

City of Banks

PRE-APPLICATION DATE: _____

Request for Statement of Service Availability for Schools

| | |
|---|---|
| Service Provider: PLEASE RETURN THIS FORM TO: APPLICANT: | |
| COMPANY: | AKS Engineering & Forestry, LLC |
| CONTACT: | Melissa Slotemaker, AICP |
| ADDRESS: | 12965 SW Herman Road, Suite 100 Tualatin, OR 97062 |
| PHONE: | 503-563-6151 |

SCHOOL DISTRICT NO.: Banks #13

| | |
|------------------|---|
| OWNER(S): | |
| NAME: | Quail Valley Golf Corporation 12565 NW Aerts Road Banks, OR 97106 |
| ADDRESS: | VanDyke Family Land, LLC 12415 NE 36th Place Bellevue, WA 98005 |

PHONE: Please contact Applicant above.

Property Desc.: Tax Map(s): _____ Lot Number(s): _____
2N331, TL 100, 201, 500, 600 _____
2N331CA, TL 6900 _____
2N331D, TL 100, 101, 400, 1000 _____

Site Size: ±205 acres

Site Address: See site plan included

Nearest cross street (or directions to site): _____

PROPOSED PROJECT NAME: Aerts Addition Master Planned Development

PROPOSED DEVELOPMENT ACTION: (DEVELOPMENT REVIEW, SUBDIVISION, MINOR PARTITION, SPECIAL USE)
Master Planned Development, Comprehensive Plan Map and Zoning Map Amendments, Conditional Use for Park

EXISTING USE: Golf Course and Agricultural PROPOSED USE: Residential, Park, Open Space

| | | |
|--|---|---------------------------------------|
| IF RESIDENTIAL: | IF INDUSTRIAL/COMMERCIAL: | IF INSTITUTIONAL: |
| NO. OF DWELLING UNITS: <u>±950</u> | TYPE OF USE: _____ | NO. SQ. FT. _____ |
| SINGLE FAM. <u>±950</u> MULTI-FAM. _____ | NO. OF SQ. FT. (GROSS FLOOR AREA) _____ | NO. STUDENTS/EMPLOYEES/MEMBERS: _____ |

*******ATTENTION SERVICE PROVIDER*******

PLEASE INDICATE THE LEVEL OF SERVICE AVAILABLE TO THE SITE.
RETURN THIS COMPLETED FORM TO THE APPLICANT AS LISTED ABOVE.
 (Do NOT return this form to City of Banks . The applicant will submit the completed form with their Land Development Application submittal).

SERVICE LEVEL IS ADEQUATE TO SERVE THE PROPOSED PROJECT.
SIGNATURE: _____ POSITION: _____ DATE: _____

FOR SERVICE LEVEL INFORMATION, SEE ATTACHED LETTER.
SIGNATURE: [Signature] POSITION: Superintendent DATE: 4-17-2024

SERVICE LEVEL IS INADEQUATE TO SERVE THE PROPOSED PROJECT.
If the present or future service level is inadequate, please provide information documenting your inability to provide an adequate level of service. Additionally, provide information regarding whether the use of alternative means can be employed to provide an adequate service level. Documentation of adequacy and alternatives to provide an adequate service level may include but not be limited to the following:
1. Amount of bonded indebtedness; 2. Use of double shifting; 3. Extended school periods; 4. Bussing to underutilized facilities; 5. Year-around school; 6. Construction of new facilities; 7. Portable Classrooms; 8. Impact Fees; 9. Any combination of these or other alternatives.
SIGNATURE: _____ POSITION: _____ DATE: _____



Banks School District #13

12950 NW Main Street, Banks, OR 97106

Office: 503-324-8591 Fax: 503-324-6969

Dr. Brian Sica, Superintendent

To whom it may concern,

I hope this letter finds you well. I am writing to address some of the concerns that have been raised regarding the potential impact of the new residential development on the operations of our local school district.

At Banks School District, we pride ourselves on our robust educational environment and our ability to effectively manage enrollment fluctuations. Historically, the district has successfully accommodated a significantly higher number of students compared to our current enrollment. We are confident in our capacity to handle the expected increase resulting from the new development.

