



City Planning Commission  
January 15, 2015 – 5:30 P.M.  
520 E Cascade Avenue, Sisters, OR 97759

Chairman: Alan Holzman  
Commissioners: Darren Layne, Cort Horner, David Gentry, Jeff Seymour, Daryl Tewalt,  
Bob Wright,  
Applicant/Consultant: Peter Hall and Greg Blackmore  
CDD Director: Pauline Hardie  
Recording Secretary: Carol Jenkins

I. CALL TO ORDER

*Chairman Holzman* called the January 15, 2015 Planning Commission meeting to order at 5:30 p.m.

II. ACKNOWLEDGEMENTS

None at this time.

III. VISITOR COMMUNICATION

Mike Johnson  
795 Victoria Falls  
Redmond, OR 97756

*Mr. Johnson* came forward and stated that he wanted to discuss his property at 102 Barclay Drive. He stated that he has rented it to Jeff Josten at this time, and Mr. Josten is wanting to purchase it for the car business he has going in there – detailing and sales of some vehicles. He stated that he wanted to encourage this, but apparently, there is wording in the license that is not suitable in the Development Code. Maybe there can be a variance to help take care of this so that he can continue that business. Being a long time resident of 34 years – he feels Mr. Josten’s business has been a good thing for the town, it’s clean, it’s tidy, he’s doing a good job down there – it’s not an eyesore and would hate to see Sisters turn into every other town in the world where you have a huge car lot with huge lights coming in from each end of town. That is not what he is doing, he is taking care of the local people and what they need.

IV. APPROVAL OF MINUTES

December 18, 2014 – V14-02 – Variance for Assisted Living Facility  
December 30, 2014 – TA14-08 – Text Amendment for Emergency Extensions

*Chairman Holzman* asked for a motion to approve the minutes as presented.

*Commissioner Horner* made a motion to approve the December 18, 2014 and the December 30, 2014 minutes as written.

*Commissioner Wright* seconded. Motion passes unanimously.

V. PUBLIC HEARING

File No: MP14-02  
Applicant: Chris Mayes, Mayes Architecture  
Property Owner: Jelinda S. Carpenter Revocable Living Trust  
Request: The applicant is requesting a Master Plan, along with a Site Plan Review for the new construction of an Assisted Living Facility that is approximately 71,000 square feet. The Assisted Living Facility will include 82-rooms.  
Location: Tax Lot 151004CA02001

*Chairman Holzman* opened the Public Hearing on MP14-02 – Jelinda S. Carpenter and read the Rules for Conducting a Public Hearing at this time.

*Chairman Holzman* asked the Planning Commission to disclose any ex-parte contacts, bias, or conflicts of interest. Please indicate the nature and extent of the ex-parte contact, bias, or conflicts of interest and indicate whether you intend to participate in or abstain from the hearing.

*Chairman Holzman* asked the Commission if they would like to disclose any ex-parte contact at this time. No one came forward.

*Chairman Holzman* asked for Director Hardie to come forward and present the staff report at this time.

*Director Hardie* came forward and gave the background of the property, a visual of the Project Site, Zoning Map, Project Request, Site Plan, Elevations, Approved Variance (V14-02) Request, Master Plan Approval Criteria, Approval Criteria A, Approval Criteria C – DC District, Approval Criteria C – Western Theme, Approval Criteria C – 3.1 Access & Circulation, Approval Criteria #3, Figure 7-5, Approval Criteria C – Exemptions to Spacing Standards, Approval Criteria C – TIS, Approval Criteria C , Access Management Plan, Approval Criteria C – Properties with Multiple Frontages, Approval Criteria C – Public Improvements, Criteria C – Chapter 3.2 – Landscaping, Criteria C – Chapter 3.3 – Vehicle & Bicycle Parking, Criteria D, E, F, G, & H, Criteria D – Open Space, Criteria D – Landscape Sitting Bench Themes, Chapter 4.2 – Site Plan Review, Notices & Public Comments, Conditions of Approval, and Staff Recommendations.

