

Jennifer Allen Newton Statements to the Banks City Council

My name is Jennifer Newton and I'm a Banks resident. I thank the Mayor and City Council for giving me this time to speak.

I wrote and edited, and my husband Jamie designed, the new Banks history book: *Banks a Town on the Move*, which we worked on in collaboration with – and based on historical information provided by – the Banks Historical Society. We also updated and designed the new Banks Centennial walking tour booklet. As a result, we learned a lot about the history of our city and how it has changed over the years.

I'm here to talk about a subject I feel passionate about: that is, the preservation of the historic Wilkes house – in situ – along with the beautiful acre of treed land surrounding it.

Speaking as a history writer and health coach, I believe this preservation is critically important for the culture, education and well-being of our residents. And, as a public relations consultant for more than 30 years, I also know it would provide a fantastic opportunity for the promotion of our city to future residents and tourists.

The fact is, most of the historically significant original buildings in Banks have been destroyed or remodeled beyond recognition. With the loss of each historic building, we have lost a bit of our community's cultural history and heritage.

Sadly, we can never get them back. But all are not lost...yet.

We now have an opportunity to save **one of the last – and quite possibly the oldest –** examples of Banks' original pioneer architecture, surrounded by the largest remaining stand of heritage trees – and to **turn it into a beautiful resource for our community for generations to come.**

THE WILKES HOUSE IS OUR COMMUNITY'S MOST SIGNIFICANT HISTORIC AND CULTURAL SITE

As you will hear later from the Banks Historical Society, there are many reasons for this, but here are the top three:

- 1. THE HOUSE:** The Wilkes house was built in the early 1870s* and may be the oldest remaining site-built historic building in Banks. It is certainly among the oldest homes in Banks and Washington County.
 - The land on which it sits was part of the first land claim here and was the homesite of the Wilkes family, the first permanent Euro-American settlers in this area.
 - Most of the city of Banks sits on the Wilkes' original land claim. (I'll share a bit more history later.)
- 2. HERITAGE TREES:** The acre+ of forested land surrounding the Wilkes house contains the largest remaining stand of heritage trees left in Banks.
 - As a result, it forms the largest canopy of natural shade in the city – our last and only “urban forest.”
- 3. NATIVE AMERICAN ARCHEOLOGICAL/CULTURAL HISTORY:** This land was also a significant location for the area's first inhabitants: the Atfalati band of the Kalapuya people.
 - Historical records show there is both an Atfalati graveyard and possible archeological items that may hold cultural significance in the area.
 - And a site survey by Lower Columbia Research & Archeology has identified a prehistoric archeological site and artifacts that suggest this area “may contain information important to our understanding of Native American lifeways prior to Euro-American settlement.”

This historic home and land provide a unique – and last-chance – opportunity for the City of Banks to preserve its most significant historic site... and turn it into a museum and cultural community center surrounded by a beautiful, shady park and arboretum for residents and tourists to enjoy all year long.

This opportunity far outstrips the long-term value of any other potential use of this site.

Here's why:

- **The home and property – together – will be a boon to tourism, education and smart development that would not otherwise exist.**
 - It would enrich the West Side Development and bring in more tourism and tourist dollars while creating a positive impression of Banks for visitors and potential new residents.
 - **This site sits clearly within view of – and mere footsteps away from – the Banks-Vernonia Trailhead, the new Salmonberry Trail and the forthcoming Council Creek Regional Trail.**
 - **We only get one first impression.** When new people come here for recreation **the first things they see will create their impression of Banks.**
 - **A shady park with a museum and cultural center** would bring more revenue into our community because it **would entice visitors to stay and avail themselves of the nearby restaurants and other businesses.**
- It's more than an opportunity – we also have **an obligation to future generations** to preserve this site. **The Wilkes home, and the land it sits on, play a significant historical and cultural part in our community's history.**
 - The Wilkes family is featured on the City of Banks website.
 - And the Wilkes family and their stately historic home, are prominently featured in our Banks history books and walking tour – both of which have been embraced by our community and visitors alike.
 - Generations of our school children have learned about the Wilkes family
 - And a group of students is now actively working to support the preservation of the Wilkes house on its original land because the preservation of our community's history is meaningful and inspiring to them.

- Throughout much of the City's history, the Wilkes home, with its gabled roof and bull's eye window, was considered the most beautiful home in the entire area.
- The home has even been written up in a national magazine for its pioneer farmhouse style architectural beauty – a beauty that can be restored.
- **So who were the Wilkeses?**
 - Peyton and Anna Wilkes and their children came out on the Oregon Trail and, in 1847, they carved a homestead out of the wilderness, becoming the first permanent Euro-American settlers in the area.
 - The Wilkeses befriended the native Atfalatis, who spent their summers here, creating a culturally respectful – and somewhat rare – example of pioneers and Native Americans living in harmony.
 - The Wilkes family welcomed dozens of new settlers who followed them on the Oregon Trail – their home becoming the hub of a new settlement called Wilkes that was later renamed Banks.
 - ***2024 could well be the sesquicentennial of the historic Wilkes home.**
 - Uncovering new sources of historical information is exciting. And the more we learn about this site, the more we realize how significant it truly is.
 - Historical references – which we found subsequent to the publishing of the Banks history books – include a book written by one of the Wilkes' grandchildren.
 - We initially believed the Wilkes house was built in 1886, but this and other sources indicate the home was built at least 10 years earlier, likely in the “early” 1870s.
 - Assuming the latest of “early” dates would put the home at – or quickly approaching – 150 years old.