Our classroom spaces are adequately designed to meet this demand. To illustrate, our high school classes currently average just under 100 students, while our incoming kindergarten classes typically have around 70 students. This difference in class sizes demonstrates our ability to accommodate additional students. The space freed by this discrepancy is partially utilized by inter-district transfers and students transitioning from private schooling environments, further indicating our readiness to welcome more young learners without compromising the quality of education.

The Banks community continues to thrive as a welcoming environment for families. We have observed that most residents choose to stay within the district, suggesting a stable community atmosphere. The challenge, however, lies in the limited availability of homes suitable for young families, which inherently limits the influx of new students from within our growing community.

Furthermore, it is important to consider broader demographic trends that influence school enrollment. Both locally and nationally, there has been a measurable decline in birth rates over the past few years. This trend has led to a lower-than-anticipated number of new students per household, which is considerably different from the figures projected five years ago.

Given these factors, we are confident that the Banks School District can seamlessly integrate students from the new residential development without overextending our resources or compromising the educational experiences of our students. We remain committed to providing a high-quality education to all students and are prepared to adjust and adapt as necessary to maintain this standard. We are open to further discussions to clarify any additional concerns you might have regarding this development and its impact on our school district.

Warm regards,

Dr. Brian Sica
Superintendent
Banks School District

City of Banks

Request For Statement Of Service Availability (Service Provider Letter)

✓ FIRE DISTRICT: Banks Fire District 13

OWNER(S):

| | |
|---|---|
| NAME: Quail Valley Golf Corporation | VanDyke Family Land, LLC |
| ADDRESS: 12565 NW Aerts Road Banks, OR 97106 | 12415 NE 36th Place Bellevue, WA 98005 |

PHONE: Contact Project Contact below

APPLICANT/PROJECT CONTACT:

NAME: Meissa Slotemaker, AKS Engineering & Forestry, LLC

ADDRESS: 12965 SW Herman Road, Suite 100

PHONE: 503-563-6151

EMAIL: slotemakerm@aks-eng.com

Property Desc.: Tax Map(s): _____ Lot Number(s): _____
 - 2N331, TL 100, 201, 500, 600 _____
 - 2N331CA, TL 6900 _____
 - 2N331D, TL 100, 101, 400, 1000 _____

Site Size: ±205 acres

Site Address: See site plan included

Nearest cross street (or directions to site): _____

EXISTING USE: Golf Course/ Agricultural

PROPOSED PROJECT NAME: Aerts Addition Master Planned Development

PROPOSED DEVELOPMENT ACTION: Master Planned Development, Comprehensive Plan Map and Zoning Map Amendments, Conditional Use for Park

IF RESIDENTIAL:
NO. OF ADD'L DWELLING UNITS: ±905

IF INDUSTRIAL/COMMERCIAL:
BLDG. SQ. FT. (GROSS FLOOR AREA) _____

IF INSTITUTIONAL:
BLDG. SQ. FT. _____
NO. STUDENTS/EMPLOYEES/MEMBERS: _____

******* ATTENTION SERVICE PROVIDER *******

- PLEASE INDICATE THE LEVEL OF SERVICE AVAILABLE TO THE SITE (ADEQUATE OR INADEQUATE).
- **RETURN THIS COMPLETED FORM TO THE APPLICANT AS LISTED ABOVE.**
- (Do NOT return this form to the City of Banks . The applicant will submit the completed form with their Land Development Application submittal).

ADEQUATE FIRE PROTECTION IS AVAILABLE TO SERVE THE PROPOSED PROJECT, SUBJECT TO REVIEW FOR CONFORMANCE WITH OREGON FIRE CODE DURING GRADING/BUILDING PERMIT REVIEWS. (Use additional sheets if necessary.)

Please provide any comments regarding the project plan here.

SIGNATURE: *Bobby* POSITION: Fire Chief DATE: 3/5/24

SERVICE LEVEL IS INADEQUATE TO SERVICE THE PROPOSED PROJECT.
Please indicate why the service level is inadequate.

