

SPECIAL MEETING MINUTES
SISTERS CITY COUNCIL
520 E. CASCADE AVENUE
APRIL 15, 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
Steve Bryant City Attorney
Lisa Young Finance Director
Brad Grimm Public Works Director
Eric Porter Comm. Dev. Director
Pauline Hardie Senior Planner
Laura Lehman Associate Planner
Kathy Nelson City Recorder

I. CALL TO ORDER/PLEDGE OF ALLEGIANCE

The meeting was called to order by Mayor Kellstrom at 6:00 p.m. He opened the public hearing for anyone that wished to speak on proposed changes to the Development Code.

II. COUNCIL BUSINESS

- A. Continued Public Hearing and Consideration of Ordinance No. 397:** AN ORDINANCE AMENDING THE DEVELOPMENT CODE CHAPTER 1 (GENERAL ADMINISTRATION, ENFORCEMENT AND DEFINITIONS), CHAPTER 2 (LAND USE DISTRICTS), CHAPTER 3 (DESIGN STANDARDS), CHAPTER 4 (APPLICATIONS AND REVIEW PROCEDURES), AND CHAPTER 5 (EXCEPTIONS TO CODE STANDARDS) TO CREATE CONSISTENT TERMINOLOGY, REDUCE AMBIGUITIES, MODIFY SITE DEVELOPMENT DIMENSIONAL STANDARDS, ALTER THE LIST OF PERMITTED, CONDITIONAL AND PROHIBITED USES, MODIFY PERMIT/DECISION MAKING PROCEDURES AND MOVING SUB-DISTRICTS TO NEW SEPARATE ZONING DISTRICTS

City Recorder Nelson entered a letter from Jeff Pickardt regarding updates to the Development Code into the record.

Senior Planner Hardie gave a PowerPoint presentation outlining the purpose, history, process, and overview of proposed changes to the Development Code.

Steve Landis, 1105 SW Tanager Terrace, Beaverton, OR 97007

Mr. Landis stated he has been a builder/developer for 15 years and has a background in residential and commercial lending. He stated he was in attendance to let the Council know of

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his concerns with changes to the Development Code that would prohibit free-standing apartment buildings in the downtown commercial district. He explained he had purchased property in 2006 with the intention of developing a mixed use building. He stated with the changes in the economic climate and surplus of commercial space that had already been built, he realized that was not a viable plan. He stated that after speaking with Community Development Director Porter he became aware affordable housing was a priority for the City and decided to plan accordingly. He stated he would like to build some free-standing multi-family housing units that would lease in a price range of \$500 to \$600 a month and be affordable to those individuals making just \$9.50 an hour. He explained he would like the ability and flexibility to build the apartments without including commercial space, as it is unneeded and would increase his building cost. He stated until the market corrects itself and the surplus commercial space is leased he would encourage the Council to delay the changes that would prohibit the development of affordable housing units.

David Abbas, 3943 NW El Camino, Redmond, OR 97756

Mr. Abbas took the opportunity to thank the Council and City staff for their efforts in updating the Development Code.

Kris Calvin, 148 Sisters Park Drive, Sisters, OR 97759

Mr. Calvin stated he was frustrated with the amount of notification he'd received on the summary of changes to the Development Code as he had only received them yesterday. He stated he found the way the changes were presented on the spreadsheet confusing and felt the document should be looked at as a whole. He requested a clean draft of the entire Development Code. He remarked he is grateful for the Council's understanding and modification of the regulations proposed for properties in the light industrial park.

Mayor Kellstrom asked what the process would be with regard to the update. **Planner Hardie** replied that once the document is adopted by the Council a draft will be sent to the Department of Land Conservation and Development for acceptance. **City Attorney Bryant** explained that the work Planner Hardie has done is typical as it provides tracking of all the changes when compared to the original document. **Mr. Calvin** replied that he would be happy if he had five days to review the final document.

Mr. Calvin asked for clarification on some sections from the Council and **Mayor Kellstrom** reminded him that a public hearing was an opportunity for him to give his testimony, not ask questions.

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Steve McGhehey, PO Box 702, Sisters, OR 97759

Mr. McGhehey remarked he has worked in Sisters for 14 years and has constructed over 100 buildings. He stated he owns property in all the zones under discussion and congratulated staff on the work they have done as he feels he can still build profitable buildings in all of the zones. He stated proposed changes provide the flexibility needed. He encouraged the Council to adopt the Development Code and get on with business.

III. ADJOURN

Mayor Kellstrom continued the public hearing to Thursday, April 22, 2010 at 7:00 p.m.

Respectfully submitted,`

Kathy Nelson, City Recorder

Lon Kellstrom, Mayor