



SUMMARY NOTES

Banks TGM – Community Meeting #1

Meeting: Community Meeting #1, Task 2.6

Project No.: 18940.A

Project Name: Banks TGM Code Assistance

Meeting Date: July 16, 2020

Meeting Time: 6:30 – 8:00 PM

Location: Virtual meeting

PMT Attendees: Serah Breakstone, Laura Buhl, Jolynn Becker, Scot Siegel, Lauren Scott

The purpose of this community meeting was to review the project background and objectives, smart growth principles, and discuss some key elements of recommended code changes. Below is a summary of that discussion.

- Regarding the recommendation to reduce the number of residential zones from five to three:
 - Question about mixed use zoning and whether that would be impacted by the proposed residential rezoning. A: There is an existing mixed-use zone in Banks now, and it won't be impacted by the changes to residential zoning.
 - Question about duplexes and cottage clusters in the low-density zone, and additional housing types in the medium-density zone – how “etched in stone” is this work? A: Nothing has been decided at this point, still early in the process.
 - Concerns (from the Mayor) about missing larger lot options (10,000 SF lots for large single-family homes) – wants to add a lower density option (this is also identified in the code audit). Also concerns about lumping in duplexes and cottage clusters in with the City's “prime” lots (the 7,000 SF lots).
 - Question (from the Mayor) about whether or not the low-density zone will remain at a minimum lot size of 7,000 SF. A: That is also up for discussion as part of this project but won't necessarily change.
- Regarding the mix of housing types proposed for the residential zones:
 - Where do people park in some of these middle housing types? People in Banks all have cars and some neighborhoods (Arbor Village) are already maxed out on parking. A: Many configurations are possible with middle housing types – typically parking is provided behind the homes (alleys, or joint parking areas). Some cottage clusters have their own garages.

- Question about other opportunities for community input. A: There will be a virtual public workshop, and another “open house” once draft code amendments are prepared. We’re also working with a code committee throughout this project.
- Question about parks or dog parks and whether or not this project will plan for additional parks or transportation facilities. A: This project is only about updating the zoning code. The City does have a plan for a bike trail from south to north end of town, and a connection over the RR tracks to connect east side of town to west side.
- Regarding design elements for downtown and residential areas:
 - Question about what is meant by building articulation and how is it different from building mass? A: Building articulation is more about visual detail and interest and building mass is about size and scale of buildings.
 - Mayor likes street trees.
 - Having shade along Main Street would be great, trees or awnings. Don’t want sidewalks to become narrower but widening them means losing parking. Also, difficult to make changes along an ODOT facility (Main Street).
 - Really like downtown areas like Orenco, Albany – would be nice to have something like that in Banks, with local tasting rooms, shops, etc.
 - Street trees and awnings and outdoor seating areas really help to make a downtown area feel nice.
 - Suggestion from Scot that the VPW include some images of downtown design elements, as well as some images from Banks.
 - Regarding residential development, need some tools to avoid repetitive home styles in big subdivisions. A: It’s possible to include housing variety standards to avoid “cookie cutter” neighborhoods.
 - Housing variety is important, so is housing design – particularly with infill development in older residential neighborhoods. Modern house styles might not be compatible with existing neighborhoods.
 - Need to make sure setback standards don’t preclude full use of yards (ability to put in a shed, etc.). Some yard setbacks are too large and make it difficult to put structures in the backyard.
- Regarding approaches to creating a Downtown Commercial Zone:
 - Question about the differences between the existing commercial zone and new downtown commercial zone? A: Downtown would have its own set of uses and additional design standards that are appropriate for a walkable main street area.
 - General support for rezoning downtown – it makes sense and would support a more cohesive, pleasant downtown.
 - What happens to existing businesses that don’t meet new design standards? A: Conforming uses or development will be considered as part of this project. Likely, they won’t be able to expand or close down/reopen without complying with the new standards.