

CITY OF SISTERS  
PLANNING COMMISSION



STAFF REPORT AND BURDEN OF PROOF STATEMENT  
MCKENZIE MEADOW VILLAGE

**File #:** SP 15-01, MOD 15-05

**Applicant:** McKenzie Meadow Village, LLC

**Property Owners:** McKenzie Meadow Village, LLC

**Request:** The Applicant is requesting Site Plan approval for a Senior Living Center consisting of 45 senior living units and 12 senior memory care units as part of the McKenzie Meadows Master Plan. The applicant is also requesting to modify the previously approved McKenzie Meadows Master Plan (File Nos. MP 10-01, SUB 10-02, MOD 12-01) to accommodate the Site Plan’s shifting of the location of buildings, parking and access by more than 25 feet from where they were originally approved to be located.

**Applicable Criteria:** Sisters Development Code (SDC) – Chapters 2.3 (Residential Multi-Family District); 2.15 (Special Provisions), Chapter 3 Design Standards; 4.1 (Types of Applications and Review Procedures); 4.2 (Site Plan Review), and 4.5 Master Plans.

**Hearing Date:** June 18, 2015, 5:30 pm, Sisters City Council Chambers, 520 E. Cascade Avenue, Sisters, Oregon

**Location:** Tax Lot 151005CB05500

**Planner:** Darcy Reed

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**I. Project Request**

**Request I:** The applicant is requesting review of a Modification to the McKenzie Meadow Village Master Plan to accommodate the final design of a Site Plan for a Senior Living Center. The items to be modified include the following:

- Access, parking and entryway to McKinney Butte Road
- Access location to north parking lot
- Exact building location

**Request II:** Supplemental to the Modification is Site Plan approval for a Senior Living Center consisting of 45 senior living units and 12 senior memory care units as part of the McKenzie Meadows Master Plan. The Site Plan consists of a 46,750 s.f. of Senior Living Center in which residents will receive assistance and/or services by a licensed care provider. The applicant proposes to operate the 12-unit memory care facility under a Residential Care Facility with Memory Care Community Endorsement licensure, and to operate the remaining 45 units as an Assisted Living Facility with licensure by the State of Oregon.

- II. **Location:** The site of the proposed improvements is situated on a portion of a 25-acre property. The parent property has multiple addresses, 68945 McKinney Ranch Road and 1680 W McKinney Butte Road and is identified as Tax lot 5500 on the Deschutes County Tax Assessor Map 151005CB. The location of the development site is in the Southwest quadrant of the property, a 5-acre area that has tentatively been approved as Lot 14 of the McKenzie Meadow Village subdivision (SUB10-02).
- III. **Site Description.** The development site is generally flat, undeveloped, and contains a number of Ponderosa Pine Trees, Juniper Trees, and native underbrush.
- IV. **Surrounding Uses and Zoning.** The properties to the west and south of McKenzie Meadow Village are zoned PF – Public Facility. These properties are developed with the Sisters High School and Junior High School. The properties to the east of McKenzie Meadow Village are zoned MFR – Multi-Family Residential. This area is the location of the ‘Village at Cold Springs’ subdivision. The property to the North of McKenzie Meadow Village is outside the Sisters Urban Growth Boundary and is zoned F2 – Forest.
- V. **Land Use History/Background.** The property was annexed into the Sisters City Limits as UAR 10 zoned property following a vote in 2006. As part of the annexation agreement (attached herein), the property owner was required to designate a minimum of 6.3 acres of the property for the construction and operation of a Senior Living Center. The Center (or a phase of it), was also required to be built in the first phase of construction.

Subsequent to annexation, in 2010 the City approved a Comprehensive Plan Map and Zoning Map Amendment for the property changing the Comprehensive Plan designation and Zoning of the property from UAR10 to Multi-Family Residential (MFR), Public Facilities (PF), and Landscape Management (LM); the development area of the current proposal is only MFR.

In 2010, the City approved a Master Plan (MP 10-01) and a Tentative Subdivision Plan (SUB 10-02) on the property, known as McKenzie Meadow Village. The Master Plan was modified in 2012 in association with MOD 12-01. Additionally, in 2011 the City approved a Site Plan for an 82 unit Assisted Living Facility and a maintenance building on the property (SP 11-05) and a modification to the Site Plan in 2012 (MOD12-02).

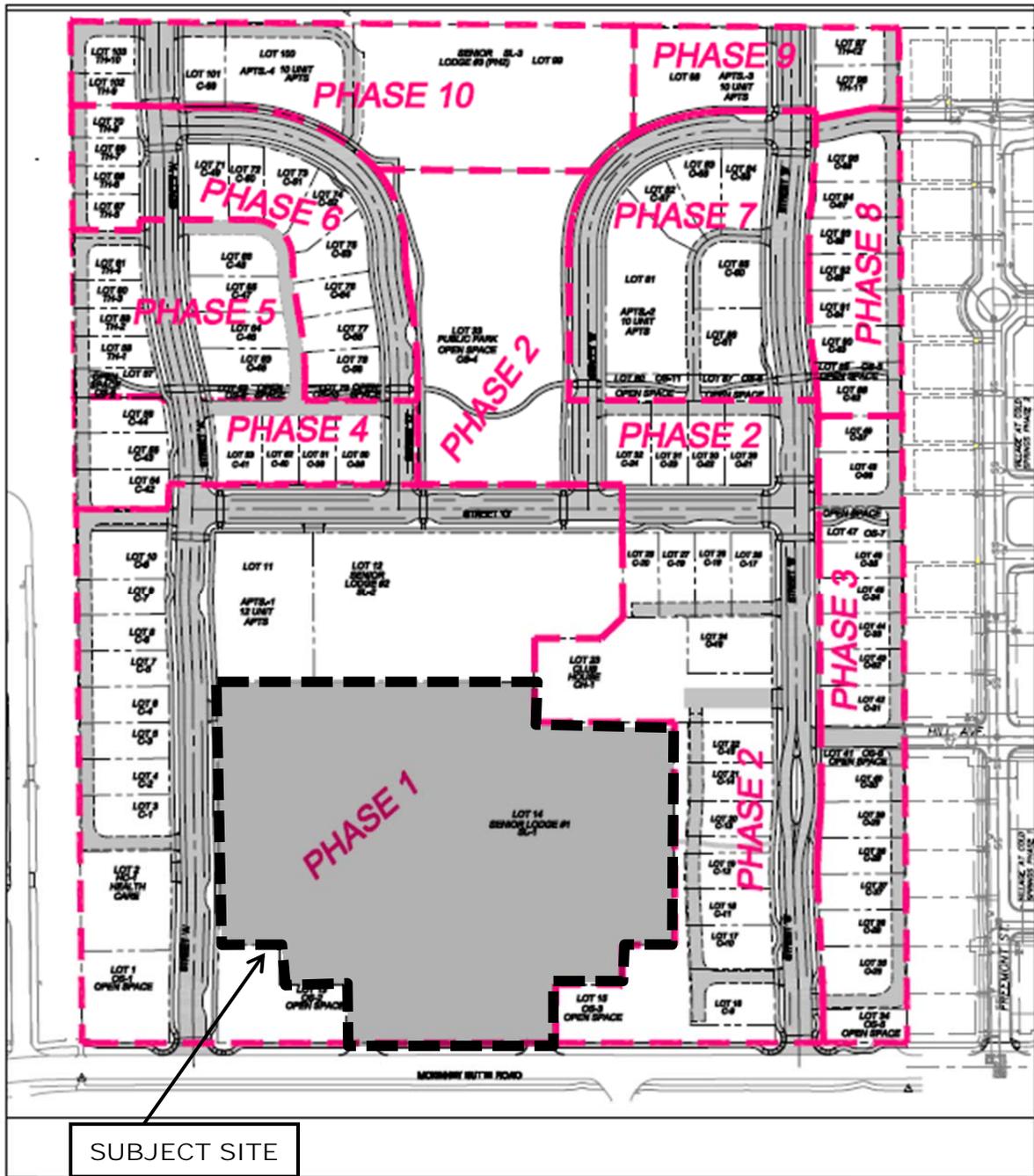
Since the approvals of SP 11-05 and MOD 12-02, the property has remained undeveloped. Both approvals were previously given extensions and have been adopted for land use decisions in the City of Sisters, however these decisions were applied for under a different project, by a different senior living center developer. The current applicant is proposing a similar, but different project from what was originally approved; thus rather than modifying the previous Site Plan Approval (SP11-05 / modified by MOD12-02) the applicant is proposing a new Site Plan in conjunction with the modification to the master plan.

## VI. Review Procedures

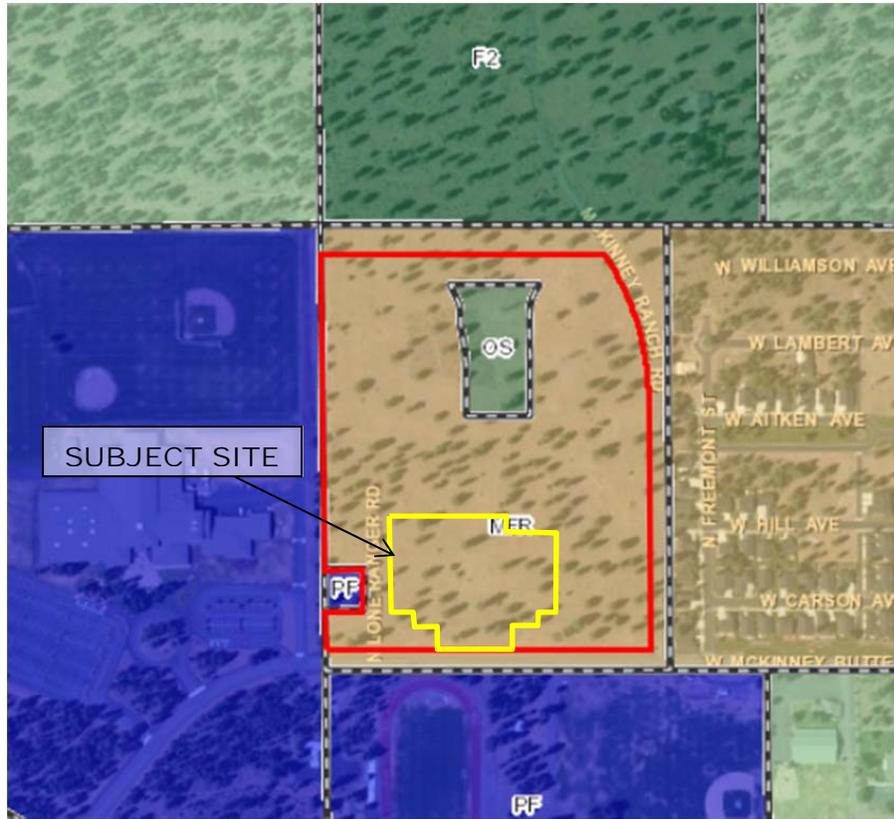
**Conclusionary Findings:** Pursuant to the applicable chapters found in the Sisters Development Code, these modification and site plan review requests can either be approved, approved with conditions, or denied on the basis of whether the applicable standards and criteria can be satisfied either as submitted, or as mitigated through conditions of approval. The applicant has provided a written narrative (Burden of Proof) for each request and both are attached to this staff report.

The following findings relate to compliance with applicable Sisters Development Code standards and criteria. Compliance with Oregon Revised Statute 92 is assumed if compliance with the City’s

development code can be verified.



Original Phasing Map from McKenzie Meadows Master Planned Development,  
File No. MP 10-01, SUB 10-02 Showing Location of Subject Site



**Sisters Zoning Map showing Subject Site**



**GIS Aerial View of Tax Lot 151005CB05500**

➤ **REQUEST PART I: MODIFICATION TO THE MASTER PLAN**

Chapter **4.5.800, Approval Durations, Extensions and Amendments**, discusses modifying approved developments and states:

D. Modifications to Master Plan.

1. The following minor modification examples may be approved administratively by the Community Development Director;

a. An increase to the amount of open space or landscaping;

**Applicant Response:** The proposed modifications to access, parking and building locations result in an increase to the amount of open space and landscaping. Thus, according to the provisions of this section, the modifications could be reviewed and approved administratively.

