



Washington County Transportation Development Review Conditions of Approval for MPD 24-02 Aerts Addition

Date: August 21st, 2024
Jurisdiction: City of Banks
Application: MPD 24-02 Aerts Addition

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Site/Application Information

Existing Use: The site contains a golf course and surrounding farmland. Existing structures include a clubhouse and other accessory buildings associated with the golf course.

Proposal: Establish a new residential community with a mix of attached and detached residential dwellings with parks and open space. The total development will result in ±1055 dwelling units.

Site Size: ±204 Acres

Site Address: 12565 NW Aerts Road

Washington County Assessor's Maps: 2N331; Tax Lots 100, 201, 500, 600 & 2N331D; Tax Lots 100, 101, 400, and 1000 & 2N331CA; Tax Lot 6900

Findings & Conditions

The Washington County Department of Land Use and Transportation has assessed the application for Aerts Addition, a ±204-acre master planned community located on the east side of the City of Banks (Washington County Assessor's Maps 2N331; Tax Lots 100, 201, 500, 600 & 2N331D; Tax Lots 100, 101, 400, and 1000 & 2N331CA; Tax Lot 6900). As proposed, the application will convert the Quail Valley Golf Course and some surrounding vacant farmland into a master-planned community. The preliminary plans indicate that ±175 acres will be used to establish ±1055 residential dwellings, ±20 acres will be used for parks/recreational facilities, and the remaining ±8.5 acres will remain vacant for future commercial and industrial uses.

The applicant submitted a Traffic Impact Analysis (TIA) dated April 2024 (Kittleson and Associates) for the proposed development. County Traffic Engineering has reviewed the TIA for compliance with County R&O 86-95 "Determining Safety Improvements for Traffic" and agrees with the findings and recommendations of the TIA and Memo. The conditions of approval are in line with the recommended mitigation measures.

CONDITIONS OF APPROVAL

I. PRIOR TO ISSUANCE OF A PUBLIC IMPROVEMENT OR EQUIVALENT PERMIT BY THE CITY OF BANKS FOR PHASE I:

- A. Address sight distance at the intersection between NW Aerts Road and NW Banks Road.
 1. Provide a design to the County Engineer that can satisfy sight-distance requirements based on the design, posted, or 85th percentile speed (whichever is greater). The location of the speed study to determine the 85th percentile speed shall be approved by the County Engineer, and the speed study shall be submitted to Washington County for review and approval.
- B. All public improvements on NW Bank Road must obtain a Washington County Facility Permit as part of the approval process. This permit, as detailed below, is a crucial step in the development process and must be secured before the City of Banks issues a public improvement permit.
 1. Submit to Washington County Public Assurance Staff: A completed "Design Option" form (original copy), the City's Notice of Decision (NOD), and the County's Letter dated August 21st, 2024.
 2. **\$28,000.00** Administration Deposit.

NOTE: The Administration Deposit, a cost-recovery account, is used to pay for County services provided to the developer, including plan review and approval, field inspections, as-built approval, and permit processing. This deposit is an estimate of the cost of these services. If, during the project, the Administration Deposit account is running low, additional funds will be requested to cover the estimated time left on the project. If there are any unspent funds at project closeout, they will be refunded to the applicant. Any point of contact with County staff can be a chargeable cost. If project plans are incomplete or do not comply with County standards and codes, costs will be higher. There is a charge to cover the cost of every field inspection. Costs for enforcement actions will also be charged to the applicant.

3. Electronic submittal of engineering plans, geotechnical/pavement report, engineer's estimate, final sight distance certification, and the "Engineer's Checklist" (Appendix 'E' of County Road Standards) for construction of the following public improvements:

NOTE: Improvements within the ROW may require relocation or modification to permit the construction of public improvements. All public improvements and modifications shall meet current County and ADA standards. Public improvements that do not meet County standards shall submit a design exception to the County Engineer for approval.

a. NW Banks Road:

- i. Design Exceptions from the road design standards shall be submitted for review to the County Engineer when plans are submitted for the Facilities Permit.
- ii. Close the vehicle access to the existing intersection between NW Aerts Road and NW Banks Road. Provide the appropriate signage and barriers.
- iii. Construction of a half-street improvement meeting the applicable design requirements from the City of Banks.
- iv. Construct a westbound left turn lane within NW Banks Road at the relocated intersection with NW Aerts Road.
- v. Construction of the re-aligned intersection between NW Aerts Road and NW Banks Road to the applicable crosswalk accessibility and ADA design standards.
- vi. Submit Construction access and traffic circulation/control plan.
- vii. Submit a Preliminary Sight Distance Certification and mitigation for the new intersection between NW Banks Road and NW Aerts Road.
- viii. The dedication of the right-of-way necessary to permit the construction of the public improvements and allow accessibility for future maintenance. Please note that the amount of dedication at intersections with county roads shall extend to the curb return of the intersecting road. The necessary right-of-way shall be recorded before Washington County issues the required Facilities Permit.
- ix. Provide a Pavement Report prepared by a Professional Engineer. The report will include recommendations for new full-depth pavement and/or pavement repair for existing roadway sections affected by the project. The report shall include but is not limited to the following recommendations: Existing pavement condition analysis, Grind and Inlay/Overlay, pavement repair, "Wet Weather" pavement construction, ESAL calculations, AASHTO pavement design calculations, soil classification, modulus, and laboratory test results. *Please contact Rob Saxton at Rob_Saxton@co.washington.or.us before the field investigation.*

II. PRIOR TO RECORDING THE FINAL PLAT FOR PHASE I:

- A. All road and frontage improvements required in condition I.B.3. above shall be completed and accepted by Washington County, including final sight distance certification for each driveway access to the public right of way.

Please contact Tony Mills, Associate Planner, at 503-846-3837 or by email at tony_mills@washingtoncountyor.gov with any questions.

Cc: Road Engineering Services
Traffic Engineering Services
Assurances Section
Transportation File