

**CITY OF BANKS
PUBLIC NOTICE**

NOTICE IS HEREBY GIVEN THAT a Public Hearing will be held by the Planning Commission for the City of Banks at or shortly after 7:00 PM on December 15, 2010 in the Banks School District Boardroom at 450 South Main Street, Banks, OR 97106. The Commission will consider a recommendation to City Council for adopting a legislative plan amendment proposal that will amend the Banks Comprehensive Plan.

The subject plan amendment proposal is organized into three parts:

- Part I: Urban Growth Boundary (UGB) Expansion – Goal 14
- Part II: Transportation System Plan (TSP) – Goal 12
- Part III: Recreational Needs – Goal 8

The proposed Part I amendment will expand the City's UGB consistent with the updated 20-year population forecast and previously adopted plan amendments that have determined the long term residential and commercial/industrial land needs. The Part II amendment will enable the City to adopt a TSP that is designed to serve the projected growth and satisfy the requirements of the Oregon Transportation Planning Rule. The Part III amendment will amend the Goal 8 Recreational Needs Plan element by adopting a Park and Recreation Master Plan plus including an existing golf course use with the UGB expansion.

The amendment proposal is available for public review on the City's web site at www.cityofbanks.org and selecting the following link: City Services; Planning & Zoning; UGB. A hard copy of the proposal may be viewed at the City's administrative office located at 120 S. Main Street, Banks, OR, during the hours 9:00 AM-1:00 PM, Monday through Friday. A hard copy may also be purchased with advance notice to the City Recorder at a cost to be determined. A staff report will be available on or about November 30, 2010.

The public hearing on this matter will be conducted pursuant to the rules of procedure adopted by the Commission. Both oral and written testimony are invited and will be received in favor of or in opposition to the amendment proposal during the hearing. Written testimony may also be submitted to the City Recorder at City Hall prior to the hearing and no later than 1:00 PM on December 14, 2010. Contact Jolynn Becker, City Recorder, at 503-324-5112 with further questions. Persons with disabilities should contact the City Recorder if special accommodations are needed. The amendment proposal may affect the value of your property. In fact, the City has made no such determination. This proposal does not change any permitted land uses or zoning designations in Banks or on land located in the surrounding unincorporated area. Land located within the proposed UGB expansion area will remain under County jurisdiction until such time as the land is annexed into the City through a separate annexation procedure.

All interested persons are invited to attend this hearing and be heard.

CITY OF BANKS, OREGON
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