**Staff Response:** The applicant has identified that a portion of the application could be reviewed administratively. Additional factors, however, indicate the modifications being requested are major modifications. See finding to D.1.C.

b. Changes to dimensional standards identified in Section 4.5.400 B as long as the minimum requirements are satisfied. Changes to dimensional standards approved as part of a land division shall be reviewed using Chapter 4.3 Land Divisions.

**Applicant Response:** The modifications that are being requested will accommodate a specific site plan design, one that conforms to the standards of the underlying zone. The proposal does not modify any of the Master Plan dimensional standards established for the Master Plan under Section 4.5.400.B; therefore this section does not apply.

**Staff Response:** The applicant's request does not increase dimensional standards, but instead the location of buildings, parking, etc. The applicant is correct in noting this section of the code does not apply.

c. The location of buildings, proposed streets, parking and landscaping or other site improvements shall be as proposed, or as modified through conditions of approval. Changes in the location or alignment of these features by 25 feet or less or other changes of similar magnitude may be approved administratively. Changes to locations approved as part of a land division shall be reviewed using Chapter 4.3 Land Divisions

**Applicant Response:** The proposal includes modifications to the building location, parking area, and access points that were depicted on the original Master Plan exhibit. Condition of approval #27 from the McKenzie Meadow Village Master Plan states the following: *“Master Plan / Site Plan. In accordance with SDC Section 4.2, all qualifying buildings shall undergo Site Plan review before a building permit is issued. The architectural design requirements found in SDC Section 4.5 (Master Plans) for buildings shall apply. Compliance with floor area ration, lot coverage, building heights and setbacks shall be verified, and a 20% deviation from these standards and criteria can be applied to all structures.”*

Based upon the processing of a past Site Plan on this property (SP11-05, which was different the approved Master Plan Exhibit and approved without a Master Plan Modification), the City has established that site details, including building, access and parking locations, heights and setbacks are reviewed for compliance to floor area ratio, lot coverage, building height, setbacks and other relevant standards at time of Site Plan Review. The past processing of SP11-05 did not require a Master Plan Modification for building location, parking, landscaping and other site improvements, setting a precedent that the Site Plan does not need to be exactly as conceptually identified on the Master Plan, so long as design elements are reviewed in association with a Site Plan application and conform to all underlying standards. Thus, as modified by Condition of Approval #27 wall locations and other design standards were not formalized through the Master Plan, and as such are do not need to be modified, so long as a Site Plan proposal complies with the underlying zoning standards, as allowed to be modified by the Master Plan. As detailed in the associated Site Plan burden of proof narrative ad supporting documentation, the Site Plan proposal complies with all the standards of the underlying zoning district and the Master Plan.

Furthermore the proposed modification to building location, access and parking are insignificant, minor in magnitude, and better complies with the Sisters Development Code; the design provides more conformity to the underlying zoning standards than the original Master Plan Exhibit. Details are provided below.

**Building Location –**

The building location and design result in fewer large expanses of building walls, providing opportunities for more detailed design, additional articulation, and improved orientation, enhancing the conformity to SDC 2.3.300.H.

**Parking –**

As detailed in the associated Site Plan Application, the proposal provides adequate parking to meet the needs of the building and the requirements of the Sisters Development Code. Furthermore, the proposed design reduced the number of spaces that will be placed between the primary building façade and the abutting McKinney Butte Road; the original Master Plan exhibit identified spaces along the majority of the primary façade, whereas the modified plan reduces this area of impact to a small area immediately in front of the primary building. The proposal therefore provides enhanced conformance with 2.3.300.H.2.b

Access –

As detailed in the Site Plan Application, the proposal provides access in conformance with all development code standards, including block length, perimeter and access spacing. Reducing the number of access points onto McKinney Butte Road and relocating the access on to Lone Ranger Road, provides better access spacing, reduces the need for a cross access easement, and provides additional options for future development.

Ultimately all of the proposed changes, reduce or lessen code conflicts, thus are not significant and are minor in magnitude.

**Staff Response:** The request is a major modification since the requested changes include shifting buildings, parking, etc. by more than 25 feet.

2. Other modifications are major modifications. See Chapter 4.1

**Staff Response:** See Staff Response in previous finding.

3. The Community Development Director or the applicant shall have the right to refer a proposed amendment directly to the Planning Commission for their determination of whether or not the amendment creates a substantial adverse impact to the approved Master Plan.

**Applicant Response:** This submittal accompanies a Site Plan Application that is being reviewed by the Planning Commission, thus it is anticipated that, in association with the consolidated review, the Planning Commission will determine whether or not the amendment creates a substantial adverse impact.

**Staff Response:** The applicant is correct is anticipating a concurrent review of both the Modification and the Site Plan by the Planning Commission. However, since the changes sought to the Master Plan are determined by Staff to shift features by more than 25 feet, the Modification request must be reviewed and decided by the Sisters Planning Commission in accordance with Chapter 4.1.

Chapter **4.1.700, Types of Applications and Review Procedures**, discusses the general provisions for submitting a Major Modification application and states:

4.1.700 General Provisions

J. Major Modification.

**Applicant Response:** The applicant does not believe that the proposal constitutes a Major Modification, thus finds this section to not be applicable. However, the applicant is addressing each of these sections, should a hearings body determine that they do apply.

**Staff Response:** Staff has determined the proposal is a Major Modification according to section 4.5.800.D.2, specifically noting that the shifting of the location of buildings, parking, etc. as part of this application exceeds the threshold of 25 feet.

1. An applicant may apply to modify an approval at any time after a period of 60 days has elapsed from the time a development approval has become final.

**Applicant Response:** 60 days have elapsed since the McKenzie Meadows Village Master Plan was approved, thus the proposal complies with this provision.

**Staff Response:** The applicant's response is accurate.

2. Unless otherwise specified in this Code and is not considered a minor modification, the grounds for filing a modification shall be that a change of circumstances since the issuance of the approval makes it desirable to make changes to the proposal, as approved. A modification shall not be filed as a substitute for an appeal or to apply for a substantially new proposal or one that would have significant additional impacts on surrounding properties.

**Applicant Response:** It is believed that the modification is minor, if at all applicable. The changes are proposed to accommodate a specific design, after review and analysis of project feasibility. The design will accommodate the needs of the site and intended users. The modification is not being filed as a substitute to an appeal, and the changes are minor, thus do not constitute a substantially new proposal or one that will have significant additional impacts on surrounding properties.

**Staff Response:** Staff notes that the modification is a major modification. The modification is not a substitute for appeal or substantially new proposal. The modification is the result of accommodating a specific site plan design.

3. An application to modify an approval shall be directed to one or more discrete aspects of the approval, the modification of which would not amount to approval of a substantially new proposal or one that would have significant additional impacts on surrounding properties. Any proposed modification, as defined in this section, shall be reviewed only under the criteria applicable to that particular aspect of the proposal. Proposals that would modify an approval in a scope greater than allowable as a modification shall be treated as an application for a new proposal.

**Applicant Response:** The modification is directed specifically at building location, parking areas and access points that were depicted on the original Master Plan Exhibit. The changes are minor, they conform to the applicable development code standards, and they will not have significant additional impacts on surrounding properties. Furthermore, the modifications will not allow a greater scope or impact, thus should not be treated as an application for a new Master Plan.

**Staff Response:** The applicant is accurate in identifying the modification will not amount to a substantially new proposal or have significant additional impacts since the request is directed specifically at accommodating a site plan design in which the building location, parking areas and access points shift.

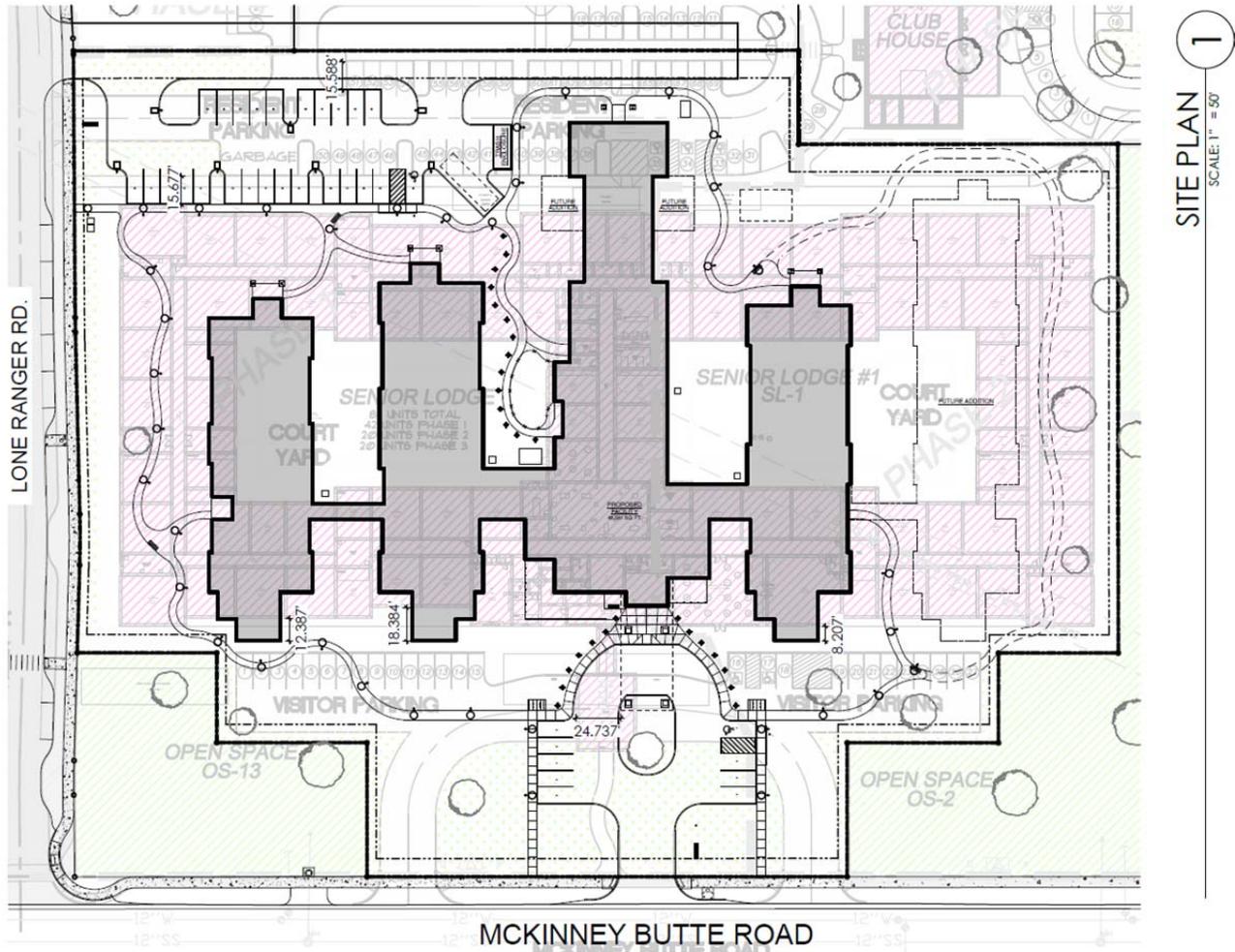
4. An application for a modification of a Type I approval shall be processed as a Type I application. An application for a modification of a Type II approval shall be processed as a Type II application. An application for a Type III approval shall be processed as a Type III application. The Communication Development Director shall have the discretion to forward any Type I or Type II modification to the Planning Commission for review.

**Applicant response:** It is anticipated that this modification, in addition to the associated Site Plan, will be reviewed by the Planning Commission, the same review body and same process as the original Master Plan review. Thus the proposal complies with this provision.

**Staff Response:** The application is a major modification which cannot be approved administratively. The Major Modification shall be heard by the Planning Commission as a Type III Procedure.

5. The effect, if any, of a modification upon the original approval time limitation shall be established in the modification decision.

**Staff Response:** The changes sought are long-term changes affecting the original Conditions of Approval.



Proposed Master Plan Overlay Showing Changes to Previous Approved Master Plan

➤ **REQUEST PART 2: SITE PLAN REVIEW**

**Chapter 4.1 – Types of Applications and Review Procedures.** The proposed project would typically represent a Type II Procedure (Site Plan review), which is an administrative decision made by staff. However, since the applicant has applied for more than one type of land use approval, the proceedings have been consolidated for review and decision by the Planning Commission as a Type III Procedure as consistent with section 4.1.700.E.2.

