



Banks City Hall
13680 NW Main Street
Banks, OR 97106
General Information: (503) 324-5112
www.cityofbanks.org

NOTICE OF PUBLIC HEARING SYSTEM DEVELOPMENT CHARGE (SDC) METHODOLOGY UPDATE

Hearing Date:..... **September 10, 2024**
Time:..... **6:00 p.m.**
Hearing Body: **Banks City Council**

Proposal:	A revision to the City of Banks’ System Development Charge (SDC) Methodology for Transportation.
Summary of Proposal:	<p>The City of Banks hereby issues public notice, pursuant to ORS 223.304 (6) and (7), of its intent to change the methodology for calculating SDCs for transportation. A public hearing on the new methodology is scheduled before the Banks City Council on September 10, 2024, at or shortly after 6:00 p.m.</p> <p>The city currently charges SDCs to help fund needed infrastructure throughout the city. SDCs supplement other existing funding sources, including user fees and developer funded improvements to pay for transportation facilities that increase capacity. SDCs are assessed at the time of building permit issuance. The proposal to change the transportation SDC methodology will include a new fee assessment schedule.</p>
Area of Applicability:	The SDC proposal applies to all incorporated areas of the City of Banks. The revised fee will also apply to land outside the City limits but within the Urban Growth Boundary (UGB). When properties within the UGB are annexed into the city, the revised SDC fee would apply to subsequent development at the time of building permit issuance.
Criteria:	ORS 223.297 through 223.304 and Banks Municipal Code, Title III, Chapter 33.
Hearing Place:	Banks City Hall, 13680 NW Main Street, Banks, OR 97106
Staff Contact:	Ms. Jolynn Becker, City Manager, (503) 324-5112, jbecker@cityofbanks.org

Methodology and Technical Report – Available no later than July 12, 2024.

At least sixty (60) calendar days prior to the hearing, a copy of the technical report that addresses the methodology and calculation of the proposed charges, and applicable state law will be available for inspection on the city website at www.cityofbanks.org. The same materials will be available at City Hall, 13680 NW Main Street, from 8:00 a.m. to 5:00 p.m. Monday through Friday, except holidays. Copies of any or all materials will be provided at reasonable cost.

Submission of Written Testimony:

Any person may submit written testimony prior to the hearing date. To be included with the staff report addressed to City Council, written testimony must be received no later than 5:00 p.m. on Monday, September 2, 2024.

Delivery Methods:

- Mail to City Manager, City of Banks, 13680 NW Main Street, Banks, Oregon 97106
OR
- Email to jbecker@cityofbanks.org (please include a physical mailing address with your e-mail address).
OR
- Hand-delivered to City Hall, 13680 NW Main Street, Banks, OR 97106, from 8:00 a.m. to 5:00 p.m. Monday through Friday, except holidays.

Contest of Methodology:

Legal action intended to contest the methodology used for calculating a system development charge may not be filed after 60 days following adoption or modification of the system development charge ordinance or resolution by the local government. A person shall request judicial review of the methodology used for calculating a system development charge only as provided in ORS 34.010 to 34.100.

NOTICE TO MORTGAGEE, LIENHOLDER, VENDOR, OR SELLER, ORS 215 REQUIRES THAT IF YOU RECEIVE THIS NOTICE, IT MUST BE PROMPTLY FORWARDED TO THE PURCHASER. The recipient of this notice is hereby responsible promptly to forward a copy of this notice to every person with a documented interest, including a renter or lessee.

Banks City Hall is accessible to any persons with disabilities. Any requests for accommodation should be made at least 48 hours before the meeting by calling (503) 324-5112.

Notice Mail Date: June 10, 2024
Posted at City Hall: June 10, 2024

Jolynn Becker
City Manager
City of Banks, Oregon