



NOTICE OF PLANNING COMMISSION DECISION

Banks School District Auxiliary Gym

File Numbers: Major Modification of a Conditional Use (MJM-CU 25-01)
Site Design Review (SDR 25-01)

Proposal: Consolidated Major Modification of a Conditional Use and Site Design Review Type III applications at 12850 NW Main Street (tax lot 2N331CB02300) were submitted, proposing to construct an Auxiliary Gym addition to the existing Banks Middle School. The proposed Auxiliary Gym is intended to replace the free-standing gym on the Banks High School site (the “Barn”), which will be demolished in advance of the Banks High School renovation/modernization project.

Decision: The Planning Commission has approved the Major Modification of a Conditional Use and Site Design Review (MUM-CU 25-01 and SDR 25-01) and finds that the applications can meet all applicable criteria of the Banks Zoning Code, subject to the applicant’s fulfillment of or compliance with the Conditions of Approval in Attachment A.

Findings and Reasons: As findings in support of this decision, the Planning Commission adopts and incorporates the November 13, 2025 Banks School District Auxiliary Gym Staff Report, including Findings, Attachments, and Exhibits, as well as the memorandum dated November 17, 2025 revising the Staff Report findings (Attachment B). The Planning Commission concludes that the applicant’s proposal meets the applicable approval standards in the Banks Zoning Code as explained in the above-referenced Staff Report and Memorandum, subject to the Conditions of Approval in Attachment A.

How to Obtain More Information: The full decision and staff report is available for review on the City of Banks website at: <https://www.cityofbanks.org/currentpendingplanningapplications>.

A hard copy may be obtained, at cost, at the following address:

City Manager
Banks City Hall
13680 NW Main Street
Banks, OR 97106
503-324-5112

Right to Appeal: Within 10 days of the date of the mailing of this Notice of Planning Commission Decision anyone with standing may submit an appeal to the Banks City Recorder at the above address, along with appropriate fee and the materials required by Banks Zoning Code Section 151.233(E). Appeals may be made by the applicant, the owner, or anyone who testified orally or in writing before the close of the public record. The notice of appeal, correct fee, and all required

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materials shall be filed with the City Recorder at City Hall no later than 4 PM on December 1, 2025. If no appeals are received by that time, then this decision shall become final.

DATED this 21 day of November 2025.



Whitney Hergert, Planning Commission Chair

Attachments:

- Attachment A: MM-CU 25-01 & SDR 25-01 Conditions of Approval
- Attachment B: MM-CU 25-01 & SDR 25-01 Memo