**Chapter 4.2 – Site Plan Review** is intended to ensure that structures and necessary utilities, and site improvements such as parking areas, walkways, refuse containers, landscaped areas, lighting, vehicle ways and any necessary public improvements are properly related to their sites and to surrounding sites and structures; to protect natural features; and to encourage originality in site design and development in a manner which will enhance the physical appearance and attractiveness of the community.

**4.2.200 Applicability**

A. Any new development, structure, building, or substantial alteration of an existing structure or use shall require Site Plan Review in accordance with Chapter 4.1 and 4.2 ....

**Applicant Response:** The proposal is for a new building; therefore this section applies.  
**Staff Response:** The applicant’s response is accurate.

**4.2.300 Application Procedure**

A. **Application Review.** Site Plan Review shall be conducted as a Type II procedure using the procedures in Chapter 4.1, and using the approval criteria contained in Section 4.2.500.  
B. The Community Development Director shall have discretion to forward any site plan submitted for administrative approval to the Planning Commission for review.

**Applicant Response:** The proposal is for a Site Plan review, and thus is reviewed in accordance with the Type II procedures. An analysis of the Procedures of Chapter 4.1 was addressed above and a complete review of the Approval Criteria of Section 4.2.500 is included below. Thus the proposal has been properly processed. The applicant further understands that the Community Development Director has the discretion to forward the application to the Planning Commission to make the Type II decision.  
**Staff Response:** At the discretion of the Community Development Director, the Site Plan has been forwarded to the Planning Commission for review. Additionally, the Site Plan Review has been consolidated with the request for a Modification to the Master Plan per section 4.1.700.E.2. of the SDC.

**Chapter 4.2.400, Submittal Requirements** lists what needs to be submitted to adequately review a Site Plan review request.

**Applicant Response:** The proposal, including the exhibits attached hereto, contains all of the items referenced in this section. The complete plan set contains the items needed for a complete review for determining compliance with the applicable development standards and approval criteria. The proposal therefore complies with these requirements.

**Staff Response:** The applicant's response is accurate. Plan sets attached herein.

#### 4.2.500 Approval Criteria

Prior to issuance of building permits, the Community Development Director or designee shall approve, approve with conditions or disapprove the proposed site plan. In approving the plan, the Community Development Director or designee shall find that all provisions of the Development Code are met. The following criteria shall be considered:

A. Conformance with applicable Design Standards in Chapter 3.

**Applicant Response:** Conformance with the applicable Chapter 3 Design Standards is detailed below [in this statement]. The proposal complies with all of the applicable design standards; therefore the proposal complies with this approval criterion.

**Staff Response:** The applicant understands the intent of the code. Additional discussion to follow in the Staff Report.

B. Adequacy of public and private facilities.

**Applicant Response:** Adequacy of public and private facilities refers to the adequacy of water, sewer, streets and power. Utility improvements and connections are shown on Drawing Sheet C301. McKinney Butte Road to the South is a paved road. The shared driveway / access road (future Lone Ranger Road) will be extended to this project's North parking lot and fire access lane. The public improvement details have been studied extensively and planned in accordance with the McKenzie Meadow Village Master Plan. Phased improvements will be needed for development of the site, however through the Master Plan approval and the subsequent Modification thereto (MOD12-01), it has been established that additional improvements are not required for the Senior Living Center. Compliance with the Conditions of Approval for the McKenzie Meadows Master Plan will therefore ensure the adequacy of public and private facilities.

**Staff Response:** Conditions of Approval from underlying land use approvals not affected by this Site Plan and Modification to the Master Plan remain in effect. Any public or private facilities originally required shall be met prior to issuance of building permits.

C. Traffic safety, internal circulation and parking, including pedestrian and bicycle safety;

**Applicant Response:** Traffic impacts for the site have been studied in association with the McKenzie Meadows Master Plan (MP10-01). Pursuant to the MP10-01 decision and subsequent modification (MOD12-01), project is generally consistent with the circulation plan and anticipated traffic impacts. Thus, it will not meet the threshold for triggering an updated traffic study. On-site vehicle circulation includes a 9-stall parking lot off McKinney Butte Road and a 25-stall lot, plus a loading berth located on the north side of the property. The internal plan is generally consistent with the approved Master Plan layout and meets this approval criterion.

**Staff Response:** See previous finding regarding prior conditions of approval.

D. Provision for adequate noise and/or visual buffering from non-compatible uses.

**Applicant Response:** The proposed use will primarily be conducted indoors. Outdoor activities are similar to those of the surrounding housing uses: sitting outdoors and walking around the grounds and garden areas. Given the compatibility of uses, the applicant believes that no noise or visual buffering will be needed or warranted from neighboring uses.

**Staff Response:** The proposed use is part of a master planned development. Further, there are no obvious reasons to provide for noise and/or visual buffering from neighboring uses. The assisted living facility exhibits many of the same traits that a residential neighborhood would offer. It seems unlikely that noise or glare from the facility would adversely affect the residents to the east, and this facility must meet the 'dark skies' lighting ordinance found within the Development Code.

E. Conformance with applicable public works, building and fire code standards.

**Applicant Response:** The plans have been developed by qualified professionals who are familiar with Code requirements, after consultation with City Staff. The development team includes a licensed architectural firm, a civil engineering firm, and a landscape design firm, all based in Bend, Oregon. The civil engineer has reviewed the proposal for compliance with public works and fire codes requirements and the architect has performed a code analysis to determine that the building meets these standards.

Additionally, through the land use process the Planning Department will route all land use applications to the Public Works, Building and Fire Departments of the City of Sisters. These departments will have the opportunity to review this request, and their comments will be incorporated into the public record of this land use file. Thus, the City's review procedures will further ensure conformance with this approval criterion.

**Staff Response:** Public Works, Building and Fire Departments have reviewed this request; their comments are public record within this land use file.

F. Conformance with development requirements of the underlying zone.

**Applicant Response:** Conformance with the underlying zone (MFR) is detailed below in [this statement]. As detailed therein the proposal complies with all applicable development requirements. Thus the proposal complies with this approval criterion.

**Staff Response:** The purpose of this document is to evaluate this request against these standards and criteria. Ultimately the decision made is based on the ability (or inability) of the applicant to comply with the applicable standards and criteria through reasonable conditions of approval. In this case, the site is undeveloped, and can meet the criteria for Site Plan review approval through conditions of approval.

Chapter **4.2.700, Approval Period, Expiration and Extension** discusses the approval time period for a Site Plan Review approval. The project is submitted as a single phase development and the approval is effective for a period of two years from the date of approval. The applicant has indicated in the burden of proof that 57 units are proposed at this time, with sufficient space on the site for an additional 25 units. However, the applicant is not proposing multiple phases at this time, and any future addition would be subject to undergoing a separate Site Plan Review subject to separate approval periods.

Chapter **2.3 – Multi-Family Residential District (MFR)** is intended to accommodate a range of housing types and lot sizes and to make efficient use of land and public facilities by establishing minimum and maximum density standards for housing. Multi-Family Residential District design standards ensure compatible building and site design at an appropriate neighborhood scale.

**Section 2.3.200 - Uses**

**Permitted uses.** Uses permitted in the Multi-Family Residential District are listed in Table 2.3.1 with a “P”. These are allowed if they comply with the development standards and other regulations of this Code.

**Special Provisions.** Uses that are either permitted or conditionally permitted in the Multi-family Residential District subject to special provisions for that particular use are listed in Table 2.3.1 with an “SP”. Uses subject to an SP shall comply with the applicable special use standards included in Chapter 2.15.

**Table 2.3.1 Use Table for the Multi-Family Residential District**

<b>Residential</b>	
<b>Residential Home / Residential Facility</b>	<b>P / SP</b>

**Applicant Response:** The applicant is proposing a Senior Living Center that consists of 12 Memory Care units and 45 units for seniors, all of whom will receive regular service and/or assistance. A detailed description of the use is included in a letter from Ageia Health Services President Kevin Cox, dated May 5, 2015 and included as an attachment to this submittal. As detailed in the letter a portion of the use is a “housing with services” model of care, and all residents will receive services. The use identified and approved in the McKenzie Meadows Village Master Plan findings, was a “Residential Facility” and the Master Plan itself, the Burden of Proof, and the City findings refer to the building by a number of different names including a Senior Lodge (Master Plan Exhibit), a Senior Assisted and Independent Living Facility (Page 1 of the Findings), an Assisted Living Facility (throughout the findings), a Senior Residential Development (Annexation Agreement) and a Senior Living Center (Annexation Agreement). The use planned with this application is a Senior Living Residential Facility, which is permitted by this section of the code and which is consistent with the Master Plan Approval.

**Staff Response:** The proposed use identified in various letters received by the applicant (attached herein) is consistent with the allowed uses within the MFR District. A “Residential Facility” is defined within the SDC to be:

*A residential care facility, residential training facility, residential treatment facility, residential training home or residential treatment home. Further, a residential care facility is defined as a facility that provides, for six or more socially dependent individuals or individuals with physical disabilities, residential care in one or more buildings on contiguous properties.*

The applicant has sufficiently indicated that more than 6 individuals whom exhibit some form of disability will be receiving residential care services provided by At Home Care Group, a licensed homecare provider.

On June 4, 2015, the applicant provided a letter from the State of Oregon Office of Licensing and Regulatory Oversight indicating the 45 units for Seniors were approved to be licensed by the State of Oregon. On June 8, 2015, the applicant submitted a letter clarifying the “housing with services” model of care is nearly identical to the Assisted Living Facility care the State would license, and that the additional licensure is an added credential to the facility. Staff notes the change in licensure however the use is still consistent with the Code.

**Section 2.3.300** Development Standards.

The following property development standards shall apply to all land, buildings and uses in the Multi-Family Residential District:

- A. Lot Area, lot width, lot depth, setbacks, floor area ratio, lot coverage and building height. See Table 2.3.2

**Table 2.3.2 Development Standards in the Multi-Family Residential District**

Development Standard	MFR District	Comments/Other Requirements
Minimum lot area: Residential Facility	None	
Lot width at front of property: Residential Facility	None	
Lot Depth		

Development Standard	MFR District	Comments/Other Requirements
	No maximum lot depth for Residential Facility	
Floor Area Ratio	Building construction may not exceed .60 FAR (60%) of the total lot area.	<p>The areas of building subject to this development standard shall include the following:</p> <ul style="list-style-type: none"> <li>A. Areas within the building footprint considered to be habitable space.</li> <li>B. Individual garages exceeding 500 sf in size.</li> </ul> <p>Exceptions to FAR:            Accessory structures less than 10-ft in height and 200 sf in area; Residential Facility, public and institutional uses and childcare centers.</p>
Lot Coverage	Maximum of 60-percent, except Child Care Center, Public and Institutional uses and Residential Facility shall be 80-percent.	
Building Height	30- for all residential uses 35' for all non-residential uses.	Compliance with other sections of the Code (landscaping, parking, pedestrian circulation, etc.) may preclude 100 percent lot coverage for certain uses -
Front Setbacks: Primary Building	10-ft minimum	
Interior Side Yard Setbacks: Primary Building	5-ft. minimum	
Rear Yard Setback: Primary Building	15-ft. minimum	

**Applicant Response:** As detailed in Table 2.3.2, minimum lot area, lot width at front of property, lot depth and FAR do not apply to Residential Facilities within the MFR zone. As detail on the plan set and referred to below, the proposed structure conforms to all other standards of this section.

Proposed Lot Coverage: 22% (80% max)  
46,750 bldg sf / 217,855 site sf

Including Future Lot Coverage (anticipated): 60,909 bldg sf / 217,855 site sf = 28%

Proposed Maximum Building Height: 25'-0"

Proposed Setbacks: As detailed on the Site Plan, all building setbacks exceed minimums required.

**Staff Response:** The applicant has demonstrated compliance with the Development Standards. Maintaining compliance with these standards will be assured prior to issuance of building permits.

