

WORKSHOP MEETING MINUTES  
SISTERS CITY COUNCIL  
520 E. CASCADE AVENUE  
APRIL 08, 2010

**MEMBERS PRESENT:**

Lon Kellstrom      Mayor  
Sharlene Weed      Councilor  
Pat Thompson      Councilor  
Jerry Bogart      Councilor

**STAFF PRESENT:**

Eileen Stein      City Manager  
Pauline Hardie      Senior Planner  
Laura Lehman      Associate Planner  
Kathy Nelson      City Recorder

**ABSENT:**

Bill Merrill      Council President

**ABSENT:**

Eric Porter      Community Devel Director  
Brad Grimm      Public Works Director  
Lisa Young      Finance Director

**GUESTS:**

Dave Wheeler      Sisters Fire Marshall  
David Abbas      West Ridge Development Services  
Bill Willitts      McKenzie Meadow Village Developer  
Steve McGhehey      Realtor/Developer

The workshop continued from April 7, 2010 was called to order by Mayor Kellstrom at 8:06 a.m.

1. Development Code Update

*Chapter 4.5 – Master Planned Developments*

**Senior Planner Hardie** explained the chapter had been rewritten to make the master plan process less onerous as the current Development Code requires a four to five step process. She stated the proposed chapter removes multiple steps which saves time and money for developers.

The **Council** agreed to the following changes:

- Uses not permitted in the underlying zone may be permitted up to 20% of the gross area of a master plan to provide options and flexibility.
- Encourage, but not require, a mix of residential uses in accordance with the underlying zone district for master plan development in the residential and residential multi-family districts.
- Open space is 15% of net acres with a credit given for saving trees in the right of way.
- Design standards may be modified by a master plan.

*Chapter 3.4 Signs*

- Fonts used on business signs may be from the examples shown in the chapter or from other fonts approved by staff.

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*Chapter 2.4 – Downtown Commercial*

- The proposed 35' height restriction for buildings and cell towers combined will not be used and the current regulations surrounding cell tower height will be kept.

*Chapter 2.15 Special Provisions*

- The height bonus proposed for residential area must include one of the following: 1) at least 10% of units must be affordable to those earning no more than 30% of the area median income (AMI), 2) at least 20% of units must be affordable to those earning no more than 60% of the AMI or 3) at least 40% of units must be affordable to those earning no more than 80% of the AMI.
- Maximum gross floor area of an accessory structure in the residential districts shall not exceed 1,200 square feet.

**Mayor Kellstrom** continued the workshop to approximately 7:30 p.m. where decisions on formula foods/drive throughs and set-backs in the highway commercial district will be decided.

Respectfully submitted,

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Kathy Nelson, City Recorder

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Lon Kellstrom, Mayor