objectives, and policies



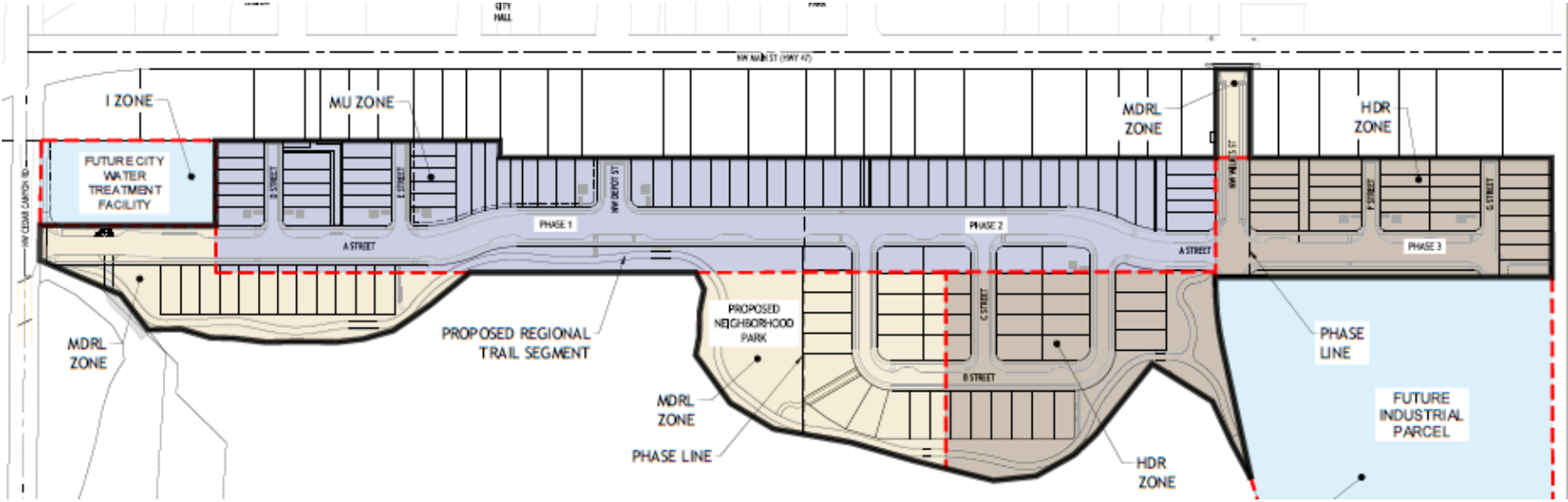
Approval Criteria – Comp Plan Map, Zone Map Amendments (CPA 24-01, ZMA 24-01) *Section 151.303*

- 3** Compatible with surrounding existing and planned land use pattern
- 4** Public facilities are capable of supporting the uses permitted in the proposed zone
- 5** Transportation Planning Rule (TPR) compliance

Approval Criteria – Master Planned Development Application (MPD 24-01)

Sections 151.338 Modifications to Development Standards

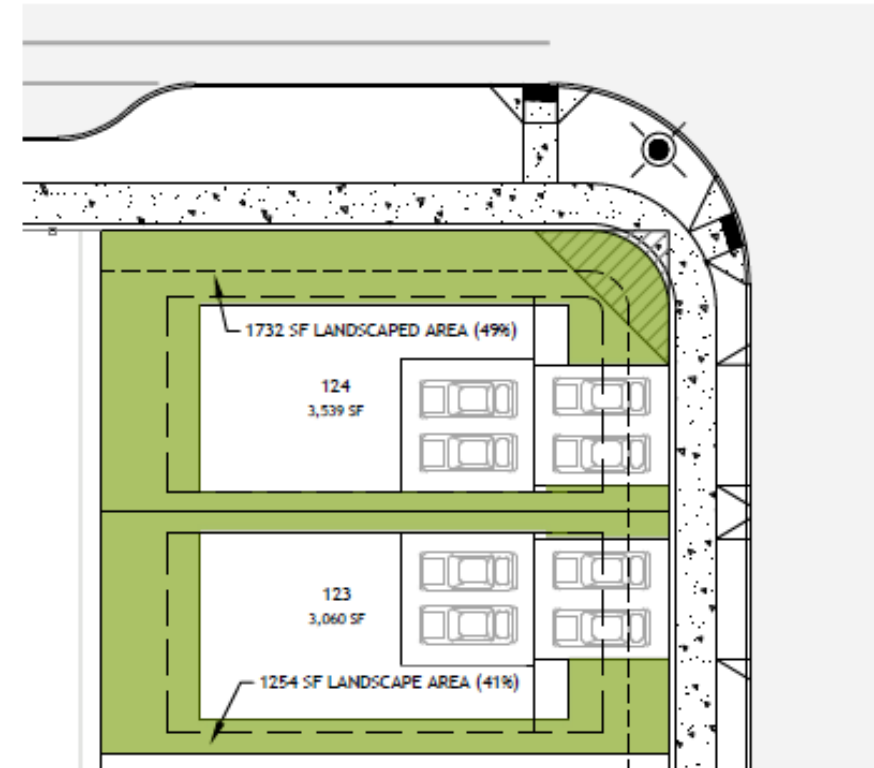
- 1 Comprehensive Plan and max. density consistency
- 2 Development Code purpose and intent
- 3 Public benefit
- 4 Engineering design standards