**B. General Exceptions to Setbacks and Building Height....** (Not applicable)

**C. Fences and walls. Fences and walls may be placed on property lines, subject to the standards in Chapter 3.2** (None proposed- not applicable)

**D. Special Yards. Distance Between Buildings on the Same Lot** Distance between buildings on the same lot. To provide usable yard area and allow air circulation and light, the distance between buildings on the same lot shall be a minimum of six feet. (Single building proposed- not applicable)

**E. Garage Requirements- (for single-family detached dwelling, manufactured dwelling on individual lot, zero lot line dwelling, town home, duplex and triplex dwelling, and multi-family dwellings.**

**Applicant Response:** The proposal is for a Residential Facility within the McKenzie Meadow Village Master Planned Area. The planned use and proposal is consistent with the Master Plan Approval; the Master Plan Approval explicitly noted that "the Assisted Living Facility is technically not a multi-family dwelling – staff regards it as a commercial building in terms of the application of garages / carports. As such, the assisted living facility is exempt from garage and carport standards" (Pg. 23 Exhibit A of the Planning Commission Decision / September 21, 2010). Condition of Approval #22 further noted "...Affordable multi-family dwelling units and the Assisted Living Facility are exempt from the garage and carport requirements." Because the proposal is not a single family home and it is not a multi-family development, garages are not required, and the standards of this section do not apply; this interpretation is supported by past findings for the subject property (MP10-01).

**Staff Response:** The applicant's response is accurate.

**F. Gated Communities. Gated communities are prohibited except as may be permitted by Chapter 4.5 Master Plans.**

**Applicant Response:** The proposal does not include a gated community; therefore it complies with this standard.

**Staff Response:** The applicant's response is accurate.

**G. Residential Density Standards.** The following residential density standards apply to all land divisions in the Multi-Family Residential District and to multi-family housing on individual lots.

1. The density range for the Multi-Family Residential District shall be 9 units per gross acre minimum and 20 units per gross acre maximum.
2. Minimum and maximum residential densities are calculated by multiplying the gross acres by the applicable density standard. For example, if the parcel size is 5 acres, the minimum density is 45 units and the maximum is 100 units. When calculating minimum and maximum densities, figures are rounded down to the closest whole number.
3. Accessory dwelling units are exempt from the minimum density standards.

**Applicant Response:** The development is within the McKenzie Meadow Village Master Planned area. Density for the development was established in MP 10-01. Findings for that decision note,

*The applicant is proposing a total of 257 dwelling units. The gross acreage under consideration equals the parent lot (30 acres), minus the park (1.8 acres) and minus the Medical Clinic (.32 acres). The total density required is 251 units (27.88 times 9 units per acre). The total density proposed is 257 units, which meets the density requirement for the MFR zone.*

The total 257-unit count was based upon 82 units on the subject property. The applicant is proposing 57 of the units at this time, and there is sufficient space on the site where the remaining 25 units could be placed. There is nothing in the Master Plan approval that requires the Facility be constructed in one phase, and the annexation agreement explicitly states that the "...Senior Living Center (or a phase of it) shall be built in the first phase..." Given the proposed location and size of the site, there is adequate space for the remaining units to be placed in the future.

Based upon the plan, the proposal complies with the applicable density standards of the approved Master Plan. The application complies with this section to the extent applicable at this time.

**Staff Response:** The applicant's response is accurate. The current Site Plan Review for 57 units to be located on 5 acres equals 11.4 units per gross acre. This is consistent with the density requirements of the MFR District.

**H. Design Standards. (not applicable according to the applicability criteria)**

**Applicant Response:** The proposal is for a Senior Living Facility. It is not a single family detached unit, a duplex, a triplex, a multi-family dwelling, a public or institutional building or a manufactured dwelling. Therefore this section does not apply. Although this section does not apply, the applicant has designed a site plan that conforms to these standards to the greatest extent practical. The proposal places the primary building entrance oriented toward McKinney Butte Road, in conformance with this standard. Also, the proposal limits the amount of parking area between the primary building entrance to balance the need of the residence and the intent of this section. Furthermore, all elevations contain a mix of doors and windows, and the design includes dormers, gables, recessed entries, eaves, offsets, and decorative finishes, in compliance with the Detailed Design standards of this section. Thus, although this section does not apply, the design complies with these standards to the greatest extent possible.

**Staff Response:** The applicant's response is accurate.

**I. Garbage and Recycling Collection Areas.** An exterior garbage and recycling collection area is required and shall be oriented away from the street.

**J. Mechanical Equipment.** Mechanical equipment located on the ground, such as heating or cooling equipment, pumps or generators, must be screened from the street by walls, fences, or vegetation. Landscaping and screening shall be tall enough to screen the equipment. Mechanical equipment is not permitted to be placed on roofs. Screening shall be compliant with all applicable fire codes.

**Applicant Response:** As detailed on the Site Plan, the proposed garbage location is at the north side of the building, east of the parking area. This area oriented away from all nearby streets and thus conforms to this standard. All mechanical equipment is proposed to be screened and will not be placed on any rooftop; therefore the proposal complies with this section.

**Staff Response:** The applicant's response is accurate.

**K. Additional Design Standards for Multi-Family Housing. (not applicable)**

**Applicant Response:** The proposal is for a Residential Facility, as approved in the McKenzie Meadow Village Master Plan, which is not Multifamily housing; therefore the standards of this section do not apply.

**Staff Response:** The applicant's response is accurate.

**Chapter 2.15                      Special Provisions**

**Section 2.15.1100**            Residential Care Homes and Facilities: Residential care homes and facilities as defined shall comply with the following special use standards, consistent with ORS.

- B.        **Licensing**. All residential care homes and facilities shall be duly licensed by the State of Oregon.
  
- B.        **Site Design Review**. Site Design Review shall be required for new structures or conversions of existing structures to be used for residential care facilities, to ensure compliance with the licensing, parking and other requirements of this Code. Residential care homes are exempt from this requirement.

**Applicant Response:** The proposal is for Senior Living Center as conceptualized and approved in MP 10-01. In MP 10-01, the use was approved as a Residential Facility, and the findings explicitly determined that the planned use was not a multi-family dwelling. That decision did not make a reference to Section 2.15.1100 and did not specifically require any state licensing for the use to be approved on the site. The past Site Plan decision on this property (SP11-05) determined that “Since the City does not regulate state licensing, reference to ‘A’ above is advisory. Given that the applicant has applied for a Site Plan, the procedure of Item B has also been addressed”.

With the current plan, the applicant proposes to operate the 12-unit memory care facility under a Residential Care Facility with Memory Care Community Endorsement license, and to operate the remaining 45 units under a “Housing with Services” model of care. The applicant is in the process of obtaining any and all necessary licensing requirements to operate the facility as proposed, receiving initial authorization for the Memory of Care units (attached). Regarding the “Housing with Services” units, emails dated May 1 and May 4, 2015 from Becky Mapes and Mike McCormick (attached), confirm that the Office of Licensing and Regulatory Oversight does not review or require licensing for the proposed facility type. Any other required state license is proposed to be obtained prior to occupancy. For additional background on the use, the ‘Housing with Services’ model is detailed in a letter from Ageia Health Services President, Kevin Cox dated May 5, 2015. As shown on the architectural plans and the referenced letter, this housing option include small units without full kitchens, along with nurses’ stations, facilities, an office, and supportive services in the building. Caregiver services will be available 24 hours a day and the majority of the residents will need extensive assistance with activities of daily living. All services will be provided by a state licensed agency. Because the applicant has applied for a Site Plan review and because the applicant will obtain all necessary state licenses to operate the facility prior to occupying the building, the proposal complies with the provisions of this section as applicable and enforceable by the City of Sisters.

**Staff Response:** The applicant has provided licensure verification for both the 12 units of memory care and the 45 units of Assisted Living/”Housing with Services”. The applicant has also complied with the requirement to obtain Site Design Review as the applicant has submitted a Site Plan for review and approval. Staff notes the number of beds is technically different than the number of units for which the applicant has achieved licensure for. Prior to occupancy, the applicant shall provide the City verification from the State of Oregon that the proposed uses, included number of beds, are duly licensed.

**Chapter 3.1, Access and Circulation.** The purpose of this Chapter is to ensure that developments provide safe and efficient access and circulation for pedestrians, bicycles (including ADA and transit accessibility) and motorized vehicles including emergency vehicles and to preserve the transportation system in terms of safety, capacity, and function.

**Section 3.1.300, 'Vehicular Access and Circulation'.** The standards and criteria found in this subsection apply when properties are subject to Site Plan Review.

**A. Traffic Study and Control Requirements.**

1. The City or other agency with access jurisdiction may require a traffic study prepared at applicant/developers expense by a qualified professional to determine access, circulation and other transportation requirements. A Traffic Impact Study shall be required for all development applications that will result in a traffic impact or increase in traffic impact of 200 or more average daily trips (ADT).

**Applicant Response:** The subject property is located within the McKenzie Meadow Village Master Planned area. In association with the Master Plan (MP10-01) and the subsequent Modification (MOD12-01), the property owner conducted a traffic study for the site which identified needed improvements and timing for the improvements. Conditions of Approval established required improvements and timelines. The current development is consistent with the approved plan, and will not increase traffic impacts above what was previously anticipated. Thus additional analysis is not warranted. The Master Plan includes conditions of approval for infrastructure, and the applicant expects that the conditions that have previously been established will be carried out, to the extent applicable to this proposal.

**Staff Response:** The applicant's response is accurate.

2. Traffic control devices, subject to the approval of the Hearings Body, shall be required with development when traffic signal warrants are met, in conformance with the Oregon State Highway Capacity Manual, and Manual of Uniform Traffic Control Devices. The location of traffic control devices shall be noted on approved street plans. Where a proposed street intersection will result in an immediate need for a traffic signal or other traffic control device, a device meeting approved specifications shall be installed. The developer's cost and the timing of improvements shall be included as a condition of development approval.

**Applicant Response:** The traffic impacts of the Master Planned area were addressed in MP10-01. As detailed in that decision, traffic control devices are not warranted at this stage of development of the Master Plan. Thus this section does not apply.

**Staff Response:** The applicant's response is accurate.

3. Traffic-calming features, such as curb extensions, narrow residential streets, and special paving shall be required where appropriate and in accordance with the Transportation System Plan and Public Works' Standards and Specifications, latest edition, in order to slow traffic in neighborhoods and areas with high pedestrian traffic and to maximize a pedestrian friendly environment.

**Applicant Response:** The transportation network is included in the approved Master Plan. The current proposal is for a site-specific development; all public infrastructure including any traffic calming features will be installed as detailed on the Master Plan, in association with infrastructure development. No traffic-calming features have been identified as necessary on the subject property with this stage of development; therefore this section is not applicable to the current proposal.

**Staff Response:** The applicant's response is accurate.

- B. Access Management:** The City or other agency with access permit jurisdiction may require the closing or consolidation of existing curb cuts or other vehicle access points, recording of reciprocal access easements (i.e., for shared driveways), development of a frontage street, installation of traffic control devices, and/or other mitigation as a condition of granting an access permit, to ensure the safe and efficient operation of the street and highway system.

**Applicant Response:** McKinney Butte Road is located to the south of to the subject site, and there are two access points to this street. The applicant is proposing to consolidate these access points into one centrally-located access point, consistent with a prior Site Plan Approval (SP11-05) that was found to sufficiently meet this standard and conform to the approved Master Plan. Also, a shared driveway / access road (future Lone Ranger Road) is proposed to be extended to this project's north parking lot and fire access lane. This access too, is consistent with a prior Site Plan Approval (SP11-05) that was found to sufficiently meet this standard and conform to the approved Master Plan. No additional rights of way are proposed or needed at this time; the applicant understands that this shared driveway/ access road will be converted to Lone Ranger Road with future phases of the McKenzie Meadow Village development. The closing or consolidating of additional existing curb cuts, other vehicle access points, a frontage street, traffic control devices, and/or other mitigation therefore is neither needed nor warranted at this time.

**Staff Response:** The applicant's response is sufficient.

- C. Fire Access and Turnarounds:** When required under the Oregon Fire Code, fire access lanes with turnarounds shall be provided. Except as waived in writing by the Fire Marshal, a fire equipment access drive shall be provided for any portion of an exterior wall of the first story of a building that is located more than 150 feet from an existing public street or approved fire equipment access drive. The drive shall contain unobstructed adequate aisle width (20 feet) and turn-around area for emergency vehicles. The Fire Marshal may require that fire lanes be marked as "No Stopping/No Parking."

