

Ben Altman

From: Laurie Harris <HarrisL@CleanWaterServices.org>
Sent: Monday, August 08, 2016 11:59 AM
To: Ben Altman
Cc: Elle Allan; Andy Braun; Marvin Spiering
Subject: RE: 16-002174 42580 NW CEDAR CANYON

Hello Ben,

The vegetated corridor/sensitive area service provider letter is not required for annexation; therefore, Clean Water Services does not require the environmental site assessment at this time (nor the pre-screen review, for that matter). I think the reference to the subdivision on the pre-screen form caused some confusion on our part.

Regarding your request for general confirmation about sanitary sewer and surface water management, I can confirm that Clean Water Services (District) is the sanitary sewer and stormwater management utility for the City of Banks (City). Please note the following items:

1. The subject property will need to be annexed into District's boundary upon annexation to the City.
2. While sanitary sewer and storm sewer are available in the vicinity of the property, District has not developed specific plans to serve the property.
3. An applicant proposing to develop this parcel will need to comply with District's Design and Construction Standards which will include determining the sanitary and storm capacity and conveyance improvements necessary to serve the property as well as addressing protection of the vegetated corridors.

If you haven't already had conversations with Clean Water Services, a [pre-design meeting](#) would probably be a good next step towards identifying the scope of improvements. Clean Water Services looks forward to working with your firm to develop plans for this area.

Sincerely,

Laurie Harris | Engineering Technician
Clean Water Services | Development Services
2550 SW Hillsboro Hwy | Hillsboro OR 97123
o 503.681.3639 | f 503.681.4439
[engage news](#) | [facebook](#) | [twitter](#)

From: Ben Altman [mailto:baltman@pd-grp.com]
Sent: Friday, August 05, 2016 11:09 AM
To: SPL Review <SPLReview@CleanWaterServices.org>
Subject: RE: 16-002174 42580 NW CEDAR CANYON

Chuck, we are aware that an environmental assessment will be required prior to specific site development. However, at this time all we are doing is annexation to the City of Banks. Therefore, is there any requirement for the Assessment at this time?

What we need for Annexation is just a general confirmation that sewer and storm services are available.

Ben Altman SENIOR PLANNER | PROJECT MANAGER | D 971.708.6258
PIONEER DESIGN GROUP, INC. CIVIL | LAND USE PLANNING | SURVEY
9020 SW Washington Square Rd. Suite 170 Portland, OR 97223 P 503.643.8286 pd-grp.com

[Disclaimer:](#)

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From: SPL Review [<mailto:SPLReview@CleanWaterServices.org>]
Sent: Friday, June 10, 2016 9:52 AM
To: Ben Altman
Subject: 16-002174 42580 NW CEDAR CANYON

From: SPL Review
Sent: Friday, June 10, 2016 9:49 AM
To: baltman@pd-grp.com
Subject: 16-002174 42580 NW CEDAR CANYON

Hello,

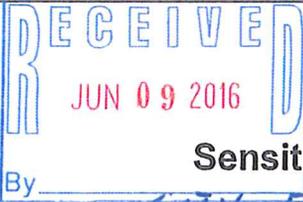
Clean Water Services has completed the Sensitive Area Pre-Screen review for the proposed development at the subject property. Based upon the review it appears that Sensitive Areas potentially exist on-site or within 200 feet of the subject property. In order to continue with the review please submit a Site Assessment as indicated on the attached signed Pre-Screen form.

You can find the Site Assessment submittal requirements and review standards at Clean Water Services web site:
<http://www.cleanwaterservices.org/permits-development/step-by-step-process/environmental-review/>

You may contact Amber Wierck, Environmental Review Project Manager, at 503-681-3653 if you have any questions about the Site Assessment process or submittal requirements.

Thank you

Chuck Buckallew | Engineering Technician
[Clean Water Services](#) | Development Services
2550 SW Hillsboro Hwy | Hillsboro OR 97123
o 503.681.3605 | f 503.681.4439
engage [news](#) | [facebook](#) | [twitter](#)



16.002174

Sensitive Area Pre-Screening Site Assessment

1. Jurisdiction: CITY OF BANKS

2. Property Information (example 1S234AB01400) PARTIALLY OF
Tax lot ID(s): 600+800, MAP 2X436
PLUS PORTIONS OF ADJACENT TAX LOTS - SEE ATTACHED TAX MAPS

OR Site Address: 42580 NB CEDAR CANYON RD
City, State, Zip: BANKS, OR. 97106
Nearest Cross Street: MAIN STREET / CEDAR CANYON RD.