Approval Criteria – Site Design Review Application (SDR 24-01)

Section 151.254

- 1 Complies with applicable zoning provisions
- 2 Meets residential design guidelines, if not standards

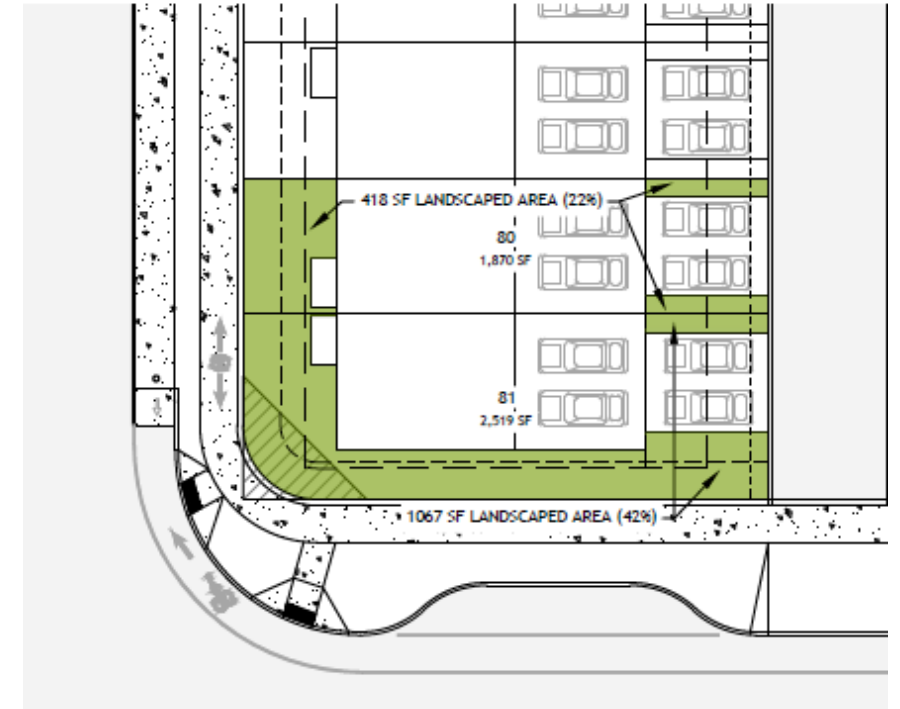


TYPICAL SINGLE FAMILY
FRONT LOADED LOT
TYPICAL LANDSCAPED AREA - MU ZONING
SCALE: 1" = 20'

Approval Criteria – Site Design Review Application (SDR 24-01)

Sections 151.155-157, 151.171-177, 151.192, 151.205, 151.215-217, 151.368-380

- Landscaping
- Parking
- Outdoor Lighting
- Vision Clearance
- Public Facilities
- Flood Damage Prevention



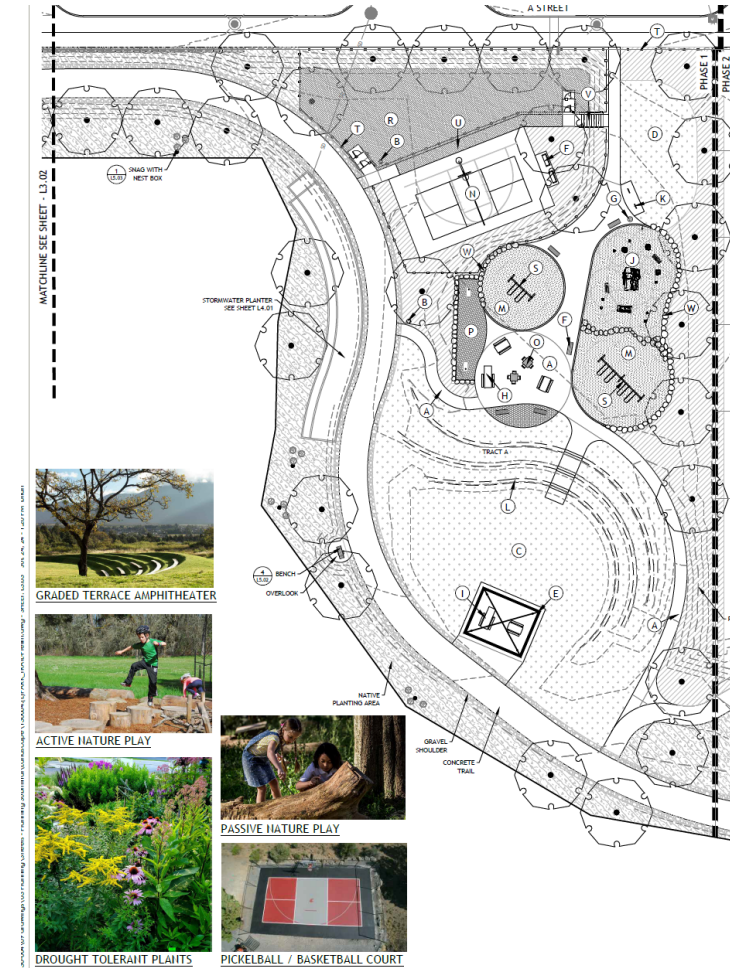
TYPICAL TOWNHOME
REAR LOADED LOT LANDSCAPE AREA -
HDR ZONING
SCALE: 1" = 20'

