

**CITY OF BANKS
PUBLIC NOTICE**

NOTICE IS HEREBY GIVEN THAT a public hearing will be held by the City of Banks Planning Commission at or shortly after 6:30 PM on November 25, 2014, at City Hall, 13690 NW Main Street, Banks, OR to consider the following request:

Request: **MOD1-14 and MOD2-14**

Modification of PUD 6-96 and PA/ZC 8-96; Request to eliminate Condition 9 from the two (2) land use approvals which requires a secondary access to the southeast corner of Arbor Village to be constructed when Phase 9 is developed.

Applicant: South Banks Joint Venture/West Hills Development Co.

Property: Phase 9 of Arbor Village Planned Unit Development, Washington County Tax Map 2N331CD TL 11400. Approximately 8.25 acres.

Location: Within the Arbor Village Planned Unit Development, southeast corner. Map 2N331CD TL 11400. Approximately 8.25 acres.

The public hearing on this matter will be conducted pursuant to the rules of procedure adopted by the Planning Commission. Both oral and written testimony is invited. Oral and written testimony in favor of or in opposition to the request will be received during the hearing. Written testimony may be submitted to the City Recorder at City Hall prior to the hearing and no later than November 25, 2014 by 1:00 PM.

Failure to raise an issue in person or by letter, or failure to provide sufficient specificity to afford the decision-makers an opportunity to respond to the issue precludes appeal to the State Land Use Board of Appeals on that issue.

The Banks Municipal Code in place at the time of this application does not have specific criteria addressing modifications of prior land use approvals. Therefore the appropriate code criteria to use are the criteria in place at the time of the current application. Only the requested modification will be reviewed against the criteria. Therefore the applicable criteria are as follows:

PUD Amendment – Code Chapter 151, Sections 135-142, 172

Planned Amendment and Zone Change – Code Chapter 151, Sections 156 and 157

You will receive notice for a subsequent hearing by the City Council.

The application information is available for inspection at no cost (copies provided at reasonable cost) at Banks City Hall, 13680 NW Main Street, Banks, OR, during the hours 9:00 AM - 1:00 PM, Monday through Friday. Contact the City Recorder at 503-324-5112 with further questions. A staff report will be available for inspection at no cost on or about November 20, 2014 (copy provided at cost) at City Hall and the Banks Community Library located at 42461 NW Market Street (contact library staff at 503 324-1382 for hours when library is open). This hearing may be continued without additional published notices. All interested persons are invited to attend and be heard.

CITY OF BANKS, OREGON

By: Stacey Goldstein
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