3. Owner Information
Name: Bob Boboski & Mike Cropp
Company: WILVERINE FINANCIAL & LONGOAK LANDS
Address: 67705W COMYOK RD.
City, State, Zip: PORTLAND, OR 97225
Phone/Fax: 503-292-8261
E-Mail:

- 4. Development Activity (check all that apply)
Addition to Single Family Residence (rooms, deck, garage)
Lot Line Adjustment
Residential Condominium
Residential Subdivision
Single Lot Commercial
Other: ANNEXATION TO CITY OF BANKS

5. Applicant Information
Name: BEN ALTMAN
Company: PIONEER DESIGN GROUP
Address: 9020 SW WASHINGTON ST. BLD. #170
City, State, Zip: PORTLAND, OR 97223
Phone/Fax: 971-708-6258
E-Mail: baltman@pd-grp.com

6. Will the project involve any off-site work? Yes No X Unknown
Location and description of off-site work

7. Additional comments or information that may be needed to understand your project THIS IS FOR ANNEXATION ONLY - DEVELOPMENT TO FOLLOW UNDER SEPARATE APPLICATION.

This application does NOT replace Grading and Erosion Control Permits, Connection Permits, Building Permits, Site Development Permits, DEQ 1200-C Permit or other permits as issued by the Department of Environmental Quality, Department of State Lands and/or Department of the Army COE. All required permits and approvals must be obtained and completed under applicable local, state, and federal law.

By signing this form, the Owner or Owner's authorized agent or representative, acknowledges and agrees that employees of Clean Water Services have authority to enter the project site at all reasonable times for the purpose of inspecting project site conditions and gathering information related to the project site. I certify that I am familiar with the information contained in this document, and to the best of my knowledge and belief, this information is true, complete, and accurate.

Print/Type Name BEN ALTMAN Print/Type Title SENIOR PLANNER
Signature Ben Altman Date 6-2-16

FOR DISTRICT USE ONLY

- X Sensitive areas potentially exist on site or within 200' of the site. THE APPLICANT MUST PERFORM A SITE ASSESSMENT PRIOR TO ISSUANCE OF A SERVICE PROVIDER LETTER.
Based on review of the submitted materials and best available information Sensitive areas do not appear to exist on site or within 200' of the site.
Based on review of the submitted materials and best available information the above referenced project will not significantly impact the existing or potentially sensitive area(s) found near the site.
This Service Provider Letter is not valid unless CWS approved site plan(s) are attached.
The proposed activity does not meet the definition of development or the lot was platted after 9/9/95 ORS 92.040(2). NO SITE ASSESSMENT OR SERVICE PROVIDER LETTER IS REQUIRED.

Reviewed by [Signature] Date 6.10.16

Once complete, email to: SPLReview@cleanwaterservices.org • Fax: (503) 681-4439
OR mail to: SPL Review, Clean Water Services, 2550 SW Hillsboro Highway, Hillsboro, Oregon 97123



WASHINGTON COUNTY

Dept. of Land Use & Transportation
Development Services Division
Current Planning Section
155 N. 1st Avenue, #350-13
Hillsboro, OR 97124
Ph. (503) 846-8761 Fax (503) 846-2908
http://www.co.washington.or.us

PRE-APPLICATION DATE:

Service Provider: PLEASE RETURN THIS FORM TO: APPLICANT:

COMPANY: PIONEER DESIGN GROUP
CONTACT: BEN ALTMAN
ADDRESS: 9020 SW WASHINGTON SQ. Rd #170
PORTLAND, OR 97223
PHONE: 571-708-6258 baltman@pd-grp.com

Request For Statement Of Service Availability (Service Provider Letter)

- WATER DISTRICT:
[X] FIRE DISTRICT: Banks
CITY OF:
CLEAN WATER SERVICES (Sanitary Sewer)

OWNER(S):

NAME: Bob Bobosky
ADDRESS: 6770 SW CANYON DRIVE
PORTLAND, OR 97225
PHONE: 503-292-8261

Additionally, you'll need our separate, individual request forms titled:

- Clean Water Services (Surface Water Mgmt.)
Tri-Met
School
Sheriff / Police
Tualatin Hills Park & Recreation District

Property Desc.: Tax Map(s): Lot Number(s):
6004800 2N2 36
5700 2N3 31BC
6000 2N3 31BB

Site Size:

Site Address:

Nearest cross street (or directions to site): MAIN STREET - Cedar Canyon Rd.

