

Many people in the community have reached-out to the City Council and City staff with concerns about the development of the east side of the city and all of the many possible impacts such a development might have on the City, its public facilities and services and the City's rural qualities. This FAQ is intended to address many of those concerns to the extent possible at this early stage of the process.

1. Has a development proposal been submitted? No. The Quail Valley Golf Course Association approached the Council City nearly 3 years ago to announce that it was ending operation of the golf course and was looking for a developer to construct a residential subdivision, with a small commercially zoned component and small industrially zoned component. Those discussions have continued, and a developer has come forward (the Holt Group, Inc. of Vancouver, WA), but no development application has been submitted nor is one likely to be submitted until late spring 2024.

2. How big is the development likely to be when a development application is finally submitted? 206 acres, which includes the 142-acre golf course, approximately 25 acres of other property owned by the Quail Valley Golf Course Association and approximately 32 acres owned by the VanDyke family.

3. How many homes are possible when a development application is finally submitted? A maximum of 955 homes, in 8 phases over a possible 20-year build-out period.

4. What is the public process the City will use to review a development application, once an application is submitted?

First the City is negotiating a Development Agreement with the Holt Group that will specify the nature and extent of all of the city public improvements and facilities that Holt will be responsible for constructing with its project. These include:

- All of the street and other transportation improvements needed to serve the development,
- All of the water supply, storage, treatment and distribution systems needed to serve the development,
- All of the parks, openspace and recreational facilities needed to serve the development.

The Development Agreement does not address sewer, stormwater, schools or fire and life safety, because the City of Banks does not provide those services and facilities. Those are provided by other governmental entities, taxing districts and agencies. The Developer has been in detailed discussions with those service providers over those services and facilities. Those issues must be addressed through the land development process that will come later this year.

The draft proposed Development Agreement has been available on the City's website for several weeks. The City Council will consider the draft proposed Development Agreement in a public hearing beginning on February 13, 2024, which may be continued to March 12, 2024.

Second, we anticipate Holt will submit a land use and development application that will include a comprehensive plan amendment and zone change request for the golf course, a multi-phase masterplan subdivision and other associated applications sometime before summer. The City will process this consolidated application in accordance with state law requirements and the City's development code. The process will begin with community informational meetings hosted by the developer to explain the project plans. Then, there will be a series of public hearings before the Planning Commission and progress to even more public hearings before the City Council.

5. How can such a large and dense development be allowed in a small rural city like Banks?

Under Oregon land use law, urban types of development and urban densities are only allowed inside cities and within urban growth boundaries ("UGBs"). The Quail Valley Golf Course and this project are

already inside the Banks UGB and within the City limits. Therefore, under state law, the City's adopted Comprehensive Plan and development regulations, this development, this density and this number of homes are allowed on this land. The Quail Valley Golf Course and the City both worked hard in 2010 and beyond to bring the golf course inside the City's UGB, and subsequently it was annexed into the City. Over the past 10+ years, the City has devoted significant effort to revising its Comprehensive Plan and development regulations to deal with urban development throughout its UGB and throughout the City. This project is consistent with those long-range planning efforts.

6. This is too big an expansion for the City of Banks. No, the platting and construction of Arbor Village was a much larger expansion of Banks when it was approved in the early 1990s, given the small size of the City at the time. Arbor Village basically tripled the number of homes in Banks when it came on-line. This project will increase the number of homes in Banks, roughly, by 1½ times the current number of homes.

7. Won't this development exceed the physical capacity of the Banks School District facilities? No, but over the next 20 years, the Banks School District will have to expand, improve and possibly replace its facilities to accommodate current student populations, plus anticipated expansions. The Banks School District has been involved with every UGB expansion the City has approved. The School District provided comments on the potential growth for the community and included these expansions in its planning efforts. Anyone interested in School District facility capacity and expansion planning should contact the Banks School District. The Banks School District is a separate taxing district, with its own elected board and staff, and is fully in charge of its facility planning and funding process. Currently, the Banks schools are under-capacity, meaning they don't have enough students to fill the current classroom space. The homes and properties that will be included in this development will help contribute to the school facility upgrades and expansions needed to serve the entire school district. Additionally, the 20-acre community park will be designed, constructed and available for school use with direct bike and pedestrian access via a new bridge across the railroad tracks. The School District will pay annual maintenance fees to the City to defray park maintenance costs.