*Staff recommends approval of MP14-02, along with Site Plan Review, 14-02 as amended and conditioned.*

*Director Hardie* stated that the applicant, Chris Mayes, Mayes Architecture and Property Owner, Jelinda S. Carpenter Revocable Living Trust request a Master Plan, along with Site Plan Review for the new construction of an assisted living facility that is approximately 77,135 square feet for Tax Lot 151004CA02001. The Planning Commission approved Variance (V14-02) for the setback and

height requirements for the assisted living facility on the subject property on December 18, 2014. The Master Plan (MP14-02) provides an assisted living facility with a mix of residential and commercial uses all under one roof and creative open space settings. The Master Plan (MP14-02) is in compliance with the approval criteria found in Development Code Sections 4.2.500 and 4.5.700.

*Director Hardie* stated that after due notice, a public hearing on the proposed Master Plan (MP14-02) was held by the Sisters Planning Commission on January 15, 2015 at which time the findings were reviewed, witnesses were heard, and evidence and written testimony was received. All required notices have been sent in the time and in the manner required by state law and city code. The findings of fact in this matter are located in the staff report attached and by reference incorporated herein as Exhibit A.

*Director Hardie* addressed the Exhibits A – Staff Report and Findings, Exhibit B – Conditions of Approval, Exhibit C – Existing Conditions C1.0 dated December 22, 2014, Exhibit D – Site Plan, Grading and Drainage C1.1 dated December 20, 2014, Exhibit E – Street Profiles C1.2 dated December 20, 2014, Exhibit F – Conceptual Landscape Plans A1.1 dated December 14, 2014, Exhibit G – Conceptual Landscape Schedule A1.2 dated December 8, 2014, Exhibit H – Overall Floor Plan A3.0 dated April 3, 2012, Exhibit I – Overall Elevations A7.0 dated April 3, 2012, Exhibit J – Enlarged Elevation A7.1 dated April 3, 2012, Exhibit K – Traffic Impact Study by Ferguson and Associated, Inc. dated December 29, 2014.

*Chairman Holzman* asked if the applicant would like to speak at this time.

Chris Mayes  
256 Timber Creek Dr.  
Sisters, OR 97759

*Mr. Mayes* came forward and stated that when he was here last month, they all talked about the project in general, but if you have additional questions, he like to jump into the questions at this time. The drawing issue that Commissioner Wright addressed, Mr. Mayes stated that in his hast he did not turn the plans. It was initially for a different site – the same building, but flipped it. When they submit to the building department, his intent is to re-orient the building with north up to match the Site Plan so that there is less confusion. The other question was about the depth of the ponds – all of the detention ponds are a 3-1 slope and he believes they are about 2-feet to 30 inches deep. There is actually one (1) on the east that they are going to reduce the depth on so nothing would be more than 2-4 feet. He stated that they are doing some infiltration testing, they marked the site today to have those holes dug, do some test holes, and look at how the ground percolate's in hopes that the amount of detention might be reduced on the site. Maybe look into the depth not necessarily the number and maybe some of the area, but if they can get more infiltration – the hope and preference would be to reduce those and keep them not enticing for anyone.

*Director Hardie* stated that Condition No. 14 in the packet does require 3-1.

*Mr. Mayes* stated that when they were looking at the parking, one of the things they found in senior housing is that people want to park and as they are in the housing, they tend to not drive

as much. By having some flexibility, the hope is not to need them, not have to pave it, and detain the water, but if we were limited or needing more parking that is what those future stalls would indicate and those were included in the count. On Figure 5 on the Traffic Study, Scott Ferguson is here tonight and speak directly about that. In general terms what they looked at was access to and from the development and how it met the spacing standards.

*Mr. Mayes* brought in some colors and wanted to submit into the record - they are in earth tones.

*Commissioner Horner* asked about the ponds, how to treat the mosquitos, other animals, and some other kind of mitigation in place, etc.