SIGNATURE: _____ POSITION: _____ DATE: _____

City of Banks

PRE-APPLICATION DATE: _____

**Request For Statement Of Service
Availability For Sheriff / Police Services**

| | |
|---|---|
| Service Provider: PLEASE RETURN THIS FORM TO: APPLICANT: | |
| COMPANY: | AKS Engineering & Forestry, LLC |
| CONTACT: | Melissa Slotemaker, AICP |
| ADDRESS: | 12965 SW Herman Road, Suite 100 Tualatin, OR 97062 |
| PHONE: | 503-563-6151 |

WASHINGTON COUNTY SHERIFF

| | |
|------------------|---|
| OWNER(S): | |
| NAME: | Quail Valley Golf Corporation 12565 NW Aerts Road Banks, OR 97106 |
| ADDRESS: | VanDyke Family Land, LLC 12415 NE 36th Place Bellevue, WA 98005 |

PHONE: Please contact Applicant above.

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2N331CA, TL 6900 _____
2N331D, TL 100, 101, 400, 1000 _____

Site Size: ±205 acres

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Master Planned Development, Comprehensive Plan Map and Zoning Map Amendments, Conditional Use for Park

EXISTING USE: Golf Course and Agricultural PROPOSED USE: Residential, Park, Open Space

| | | |
|--|---|---------------------------------------|
| IF RESIDENTIAL: | IF INDUSTRIAL/COMMERCIAL: | IF INSTITUTIONAL: |
| NO. OF DWELLING UNITS: <u>±950</u> | TYPE OF USE: _____ | NO. SQ. FT. _____ |
| SINGLE FAM. <u>±950</u> MULTI-FAM. _____ | NO. OF SQ. FT. (GROSS FLOOR AREA) _____ | NO. STUDENTS/EMPLOYEES/MEMBERS: _____ |

******* ATTENTION SERVICE PROVIDER *******

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(Do NOT return this form to the City of Banks The applicant will submit the completed form with their Land Development Application submittal).

SERVICE LEVEL IS **ADEQUATE** TO SERVE THE PROPOSED PROJECT. (Use additional sheets if necessary.)
Please indicate what improvements, or revisions to the proposal are needed for you to provide adequate service to this project.

SIGNATURE: Lieutenant Bob Ray POSITION: _____ DATE: 4/1/24

SERVICE LEVEL IS **INADEQUATE** TO SERVICE THE PROPOSED PROJECT.
If the present or future service level is inadequate, please provide information documenting your inability to provide an adequate level of service. Please also provide information regarding whether the use of alternative means can be employed to provide an adequate service level. Documentation of adequacy and alternatives to provide an adequate service level may include but not be limited to the following:
1. Contracting with private agency; 2. Contracting with other public agency; 3. Impact fees; 4. Any combination of these or other alternatives.

SIGNATURE: _____ POSITION: _____ DATE: _____

City of Banks

OWNER(S)

| | | |
|----------|--|---|
| NAME: | Quail Valley Golf Corporation | VanDyke Family Land, LLC |
| ADDRESS: | 12565 NW Aerts Road Banks, OR 97106 | 12415 NE 36th Place Bellevue, WA 98005 |

PHONE: _____

APPLICANT/PROJECT CONTACT

NAME: _____

ADDRESS: _____

PHONE: _____

EMAIL: _____

PROPERTY DESC.: TAX MAP(S): _____ LOT NUMBER(S): _____
 2N331, TL 100, 201, 500, 600 _____
 2N331CA, TL 6900 _____
 2N331D, TL 100, 101, 400, 1000 _____

SITE SIZE: _____

SITE ADDRESS: _____

DISTRICT 18 WATERMASTER'S OFFICE
(503-846-7780, watermaster@washingtoncountyor.gov)

WATER DISTRICT _____

EXISTING USE:

PROPOSED PROJECT NAME:

PROPOSED DEVELOPMENT ACTION:

IF RESIDENTIAL: _____ IF INDUSTRIAL/COMMERCIAL: _____ IF INSTITUTIONAL: _____
 No. of Dwellings: _____ Bldg Sq Ft: _____ Bldg Sq Ft: _____
 No. of Students/Employees/Members: _____

*******ATTENTION WATERMASTER'S OFFICE*******

PLEASE PROVIDE YOUR COMMENTS BELOW REGARDING WHETHER THE PROPOSED DEVELOPMENT OR NEW USE TRIGGERS RESTRICTIONS, REQUIREMENTS OR CONCERNS REGARDING GROUNDWATER USE.

