



City Planning Commission Workshop
February 19, 2015 – 5:30 P.M.
520 E Cascade Avenue, Sisters, OR 97759

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

I. CALL TO ORDER

Chairman Holzman called the February 19, 2015 Planning Commission workshop to order at 5:30 p.m.

II. DISCUSSION ITEMS

- a. Conceptual Residential Master Plan – Peter Hall
- b. Development Code Text Amendment – Distilleries in the North Sisters Business Park

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

Conceptual Residential Master Plan

Director Hardie came forward and stated that on June 19, 2014, the Planning Commission recommended approval to rezone 8.32 acres from the North Sisters Business Park (NSBP) to Residential (R) District. The City Council adopted the rezone on July 10, 2014. This property combined with the northern property, which included 10.16 acres of Residential (R) District and 2.39 acres of Multi-Family Residential (MFR) District which totals approximately 20 acres.

The applicant, Peter Hall, plans to submit an application for a Master Plan and Subdivision application for the 20 acres. The purpose of the workshop is to engage the Planning Commission early on in the process of developing the Master Plan to gather feedback.

The conceptual Master Plan includes the following:

78-single family dwelling units; 20-25 multi-family dwelling units; single-family and multi-family units fronting open space; centrally located 1.2 acre park; and alley loaded and front loaded garages.

Director Hardie asked Peter Hall to come forward and present his project at this time.

Mr. Hall came forward and discussed the following:

1. He discussed the types of proposed housing – single-family homes, a few townhouses, and hopefully some cottages. The price ranges from the mid \$200's to the low \$400's.
2. He discussed some park ideas – private or City owned and the possible amenities that will be placed in the park someday.
3. He discussed the concepts behind the green spaces shown on the proposed plat and how they will create a unique “cluster” style feeling to the two (2) groups of eight (8) houses each.
4. He discussed the need to the City Council to review and approve a Text Amendment to allow two (2) groups of six (6) lots to “front” on a public alley versus a public street.
5. He discussed the possible timeline for the beginning of construction. If the project is approved at the April 16th Planning Commission hearing, they can begin construction by June 1st, and homes can go under construction about September 1st.

Some other discussions items were the number of housing units per acre, open space, common space, density, townhomes and cottages, green space, mix of uses, streets, alleys, and garages, affordable housing, water and sewer, traffic, landscaping, Homeowners Association, and a ‘pocket park’.

Mr. Hall stated that he is meeting with the Civil Engineer at 8:00 a.m. on February 20th to discuss the project and hopefully will go before the Planning Commission in April of 2015.

Development Code Text Amendment – Distilleries in the North Sisters Business Park

Director Hardie stated that staff received a letter dated February 9, 2015 (in the Planning Commission packets) requesting distilleries be permitted in the North Sisters Business Park (NSBP) District. The North Sisters Business Park (NSBP) includes the following as a permitted use, which is similar to the applicant's request:

Manufacturing and packaging of specialty food products, pharmaceuticals and similar uses excluding the production of meat or fish products, fermented foods or other products that produce noxious odors, except for microbreweries, wineries, and coffee roasting.

Director Hardie stated that Distilleries are not specific in the Use Table and if they are not listed in the Use Table – they cannot be used, but it would go through the same process.

Chairman Holzman asked Director Hardie if this was an over-site in the Code that they didn't include this in the North Sisters Business Park (NSBP). He stated this is really a no-brainer and the Planning Commission agreed to add it into the Code on March 5, 2015. He stated that the concept is fantastic and to move ahead with it.

Director Hardie stated that if the Planning Commission supports this request, it can be part of the upcoming Text Amendment hearing scheduled before the Planning Commission on March 5, 2015.

The Planning Commissioners were all in support of this request and for it to be part of the upcoming Text Amendment scheduled for March 5, 2015.

III. OTHER PLANNING COMMISSION BUSINESS

Director Hardie discussed with the Planning Commission the list of priorities pertaining to Definitions, Transient Merchant Licenses, Business Licenses, Signage, Food Carts, Urban Growth Boundary Expansion, etc. The Planning Commission will bring some ideas to the table on these issues with them being too restrictive or less restrictive and if they should be reviewed on a case by case basis. The Planning Commission would like to see this being a more pro-active approach in the future.

IV. ADJOURN

The workshop was adjourned at 6:30 p.m.

Respectfully submitted,

Carol Jenkins, Recording Secretary