*Mr. Mayes* stated that with the water feature, they would definitely anticipate some kind of treatment for that and there is going to be moving water so that would be minimized as opposed to stagnant ponds. Typically with detention ponds as the rain falls it is pretty heavy, and he doesn't anticipate a lot of standing water. If it became a problem, they would address it at that time maybe as a Condition of Approval.

Hayes McCoy  
1180 SW Lake Grove  
Redmond, OR 97756

*Mr. McCoy* stated that he is the Civil Engineer for the project and can speak briefly on the detention ponds. Generally, in his experience, it is best to oversize a little bit for the application and then, scale it back during final design to make sure there is enough room and lessen the impact. Some of the things that have been said, part of the infiltration testing is to get a higher infiltration of the soil – it can reduce the size of the pond and for the folks that have to mow or maintain that, possibly keep the slope from being 3-1 which is allowed but somewhat steep – 5-1 is a lot more comfortable.

*Commissioner Wright* asked about Dark Skies lighting at this time.

Scott Ferguson  
P.O. Box 1336  
Bend, OR 97709

*Mr. Ferguson* came forward and stated that he wrote the Traffic Impact Study. On Figures 4 and 5 – the Development Code specifically asks to show what it would look like with and without the deviation from the Standards. Figure 5 is showing how the Code could be met and Figure 4 shows what is actually being proposed. There is no real difference in the traffic volume entering into the west. *Mr. Ferguson* discussed the benefits of connectivity, paths, connection to the cul-de-sac provides that connectivity.

*Commissioner Wright* asked if Figure 5 is compatible with the other plans and with the parking, etc. and asked for clarification that it is not really seriously being considered.

*Mr. Ferguson* stated no. It is just a depiction of what would happen if it is not compatible with the site.

Mark Adolf  
9307 Torrey Pines Lane  
Yakima, WA 98908

*Mr. Adolf* came forward and wanted to clarify the question on the water feature. He stated that he tends to do pond-less water features. The purpose of that is definitely insects, but also don't like fighting the algae. Pond-less means that the water is not even in visibility. They will have the cascading water which keeps the insects from collecting and there is a filtration system which will work pretty good. Dark Skies on the lights is very critical – under the cold worrying about the neighboring properties, but he has the same problem in his existing residence because his buildings are 26-feet apart. They have to light the pathway so the lights are designed to not even reach the neighbors area. They are a downward light with full shields on them and don't see the light fixtures or the lighting much at all.

*Mr. Adolf* stated that traffic is an interesting thing and when it comes to the seniors – the typical age for entrance is 75-85. The average age of residents in assisted living in America is 85.6. If considering who is out driving at 85 years of age, many people being polled here in Sisters, would prefer to be driven around in a transportation bus versus driving on the ice and snow in the wintertime, etc. In facilities that are the same size – 62 units, there may be around 20 cars and out of those – 4 of them are used in a month and the others are parked. Most of the traffic is truly by staff, visitors, deliveries, etc. The traffic use is minimal and the parking is adequate. He stated that he does expect more driving from the residents in Sisters because it is more of an active outdoor choice of living when moving here, living here, and growing up here.

*Mr. Adolf* stated that there are exterior doors on each of the resident units designed so the residents can come and go and enjoy the active outdoor life at their choice. It also makes it feel more like their personal residence and home – having a separate outside door which is very uncommon. He stated that they monitor those doors and added an additional safety factor – not required by law but their own over indulgence to make sure they are being protected.

A brief discussion took place regarding the outside doors, the monitoring of the doors, and the residents safety at this time.

*Chairman Holzman* asked if anyone would like to speak in favor of the application.

No one came forward

*Chairman Holzman* asked if anyone would like to provide neutral testimony.

No one came forward.

*Chairman Holzman* asked if anyone would like to speak against the application.

No one came forward.

*Commissioner Gentry* asked about the Fire Department responding to a larger size facility like this one, he was curious how they felt about it, how they would deal with it, and how they would respond because there are not that many people that can respond real quick.