PROPOSED PROJECT NAME: Bobosky - Cropp Annexation

PROPOSED DEVELOPMENT ACTION: ANNEXATION (DEVELOPMENT REVIEW, SUBDIVISION, MINOR PARTITION, SPECIAL USE)

EXISTING USE: Farm PROPOSED USE: Residential & Industrial

RESIDENTIAL: NO. OF DWELLING UNITS: 240
SINGLE FAM. 157 MULTI-FAM. 75

IF INDUSTRIAL/COMMERCIAL: TYPE OF USE: Industrial
NO. OF SQ. FT. (GROSS FLOOR AREA) 710,000

IF INSTITUTIONAL: NO. 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 Washington County. The applicant will submit the completed form with their Land Development Application submittal).

[X] 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: [Signature] POSITION: Chief DATE: 6-3-16

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

SIGNATURE: POSITION: DATE:



WASHINGTON COUNTY
 Dept. of Land Use & Transportation
 Development Services Division
 Current Planning Section
 155 N. 1st Avenue, #350-13
 Hillsboro, OR 97124
 Ph. (503) 846-8761 Fax (503) 846-2908
 http://www.co.washington.or.us

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

WASHINGTON COUNTY SHERIFF

PRE-APPLICATION DATE: _____

Service Provider: PLEASE RETURN THIS FORM TO:
 APPLICANT:

COMPANY: PIONEER DESIGN GROUP
 CONTACT: BEN AITMAN
 ADDRESS: 9020 SW WASHINGTON SQ. RL # 170
PORTLAND, OR 97223
 PHONE: 971-908-6258 baitman@pd-grp.com

OWNER(S):

NAME: Bob Bobosky
 ADDRESS: 6770 SW CANYON PKWY
PORTLAND, OR 97225
 PHONE: 503-292-8261

Property Desc.: Tax Map(s): 600500 Lot Number(s): 2N4 36
5200 2N3 31BC
6000 2N3 31B0

Site Size: _____
 Site Address: MAIN STREET - Cedar canyon Rd
 Nearest cross street (or directions to site): _____

PROPOSED PROJECT NAME: Bobosky - CROPP ANNEXATION

PROPOSED DEVELOPMENT ACTION: (DEVELOPMENT REVIEW, SUBDIVISION, MINOR PARTITION, SPECIAL USE)

ANNEXATION & ZONING

EXISTING USE: Farm

PROPOSED USE: Residential + Industrial

IF RESIDENTIAL:
 NO. OF DWELLING UNITS: 240
 SINGLE FAM. 157 MULTI-FAM. 75

IF INDUSTRIAL/COMMERCIAL:
 TYPE OF USE: INDUSTRIAL
 NO. OF SQ. FT. (GROSS FLOOR AREA) 210,000

IF INSTITUTIONAL:
 NO. 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 Washington County. 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: [Signature] POSITION: LIEUTENANT DATE: 06-01-16

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:
 .. Contracting with private agency; 2. Contracting with other public agency; 3. Impact fees; 4. Any combination of these or other alternatives.

SIGNATURE: _____ POSITION: _____ DATE: _____



WASHINGTON COUNTY
 Dept. of Land Use & Transportation
 Development Services Division
 Current Planning Section
 155 N. 1st Avenue, #350-13
 Hillsboro, OR 97124
 Ph. (503) 846-8761 Fax (503) 846-2908
 http://www.co.washington.or.us

**Request For Statement Of Service
 Availability For Schools**

PRE-APPLICATION DATE: _____

**Service Provider: PLEASE RETURN THIS FORM TO:
 APPLICANT:**

COMPANY: PIONEER DESIGN GROUP
 CONTACT: BEN ACTMAN
 ADDRESS: 9020 SW WASHINGTON SQ. RD. #170
PORTLAND, OR 97223
 PHONE: 971-708-6258 baltman@pd-grp.com

OWNER(S):

NAME: Bob Bobosky
 ADDRESS: 6710 SW CANYON DRIVE
PORTLAND, OR 97225
 PHONE: 503-792-8261

Property Desc.: Tax Map(s): 6004800 Lot Number(s): 2N4 S6
5200 2N3 31BC
6000 2N3 31B5

Site Size: _____
 Site Address: _____
 Nearest cross street (or directions to site):
MAIN STREET - CEDAR CANYON RD.

