



NOTICE OF PENDING DECISION

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

Date: January 20, 2026

You are receiving this notice because a Type II Site Design Review has been submitted 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: 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, et al).

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

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

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 application prior to issuing a final decision. **To ensure your comments are considered in the decision, please submit written comments before 5:00 PM on 2/3/2026, to the following address:**

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

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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.

After the comment period closes, the tentative decision and staff report shall be finalized. Once the decision and staff report are 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.

Keegan Gulick

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