Returning to the vision...

- **In the historic Wilkes house we have an opportunity to create a multi-purpose historical museum and community cultural center in the city's oldest standing building – surrounded by a beautiful, shady park and arboretum.**
 - The community center could feature exhibits of pioneer and Atfalati history, art by local residents, student programs and meeting spaces for events. This would enrich the community in multiple ways.
 - **It would provide a significant and much-needed resource** for students and other residents of Banks to gather, to learn about the history of our first settlers and the native peoples who inhabited this land, while showcasing the arts and culture of today.
 - **It would enrich – both visually and culturally – the West Side development next to it**, providing residents with abundant walking-distance opportunities to participate in classes, exhibits and other social gatherings.
 - The beautiful, shady park and arboretum with the largest stand of mature, heritage trees in Banks – identified by placards – would give everyone **a beautiful outdoor space to learn, rest, picnic and escape the summer heat.**
 - **It would welcome visitors and foster pride in our community's heritage** for generations to come.
- **We can preserve the Wilkes house and land without halting the West Side Development – in fact, we would be enhancing it.**
 - This is about smart development with long-term thinking and historical and cultural sensitivity.
 - I, along with the Banks Historical Society, believe we can work together with the City and the West Side developers to save the home on its homesite and the forested park of heritage trees surrounding it.

But the critical aspect – RIGHT NOW – is this:

Once it's gone, we can never get it back.

Right now it's in a perfect location. And as you'll learn from the Banks Historical Society folks, **moving the Wilkes home to any other location would destroy its historical value,** along with any hopes of receiving outside grants to preserve and restore this **treasure of our city.**

THE QUESTION IS: WHAT KIND OF CITY DOES BANKS WANT TO BE?

It would be a **huge loss for our community and our future generations** if we were to destroy this beautiful historic home and land, rich in Native American and pioneer history, to put in a parking lot and a water treatment plant – **in full view of every new resident and visitor who comes to Banks for the trails and recreation.**

- **I believe we can be a city that:**
 - **Embraces smart development in a way that incorporates and preserves its rich pioneer architecture and heritage,**
 - **Creates opportunities for historical and cultural learning,**
 - **Enriches the experience of living here and**
 - **Entices tourists coming for the trails to stay longer – and spend more dollars in local businesses**

I sincerely hope I'm talking to a City Council who will embrace this opportunity and this vision for a beautiful and historic community center, museum and park...a City Council who will seek creative ideas and collaborations that will allow this cultural and historic preservation to become a reality.

Thank you for your time and thank you for listening.

Respectfully submitted this 11 June 2024 to the Banks City Council
by Jennifer Allen Newton, (503) 805-7540, jennifer@bluehousecg.com

June 11, 2024

Hello, my name is Laurelen Jabbour, a Board Member of the Banks Historical Society. I have been examining our histories, the First People, land records and laws that pertain to historical projects. I also network with other historical societies and indigenous people.

I want to thank you for this opportunity to speak.

Tonight, I will continue to speak mostly about the First People and laws.

1) This is a historic site of the area's first inhabitants – the Atfalati-Kalapuya people.

- And this site in section 36 may have archeological significance that needs further study.
 - The land along Dairy Creek where the Wilkes house stands was an annual summer residence for about 300 of Banks' first inhabitants: the Atfalati-Kalapuya people, locally known as the Tualatins. They came to hunt and to gather Wapato and Camas.
 - Kalapuyan family groups lived in villages near wetlands, and the Atfalati band set up sites along Dairy Creek.
- They co-existed peacefully with the Wilkes family for many years.
 - Anna Wilkes frequently visited with them, learned how to prepare local foods, and observed their ceremonies.
- Historical references to the property include numerous mentions of Native American artifacts found on the property as well as an historic burial ground of the Atfalati people.
- **A land acknowledgement should be made to the Atfalati band.**
 - The Grand Ronde Tribes need to be consulted regarding what is appropriate.
- While much of the Atfalati burial ground and historical objects have been disturbed and removed over the years, we do not yet know the potential archeological value of this site.

- As previously stated, a preliminary archeological study on a portion of the property in section 36 was done.
- A full archeological study of the property must be completed before ANY further development work is started.
- We call for the City of Banks to put the brakes on ANY development of this site until sufficient studies have been done to assess the historical, cultural, archeological, heritage tree and environmental impacts.
- Further bulldozing and construction, as is currently planned, could damage any remaining Atfalati gravesites and objects of historical and archeological value.
 - The Banks Historical Society would be happy to provide you with citations and requirements.

2) The City of Banks has an opportunity to build a better, more beautiful future.

- Historic preservation can solidify a community's past and can help strengthen a community's future. Historic areas help create vibrant, cultural destinations that draw tourism, art, festivals, and other activities which in turn draw investment revenue and economic growth.
 - We have found no record of the Wilkes' historic house and property as having been included in the City's comprehensive plan inventory.
 - The comprehensive plan has started an inventory.
 - Has it been updated recently to include the town's historic, cultural and heritage resources?
 - Given the significant historical nature of this house, the Wilkes house should be in the City's comprehensive plan inventory.
 - The Banks Historical Society would be willing to assist the city in updating the historical inventory.

