



NOTICE OF DECISION

TYPE II Aerts Addition Pump Station (FILE # SDR 25-02)

Date: March 10, 2026

You are receiving this notice because a Type II Site Development Review application 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 below, the application has been **approved with conditions**.

File Number and Name: SDR 25-02 Aerts Addition Pump Station

Site: 40995 NW Washington Ave.

Applicant: Clean Water Services
2550 SW Hillsboro Highway
Hillsboro, OR 97123

Owner: Holt Holdings OR LLC
1301 SE Tech Center Drive, Ste 15
Vancouver, WA 98683

Proposal: The applicant is requesting a Site Design Review to allow for the construction of a Sanitary Sewer Pump Station to be constructed at 40995 NW Washington Ave (Tax Lot: 2N331D000100). This application is related to the Aerts Addition Master Planned Development (MPD 24-02).

Applicable Criteria: Chapter 151: Zoning Code (Banks Municipal Code¹)

- 151.232 Type II Procedure (Administrative Review with Notice)
- 151.250 Site Design Review

This approval is based upon the following findings and subject to the following Conditions of Approval:

Findings:

- A. The proposed Site Development Review is consistent with the applicable sections of the Banks Zoning Code (Chapter 151 of the Banks Municipal Code (BMC)) as described in the findings of the staff report dated March 9, 2026.
- 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.

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Conditions of Approval:

A. Before any work begins on-site:

1. A Clean Water Services (CWS) Programmatic Permit must be obtained. A full list of requirements is included in CWS comments (Exhibit E in the staff report).

Copy of Decision and Staff Report:

The full decision and staff report are 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).



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