8. Can the City's water system support such a large development? Not currently, but the City's development regulations require all developers to provide their own water supply and water infrastructure. This project will provide a new water source (one or more new wells), a new 1-million-gallon reservoir, new pumping, treatment and distribution facilities to serve all of the new homes. By the time the new homes are built and ready for occupancy, the new water facilities will be in place, operational and dedicated to the City to serve the homes as they come on-line.

9. Won't this development exceed the ability of the Banks Fire District to serve the area? No, it is unlikely that this development at full build-out will exceed the Fire/Life/Safety service capabilities of the Banks Fire District. The Banks Fire District has been involved with every UGB expansion the City has approved. The Fire District provided comments on the potential growth for the community and included these expansions in its planning efforts. Anyone interested in Fire District facility capacity and expansion planning should contact the Banks Fire District. The Banks Fire District, however, is a separate taxing district, with its own elected board and staff, and is fully in charge of its facility planning and funding process. The Fire District is also a beneficiary of the City's Urban Renewal District, and in this way benefits from development within the Urban Renewal District.

10. Won't this development result in more crime and exceed police coverage capabilities? No, it is unlikely that this development at full build-out will exceed the law enforcement coverage capabilities of the Washington County Sheriff's Office, which provides law enforcement coverage for Banks. The City has a local police levy to help pay for Sheriff's Police services. The City will likely have to increase its funding and increase Sheriff's Deputy coverage as the City population grows through new development.

11. A roundabout at Hwy 6 and Aerts Road would impede traffic flow between Portland and the Coast. The Hwy 6 and Aerts Road intersection is already unsafe and inadequate under current traffic volumes. The alternative intersection configurations needed to serve the additional traffic from this development and the City of Banks generally would be a roundabout or would have limited access to

Aerts road north and south of Hwy 6 (right-in/right-out only). Because Hwy 6 is a state facility, ODOT required consideration of a roundabout as the safest design to handle current and future traffic volumes while still maintaining full access to the intersecting roads. ODOT safety design requirements have driven the design for this intersection, and a roundabout was adopted by the City into its Transportation System Plan (“TSP”) in 2018 at ODOT’s request. A roundabout, in fact, is the safest design for this intersection, and it is required by ODOT and the City’s TSP. Construction of a roundabout will be disruptive to traffic on Hwy 6, but will be designed and constructed properly and result in a safe intersection for the long-term benefit of travelers on Hwy 6 and the City of Banks.

12. What good will this project bring to the City of Banks? The developer of this project will construct and dedicate to the City approximately \$59 Million in new infrastructure – transportation, water, parks and recreation facilities. This infrastructure is needed to serve the new development, will provide capacity to serve the entire city. For example, the developer will construct and dedicate a 20+ acre community park and connect it to the Banks School District property with a bike/pedestrian bridge over-crossing the railroad tracks. The sports field facilities will include an artificial turf field that can be configured for simultaneous baseball and softball play or two soccer fields, and will include field lighting, bleachers and a public restroom. The Community Park will also include a large grass practice field, basketball court, a double pickleball court and playground. These facilities will serve the City of Banks, the Banks School District and the larger Banks community long into the future.

13. Won’t the turf field be expensive to maintain and replace? Yes, these facilities will be expensive to maintain and replace, but they will also be available for use by everyone, especially the Schools and will hopefully be used extensively. This large and intensively developed community recreational park is intended to replace the loss of the golf course to the Banks’ community.

14. Why should the City or its citizens allow this development that will change the rural character of this community? The Quail Valley Golf Course is private property, and in this country of laws, property owners have the right to develop their property under the applicable regulations. What the City of Banks wants for the east side of the city is reflected in its adopted Comprehensive Plan and development regulations. What we have seen of this development proposal, which has not yet been submitted, is consistent with state land use law, the City’s Comprehensive Plan and development regulations. While the City of Banks is small and has a rural character, it is still a city and is subject to state land use planning laws. The review of this development application, once it is submitted, will not be subject to a popularity contest, but rather the City’s adopted development regulations and verification that all of the public facilities and infrastructure – water, sewer, stormwater, transportation – are adequate to serve the demand created by the proposed development.