3) Whereas: The National Historic Preservation Act of 1966 established a federal policy of preserving historic places at the federal, state, and local level...

- Whereas: Since 1973 Oregon has maintained a statewide program for land use planning.
 - In the early 1980s, Washington county called for cities to make a historic inventory and compiled a book of historic resources.
 - It seems that Banks did not comply in a timely manner, as there is nothing listed – even though smaller towns including Timber, Buxton and Roy did do inventories.
 - In the Banks comprehensive plan, it does state that in 1989 Banks listed four resources.
 - It was a start, but it was done after the fact, and therefore was not published in the Washington County record of historic inventories.
 - Given the rich history of Banks' first settlers and the architectural value of the Wilkes house, this was a huge oversight by former administration.
- **Saving the Wilkes house is the current City government's opportunity to make things right.**
 - Local governments are encouraged to inventory and designate historic resources and must adopt historic preservation regulations to protect significant historical sites.
 - As of March 2024, Banks had no sites listed (even though other nearby towns have surveys of historic resources (*See handouts*)).
 - The Banks Historical Society would be willing to assist the city in updating the historical inventory.
- Whereas: OAR 660-023-0200.
 - #3. Local comprehensive plans should foster and encourage the preservation, management, and enhancement of significant historic

resources within the jurisdiction in a manner conforming with, but not limited by the provisions of ORS 358.605.

- Local governments should develop a local historic context statement and adopt a historic preservation plan and a historic preservation ordinance in conjunction with inventorying historic resources.
- #4. When a local government chooses to inventory an historic resource, it must do so pursuant to OAR 660-023-0230, this section, and sections (5 through 7).
 - Local governments are encouraged to provide opportunities for community wide participation as part of the inventory process.
 - Local governments are encouraged to complete the inventory in a manner that satisfies the requirement for such studies published by the Oregon State Historic Preservation Office.
- #10. A local government shall not issue a permit for demolition or modification of a local significant historic resource during the 120-day period following
 - a. The date of property owner's refusal to consent to the historic resource designation or
 - b. the date of an application to demolish or modify the resource if the local government has not designated the locally significant resource under section (6).
- Banks does not seem to have a historic preservation plan that contains the local government goals and policies for historic resources, preservation, and the process for creating and amending the program to achieve that goal.
 - Does Banks have a preservation ordinance that outlines how the local government will address historic preservation issues?
 - Does Banks have a historic preservation commission?
- Goal 5 of the statewide planning goals and guidelines is to protect natural resources, open spaces, and conserve scenic and historic areas...
 - Banks states they fulfill this with adding parks to the city.
 - This does NOT address the issue of conserving scenic and historic sites

- However, a new park, on historic land tied to the first settlers on whose land the city now sits, would address ALL these goals.
- Goal 5 states: Local governments and statewide agencies are encouraged to maintain current inventories of the following resources:

A) Historic Resources

B) Open space

C) Scenic view and sites

- Does Banks participate in expanding the state's historic resource inventory program?
- When was the last historic, cultural and heritage resource inventory updated?
- Historic resources are those building structures, objects, sites, or districts that potentially have a significant relationship to events or conditions of the human past.
- It preserves the historic architecture, aesthetic character, and heritage of a community.

4) Does the City of Banks hope to use Federal funds to build the water treatment plant?

- If Federal funding is to be used, agencies and projects must address possible impacts on historical and cultural resources.
- The process for this includes engaging people and organizations in the evaluation of the impacts and how to address them. That means Tribes, local governments, historical societies, historic cemeteries, those who preserve heritage trees and others can – and should—be a part of the process.

5) The Wilkes donation land claim is our past. Banks is built on the Wilkes land claim

- We want to work together so everyone benefits.
- Destruction of a cultural resource, be it demolition or other means will usually have a negative societal impact. **Whereas: preserving a historic**

site and turning it into a cultural heritage site, increases community, tourism, and boosts economic development.

I hope the City Council takes these facts into account on why the land to be given to the City would serve the community better as a cultural – heritage center.

Thank you.


Sincerely,

Laurelen Jabbour

Board Member of the Banks Historical Society

Submitted in part as our position statement regarding the Wilkes house and the acre it stands.

Resources:

Banks Historical Society, *Historical Walking Tour of Banks, Oregon*

Choi, Charles Q, *Mounting Evidence Suggest People First Came to North America by Boat.*

Fulton PhD. Ann, *Banks a Darn Good Little Town*, 1995

Laggors MA MS, Eva, *Pacific University Indigenous History of Oregon.*

Make Space. 2024 Oregon Heritage Conference, April 17-20m Forest Grove, Oregon

NAGPRA 43 CFR 10

NAGPRA: 16 USC 470, and 25 USC 32 and associated regulations

Newton, Jennifer, *Banks a Town on the Move*, 2020

OAR: 660-023-0200, 660-023-023, 736-051-0080-0090

Oregon Parks and Recreation District (OPRD)

ORS: 358.605, 358.905, 390.325, 97.740-760

Schade Kuzam *The Atfalati of Tualatin Valley*

State Historical Preservation Office (SHPO)

VanderZanden, Edmund, Banks High School Year Book, 1926

Washington County Historic Inventory, *HG5 North Plains – Banks*, 1983.