Approval Criteria – Conditional Use Application (CU 24-02)

Section 151.273

Neighborhood Park:

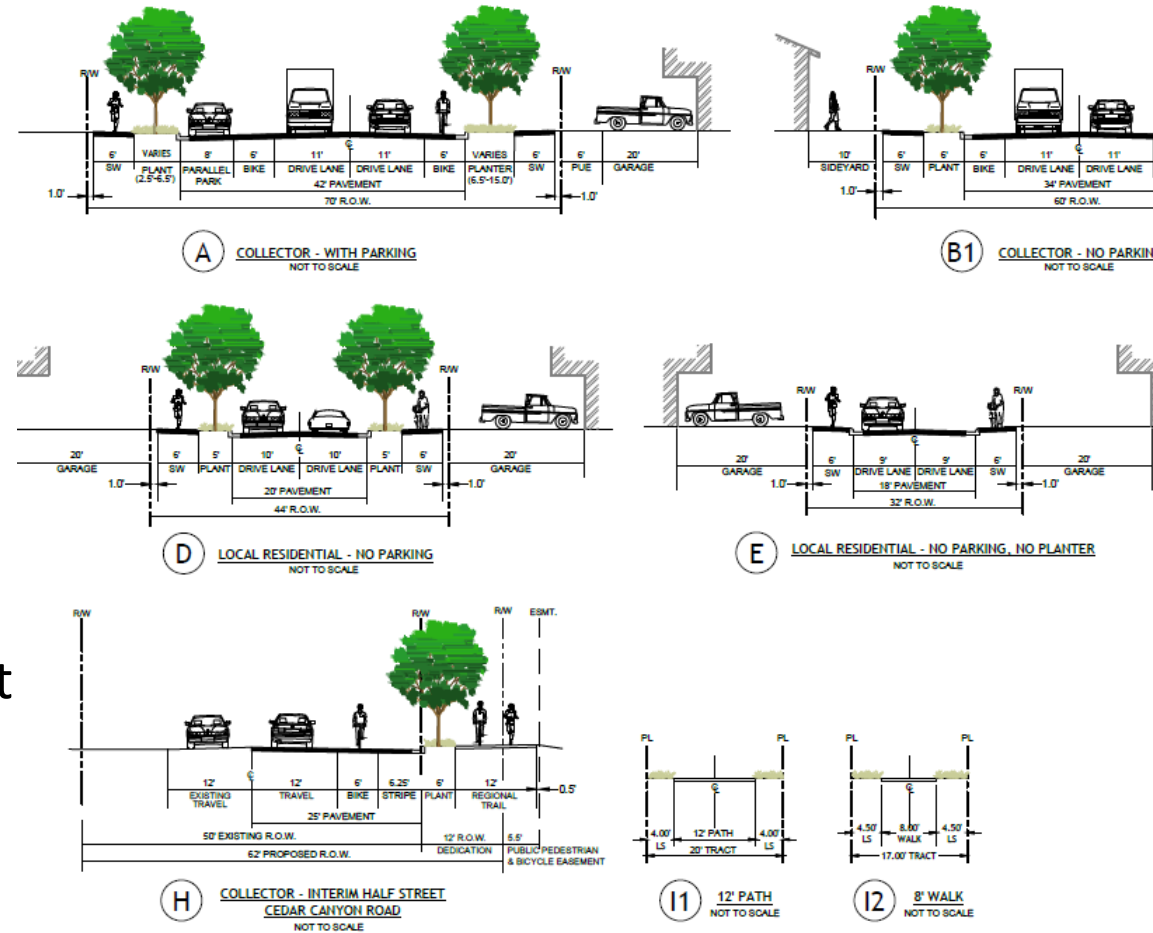
- 1 Adequate site size, dimensions, location, topography, and access
- 2 Any negative impacts can be mitigated
- 3 Adequate public facilities