RETURN THIS COMPLETED FORM TO THE APPLICANT AS LISTED ABOVE.

- Is the site in a groundwater limited area?
- Is the proposed development/use subject to Oregon Water Resources Department restrictions/requirements for groundwater use?

OTHER COMMENTS:

 SIGNATURE _____ POSITION _____ DATE _____

City of Banks

PRE-APPLICATION DATE: _____

Service Provider: PLEASE RETURN THIS FORM TO: APPLICANT:

COMPANY: AKS Engineering & Forestry, LLC

CONTACT: Melissa Slotemaker, AICP

ADDRESS: 12965 SW Herman Road, Suite 100
Tualatin, OR 97062

PHONE: 503-563-6151

- CWS (Clean Water Services)
2550 SW Hillsboro Hwy
Hillsboro, OR 97123-9379
503-681-3600
- OTHER _____

OWNER(S):

| | |
|-------------------------------------|--------------------------|
| NAME: Quail Valley Golf Corporation | VanDyke Family Land, LLC |
| ADDRESS: 12565 NW Aerts Road | 12415 NE 36th Place |
| Banks, OR 97106 | Bellevue, WA 98005 |

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| SINGLE FAM. <u>±950</u> MULTI-FAM. _____ | NO. OF SQ. FT. (GROSS FLOOR AREA) _____ | NO. STUDENTS/EMPLOYEES/MEMBERS: _____ |

*******ATTENTION SERVICE PROVIDER*******

PLEASE INDICATE THE LEVEL OF SERVICE AVAILABLE TO THE SITE (ADEQUATE OR INADEQUATE). RETURN THIS COMPLETED FORM TO THE APPLICANT AS LISTED ABOVE.

(Do NOT return this form to Washington County. The applicant will submit the completed form with their Land Development Application submittal).

- ATTACH THE FOLLOWING INFORMATION TO THIS APPLICATION:**
- Topographical map (minimum scale 1" = 200', contour interval no closer than 5 feet)
 - Development layout (streets, lots, parking areas, building configuration, pathways, creeks, wetland, landscape areas)
 - Vicinity map (minimum scale 1" = 1/4 mile)

TO BE COMPLETED BY GOVERNING JURISDICTION. **DEVELOPMENT ACTION SUBMITTAL MUST CONSIDER:** (Depends on analysis.)

| | | | |
|--|--|----------------------------------|---|
| Water Quality Facility required | <input checked="" type="checkbox"/> Y <input type="checkbox"/> N | Water Quantity Facility required | <input checked="" type="checkbox"/> Y <input checked="" type="checkbox"/> N |
| Hydraulic and hydrological analysis required | <input checked="" type="checkbox"/> Y <input type="checkbox"/> N | Vegetated corridor required | <input checked="" type="checkbox"/> Y <input checked="" type="checkbox"/> N |

(Depends on analysis.)

COMMENTS/EXPLANATION:

In order to determine the extend of the sensitive area, please complete the environmental review process to obtain a Service Provider Letter. In addition, systems will need to be extended to provide gravity service.

SIGNATURE: Mila Gonzalez Lima POSITION: PRT DATE: 04/23/2024



Portland General Electric
121 SW Salmon Street · Portland, Ore. 97204

May 1, 2024

Holt Group / AKS Engineering & Forestry
12565 NW Aerts Rd
Banks, OR 97106

Subject: Proposed construction site at 12565 NW Aerts Rd, Banks, Oregon

Hello Holt Group / AKS Engineering & Forestry,

Thank you for inquiring about electrical services provided through Portland General Electric. Your proposed project located in Banks, Oregon is within PGE's service territory. PGE has enough electrical capacity to serve your anticipated load. However, in all likelihood, additional infrastructure and electrical equipment will need to be installed to serve this anticipated load. This letter does not address any issues concerned with easements or right-of-ways.

The owner/developer is responsible for all costs associated with providing electric service to a new project, including the expenses for realigning existing electric facilities. However, PGE currently has a line extension allowance (LEA) that may help offset some of the costs of providing electrical service. We calculate the LEA for your project based on an estimate of the yearly incremental kWh consumption. This LEA is subject to change.