Wilkes Abstracts and Title Company

Wilkes, L.E., *By an Oregon Pioneer Fireside*, 1941

City Council Testimony
Regarding The Wilkes Property

In the City of Banks, Oregon

June 11, 2024

By

Ayla Hofler

I am a relatively new member of the Banks Historical Society. I became very interested in all the research the Society has done regarding the Wilkes Family and Homestead. I recently visited the site, (which I encourage all of you to do), when the high school students were there helping with yard cleanup. I was amazed at how well preserved the home was and what a magnificent mature garden and urban forest existed there.

Upon researching the criteria for registering the house as a National Historical Site, two things became apparent, one, the house would be deemed “demolished” if it were to be removed from its original setting, based on the State Historical and Preservation Office’s definition; and second, the bids for moving the structure were astronomical and it put the house at risk for major damages. The money would be much better spent on restoring the house for the community’s benefit. The fact is the house loses all its intrinsic value when taken from the homestead. See exhibits

The Banks Historical Society finds that as the future owners of the house, (by agreement), we want to find an alternative solution so that

the house is not moved. We have submitted an application to SHPO in order to qualify the home's historical value.

The second update I have prepared for you, is regarding the Urban Forest that is located on the one-acre parcel; soon to belong to the city (by agreement). These heritage trees: (definition): **"A heritage tree is typically a large, individual tree with unique value, which is considered irreplaceable. The major criteria for heritage tree designation are age, rarity, and size, as well as aesthetic, botanical, ecological, and historical value."**

There are at least 35 trees that fall into this definition on the one-acre site. It is obvious that they were planted with intention and design. See exhibits.

The State, County and City all have Codes, Ordinances and rules outlining the importance of identifying, preserving, maintaining and sharing these forest treasures. They are considered significant Natural Resources. The Washington County code 422.6 thru 422.8 addresses in detail, UGB criteria and goals regarding trees and riparian areas. 422-6.1-8.0

These trees are less than 200 feet from the riparian area of the West Fork of Dairy Creek. This area is already slated to be disturbed by the main entrance to the West Side Development. A variance must have been granted to have a two-lane access only a stone's throw away from the water's edge

These trees are most likely close to the age of the house, especially the 3 giant sequoia trees over 50 feet tall. Banks Historical Society has contacted Treekeepers of Washington County and filed an application with the Heritage Tree Program regarding this Urban Forest.

Chapter 94 of the Banks City Ordinance addresses Urban Forests at length. The purpose is to identify, protect, promote, establish and maintain the trees inside to UGB that are such natural resources both on public and private land. The Banks Urban Renewal Plan also addresses improving and creating parks for economic reasons and livability as well as under section X Relationship to Local Objectives, item number 5 addresses open spaces, historic area and natural resources. We recommend that a city arborist be hired to evaluate these trees in order to be in compliance with city goals, and regulations.

After reviewing the topography map of the homesite, and talking with the neighbor next door, I realized that 4-5 feet of dirt across most of the acre, was being considered for fill in the Weekly grading plan and a parking lot for the neighbor. This would be devastating to saw all the trees over, dispose of them, bulldoze 5–6-foot root balls out of the tax lot and then push hundreds of cubic yards of dirt off the site. The cost would be way more than Weekly obtaining fill from off site. Pushing dirt onto the edge of a riparian zone and flood plain has not yet been approved anyway with any detailed grading plan seen to date.

The goals for the Banks Historical Society are to preserve, protect and add to the community's value by way of obtaining National Registration of the Wilkes house, preserve and maintain the forested area on the Wilkes lot for learning and enjoyment purposes and create a destination spot for visitors and community.

A museum and a location for the Historical Society and Chamber of Commerce are but a few possibilities this site has to offer, if it were to be a City Park instead of the site for a water treatment plant. This

property could also offer a meeting place to the new west side development and for other local groups.

The three main trails in our area, Banks-Vernonia, Salmonberry, and Council Creek, (see exhibit), will all meeting at this location and will serve as a great picnic area in the gardens and a place to hold small events. The front of the house needs to be maintained in its original state for historic value however a few parking spaces could be accommodated for staff and events.







The parking that was first proposed on this site, after removing several feet of dirt off it, is no longer an emergent issue. After calculating the number of spaces projected in the near future, there will be ample, and the neighboring property will have other options.

