



NOTICE OF PENDING DECISION

TYPE II Sunset View Detached Model Home (FILE # TU 25-02)

Date: January 12, 2026

You are receiving this notice because a Type II Temporary Use application 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: TU 25-02 Sunset View Detached Model Home Temporary Use

Site: 42638 NW Cedar Canyon Road (Lot 1)

Applicant/Owner: CND-PO 1 Sunset View, LLC
1111 N Post Oak Road
Houston, TX 77055

Applicant Representative: Pacific Community Design
Peyton James
12564 SW Main Street
Tigard, OR 97223

Proposal: The applicant is currently requesting a Temporary Use permit to allow a Detached Model Home to be built within the Sunset View development with a temporary sales office for the development in the garage.

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

- 151.232 Type II Procedure (Administrative Review with Notice)
- 151.085 Temporary Uses

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 January 26, 2026, to the following address:**

City Manager
Banks City Hall

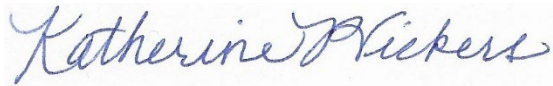
¹ https://codelibrary.amlegal.com/codes/banks/latest/banks_or/0-0-0-4156

City of Banks Notice of Pending Decision – SC 25-01

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

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.

A handwritten signature in blue ink that reads "Katherine Vickers". The signature is written in a cursive, flowing style.

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