Approval Criteria – Variance Application (VAR 24-01)

Section 151.323 and Section 151.126(M)(1)(C), (D)

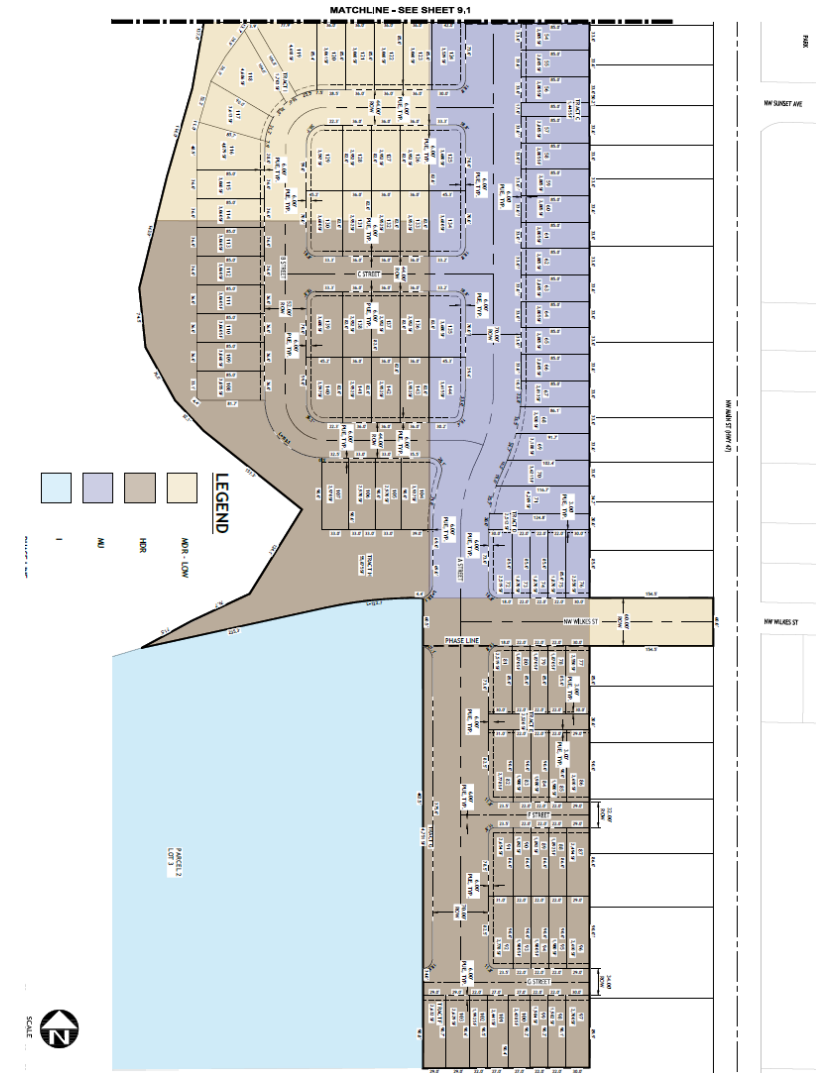
- 1 Special or unique site circumstances of the site, existing development, or adjacent land uses
- 2 Minimum variance necessary to address the special or unique physical circumstances
- 3 Not self-imposed
- 4 Does not conflict with other applicable City rules
- 5 Will not result in foreseeable harm to adjacent owners or the public
- 6 Meets applicable Building Code requirements and engineering design standards



Approval Criteria – Partitions and Subdivision Applications

Section 152.007

- 1 Conform to the applicable zoning provisions, unless otherwise modified
- 2 Show all public improvements and dedications
- 3 Water, sewer, storm drainage, and streets must conform to Public Works Standards, other authorities' standards, and City master plans
- 4 Sufficient buildable area on all lots for min. 1 dwelling
- 5 Minimum 15% open space
- 6 Necessary state and federal permits have been/can be obtained
- 7 Other authorities' requirements can be met



Staff Recommendation

Based on findings of fact:

1) Staff recommends the Planning Commission recommend approval to City Council of the Comprehensive Plan Map and Zone Map Amendments (CPA 24-01 and ZMA 24-01), with Conditions of Approval.

2) Staff recommends the Planning Commission approve the following applications, with conditions, adopting an ordinance to be named.

MPD 24-01, SDR 24-01, CU 24-02, VAR 24-01/24-02/24-03/24-04, PLA 23-01, PAR 24-01/24-02, and SUB 24-01