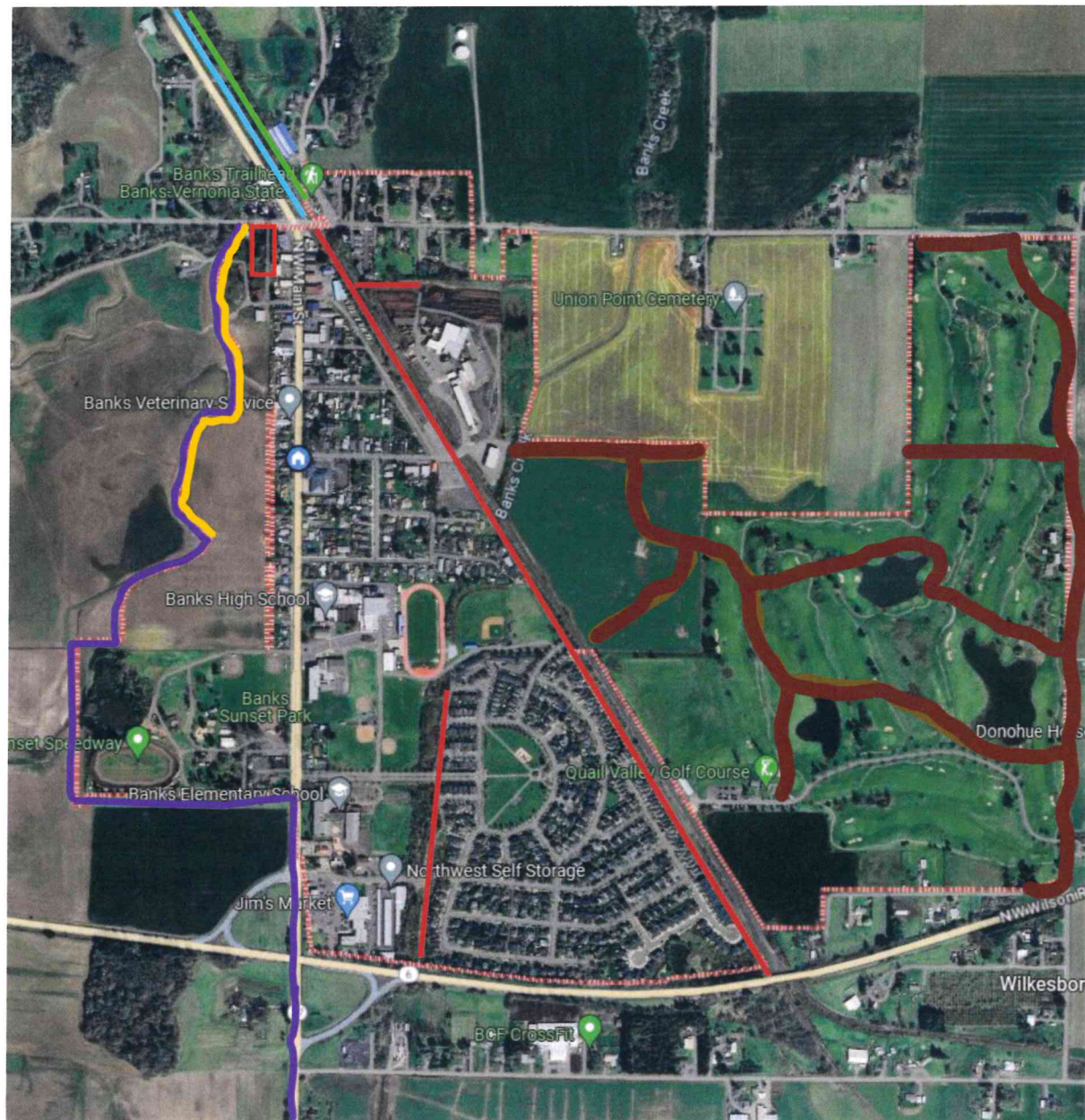
I urge you to learn about the site, visit it, review all policies and codes related to this natural resource site and consider its value in another light.

We find that the City of Banks has been remiss in considering these guidelines with regards to the Wilkes home and homestead. We are asking you to reconsider using this site for a water treatment facility and parking, (which would be violating all these previously mentioned regulations), as well as not agreeing to soil removal from this lot to provide fill for the West Side Development.

Solutions can be found in taking water from the creek, screening debride as would be the case no matter what, then pumping up Banks Rd. to the city property and placing the facility there. It is planned to be pumped there no matter treated or not. It is my understanding that the adjacent landowner wants to be annexed into the city, they can offer the city land necessary for the water treatment plant.


Trail Systems in/out of Banks:


Banks-Vernonia State Trail	
Salmonberry Trail	
Council Creek Regional Trail	
Westside development Trail	
Eastside development Trail	
Inter-City	



Parking issues in Banks:


Banks-Vernonia Trail head - **Currently 24 spots** 

Banks-Vernonia overflow gravel lot - **Take away approx. 35 spots with new intersection** 

NW Main Street from gas station to Legion Hall - **Take away 3 to 4 of 6 spots for intersection** 