SCHOOL DISTRICT NO.: Banks #13

PROPOSED PROJECT NAME: Bobosky-Cropp ANNEXATION

PROPOSED DEVELOPMENT ACTION: (DEVELOPMENT REVIEW, SUBDIVISION, MINOR PARTITION, SPECIAL USE)
ANNEXATION & ZONING

EXISTING USE: Farm PROPOSED USE: Residential/Industrial

RESIDENTIAL:	IF INDUSTRIAL/COMMERCIAL:	IF INSTITUTIONAL:
NO. OF DWELLING UNITS: <u>240</u>	TYPE OF USE: <u>Industrial</u>	NO. SQ. FT. _____
SINGLE FAM. <u>157</u> MULTI-FAM. <u>75</u>	NO. OF SQ. FT. (GROSS FLOOR AREA) <u>210,000</u>	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).

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: [Signature] POSITION: Superintendent DATE: 5/30/16

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. 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.

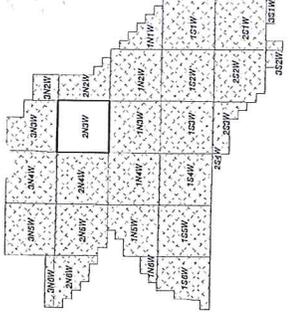
SIGNATURE: _____ POSITION: _____ DATE: _____

N 3 31 BC

2N 3 31 BC

2N 3 31 BC

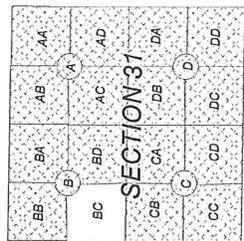
BANKS
2N 3 31 BC



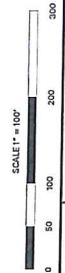
WASHINGTON COUNTY OREGON
 SW1/4 NW1/4 SECTION 31 T2N R3W W.M.
 SCALE 1" = 100'

36	37	32	33	34	35	36	31
6	5	4	3	2	1	6	6
12	7	8	9	10	11	12	7
13	18	17	16	15	14	13	18
24	19	20	21	22	23	24	19
25	30	29	28	27	26	25	30
36	31	32	33	34	35	36	31
1	6	5	4	3	2	1	6

