



NOTICE OF DECISION

TYPE II Aerts Addition Street Name Change Petition (FILE # SC 25-01)

Date: March 9, 2026

You are receiving this notice because a Type II Street Name Change Petition has been submitted and Section 151.232(B)(7) of the Banks Zoning Code requires you to receive notice of an administrative decision. Based on the findings and conditions of approval below, the application has been **approved with conditions**.

File Number: SC 25-01 Aerts Addition Street Name Change Petition

Site: NW Sixth Street (see Figure 1 in the staff report)

Owner: City of Banks and Washington County Public Right-of-Way

Applicant’s Representative: Maggie Gordon
12965 SW Herman Road, Suite 100
Tualatin, OR 97062

Proposal: The applicant, The Holt Group, Inc., is petitioning to change the name of NW Sixth Street to NW Welcome Street.

Decision: **APPROVED with Conditions of Approval**, based on the criteria and findings described in the staff report and decision dated November 5, 2025.

Resolution: Resolution No. 2025-20 (Attached)

This approval is based upon the following findings and Conditions of Approval.

Findings

- A. The proposed Street Name Change Petition is consistent with the applicable sections of the Banks Zoning Code (Chapter 151 of the Banks Municipal Code (BMC)) and the Uniform Numbering and Street Identification System (Chapter 154 of the BMC) as described in the findings of the staff report dated November 5, 2025.
- B. Conditions of Approval have been included to ensure compliance with code requirements. The Conditions of Approval are listed below. References in the Conditions of Approval to exhibits are exhibits attached to the staff report.

Conditions of Approval

General:

1. Pursuant to Banks Uniform House Numbering and Street Identification System Section 154.06(B), the new proposed street name NW Welcome, must end in the suffix Avenue and not Street.
2. The petitioner shall ensure the exhibits for FP 25-02 Aerts Addition Subdivision Plat (Phase 1a) are revised to show NW Sixth Street as NW Welcome Avenue.

Applicable Criteria:

- Chapter 151: Zoning Code
 - 151.232 Type II Procedure (Administrative Review with Notice)
- Chapter 154: Uniform House Numbering and Street Identification System
 - 154.05 Street Naming Process
 - 154.06 Street Name Standards

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 March 20, 2026**.

Effective Date:

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



Katie Vickers, Contract City Planner
503-297-1005 (ext. 2160), kvickers@migcom.com

Attachment: City of Banks Resolution Number 2025-20

After recording return to:
Jolynn Becker
City Manager
13680 NW Main Street
Banks, OR 97106

Washington County, Oregon
01/21/2026 08:44:40 AM
D-NSR Cnt=1 Stn=30 RECORDS1
\$10.00 \$10.00 \$11.00 \$60.00 - Total = \$91.00

2026-002895



03115439202600028950020022

I, Joe Nelson, Director of Assessment and Taxation and Ex-Officio County Clerk for Washington County, Oregon, do hereby certify that the within instrument of writing was received and recorded in the book of records of said county.

Joe Nelson, Director of Assessment and Taxation, Ex-Officio County Clerk



RESOLUTION NO. 2025-20

A Resolution Approving a Name Change for NW Sixth Street to NW Welcome Avenue

The Banks City Council adopts the following findings:

WHEREAS, Aerts Addition received final Master Plan Development for a ~950 unit mixed use development in August 2024, which included the following condition of approval:

The Applicant shall provide a final street name plan shown on the proposed final plat, consistent with City street naming code and approved plans. Street name signs shall not be installed prior to final plat approval. The Applicant shall assign street addresses consistent with requirements in Chapter 154 of the Banks Land Usage Code. (Planning Condition of Approval III.15)

WHEREAS, In September 2025, the Aerts Addition developer submitted a list of street names and a petition to change the name of the existing length of NW Sixth Street in the City to NW Welcome Street; and

WHEREAS, Banks Municipal Code (“BMC”) Section 154.06 provides standards for naming streets in the city, including the requirement that entire streets have a consistent name; and

WHEREAS, BMC Section 154.05 provides a process for selecting and changing street names and requires, among other things notice to, and an opportunity to comment by, affected property owners and agencies; and

WHEREAS, BMC Section 154.05 also requires a public hearing unless 100% “of all persons owning any real property currently addressed from, or having the potential of being addressed from, the street proposed to be named or renamed” sign the petition for name change; and

WHEREAS, 100% of all persons owning any real property currently addressed from, or having the potential of being addressed from, the street proposed to be named or renamed

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City Manager
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Banks, OR 97106

signed the petition, the City Council voted to waive the public hearing at its October 14, 2025 regular meeting; and

WHEREAS, staff provided the City Council with a written report on the requested name change that analyzed the naming standards in BMC Section 154.06 and concluded that the applicant needed to change the proposed street name to NW Welcome Avenue (rather than NW Welcome Street); and

NOW THEREFORE, the Banks City Council hereby resolves that the name change request for NW Sixth Street to NW Welcome Avenue satisfies the applicable street naming standards and serves the public interest. The name of NW Sixth Street shall be changed to NW Welcome Avenue for its entire length in the City.


IT IS FURTHER RESOLVED that the City Recorder shall cause this copies of this Resolution to be filed with the Washington County Department of Assessment and Taxation, County Surveyor, Banks Post Office, Washington County Communications Systems Office, County Sheriff's Department, Banks Fire District 13, Banks School District 13, Washington County Cooperative Library System, Washington County Elections Office, Washington County Clean Water Services Special Service District, PGE, NW Natural, Comcast Communications, Frontier Communications and other affected public service or utility agencies.

Adopted and approved this 11th day of November 2025. This Resolution shall take effect immediately upon adoption.



Marsha Kirk, Mayor

Attest:



Angie Lanter, MMC
City Recorder/Assistant City Manager