**Applicant Response:** After consultation with the Fire Department, the applicant has proposed 2 fire access areas: one at the South parking lot and one at the North parking lot. Both of the proposed fire access aisles are located in close proximity to the building and meet the 150' spacing maximum requirements of the Fire District for fire suppression and mitigation. Thus the design detailed on the proposed plan conforms to these standards.

**Staff Response:** The applicant's response is sufficient. The Fire Department will review the final design when Construction Plans are submitted for Building Permits.

- D. Vertical Clearances:** Vertical Clearances of 13'-6" shall be maintained for all driveways, private streets, aisles, turn-around areas and ramps for their entire length and width.

**Applicant Response:** No obstructions into the vertical clearance areas have been proposed; therefore the proposal complies with this standard.

**Staff Response:** The applicant's response is sufficient.

- E. Vision Clearance:** Vision clearance areas that are free of obstructions between heights of three (3) feet and eight (8) feet shall be maintained, particularly at intersections between driveways and streets, and at any other points of potential vehicle / bicycle / pedestrian conflict. Any future signs shall comply with the vision clearance regulations set forth in this Code.

**Applicant Response:** No obstructions have been proposed within the required vision clearance areas, and vision clearances are proposed to be maintained free from obstructions. Thus the proposal complies with this standard.

**Staff Response:** The applicant's response is sufficient.

- F. Surface Options:** Required driveways, aprons, parking areas, aisles and turn-arounds shall be paved with asphalt, concrete or comparable durable surfacing, subject to review and approval by the Community Development Director.

**Applicant Response:** The project proposes the use of asphalt for all driveways, aprons, parking areas, aisles and turn-arounds. The application thus conforms to this development standard.

**Staff Response:** The applicant's response is sufficient.

- G. Surface Water Management:** All driveways, parking areas, aisles, and turn-arounds shall have on-site collection or infiltration of surface waters to eliminate sheet flow of such waters onto public ROWs and abutting property. Surface water facilities shall be constructed in conformance with City standards.

**Applicant Response:** The project proposes using drywells to manage surface water. As detailed on Drawing Sheet C301 the drywell capacity is sufficient to accommodate surface water from the proposed improvements to the site including parking areas, roofs, walkways and other impervious areas. As detailed on the plans, the proposed surface water management system will eliminate sheet flow of waters onto public ROW and/or neighboring properties. As proposed, the design complies with this standard.

**Staff Response:** The applicant’s response is sufficient.

**H. Private Streets and Alleys:** Private streets and alleys shall conform to the standards in the City of Sisters Public Works Construction Standards, latest edition. While alley intersections and sharp changes in alignment shall be avoided, the corners of necessary alley intersections shall have a radius of not less than 20 feet.

**Applicant Response:** The proposal does not include any private streets or alleys; therefore this section does not apply.

**Staff Response:** The applicant’s response is accurate.

**I. Access Standards**

**1. Access spacing standards.** Street intersection and driveway spacing shall comply with the table below (Figure 3.1.300.A):

**Figure 3.1.300.A. Access Spacing Standards**

<b>Street Facility</b>	<b>Maximum spacing* of roadways</b>	<b>Minimum spacing* of roadways</b>	<b>Minimum spacing* of roadway to driveway</b>	<b>Minimum Spacing* driveway to driveway</b>
Arterial	1,000 feet	660 feet	330 feet	330 feet or combine
Collector:	600 feet	330 feet	100 feet	100 feet or combine
Neighborhood/Local	600 feet	150 feet	50 feet	10 feet

**Notes:** \*Measured centerline to centerline  
**TSP January 2010**

**Applicant Response:** Street infrastructure and access points were conceptually approved in the McKenzie Meadow Village Master Plan (MP10-01). The proposed access points comply with these standards and are consistent with a prior Site Plan approval on this property (SP11-05), which was determined to sufficiently conform to the approved Master Plan. Additionally, McKinney Butte Road abutting the property is a local street. Lone Ranger Road is also planned to become a local road with future phases of the McKenzie Meadow Village Master Plan. Access to McKinney Butte Road from the Lone Ranger intersection and planned roadway to the east conform to these standards and the site access off Lone Ranger from the McKinney Butte Road intersection also conforms to these standards. Thus, in addition to general compliance with the Master Plan (as established by the prior site approval), the proposed spacing conforms to these standards of this section.

**Staff Response:** The applicant's response is accurate.

- 2. Properties with Multiple Frontages.** Where a property has frontage on more than one street, access shall be limited to the street with lesser classification.

**Applicant Response:** The property currently has frontage along McKinney Butte Road and the planned Lone Ranger Road. Access is proposed off of both of these streets (existing or planned) and given the property size, it is not possible to meet both the access spacing and multiple street frontage requirements. When considering the purpose of this chapter, "The purpose of this Chapter is to ensure that developments provide safe and efficient access and circulation for pedestrians, bicycles (including ADA and transit accessibility) and motorized vehicles including emergency vehicles and to preserve the transportation system in terms of safety, capacity, and function." It can be found that the proposed 2 access points provide better safety (fire access), access, and circulation than only one. Furthermore, given that the planned access points are consistent with the approved conceptual Master Plan (as established in the prior Site Plan approval), the proposed access points and the access spacing, have been studied and approved as providing an allowable transportation network that meets the intent of this chapter. Exceptions to this standards are allowed pursuant to subsection 7 below, and as noted therein, an exception to this standard has been and is permitted.

Thus, although 2 access points do not conform to this standard, they do conform to the Master Plan and the other standards of this section that have been established to ensure a complete and safe transportation system.

**Staff Response:** The applicant's response is accurate.

- 3. Alley Access.** If a property has access to an alley or lane, direct access to a public street is not permitted.

**Applicant Response:** The site does not include alley access and alley access was not planned with the Master Plan or approved subdivision; therefore this standard does not apply.

**Staff Response:** The applicant's response is accurate.

- 4. Closure of Existing Accesses.** Existing accesses that are not used as part of development or redevelopment of a property shall be closed and replaced with curbing, sidewalks/pathways, and landscaping, as appropriate.

**Applicant Response:** As indicated above, the existing access points on McKinny Butte Road are being consolidated into one centrally-located access in accordance with the approved Masster Plan. The existing accesses are proposed to be closed in accordance with this standard.

**Staff Response:** The applicant’s response is accurate.

- 5. Shared Driveways on Arterial Streets....**

**Applicant Response:** The proposal includes sharing an access to Lone Ranger Road, with the future property to the north (Tentatively Approved Lots 11 and 12). However, Lone Ranger Road is not an arterial street; therefore the standards of this section do not apply.

**Staff Response:** The applicant’s response is accurate. A shared access easement as described on Sheet no. A101 benefiting Lots 11 and 12 shall be recorded prior to a future land division being approved (see Conditions of Approval).

- 6. Frontage Streets and Alleys.** The hearing body for a design review or subdivision may require construction of a frontage street to provide access to properties fronting an arterial or collector street.

**Applicant Response:** The property does not front an arterial or collector street, and the street layout has been approved with the McKenzie Meadow Village Master Plan MP10-01; therefore the proposal is consistent with the applicable land use decision and this section does not apply.

**Staff Response:** The applicant’s response is accurate.

**7. Exceptions**

- a. The Community Development Director or designee may allow exceptions to the access standards above in any of the following circumstances:
1. Where existing and planned future development patterns or physical constraints, such as topography, parcel configuration, and similar conditions, prevent access in accordance with the above standards.
  3. Where the proposed access results in safer access, less congestion, a better level of service, and more functional circulation, both on-street and on-site, than access otherwise allowed under these standards.

- b. Where an exception is approved, the access shall be as safe and functional as practical in the particular circumstance. The City may allow construction of an access connection at a distance less than required from an intersection, provided the access is as far away from the intersection as possible. In such cases, the City may impose turning restrictions (i.e., right in/out, right in only, or right out only) and may also require that the applicant submit a traffic study by a registered engineer to show the proposed access meets these criteria.

**Applicant Response:** As detailed above, an exception to the multiple frontage standards of section is planned for the Master Plan and for this development site, allowing access to both McKinney Butte Road and Lone Ranger Road. An exception was granted in association with the approved Master Plan MP 10-01. In that decision the City found that “the parcel configuration limits access options and approval of the exception will occur by the approval of the development proposal” (MP 10-01 pp. 29). Thus the proposed multiple street access and exception conform to the applicable standards.

**Staff Response:** The applicant’s response is accurate.

- 8. **Access Management Plan.** In addition, all requests for an access spacing exception shall be required to complete an access management plan for review and approval by the Public Works Director or City Engineer, which should include at a minimum the following items:...

**Applicant Response:** The proposal does not request an exception to access spacing; therefore this section does not apply. Furthermore, the McKenzie Meadow Village Master Plan (MP10-01) included a comprehensive traffic study and an access management plan. This proposal is generally consistent with the conceptual plan approved therein and additional access management and planning is not needed or warranted at this time.

**Staff Response:** The applicant’s response is accurate.

**J. Driveways, Access Connections and Driveway Design**

- 1. **Driveway Openings.** Driveway openings (or curb cuts) shall be the minimum width necessary to provide the required number of vehicle travel lanes (10 feet minimum width for each travel lane). The following standards are required to provide adequate site access, minimize surface water runoff, and avoid conflicts between vehicles and pedestrians (as measured where the front property line meets the sidewalk or right-of-way):
  - c. **Other Uses.** Access widths for all other uses shall be based on 10 feet of width for every travel lane. These dimensions may be increased subject to the City Engineer approval. Driveways providing direct access to parking spaces shall conform to the parking area standards in Chapter 3.3, Vehicle and Bicycle Parking. Properties located in the Light Industrial (LI) District shall refer to Chapter 2.6.
- 2. **Driveway Approaches.** Driveway approaches shall be designed and located to provide exiting vehicles with an unobstructed view of other vehicles and pedestrians, and to prevent vehicles from backing into the flow of traffic on the public street or causing conflicts with on-site circulation. Construction of driveway accesses along acceleration or

deceleration lanes or tapers should be avoided due to the potential for vehicular conflicts. Driveways should be located to allow for safe maneuvering in and around loading areas.

3. **Driveway Construction.** Driveway aprons (when required) shall be installed between the street right-of-way and the private drive, as shown in Figure 3.1.300.B. Driveway aprons shall conform to ADA requirements for sidewalks and pathways,
- K. No development may occur unless required public facilities are in place or are guaranteed in conformance with the provisions of this Code. Improvements required as a condition of development approval, when not voluntarily accepted by the applicant, shall be roughly proportional to the impact of development. Findings in the development approval shall indicate how the required improvements are roughly proportional to the impact. All public improvements shall be in conformance with the City of Sisters Public Works Construction Standards, latest edition.

**Applicant Response:** The applicant has proposed driveways that are 30 feet wide. The proposed driveway widths exceeds 10 feet per travels lane, but have been proposed at this width to provide sufficient space for the types of vehicles that are anticipated to utilize the site. According to these standards, the City can approve the proposed widths. Furthermore, as detailed on the submitted plans, the driveways have been designed to provide an unobstructed view of vehicles and pedestrians, and they are proposed to be constructed of City required materials and to ADA standards. Based upon the submitted plans, the proposal conforms to these standards.

**Staff Response:** The proposed driveways exceed the maximum allowed by ordinance; however the access width may be increased subject to the City Engineer approval. Prior to issuance of Building Permits, the City Engineer shall work with applicant to determine an appropriate width for the anticipated vehicles utilizing the driveways.