FOR ADDITIONAL MAPS VISIT OUR WEBSITE AT
www.co.washington.or.us



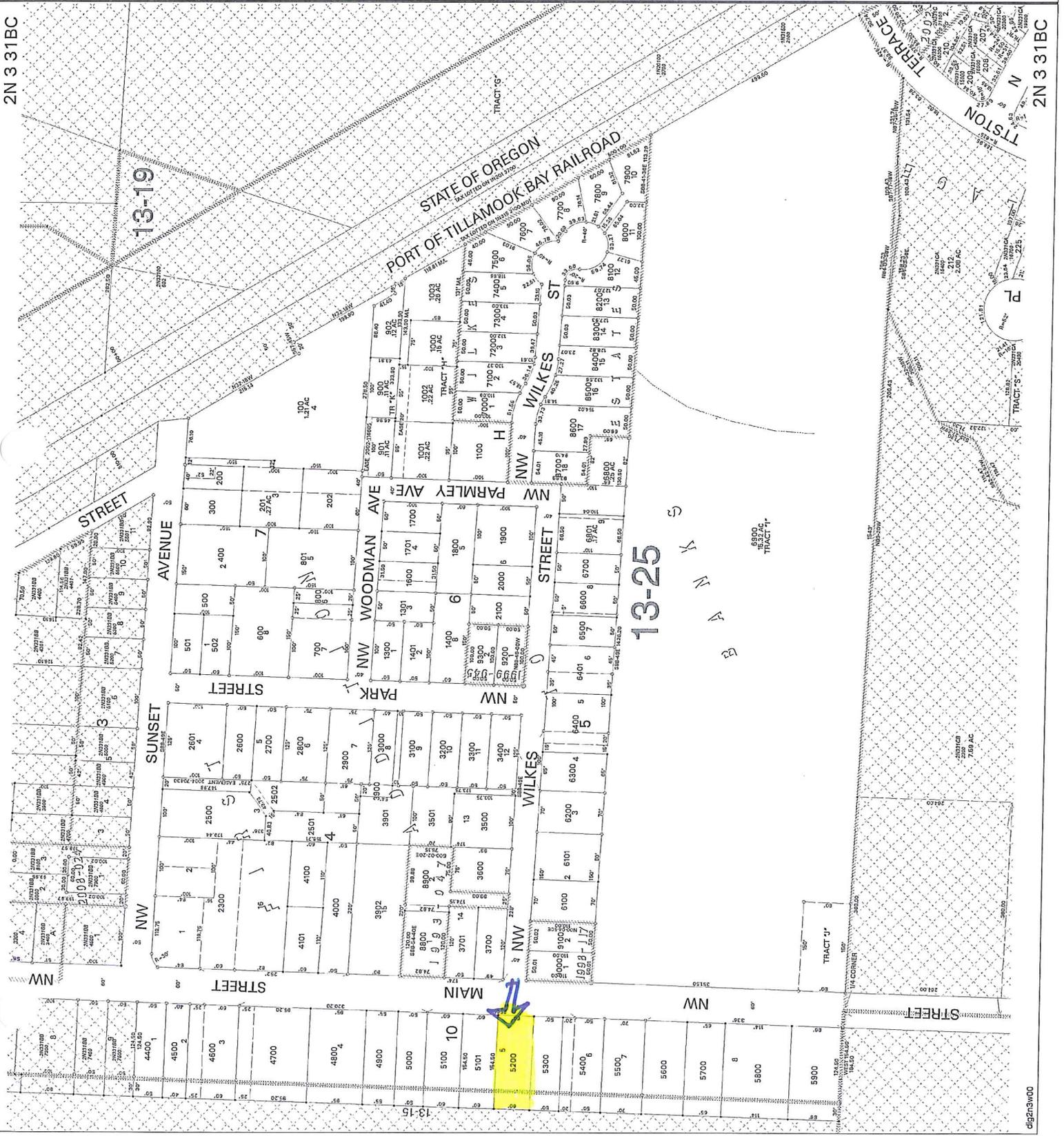
Cancelled Taxlots For: 2N331BC
 8800 A1, 1200, 1500, 3800, 2400, 2401
 4500, 4000, 0000, 2200, 2001



Assessment
CARTOGRAPHY
 Taxation

PLOT DATE: August 15, 2012
 FOR ASSESSMENT PURPOSES
 ONLY - DO NOT RELY ON
 FOR OTHER USE

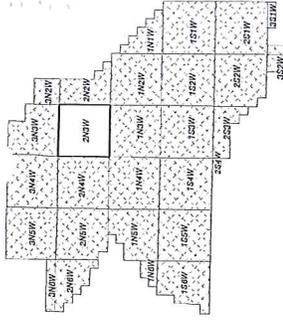
Map areas delineated by either gray shading or a cross-hatched pattern are for reference only and may not indicate the most current property boundaries. Please consult the appropriate map for the most current information.



3 31BB

2N 3 31BB

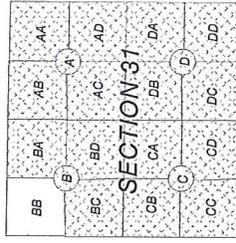
3 31BB



WASHINGTON COUNTY OREGON
 NW 1/4 NW 1/4 SECTION 31 T 2N R 3W W.M.
 SCALE 1" = 100'

36	37	32	33	34	35	36	37
1	6	5	4	3	2	1	6
12	7	8	9	10	11	12	7
13	18	17	16	15	14	13	18
24	19	20	21	22	23	24	19
25	30	29	28	27	26	25	30
36	31	32	33	34	35	36	37
1	6	5	4	3	2	1	6

FOR ADDITIONAL MAPS VISIT OUR WEBSITE AT
www.co.washington.or.us



Cancelled Taxlots For: 2N331BB
 980, 4600, 7600 N1, 301, 1600, 3500.

