

WORKSHOP MEETING MINUTES
SISTERS CITY COUNCIL
520 E. CASCADE AVENUE
MARCH 04, 2010

MEMBERS PRESENT:

Lon Kellstrom Mayor
Bill Merrill Council President
Sharlene Weed Councilor
Pat Thompson Councilor
Jerry Bogart Councilor

STAFF PRESENT:

Eileen Stein City Manager
Eric Porter Community Devel Director
Pauline Hardie Senior Planner
Lisa Young Finance Director
Brad Grimm PW Director
Laura Lehman Associate Planner
Kathy Nelson City Recorder

GUESTS:

Dave Wheeler Fire Marshall, Sisters/Camp Sherman Fire District

The meeting was called to order by Mayor Kellstrom at 8:02 a.m.

1. Development Code Update

The **Council** continued its discussion on the Development Code update on recommended changes to the Residential District. The following changes were noted:

Chapter 2.2 Residential District

Building Height

Building height was discussed as it relates to roof pitches and fire code standards. **Councilor Bogart** volunteered to provide drawings showing different roof pitches in respect to height requirements for the Council to see prior to making a final decision.

Interior Side Yard Setbacks

Discussion centered on the fact that the recommended change was more restrictive than the current code and whether that is appropriate. The **Council** decided that a 7.5 foot minimum set-back would only be required on lots 50 feet and wider and on two story homes.

Front and Rear Yard Decks

In order to allow more usable deck area the **Council** decided that an uncovered deck not exceeding 30 inches in height above the grade may encroach into the front yard setback by no more than six feet and into the rear yard setback by no more than eight feet providing it does not encroach into a public utility easement.

Eave Encroachment

The **Council** removed eaves from the list of features allowed to encroach into the required rear setbacks by no more than two feet. Eaves were changed to allow this feature to encroach into the front and rear setbacks by no more than three feet.

Alley Accessed Garage Setbacks

The **Council** changed the set-back to 20 feet to allow room for cars to park in driveways without blocking the alley.

Street Accessed Garages

The Council revised the language to allow projecting garages.

Mayor Kellstrom called for a break at 9:45 a.m. **Mayor Kellstrom** reconvened the meeting at 9:55 a.m.

Residential Density Standards

The **Council** changed the language to exempt accessory dwelling units and Bed and Breakfast Inns from density standards.

Building Form

The **Council** removed this section citing it was too restrictive and unnecessary in the Residential District section.

Detailed Design Standards

The **Council** changed the required number of architectural features for interior and rear yard elevations to three features. The **Council** kept the requirement of five features for front and exterior side (corner lot) elevations.

Garbage and Recycling Collection Areas

The **Council's** discussion focused on concerns with the section being too restrictive, a potentially difficult enforcement issue for the City and the additional financial burden it places on the developer. It was feared it would not solve the problem. The **Council** decided to delete portions of the section and revise other portions of the section.

Gated Communities

The **Council** revised the language in the section to prohibit gated communities except as stated in Chapter 4.5 Master Plans.

Chapter 2.3 Multifamily Residential District

The **Council** discussed placement of multi-family residential homes with **Councilor Weed** voicing concern that as multi-family lot sizes are allowed to become smaller, it will lead to more division within neighborhood. She wondered if there are models other cities use to encourage diversity within neighborhoods. **Councilor Bogart** stated he felt there could be unintended consequences with her suggestion. **Councilor Thompson** stated the type of segregation she was concerned with normally occurs in a city as it expands, since cities expand and grow from the core outward. **Mayor Kellstrom** stated he thought the multi-family residential district is well spread out within the city at present and **Councilor Merrill** stated he doesn't think that multi-family dwellings should be integrated into single family neighborhoods.

The **Council** discussed the proposed requirement to build one garage or carport for at least 50% of the units. Tamarack Village and other apartment buildings in the City were used as examples of developments that look fine without garages or carports. The **Council** discussed the benefits to the occupants of having a location to store items in inclement weather versus the cost to build a carport or garage. Councilor Bogart voiced concerns that the cost could be prohibitive to some builders.

The **Council** stopped its discussion due to the time with the intention to resume the conversation at the next workshop.

Councilor Thompson stated in looking forward to future conversations related to the Development Code update, he is concerned with some of the proposed changes to the Light Industrial District. He invited other Council members to come and drive around the district with him and take a look. He stated some of the proposed changes were decided upon because of the adoption of the Transportation System Plan (TSP). He stated some of the changes are only an attempt to make the area look nicer since it will become part of the alternate route. He stated the area was a Light Industrial District long before it became an alternate route.

2. Preview 03/11/10 Workshop and Regular Meeting Agenda

Manager Stein provided an overview of the workshop and regular meeting for March 11th. In an attempt to move forward with the update, the **Council** decided to have a Development Code update workshop from 8:00 to 11:00 a.m. in the morning, cancel the 6:00 p.m. workshop and hold the regular meeting at its normal 7:00 p.m. time slot.

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3. City Manager Update

In follow-up to Mr. Deggendorfer's letter, **Manager Stein** reported she had a DVD of the traffic stop involved and invited Council members to view it if they chose to.

The workshop stopped at 11:04 and was continued to 03/11/10 at 8:00 a.m.

Respectfully submitted,

Kathy Nelson, City Recorder

Lon Kellstrom, Mayor