Please note that the LEA does not apply to certain project expenses involving underground service. **The owner/developer is always responsible for the cost of all necessary excavation, trenching, conduit, vaults, submersible transformers, pads and permits.**

Expenses for providing electric service to a project can be considerable. In order to provide a good cost estimate, PGE must receive your detailed plans and load estimates. When you have this information, please call (503) 323-6700, and a Service and Design Consultant will be assigned to your project and make contact with you.

Sincerely,

Anha
Service Coordinator
Portland General Electric



250 SW Taylor Street
Portland, OR 97204

503-226-4211
nwnatural.com

March 5, 2024

Paul Sellke, PE,GE
AKS Engineering & Forestry, LLC
12965 SW Hernan Rd, Suite 100
Tualatin OR 97062

Re: Verification of Available Gas Service to Project Site in Banks, OR 97106. NW Banks Rd and NW Aerts Rd

Hi Paul,

This letter is furnished in response to your request for an acknowledgement of gas availability to the subdivision site called Quail Valley Project.

I have enclosed a natural gas plat map verifying that natural gas is near and will require a main extension to reach said subdivision (approximately 4200-6200' of gas main) and is or will be adequate to serve all lots on the plat site map.

NW Natural (Company) operates under the jurisdiction and is subject to the Rules and Regulations of the Oregon Public Utility Commission (OPUC). Service is provided pursuant to the Tariff (rates, rules, and regulations) of the Company on file with the OPUC. Such Tariff is subject to change as provided by law. The Company installs, owns, and maintains all facilities up to and including the meter pursuant to the provisions of the builder or owner.

Copies of NW Natural's rates, rules, and regulations and additional information may be obtained by contacting the Company.

If you have any questions, please feel free to call me.

Sincerely,

Brenda

[Brenda Hartzog](#)
NW Natural
New Construction Channel Account Manager
503-610-7533 (direct line)
503 709-8556 (Mobile phone)



December 03, 2021

Attn: Jeff Nelson

AKS ENGINEERING & FORESTRY, LLC
12965 SW Herman Road, Suite 100, Tualatin, OR 97062
Newport Beach, CA 92660

Re: Will Serve Inquiry – Quail Valley GC Area, Banks, Oregon

Ziply Fiber facilities will be constructed under the terms and conditions of the company's Tariff. If the developer makes a request to have Ziply facilities constructed to serve the development, the Tariff requires that all exterior path and building interior must be placed according to Ziply Fiber standards before cables or fiber would be installed.

Please contact OSP Engineer, Jason Bell with plan sets as well as any inquiry about specific path or building requirements.

If you agree to these terms, please sign and return this letter to the address below.

Jason can be reached at 503-626-1134, or via email at Jason.bell@ziply.com

Thank you!

Joseph Vandecoevering
Engineering Manager
4155 SW Cedar Hills Blvd.
Beaverton, OR. 97005

I agree to the terms of this agreement:

Signature: _____

Print Name: _____

Company: _____

Sean Vermilya

From: Rich Weitzel <swatco@frontier.com>
Sent: Thursday, April 11, 2024 10:51 AM
To: Jolynn Becker; Sean Vermilya
Cc: Melissa Slotemaker; Paul Sellke; Chris Hockert; Trevor Synkelma
Subject: Re: Request for Service Provider documentation

Sean Vermilya,

Based on the drawings and information provided by AKS to date, Swatco Sanitary Service, Inc. can provide garbage and recycling service to the proposed Holt Homes quail valley development.

Thanks

Rich Weitzel
Swatco Sanitary Service, Inc
www.swatcosanitaryservice.com
503-324-0230

On Thursday, April 11, 2024 at 09:24:34 AM PDT, Sean Vermilya <vermilyas@aks-eng.com> wrote:

Good morning, Rich,

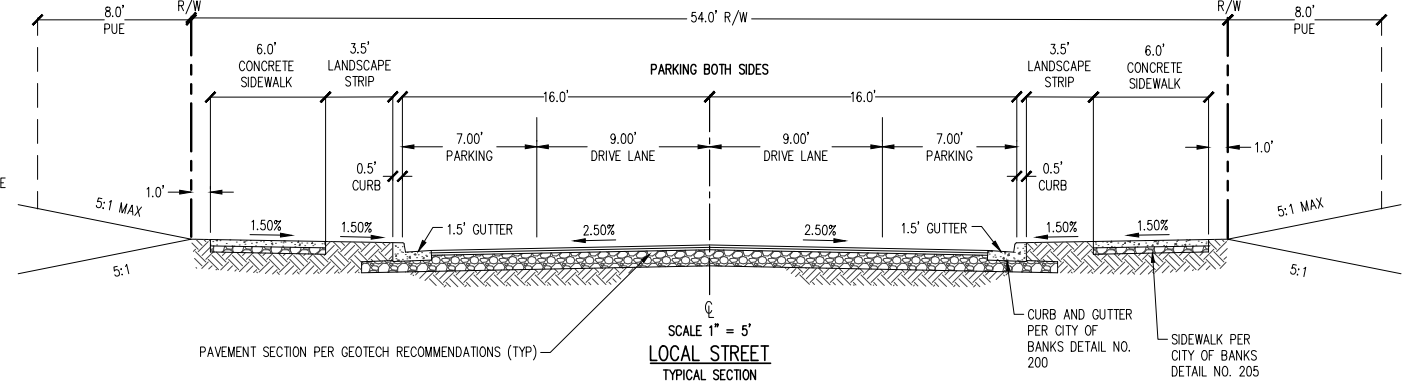
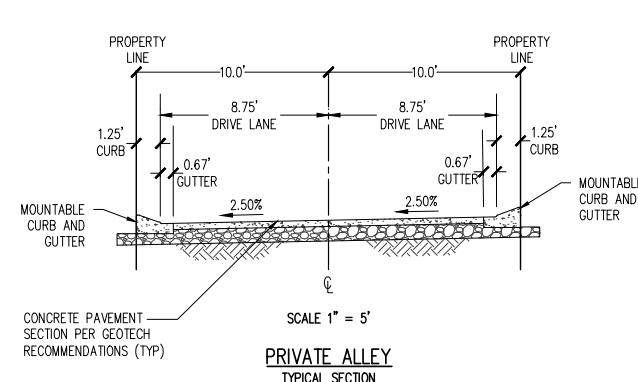
See the attached for the updated turning movements diagram. We've updated the plan to differentiate between the truck's wheels and the vehicle body. In some cases, the vehicle body may infringe slightly over the mountable curb in the alleys, but vehicles will not need to drive over curbs and will not infringe on/over property lines.

The plan also includes cross sections for the alleys and local streets. The cross sections for alleys are the same throughout the entire master plan, so the standard cross section diagram included in this updated plan is representative of all the alleys.

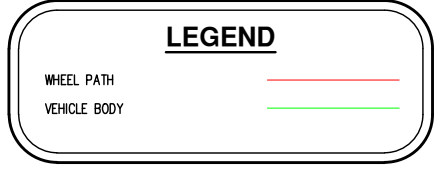
Let me know if this addresses your concerns.

Thank you,

Sean Vermilya

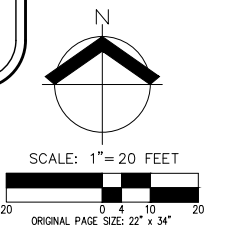


NOTE:
 DESIGN VEHICLE FOR GARBAGE TRUCK IS BASED ON INFORMATION RECEIVED FROM SWATCO SANITARY SERVICE INC.



ASSUMED DESIGN VEHICLE:

| | |
|-------------------|-------------|
| OVERALL LENGTH | 33.0 FT |
| OVERALL WIDTH | 8.5 FT |
| MAX TRACK WIDTH | 8.6 FT |
| LOCK-TO-LOCK TIME | 4.0 SECONDS |
| MAX WHEEL ANGLE | 50° |



DATE: 04/11/2024 AKS JOB: 4920-01



ENGINEERING • SURVEYING • NATURAL RESOURCES
 FORESTRY • PLANNING • LANDSCAPE ARCHITECTURE

CONCEPT GARBAGE TRUCK MOVEMENT IN ALLEY AERTS ADDITION

HOLT HOMES, INC.
BANKS, OREGON