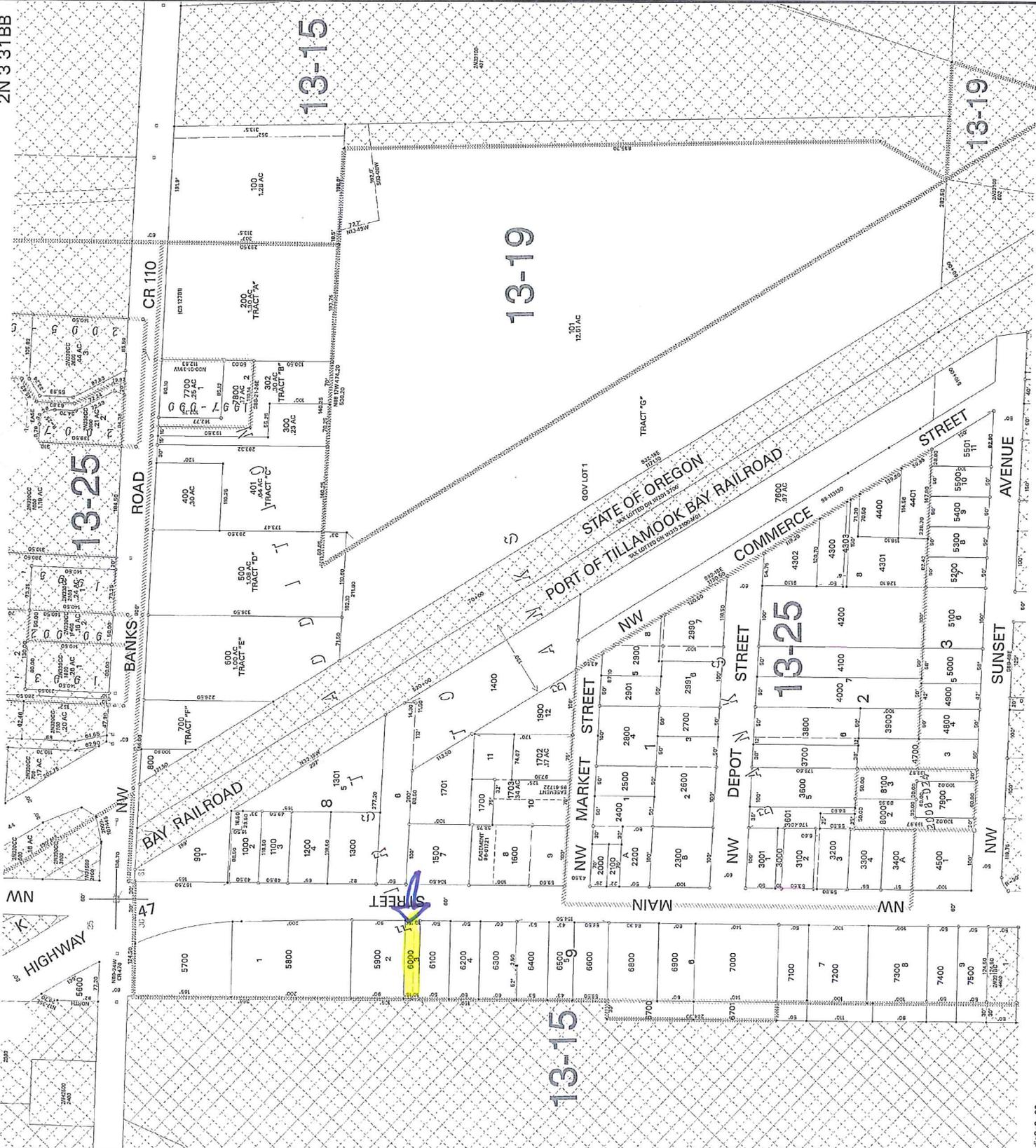
SCALE 1" = 100'

WASHINGTON COUNTY OREGON
Assessment
CARTOGRAPHY
Taxation

PLOT DATE: September 26, 2013
 FOR ASSESSMENT PURPOSES
 ONLY. DO NOT RELY ON
 FOR OTHER USE

Map areas delineated by either color shading or a center-labeled pattern are for reference only and may not indicate the most current property boundaries. Please consult the appropriate map for the most current information.

BANKS 2N 3 31BB



2N 3 31BB