### 3.1.400 Pedestrian/Bicyclist Access and Circulation

- A. **Site Layout and Design.** To ensure safe, direct, and convenient pedestrian circulation, all developments shall provide a continuous pedestrian system. The pedestrian system shall be based on the standards in subsections 1-3, below:
1. **Continuous Access and Circulation System.** The pedestrian/bicycle circulation system shall extend throughout the development site and connect to all future phases of development, and to existing or planned off-site adjacent trails, public parks, and open space areas to the greatest extent practicable. The developer may also be required to connect or stub pathways or multi-use paths to adjacent streets and to private property with a previously reserved public access easement for this purpose.
  2. **Safe, Direct, and Convenient.** Pathways and multi-use paths within developments shall provide safe, reasonably direct, and convenient connections between primary building entrances and all adjacent streets
  3. **Pathway Connections within Development.** Connections within developments shall conform to the following standards:
    - a. Pathways shall connect all building entrances to one another to the extent feasible;

- b. Pathways shall connect all on-site parking areas, storage areas, recreational facilities and common areas, and shall connect off-site adjacent uses to the site to the extent feasible. Topographic or existing development constraints may be cause for not making certain pathway connections, as generally shown in Figure 3.1.400A; and

**Applicant Response:** As detailed on the submitted plans, the proposal includes a pathway system that extends throughout the site, to courtyards, to open areas, to a planned future phases and to both the McKinney Butte and the Lone Ranger rights of way. The plan is consistent with the MP10-01 Master Plan, which by approval, was found to conform to these standards. The paths have been proposed as meandering paths; they are safe, reasonably direct, and connect all entrances and rights of way to one another. Furthermore the pathways connect to parking areas and recreation areas, and they conform to the standards of this section. As detailed on the plans, the pathways conform to the standards of these sections.

**Staff Response:** The applicant’s response is accurate.

**B. Pathways Design and Construction.** Pathways and multi-use paths shall conform to the following standards:

1. **Vehicle/ Pathway and Multi-use Path Separation.** Except for crosswalks (subsection 2) and for properties in the Light Industrial Zone, where a pathway or multi-use path abuts a driveway or street, it shall be raised 6 inches and curbed along the edge of the driveway/street. Alternatively, the decision body may approve a pathway or multi-use path abutting a driveway at the same grade as the driveway if the pathway or multi-use path is protected from all vehicle maneuvering areas. An example of such protection is a row of decorative metal or concrete bollards designed to withstand a vehicle’s impact, with adequate minimum spacing between them to protect pedestrians and bicyclists.
2. **Crosswalks.** Where pathways and multi-use paths cross a parking area, driveway, or street (“crosswalk”), they shall be clearly marked with contrasting paving materials (e.g., light-color concrete inlay between asphalt), which may be part of a raised/hump crossing area. Painted or thermo-plastic striping and similar types of non-permanent applications may be approved for crosswalks not exceeding 24 feet in length.
3. **Pathway and Multi-use Path Width and Surface.** Pathway surfaces shall be concrete, asphalt, brick/masonry pavers, or other durable surface, as approved by the Public Works Director or designee, at least 6 feet wide, and shall conform to ADA requirements. Multi-use paths (i.e., for bicycles and pedestrians) shall be the same materials, at least 10 feet wide and shall conform to ADA requirements.

**Applicant Response:** As detailed on the plan set, the planned walkways do not abut any driveway or street. Furthermore the design does not contain any crosswalks. The surface has been proposed to be a mix of concrete and asphalt, and the widths have been proposed to be 5 feet at the primary entrance and 4 feet in the surrounding areas.

**Staff Response:** The planned walkways shall conform to the minimum width of 6-feet. This shall be a condition of approval.

### Chapter 3.2 - Landscaping and Screening

#### 3.2.100 Purpose

The purpose of this chapter is to promote community health, safety and welfare by protecting existing trees and setting development standards for landscaping, street trees, fences and walls. Landscaped areas should help to control surface water drainage and can improve water quality.

#### Section 3.2.200 Landscape Requirements:

- A. Requirements by Zone.** In the following designated districts, not less than the stipulated percent of gross site area shall be occupied by landscaping.
2. Residential Multiple Family (RMF), twenty (20%) percent.
- B. Determination of Landscaped Area.** In determining landscaped area setbacks, private patios and all other areas not occupied by buildings, parking lots, vehicle storage areas, or driveways may be included.

**Applicant Response:** The proposed Landscape equates to over 70% of site area (and 64% of the planned future site), as calculated below. See Drawing Sheets L-1 and L-2.

Current proposal 70% landscape = (46,750 bldg sf + 16,973 sf parking lot sf)

Future Facility Landscape (anticipated): 64% landscape (60,909 bldg sf + 16,973 sf parking)

The proposed landscaping exceeds 20% if the site, thus conforming to the standards of these sections.

**Staff Response:** The applicant has exceeded the 20% landscaping requirement exceeding the standard.

#### C. Development Standards

1. All landscaping within the City shall comply with the requirements of the Oregon Forestland-Urban Interface Fire Protection Act, also known as Senate Bill 360.
2. Areas occupied by clubhouses, recreation buildings, pools, saunas, interior walkways and similar amenities may be also included as landscaped areas, up to fifty (50) percent of the required landscape area.
3. A hard surface pedestrian plaza or combined hard surface and soft surface pedestrian plaza, if proposed shall be counted towards meeting the minimum landscaping requirement, provided that the hard-surface portion of the plaza shall not exceed twenty-five (25) percent of the minimum landscaping requirement, and shall be comprised of the following:
  - a. Any permeable surface such as brick pavers, or stone, scored, or colored concrete; and,
  - b. One (1) tree having a minimum mature height of at least twenty (20) feet for every three hundred (300) square feet of plaza square footage; and,

- c. Street furniture including but not limited to benches, tables, and chairs; and,
  - d. Pedestrian scale lighting consistent with the City's Dark Skies Standards; and,
  - e. Public trash receptacles.
4. Bark dust, chips, aggregate and other non-plant ground covers may be used, but shall cover no more than 25 percent of the area to be landscaped.
  5. Street trees shall be planted in accordance with the provisions of Street Tree Section 3.2.600 of this Code.
  6. Any landscaping area provided in front of building(s) in the Downtown Commercial or Light Industrial zoning district shall be counted as double toward meeting the total landscape requirements.
  7. A landscape strip, a decorative wall (masonry or similar quality material), arcade, trellis, evergreen hedge, or similar screen shall screen parking lots from adjacent streets to a height of three (3') feet. The required wall or screening shall provide breaks, as necessary, to allow for access to the site and sidewalk by pedestrians via pathways. Any areas between the wall/hedge and the street/driveway line shall be landscaped with plants or other ground cover.
  8. All mechanical equipment, refuse area, outdoor storage and manufacturing, and service and delivery areas, shall be screened from view from all public streets and Residential districts.
  9. Landscaping shall also be provided where practical in areas within a parking lot not used for the parking of vehicles, drives or turning area.
  10. Parking Areas. All parking areas containing more than 10 spaces and all parking areas in conjunction with an off-street loading facility shall provide landscaping and screening in accordance with the following standard;
  11. Buffering is required for parking areas containing four or more spaces, loading areas, and vehicle maneuvering areas. Boundary plantings shall be used to buffer these uses from adjacent properties and the public right-of-way. A minimum five (5) foot - wide perimeter landscaping buffer shall be provided around parking areas; and a minimum ten (10) foot-wide perimeter landscaping buffer shall be provided around trees. Additionally, where parking abuts this perimeter landscape buffer, either parking stops shall be used or landscape buffers shall be increased in width by three (3) feet.
  12. When a commercial or industrial site adjoins a Residential District, where fences are required, such fencing shall be landscaped as appropriate.
  13. All required building setbacks shall be incorporated in the landscape design, unless these areas are utilized in driveways, etc.
  14. A combination of trees, shrubs and ground covers shall be used for all planted areas, the selection of which shall be based on local climate, exposure, drought-tolerance, water availability, and drainage conditions; ground covers alone are not acceptable. As necessary, soils shall be amended to allow for healthy plant growth. The Community Development

Director or designee may require the substitution of any plant material which they have reason to believe will not survive successfully under the particular conditions of the site in question.

15. Planted trees shall have a minimum caliper size of two (2) inches and shall conform to the standards described by the ANSI A300 standards for nursery stock, latest edition.
16. Detention facilities, such as ponds, shall be graded so that the sides of the facilities are no steeper than 3:1. Additionally, the facilities shall be landscaped with plant materials that provide erosion control and bio filtration.
17. Plans for the development of required landscaping shall be submitted to the Community Development Department for review and approval prior to the issuance of any building permit. When special conditions of design warrant, changes may be submitted for consideration.
18. All required landscaping shall be installed by the developer and approved by Community Development Department, prior to occupancy of any building, unless other arrangements are agreed to by the Community Development Director.
19. The use of drought-tolerant plant species is encouraged, and may be required when irrigation is not available. If the plantings fail to survive, the property owner shall replace them in kind or in consultation with the Community Development Director or designee. All other landscape features required by this Code shall be maintained in good condition, or otherwise replaced by the owner. Irrigation systems connected to the City water system shall have a back-flow prevention device installed as required by Public Works' Standards and Specifications, latest edition.

**Applicant Response:** Landscaping Plans are included as Drawing Sheets L-1 and L-2. As detailed on the submitted plans, the landscaping plan conforms to all of the Development Standards of this section.

**Staff Response:** The applicant has satisfied the requirements of this section.

#### D. Landscaping in Right-of-Way

1. **Landscaping in Right-of-Way** -- Any landscaped area within the public right-of-way shall not be used when determining required percentage of landscaping provided on-site.
2. **Design** -- The design of the landscaping of the public right-of-way shall be included in the Landscape Plan and meet the requirements as specified in this section. Adequate space shall be provided in the landscape area to allow free, unrestricted growth and development of the landscaping and street trees.

**Applicant Response:** The proposal includes street trees and landscaping within the right-of-way. The right-of-way areas are not included in the landscaping calculations, and the design has been developed in accordance with the requirements of this section.

**Staff Response:** The applicant has satisfied the requirements of this section.

- E. All planting shall be maintained in good growing condition. Such maintenance shall include, where appropriate, pruning, mowing, weeding, cleaning, fertilizing, and regular watering. Whenever necessary, planting shall be replaced with other plant materials to insure continued compliance with applicable landscaping requirements.

**Applicant Response:** The applicant plans to have all landscaping professionally maintained, and will assure the maintenance of all plantings in accordance with this section.

**Staff Response:** This applicant understands the criteria of this section.

### Section 3.2.300 Screening

Screening refers to a wall, fence, hedge, informal planting, or berm, provided for the purpose of buffering a building or activity from neighboring areas or from the street. When required, screening may be provided by one or more of the following means:

- H. **Height and Location of Screening.** Unless otherwise specified, screening required by this Section shall be a minimum six (6) feet in height. In the front yard or street-side yards in R or C Zoning District such screening shall not be more than four (4) feet in height, unless otherwise specified. All screening shall follow the lot line of the lot to be screened, or the inside edge of the sidewalks, or shall be so arranged within the boundaries of the lot as to substantially hide from adjoining properties the building, facility or activity required to be screened.
- I. Heights of plant screens or hedges specified herein indicate the height which may be expected within three (3) years of planting. The height at the time of planting shall be such that in accordance with good landscape practice the fully required height may be achieved within a three (3) year period.

**Applicant Response:** The applicant has proposed to screen the trash enclosure with a landscape buffer. As detailed on the Landscape Plans, the buffer is proposed to surround the enclosure on all sides except at the gates. The proposal thus conforms to the standards of this section.

**Staff Response:** The applicant's response is accurate.

### 3.2.400 Nonconforming

For sites that do not conform to these requirements, an equal percentage of the site must be made to comply with these standards as the percentage of building or parking lot expands, e.g. if the building or parking lot area is to expand by twenty-five percent (25%), then twenty-five percent (25%) of the site must be brought up to the standards required by this ordinance.

**Applicant Response:** The proposal conforms to all of the landscaping requirements; therefore this section is not applicable.

**Staff Response:** The applicant's response is accurate.

### Section 3.2.500 Existing Trees

- A. Applicability.** All development sites containing Significant Trees, shall comply with the standards of this Section. The purpose of this Section is to preserve significant trees within the city limits. The preservation of mature, native vegetation within developments is a preferred alternative to removal of vegetation and re-planting. Mature trees reduce air and water pollution, provides summer shade and wind breaks, and require less water than new landscaping plants having established root systems.
- B. Significant Trees -** Individual trees with a trunk diameter of eight (8) inches or greater as measured 4.5 feet above the ground (DBH), shall be identified as significant. Other trees may be deemed significant, when nominated by the property owner and designated by the City Council as "Heritage Trees" (i.e., by virtue of site, rarity, historical significance, etc.).
- C.** Mapping Required Existing significant trees shall be identified on all site plans, partitions and subdivisions and shall be retained whenever possible. Trees to be retained must be identified prior to the commencement of any construction activity and shall be protected during construction pursuant to D below.