Gary Marshall – Sisters Camp Sherman Fire District  
301 S. Elm St.  
Sisters, OR 97759

*Mr. Marshall* came forward and stated that if they can separate from the regulation part – they have already gone through the procedures for regulation, how the building is going to be built and designed. As far as the Fire Department operations, these types of facilities do require more assistance from local emergency services no doubt. He cannot dictate what that level would be because it depends on the residents, how many residents when this is built out, they will know more once that happens, but from his past experience with ALF facilities – they do generate more calls and rightly so. People are in more need of assistance getting help, and depending on the number of staff members that are working, do they have the strength to assist that person back into the bed, etc. If they are independent and no one is really watching over them, then, they will get that call. He cannot say how many calls they will have, but it will be an increased activity in responding to these types of facilities. Does it generate more revenue for the Department, probably not – extensively anyway just because often they don't transport. They are only there for assistance. They will depending on staffing for the day and the amount of volunteers that may come back in, depending how this comes in from 911 dispatch and the priority of the call.

*Mr. Adolf* stated that safety is a big factor and in the building where the central common area and the two sets of wings are all that is required to be separate buildings by fire rating, etc. They actually separate the two (2) outer wings as well to create five (5) building envelopes. The safety factor is moving someone from a fire situation to a contained building that has fire protection. They will have staff that can take care of whatever the basic needs are.

*Mr. Mayes* came forward and stated that another component of this is that this is a Type 5-B which is non-rated building, but they do have fully operational fire/sprinklers. There are 2-hour separation walls between the wings and the new Code requires an area of refuge where residents from one wing can move into another. It is a little different than what is called a horizontal exit, but there are built-in safety factors. The fact that each individual room can go directly outside, and if there is a fire, there will be two (2) means of egresses immediately from any room. The corridors are 1-hour rated and they wanted to be very careful with exiting and Fire Code.

*Chairman Holzman* stated that the applicant is entitled to seven (7) days after the record is closed to all other parties to submit final written arguments in support of the application. Alternatively, the applicant may waive this seven (7) day waiting period. Does the applicant choose to waive the additional seven (7) days?

*Mr. Mayes* stated yes they would like to waive the seven (7) day waiting period.

*Chairman Holzman* closed the public testimony portion of this hearing.

*Director Hardie* stated that she wanted to “add” just so it is clear about the parking – there are certain requirements for the number of parking stalls so as it develops, they will have to comply with the actual number of parking stalls that are required. She said that she overheard a comment that they generally don’t need too much parking and that they have some overflow, but again, as they develop Phase I and II, we need to make sure they meet the parking requirements on-site, and as Phase III gets developed that they provide exactly what is required by the Code.

*Chairman Holzman* asked the Commissioners if they would like to make a motion at this time.

Commissioner Gentry made a motion to approve MP14-02 with conditions as stated.

*Director Hardie* stated that there will be a contingency plan for the detention ponds if it becomes a problem. There is also a condition in the packet where they have to provide storm water calculations, so staff will be reviewing that, the 3-1 and it cannot be any steeper. The revised elevation and floor plans and other plans if they are not correct. The additional conditions at the end of the staff report – Locust dedication, Larch and public way.

*Commissioner Wright* seconded the motion. Motion carries unanimously.

VI. OTHER PLANNING COMMISSION BUSINESS

*Director Hardie* asked the Commission if they would be interested in the 5<sup>th</sup> week in January, the 28<sup>th</sup> at 5:30 p.m. to hold a workshop to go over some possible updates to the Development Code.

The Planning Commission agreed that it was a good time for all to meet on Wednesday, January 28<sup>th</sup> at 5:30 p.m.

Also, in the packets was a letter from Mr. Kenny and wanted to get it into the record. It was received on January 6, 2015 and is regarding the food carts at Eurosports.

The notice is being sent out tomorrow or early next week for the Formula Foods. There will be a hearing in February and it will be recommendation to the Planning Commission for their review in March.

VII. STAFF UPDATE  
None at this time.

VIII. ADJOURN

*Chairman Holzman* adjourned the meeting at 6:40 p.m.

Respectfully submitted,

Carol Jenkins, Recording Secretary



