



NOTICE OF DECISION

TYPE II PARK REVIEW (FILE # PR 25-01)

Date: November 13, 2025

You are receiving this notice because Section 151.232(B)(5) of the Banks Zoning Code requires you to receive notice of an administrative decision. An administrative decision for a Type II Park Review – for a park that is part of the Sunset View Master Planned Development (MPD 24-01 et al) – has been rendered. Based on the findings in the staff report, the application has been **approved with conditions**.

File Number:	Park Review (PR) 25-01
Applicant/Owner:	Dave Cady, David Weekley Homes, and Peyton James, Pacific Community Design (applicant and applicant’s representative) / Wolverine Financial LLC and Lone Oak Land & Investments LLC (owner)
Property Location:	42580 NW Cedar Canyon Road (Tax Lot 2N4360001600) Banks, OR 97106
Proposal:	The applicant requested approval of this Park Review (PR 25-01). The park was preliminarily approved through the Sunset View Master Planned Development (MPD) process, where approval was issued on August 29, 2024 (MPD 24-01 et al). This review involved more detailed plans and is a necessary step in preparing the park for construction. The developer will construct this Neighborhood Park in the Sunset View subdivision. The developer will dedicate the park to the City to own and manage.
Applicable Criteria (Banks Municipal Code and Banks Park Master Plan)	Type II Procedure (Section 151.232) Banks Park and Recreation Master Plan: General Park Design and Development Guidelines Banks Park and Recreation Master Plan: Guidelines by Park Type (Neighborhood Park)
Decision:	APPROVED WITH CONDITIONS , based on the criteria and findings in the staff report and decision dated November 13, 2025 .

**Copy of Decision
and Staff Report:**

The full decision and staff report is available for review on the City of Banks website at:

<https://www.cityofbanks.org/currentpendingplanningapplications>.

A hard 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 November 24, 2025**.

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).



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