**Applicant Response:** The subject property contains a number of significant trees, making this section applicable. The plan set includes an existing conditions map that identifies all significant trees on the subject site. The landscape plan identifies which of these trees will be retained in accordance with these provisions.

**Staff Response:** The applicant's response is accurate.

- D. Protection Standards.** All of the following protection standards shall apply to significant vegetation areas:
  - 1.** Significant trees shall be retained whenever practical. Preservation may become impractical when it would prevent reasonable development of public streets, utilities, or land uses permitted by the applicable land use district.

2. Significant trees removed shall be replaced at a 3:1 ratio of trees removed to trees planted. Replacement trees of an appropriate species shall have a minimum two (2) inch caliper size and shall be planted in a suitable location as substitutes for removed trees, at the sole expense of the applicant. Ponderosa pines may be planted as replacement trees where appropriate.
  - a. The Community Development Director or designee shall review tree relocation or replacement plans in order to provide optimum enhancement, preservation and protection of wooded areas. To the extent feasible and desirable, trees shall be relocated or replaced onsite and within the same general area as trees removed.
  - B. When it is not feasible or desirable to relocate or replace trees on-site, relocation or replacement may be made at another location approved by the Community Development Director or designee.
  - C. Where it is not feasible to relocate or replace trees on site or at another approved location in the City, the applicant shall pay into the City Tree Fund, which fund is hereby created, an amount, to be set by the City Council and incorporated into the City of Sisters Master Fee Schedule, for each of the replacement trees that would otherwise be required by this section. This amount shall reflect both the cost of purchasing and the cost of installing a replacement tree. The City shall use the City Tree Fund for the purpose of producing, maintaining and preserving wooded areas and heritage trees, and for planting trees within the City. In addition, and as funds allow, the City Tree Fund may provide educational materials to assist with tree planting, mitigation, and relocation.
3. Significant trees that are identified to be retained prior to any construction activity, as required by C, above, shall be removed only with the prior approval of the Community Development Director or designee.
4. Significant trees that are identified to be retained shall be protected before and during all construction and site preparation activity. Protection measures shall include, but not be limited to, installation of a high visibility tree protection fence [minimum three (3) foot high fence with metal stakes/posts at eight (8) to ten (10) foot intervals] around the dripline(s) of a tree or trees to be preserved.
5. Grading, operation of vehicles and heavy equipment, and storage of construction materials are prohibited within the dripline of significant trees to be preserved, except as approved by the City for installation of utilities or streets. Such approval shall only be granted after finding that there is no other reasonable alternative to avoid the protected area.
6. When proposed developments encroach into the dripline area of significant trees, special construction techniques to allow the roots to breathe and obtain water may be required by the Director with respect to any application for a building, grading or development permit.
7. The City also may require an inventory, survey, or assessment prepared by a qualified professional when necessary to determine vegetation boundaries, building setbacks, and other protection or mitigation requirements.

8. Conservation Easements and Dedications. When necessary to implement the Comprehensive Plan, the City may require dedication of land or recordation of a conservation easement to protect sensitive lands, including groves of significant trees and natural rock outcroppings.

**Applicant Response:** As detailed on the Landscaping Plans, significant trees that have been identified for removal will be replaced at least a 3:1 ratio of trees removed to trees planted. The applicant proposes the tree protection measures detailed in this section to protect and preserve significant trees that will be retained. The planned improvements, in addition to the implementation of the planned protection standards, will ensure compliance with these provisions.

**Staff Response:** The applicant has demonstrated through the site plan review which significant trees are proposed to be protected during construction and site preparation activity. The applicant has also demonstrated that removal of significant trees will be replaced by the 3:1 ratio.

Chapter **3.2.600 Street Trees**, discusses the guidelines and standards for street trees, including but not limited to placement, recommended tree species, prohibited tree species, caliper size, maintenance and assurances.

**Applicant Response:** The Applicant’s property has 261’ of street frontage on McKinney Butte Road. Based on the City standard of 1 tree per 35 feet of frontage, a total of 7 street trees will be planted along this street. Furthermore, along the Lone Ranger Road access (which is planned as a future street) the property contains approximately 300 feet of frontage. The applicant has proposed street trees along this area. The plan for street tree installation is detailed on the landscaping plan. Maintenance will be enforced after installation of the street trees. It does not apply to the current proposal. The applicant intends that all landscaping will be installed prior to occupancy of any structure on the site. In the event landscaping is delayed all requisite assurances will be provided.

**Staff Response:** In order to meet the minimum requirements of this section, a total of 9 street trees shall be planted along Lone Ranger Street to be spaced approximately 1 tree per 35 feet of frontage.

### **Chapter 3.3 Vehicle and Bicycle Parking**

**3.3.100 Purpose.** The purpose of this section is to ensure adequate off street parking is provided by each land use in a manner that avoids street congestion, minimizes impacts on neighboring properties, increases vehicular and pedestrian safety, and promotes good aesthetic design to create and preserve an attractive community character.

#### **3.3.200 Applicability**

**A. New Structures.** When a structure is constructed, on-site vehicle and bicycle parking and loading spaces shall be provided in accordance with this chapter.

**Applicant Response:** The standards of this section apply to site development, which the proposal is; therefore this section applies to the current proposal.

**Staff Response:** The applicant’s response is accurate.

**Section 3.3.300            General Provisions**

- A.**        The number of required off-street vehicle parking spaces shall be determined in accordance with the following standards. Off-street parking spaces may include spaces in garages, carports, parking lots, and/or driveways if vehicles are not parked in a vehicle travel lane (including emergency or fire access lanes), public right-of-way, pathway or landscape area.
  
- E.**        **Maximum Parking.** The number of parking spaces provided by any particular use in ground-level surface parking lots shall not exceed the following;
  - 1.        1 to 10 required parking spaces shall not exceed 20% or a maximum of 3 parking spaces
  - 2.        11 to 100 required parking spaces shall not exceed 20% maximum
  - 3.        More than 100 required parking spaces shall not exceed 10% maximum

Spaces provided on-street, or within the building footprint of structures, such as in rooftop parking, or under-structure parking, or in multi-level parking above or below surface lots, may not apply towards the maximum number of allowable spaces. Parking spaces provided through “shared parking” also do not apply toward the maximum number.
  
- F.**        **More Than One Use On a Site.** If more than one type of land use occupies a single structure or parcel of land, the total requirements for off-street automobile parking shall be the sum of the requirements for all uses, unless it can be shown that the peak parking demands are actually less (i.e., the uses operate on different days or at different times of the day). In that case, the total requirements shall be reduced accordingly.
  
- H.**        **Unspecified Uses.** Where a use is not specifically listed in this table, parking requirements shall be determined by finding that a use is similar to those listed in terms of parking needs. Similar uses shall be determined by the Community Development Director or designee.

**Table 3.3.300.A Minimum Required Parking by Use**

<b>Residential</b>	
Residential Home / Residential Facility, and other types of group homes	1 space per three persons for which sleeping facilities are provided, based on the maximum number of people to be accommodated.
Offices	1 space per 400 sf of floor area
Professional & Personal Services	1 space per 400 sf of floor area

**Applicant Response:** The proposal includes a Senior Living Facility, consistent with the approved McKenzie Meadow Village Master Plan. In terms of parking needs, the use is considered Residential Facility or other type of group home<sup>1</sup>. As detailed on the floor plan, the proposal is for a Residential Facility that includes a small amount of ancillary office space and professional/personal service space. Details of compliance to this section are included below:

Project proposes 34 parking stalls, including 2 accessible stalls.

Minimum Required Stalls = 29 stalls. Maximum cannot exceed 20% = 35 stalls.

- Residential Facility: 48 ALF beds + 20 MC beds = 68 persons / 3 = 22.6 vehicle stalls
- Office (Nurse, Manager, Admin, Sales, Activity Office, Reception): 965 sf / 400sf = 2.4 stalls
- Professional/Personal Services (Salon, Kitchen): 1,343 sf / 400 sf = 3.3 stalls

Future Facility (includes current project plus area shown as 'Future Addition' on drawings):

Residential Facility (maximum total anticipated occupants):

68 ALF beds + 28 MC Beds = 96 persons / 3 = 32 vehicle stalls  
(future expansion adds 28 persons)

No additional office or professional/personal service areas are anticipated to be added with the future expansion area; just residential facility sleeping areas.

In addition to the basic calculations the applicant has included a letter from the Ageia Health Services President detailing the proposed use, the needs of residents, and the parking demands at existing facilities that they operate. As documented the 34 proposed stall are more than adequate to meet the needs of the proposed development.

Based upon the submitted plans and supporting documentation, the proposal complies with the parking standards of this section.

**Staff Response:** The applicant has provided sufficient parking to meet the number of anticipated beds for this facility. Staff notes the number of beds is technically different than the number of units for which the applicant has achieved licensure for. As required by Chapter 2.15.1100, all residential care homes and facilities shall be duly licensed by the State of Oregon. Prior to occupancy, the applicant shall provide the City verification from the State of Oregon that the proposed uses, included number of beds, are duly licensed as appropriate.

<sup>1</sup> In the event there is any dispute over the use, for determining parking needs, SDC 3.3.300.H allows the CDD Director to determine a use that is similar to defined uses, in terms of parking needs. In the event SDC 3.3.300.H is necessary, the applicant has provided the documentation (May 5, 2015 letter from Ageia Health Services President), detailing how the proposed use is similar to a Residential Facility or group home in terms of parking needs.

**Section 3.3.400 Standards of Off-Street Parking.**

- B. Pavement.** The parking area, aisles, and access drives shall be paved with asphalt, concrete or comparable surfacing so as to provide a durable, dustless surface and shall be so graded and drained as to dispose of surface water on-site. Properties located in the Light Industrial (LI) District shall refer to Chapter 2.6.

**Applicant Response:** As detailed on the plan set, all parking areas, drive and access aisles are proposed to be paved with asphalt, this in conformance with this standard.

**Staff Response:** The applicant’s response is accurate.

- C. Backing or Maneuvering of Vehicles.** Except for residential developments requiring less than four parking spaces, vehicular backing or maneuvering movements shall not occur across public sidewalks or within any public street other than an alley, except as approved by the Community Development Director. Evaluations of requests for exceptions shall consider constraints due to lot patterns and effects on the safety and capacity of the adjacent public street and on bicycle and pedestrian facilities.

**Applicant Response:** As detailed on the plan set, the parking areas include drive aisle that are 24 feet in width. This eliminates the need to back across a public sidewalk or street; thus the application conforms to this standard.

**Staff Response:** The applicant’s response is accurate.

- D. Parking Maneuvering Areas and Driveways Adjacent to Buildings.** Except for the Light Industrial District, where a parking or maneuvering area, or driveway, is adjacent to a building, the area shall be separated from the building by a raised pathway, plaza, or landscaped buffer no less than 6 feet in width. Raised curbs, bollards, wheel stops, or other design features shall be used to protect buildings from being damaged by vehicles. When parking areas are located adjacent to residential ground-floor living space, a landscape buffer is required to fulfill this requirement.

**Applicant Response:** As detailed on the plan set, the building will be separated from all parking, maneuvering areas or driveways by at least 6 feet; therefore the proposal complies with this standard.

**Staff Response:** The applicant’s response is accurate.

**E. Maximum Parking Lot Size. (not applicable)**

**Applicant Response:** The proposal does not include a parking lot with more than 120 parking spaces; therefore the standards of this section are not applicable.

**Staff Response:** The applicant's response is accurate.

**F. Lighting.** A parking facility serving an establishment which remains open during hours of darkness shall be provided with adequate illumination. Any lights provided to illuminate a parking facility shall be arranged so as to reflect the light away from any adjacent properties, streets, or highways consistent with the Dark Skies standards in Special Provisions.

**Applicant Response:** Parking lot lights have been proposed at the northwest parking lot. Cut sheet / specifications for these lights are included in the submittal materials. As documented therein, the lights are arranged to reflect light away from adjacent properties, streets and highways and in conformance with the Dark Sky standards. Thus the lighting complies with this section.