City parking at Five Star - **Take away 15 front spots for intersection** 


Salmonberry Trail head - **When built / additional 50 spots, but when?** 

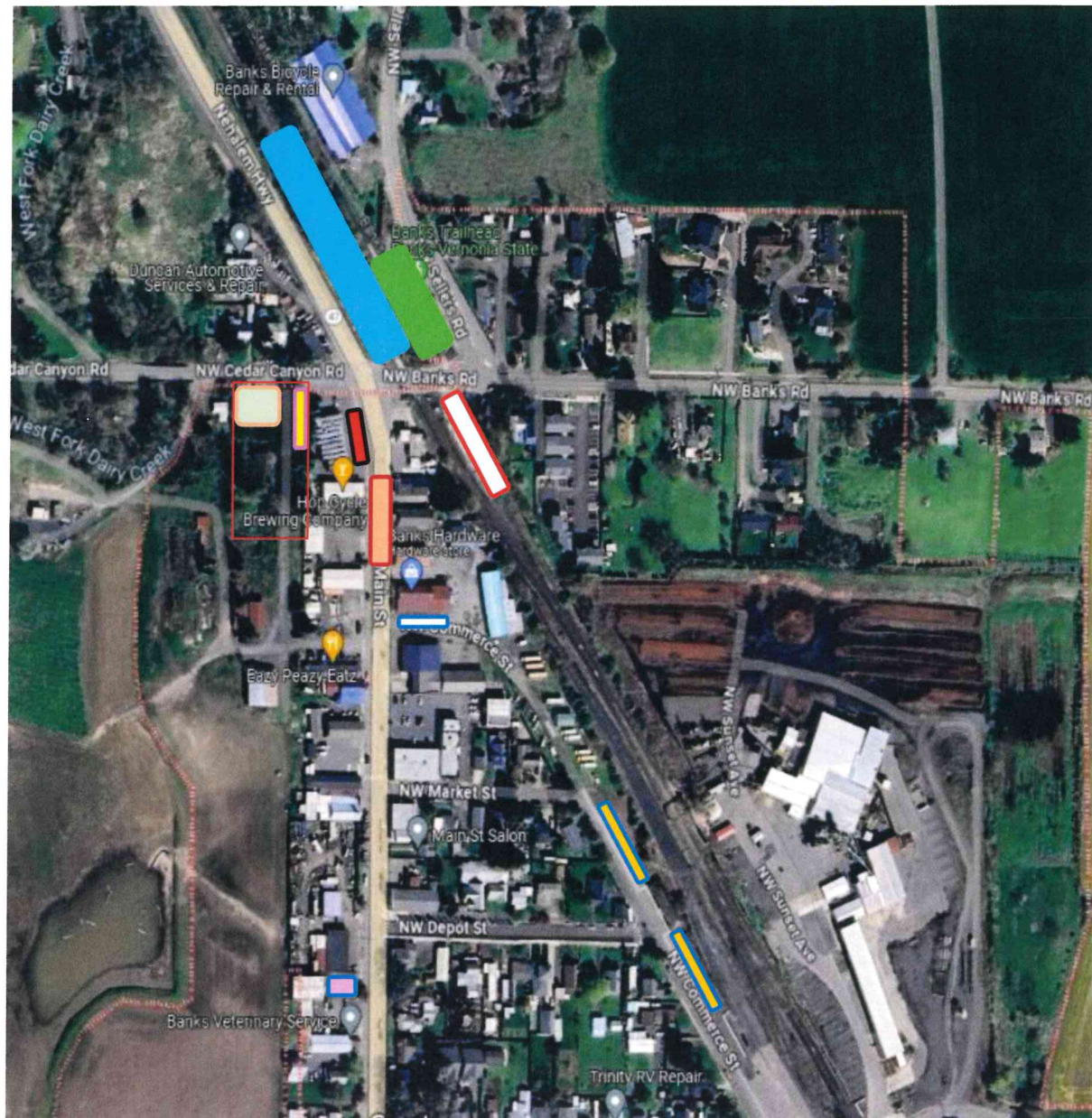
Proposed Parking for Five Star on City's lot - 20 spots along east property line 

