

**CITY OF BANKS
PUBLIC NOTICE**

NOTICE IS HEREBY GIVEN THAT a **virtual public hearing will be held by the City of Banks Planning Commission at or shortly after 6:30 PM on June 30, 2020** (listen to the meeting you're your electronic device from the Zoom App <https://us02web.zoom.us/j/89278396083?pwd=S0NoVXB3ZINZQ2Jjd0RwZ0lVb0w5dz09> or by phone 1-253-215-8782 Meeting ID 892 7839 6083 Password 875093) to consider the following request:

Request: **SPR 20-01.** Site Plan Review to construct a 30-unit multi-family housing development consisting of five three-story buildings on a 0.98-acre lot.

Applicant's

Representative: Greta Holmstrom
Ardor Consulting
3296 NE 13th Place
Hillsboro, OR 97124
Ph: 360-721-5745 or gholmstrom@yahoo.com

Applicant: H&J Properties
P.O. Box 555
Banks, OR 97106
Ph: 503-324-5220

Property: Tax Lot 00600, Tax Map 2N331BB, 42350 NW Banks Road

Location: The property is 0.98-acres and located on NW Banks Road, approximately 400 feet east of the intersection of NW Banks Road and NW Main Street. The site is zoned R-2.5 Multi-Family Housing.

Applicable

Review Criteria: Chapter 151.040 Permitted Uses in Residential Zoning Districts; 151.041 Development Standards; 151.060-151.078 Development Standards (General).

Providing Public Testimony

The public hearing on this matter will be conducted pursuant to the rules of procedure adopted by the City Council. To provide public testimony during the hearing, you may testify by telephone or by Zoom. Please email alanter@cityofbanks.org or jbecker@cityofbanks.org at least 24 hours prior to the meeting with the following information:

- First and Last Name
- Email Address
- Phone Number
- Full Address
- How you would like to provide testimony? (Specify an option below)
 - By phone, if by phone -what number will you call from?
 - Online via Zoom
- At which point in the meeting would you like to speak? (Specify an option below)
 - Testimony in favor of the application.
 - Testimony neutral to the application.
 - Testimony in opposition of the application.
- Are you providing testimony as an Individual or Group? If you are a group, please provide your group's name and the number of people with comments.

After submission of your email, you will receive a confirmation receipt.

Or, you may call county staff at 503-324-5112, to register to provide testimony via telephone or Zoom. Please call at least 24 hours prior to the meeting.

Oral or written testimony may also be provided prior to the hearing by calling 503-324-5112, contacting the City Recorder at alanter@cityofbanks.org, or mailing to 13680 NW Main Street, Banks, OR.

The record will be kept open for seven days and the City will accept comments on any relevant topic following the hearing at alanter@cityofbanks.org.

What to Expect During the Hearing:

- You will hear the Planning Commission and Staff and see them on your screen
- Your microphone will remain muted until the designated times for public comment and/or testimony
- When it is your time to provide testimony, your name will be called, and your microphone will be unmuted by the meeting facilitator.
- State your name when you begin speaking
- For optimal audio, please speak slowly and clearly into your microphone/phone
- Once you have provided your comment, your microphone will be muted
- If you encounter technical difficulties during the meeting, please refer to Zoom Support here <https://support.zoom.us/hc/en-us>

To join online or by phone via Zoom:

Topic: City of Banks Planning Commission Meeting – Tuesday, June 30, 2020 Please click the link below to join the meeting from an electronic device:

<https://us02web.zoom.us/j/89278396083?pwd=S0NoVXB3ZlNZQ2Jjd0RwZ0lVb0w5dz09>

Meeting ID 892 7839 6083

Password 875093

To join the meeting from a phone, please call 1-253-215-8782

Meeting ID 892 7839 6083

Password 875093

If joining via phone, the following commands can be entered:

*6 - Toggle mute/unmute

*9 - Raise hand

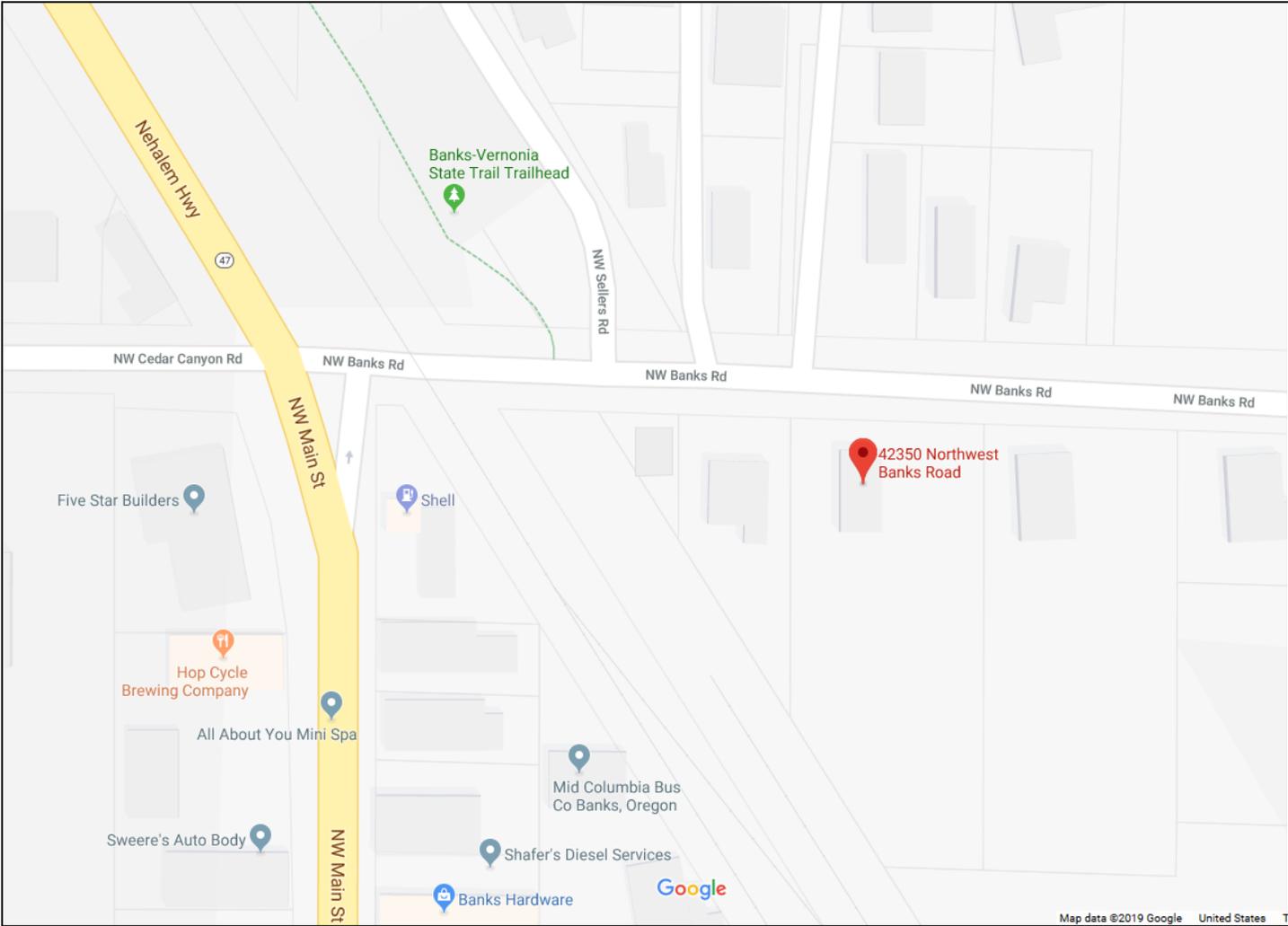
If you encounter technical difficulties during the meeting, please refer to Zoom Support.

Public testimony should address the applicable criteria. Failure to raise an issue during the meeting 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 Oregon Land Use Board of Appeals on that issue.

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 and are available digitally through the City Recorder alanter@cityofbanks.org. Contact the City Recorder at 503 324-5112 or with further questions. A staff report will be available digitally or for inspection at no cost at least seven (7) days prior to the hearing (paper copy provided at reasonable cost) at City Hall and the Banks Public Library located at 42461 NW Market Street (contact library staff at 503 324-1382 for hours when library is open). For questions or comments regarding this matter, please contact Jolynn Becker, City Manager, (503) 324-5112.

CITY OF BANKS, OREGON

By: Lauren Scott
Banks City Planner



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