Proposed Parking for Trail head on City's lot - Approx. 40 spots 

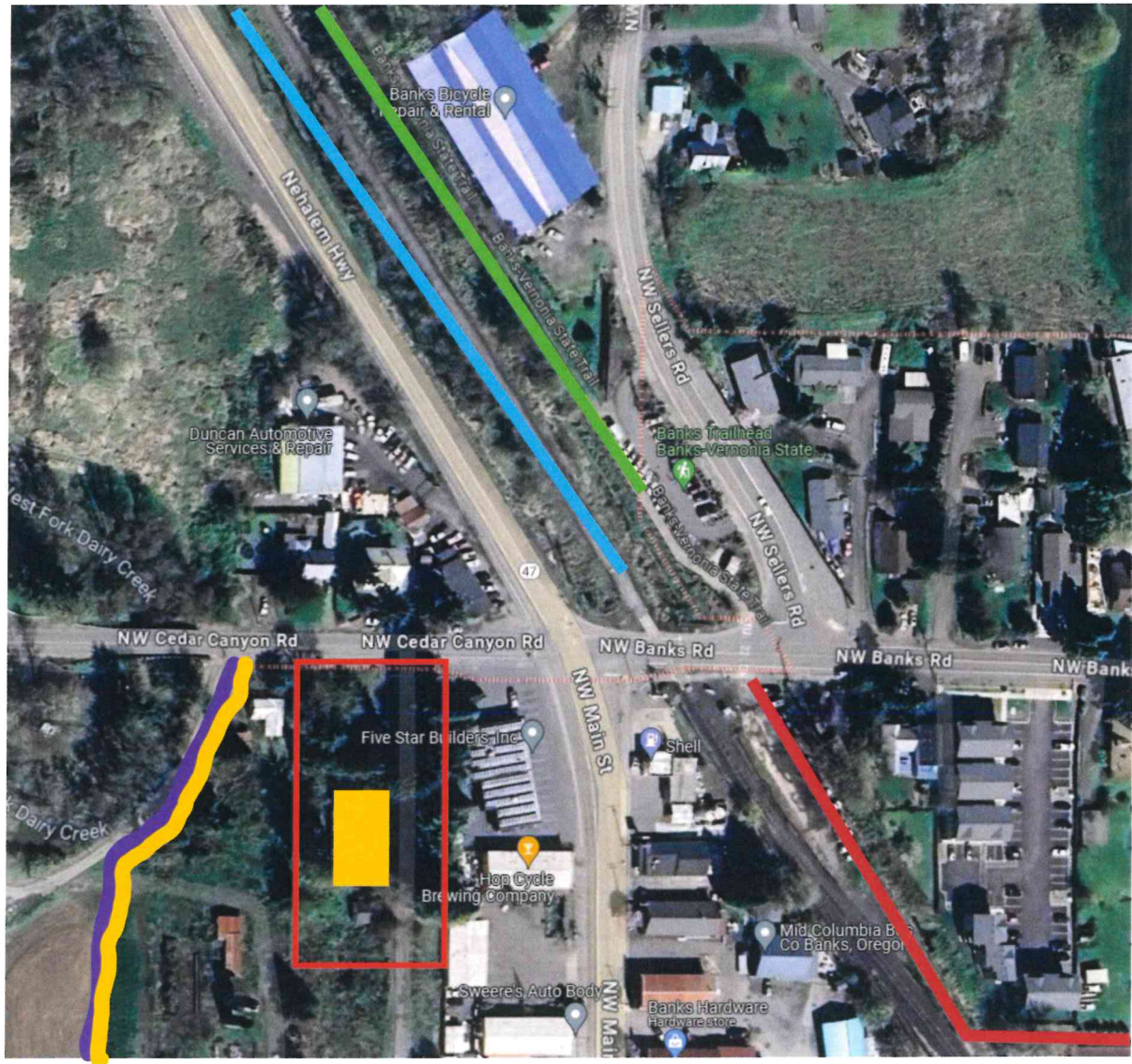
Potential City Parking at old Depot / Hampton's office - 40 spots total on either side of building 

City Parking at Hardware store - Approx. 9 spots along wall that is Bus employee parking during day. 

City parking at Ziply building - Approx. 5 spots can be used after hours but far from trailhead. 



“All trails lead here”



Wouldn't this property be a spectacular attraction and community center?

Salmonberry / Banks-Vernonia

Shared trailhead concept



Banks-Vernonia State Trail Statistics

The Trailhead in Banks is used
by over 45% of all users and continues to rise!!

	Banks-Vernonia - Banks Entrance	Banks-Vernonia - Buxton Entrance	Banks-Vernonia - Manning Entrance	Banks-Vernonia - Top Hill Entrance	Banks-Vernonia - Vernonia Entrance	
2021						
1						
2	6,464	47	1,969	3	372	
3	7,357	47	2,857	254	2,547	
4	8,687	87	3,437	5,675	1,663	
5	8,131	2,084	4,189	890	1,611	
6	6,132	1,318	3,512	816	1,442	47%
7	8,566	1,372	5,539	2,927	2,460	
8	7,410	1,051	4,453	2,181	7,410	
9	3,474	1,083		468	821	
10	3,946	501	2,293	282	823	
11	2,609	349	1,318	16	163	
12	2,200	93	667	10	141	
2021 total	64,973	8,030	30,231	13,520	19,452	Annual total 136,205

	Banks-Vernonia - Banks Entrance	Banks-Vernonia - Buxton Entrance	Banks-Vernonia - Manning Entrance	Banks-Vernonia - Top Hill Entrance	Banks-Vernonia - Vernonia Entrance	
2022						
1	2,200	93	667	10	141	
2	4,160	648	1,958	260	511	
3	8,096	1,148	2,247	296	650	
4	5,034	970	2,658	656	876	
5	6,650	1,422	2,144	659	1,151	
6	5,034	970	2,658	656	876	49%
7	6,700	719	4,336	714	1,197	
8	4,487	701	2,975	882	1,036	
9	5,496	842	4,062	1,424	1,520	
10	4,384	638	2,885	943	2,438	
11	3,432	592	1,367	208	261	
12	2,633	238	4,838	104	1,035	
2022 total	58,301	8,979	32,792	6,810	11,690	Annual total 118,571

	Banks-Vernonia - Banks Entrance	Banks-Vernonia - Buxton Entrance	Banks-Vernonia - Manning Entrance	Banks-Vernonia - Top Hill Entrance	Banks-Vernonia - Vernonia Entrance	
2023						
1	3,010	386	644	28	586	
2	3,844	47	419	121	775	
3	4,640	264	1,667	50	769	
4	5,782	504	2,344	95	1,041	
5	7,599	544	3,875	4,667	1,678	
6	6,338	1,079	4,125	371	2,391	52%
7	5,624	440	3,966	697	1,556	
8	9,115	1,540	5,540	1,675	1,900	
9	5,634	577	3,367	1,039	1,111	
10	5,339	343	2,458	575	279	
11	5,818	688	1,876	93	1,318	
12	3,687	119	1,138	58	341	
2023	66,428	6,529	31,418	9,466	13,744	Annual total 127,584

ATTACHMENT "A"

PUBLIC NOTICE

CASE FILE NO. L2400152-DEFC

PROPOSAL: Review for a Dwelling in the
EFC District

FOR FURTHER INFORMATION, PROMPTLY CONTACT:



**WASHINGTON COUNTY
DEPT. OF LAND USE & TRANSPORTATION
155 NORTH FIRST AVENUE, #350-13
HILLSBORO, OR 97124**

503-846-8761



WASHINGTON COUNTY
Dept. of Land Use & Transportation
Planning and Development Services
Current Planning Section
155 N. 1st Avenue, #350-13
Hillsboro, OR 97124
Ph. (503) 846-8761 Fax (503) 846-2908

EXHIBIT A

POSTING REQUIREMENTS

It shall be the responsibility of the applicant to post the subject property and file an affidavit within twenty-eight (28) days of acceptance of a complete application. Failure to post the subject property and file an affidavit shall result in a denial of the application. The sign shall be posted and an affidavit filed **no later than 7/8/2024** and it shall be in accordance with the following:

A. 1. One sign shall be posted.

If a parcel (or parcels) does not have frontage on a public or County road, the property shall be posted in a conspicuous place at the point such property obtains access to a County or public road.

The sign must be placed on the property so as to be legible from the right-of-way.

2. The sign shall be of the form (or a similar form) provided by the Director (and attached hereto as Attachment "A"). If the applicant chooses to provide the sign, he/she may do so, provided the sign:

a) Is at least 14" x 18" in size.

b) Is on a form similar to Attachment "A".

c) Meet all of the other requirements of this R&O and the Community Development Code.

3. Within twenty-eight (28) days of acceptance of a complete application, the applicant shall file an affidavit of posting with the Director. This affidavit shall be on a form prescribed by the Director. See Attachment "B".

B. Failure to post the subject property and file an affidavit of posting with the Director in accordance with these provisions shall result in a denial of the application.



WASHINGTON COUNTY
Dept. of Land Use & Transportation
Planning and Development Services
Current Planning Section
155 N. 1st Avenue, #350-13
Hillsboro, OR 97124
Ph. (503) 846-8761 Fax (503) 846-2908

ATTACHMENT "B"

CASEFILE NO.: L2400152-DEFC

AFFIDAVIT OF POSTING

ATTN: TERI HEINO

cetera_heino@washingtoncountyor.gov

I, _____, being first duly sworn, depose and say that I am (represent) the party initiating a Development Action before Washington County for Review for a Dwelling in the EFC District, affecting land located at Parcel 2N4310001400, that pursuant to Subsection 204-1.4 of the Washington County Community Development Code, I did on the _____ day of _____, 20____, personally post a notice for a Type II or Type III Development Action(s) by Washington County; that pursuant to the current Resolution and Order pertaining to posting, the content, design and size of said notice posted was as specified by the Director and was identical in content to the notice attached hereto and by this reference made a part of this Affidavit.

Dated this _____ day of _____, 20_____.

Signature

Subscribed and sworn to before me this _____ day of _____, 20_____.

Notary Public for the State of Oregon
My Commission Expires: _____

APPROVED AS TO FORM
\\s\ Dan R. Olsen
for Washington County, Oregon



WASHINGTON COUNTY
Dept. of Land Use & Transportation
Planning and Development Services
Current Planning Section
155 N. 1st Avenue, #350-13
Hillsboro, OR 97124
Ph. (503) 846-8761 Fax (503) 846-2908

NOTICE OF APPLICATION ACCEPTANCE

TYPE II OR III LAND USE APPLICATIONS

RURAL

Date Accepted for Processing Purposes: 6/10/2024

Casefile No.: L2400152-DEFC

APPLICANT:

Dave Parson
13680 NW Parson Rd
Forest Grove OR 97116

APPLICANT'S REPRESENTATIVE:

Ayla Hofler
50700 NW Cedar Canyon Rd
Banks OR 97106

TYPE II APPLICATION

PROPOSED DEVELOPMENT ACTION: Review for a Dwelling in the EFC District

This notice is to inform you that your application has been reviewed and determined to be complete. We will now begin the process of reviewing your application for conformance with the appropriate development standards. The expected review period for your request is 150 days.

If adverse public comments are submitted or if unforeseen problems are found during our review, additional time may be required to adequately address these issues.

The project planner assigned this Casefile is **Erik Stout, Associate Planner**. For additional information, please contact him/her at (503) 846-8761.

You can check the status of your Casefile on the Washington County web page at <https://webapps.washingtoncountyor.gov/projects-review/>.

NOTE FOR RURAL APPLICANTS ONLY: The Posting Requirements for posting a public notice sign on the site is enclosed. **It is your responsibility to post the site as described in the Posting Requirements.** If you did not obtain a posting sign when you submitted the application, please pick up a sign from the PSB 3rd floor lobby. Post for duration of application, until Notice of Decision is rendered.

After the public notice sign has been posted, the completed affidavit of posting must be in our office by 4:00 p.m. on the date listed in the Posting Requirements. Failure to post the subject property and file an Affidavit of Posting shall result in a denial of the application.