**Staff Response:** The applicant's response is accurate.

**G. Off-site parking. (not applicable)**

**H. Shared parking. (not applicable)**

**Applicant Response:** Off-site and shared parking are not proposed; therefore these sections do not apply.

**Staff Response:** The above parking criteria are not proposed.

**J. Availability of Parking Spaces.** Required vehicle and bicycle parking spaces shall be unobstructed, and available for parking of vehicles and bicycles of residents, customers, patrons, and employees only. Required spaces shall not be used for storage or sale of vehicles or materials, or for parking of vehicles or bicycles used in conducting the business or conducting the use, and shall not be used for sale, repair or servicing of any vehicle or bicycle. No repair work or servicing of vehicles shall be conducted on a public parking area, other than emergency service such as changing a tire or starting a motor.

**K. Maintenance.** The provision and maintenance of off-street parking and loading spaces are the continuing obligation of the property owner.

**Applicant Response:** All proposed parking spaces are planned to remain available for Parking and will not be used for other uses such as the storage of vehicles, repair or servicing. Furthermore, the applicant plans to maintain parking and loading areas as proposed. Thus the proposal complies with these standards to the extent applicable at this time.

**Staff Response:** The applicant's response is accurate.

- L. Parking Stall Standard Dimensions and Compact Car Parking.** All off-street parking stalls shall be improved to conform to City standards for surfacing, stormwater management and striping, and provide dimensions in accordance with the following figure. Accessible parking spaces shall be provided in conformance with Section 3.3.400.M. The number of designated Compact Car Parking spaces shall not exceed 30% of the required off street parking spaces.

<b>Minimum Parking Space and Aisle Dimensions</b>						
<b>Angle (A)</b>	<b>Type</b>	<b>Width (B)</b>	<b>Curb Length (C)</b>	<b>1 Way Aisle Width (D)</b>	<b>2 Way Aisle Width (D)</b>	<b>Stall Depth (E)</b>
0° (Parallel)	Standard	8 ft	22 ft 6 in	12 ft	24 ft	8 ft
	Compact	7 ft 6 in	19 ft 6 in	12 ft	24 ft	7 ft 6 in
30°	Standard	9 ft	18 ft	12 ft	24 ft	17 ft
	Compact	8ft	15 ft	12 ft	24 ft	14 ft
45°	Standard	9 ft	12 ft 6 in	12 ft	24 ft	19 ft
	Compact	8ft	10 ft 6 in	12 ft	24 ft	16 ft
60°	Standard	9 ft	10 ft 6 in	18 ft	24 ft	18 ft
	Compact	8ft	8 ft 6 in	15 ft	24 ft	16 ft 6 in
90°	Standard	9 ft	9 ft	24 ft	24 ft	19 ft
	Compact	8ft	8ft	22 ft	24 ft	15 ft

**Applicant Response:** The parking stalls have been proposed to be 90-degree stalls with dimensions of 9'-0" x 19'-0", and which are accessed via two-way drive aisles (a width of 24'-0" wide). The proposed design conforms to the referenced table, and thus meets the standards of this section. Furthermore, as detailed on the Engineering Plans, the proposal includes a plan for managing all surface water, thereby further complying with the standards of this section.

**Staff Response:** The applicant's response is accurate.

- M. Accessible Parking Spaces.** Where parking is provided accessory to an affected building, accessible parking shall be provided, constructed, striped, signed and maintained as required by the Americans with Disabilities Act and Oregon State Statutes. Accessible parking is included in the minimum number of required parking spaces (Note: State Law may change this Federal table.). The access aisle shall include "no parking".

**Applicant Response:** The proposed plan includes 2 accessible parking spaces, one near the primary (south) entrance and one near the rear (north) entrance. The applicant (Ascent Architecture) has reviewed the applicable standards and found that the proposed spaces conform to the applicable Building Code requirements, to ADA requirements, and to Figure 3.3.400.C. Thus the proposal conforms to the accessible standards of this section.

**Staff Response:** The applicant's response is accurate. Both accessible spaces are van accessible, meeting the minimum ADA requirements.

- N. See Chapter 3.2 Landscaping and Screening for additional standards.**

**Applicant Response:** A complete review of Chapter 3.2 was included above. As noted therein the proposal complies with that chapter.

**Staff Response:** The applicant's response is accurate.

### **3.3.500 Off-Street Loading Facility Requirements.**

- B.** Any building intended to be used for a hotel, eating or drinking establishments, community center, convention hall, medical clinics and other similar use shall be provided with off-street loading berths according to this schedule:
1. One berth for each building containing 20,000 to 50,000 square feet of floor area.
  2. Two berths for each building containing 50,000+ square feet of floor area.
- C.** Off-street loading facilities shall conform to the following standards:
1. Each loading berth shall be at least 35 feet by 10 feet and shall have a minimum height clearance of 14".

2. Such space may occupy all or any part of any required setback or court space, except front and exterior setbacks, and shall not be located closer than fifty (50) feet to any lot in any R District, unless enclosed on all sides by a masonry wall not less than eight (8) feet in height. In no case shall it be located in a required buffer area.
3. Sufficient room for turning and maneuvering vehicles shall be provided on the site.
4. The loading area, aisles, and access drives shall be paved so as to provide a durable, dustless surface and shall be so graded and drained so as to dispose of surface water without damage to private or public properties. Properties located in the Light Industrial (LI) District shall refer to Chapter 2.6.
5. No repair work or servicing of vehicles shall be conducted in a loading area.
6. Landscaping and screening are required in accordance with the standards of Chapter 3.2 Landscaping and Screening. Properties located in the Light Industrial (LI) District shall refer to Chapter 2.6.
7. No on-site loading facilities shall be required where buildings abut an alley, provided that loading operations can be conducted from the alley in accordance with applicable access and parking ordinances, unless specified elsewhere.
8. Space allocated to required off-street loading berths may be used to satisfy the requirements of off-street parking spaces provided the timing of their use is such as to create no conflict, as determined by the Community Development Director or designee.

**Applicant Response:** The project is a 46,750 sf building. One loading berth has been proposed in the North parking lot. As detailed on the plan set, the berth meets the dimensional, spacing, maneuvering, surface, and screening requirements of these sections. Furthermore, the applicant plans to maintain this area for the intended use; thus the proposal conforms to these standards to the extent reviewable at this time.

**Staff Response:** The applicant's response is accurate.

### 3.3.600 Bicycle Parking Requirements

All bicycle parking facilities required in conjunction with development shall conform to the standards in this Section.

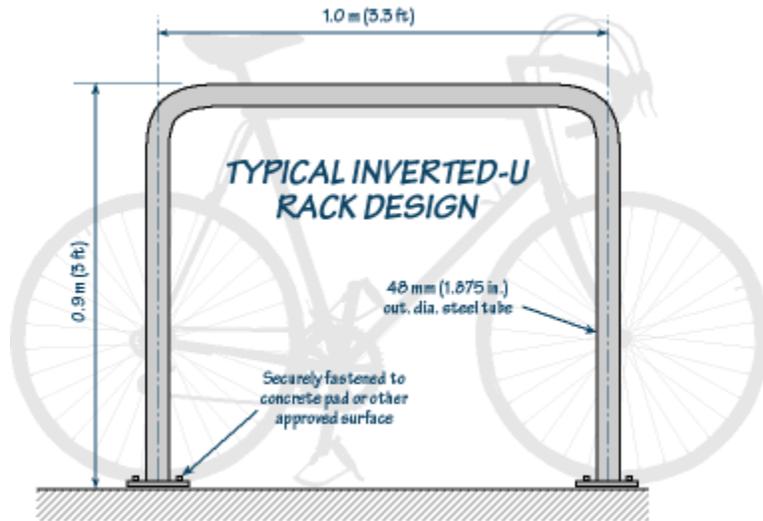
**A. Number of Bicycle Parking Spaces.** The following additional standards apply to specific types of development:

5. **All Other Uses.** All uses which require off street parking, except as specifically noted, shall provide one bicycle parking space for every 10 required vehicle parking spaces.

**Applicant Response:** As detailed above, the development requires 29 vehicular parking spaces. Thus according to the standards of this section, a minimum of 3 bicycle parking space are required to be provided. Eight bicycle parking spaces have been proposed near the front meeting the standards of this section.

**Staff Response:** The applicant's response is accurate.

- C. Hazards.** Bicycle parking shall not impede or create a hazard to pedestrians. Parking areas shall be located so as not to conflict with vision clearance standards (Chapter 2.15 – Special Provisions).
- D. Location.** Racks shall be conveniently located to the street and the building entrance (no farther away than the closest vehicle parking space), visible from sidewalks and entrances for security, as well lit as parking spaces, and clearly marked.
- E. Dimensions**
1. Bicycle parking spaces shall each be a minimum of six feet by two feet.
  2. Overhead clearance in covered areas shall be at least seven feet.
  3. A minimum five foot-wide aisle shall be provided beside or between each row of bicycle parking. Bicycle parking shall not interfere with pedestrian passage, leaving a clear area of at least five feet between bicycles and other existing and potential obstructions, or impede with the clear vision standards in Chapter 2.15 Special Provisions.
- F. Enclosure and Racks**
1. Bicycle parking facilities shall include lockable enclosures (lockers) in which the bicycle is stored, or stationary objects (racks) to which bicycles may be locked.
  2. Lockers and racks shall be securely anchored to the pavement or a structure.
  3. All bike racks shall have following design features:
    - a. Inverted "U" style racks or similar design as illustrated below.
    - b. Each rack shall provide each bicycle parking space with at least two points of contact for a standard bicycle frame and shall be sized to accommodate a standard U-lock.
    - c. The bike rack shall have rounded surfaces and corners;
    - d. The bike rack shall be coated in a material that will not damage the bicycle's painted surfaces
    - e. Bike racks shall be securely mounted to a hard surface, such as asphalt or concrete.
- G. Lighting.** For security and convenience, lighting shall be provided in bicycle parking areas such that the facilities are thoroughly illuminated and visible from adjacent sidewalks and/or vehicle parking areas during all hours of use. Lighting shall be consistent with the Dark Skies standards in Chapter 2.15 Special Provisions.



**Applicant Response:** As detailed on the Site Plan. The required bicycle parking spaces are proposed to be located near the South parking lot / Main Entry off McKinney Butte Road. Bike racks will be inverted U-style racks and conform to all of the standards of this section.

**Staff Response:** The applicant's response is accurate.

## VII. Summary and Conclusion

The preceding sections document that the Modification to the Master Planned Development the Site Plan conform to the applicable approval criteria of Chapters 4.1, 4.2, and 4.5, along with the development standards included in Chapters 2 and 3 and special provisions of Chapter 2.15. Because the proposal conforms to all applicable approval criteria and development standards and/or is conditioned herein, the applicant respectfully requests that the City approve the applications as proposed.

**Staff Recommendation of Approval:** Staff recommends approval of this application, subject to the Conditions of Approval attached hereto.

-----END OF REPORT-----

**Public Notices/Public Comments.** On June 2, 2015, the City mailed a notice to properties located within 250 feet of the project and also posted the site with a notice of land use action. No written comments have been received. The City also published a notice in the Nugget newspaper on June 3, 2015.

**Exhibits.** The following exhibits make up the record in this matter (these are contained in file SP 15-01, MOD 15-05 and are available for review at the City of Sisters City Hall):

- A- Applications
- B- Combined Staff Report and Burdens of Proof

SP 15-01, MOD 15-05 McKenzie Meadow Village  
PC Hearing Date: June 18, 2015

- C- Letter of Authorization dated January 11, 2015
  - D- Master Plan Overlay
  - E- Site Plan Set
  - F- Exterior Lighting Cutsheets
  - G- McKenzie Meadow ALF Roadway Improvement Exhibit dated April 13, 2015
  - H- Letter dated May 5, 2015 from Ageia Health Services
  - I- Letter dated May 27, 2015 from Oregon Department of Human Services
  - J- Letter dated June 4, 2015 from Oregon Department of Human Services
  - K- Letter dated June 8, 2015 from Ageia Health Services
  - L- Agency Letters From:
    - a. City Engineer
  - M- Draft Conditions of Approval for MOD 15-05
  - N- Draft Conditions of Approval for SP 15-01
  - O- Draft Resolution PC 15-13
-

**DRAFT CONDITIONS OF APPROVAL FOR MOD 15-05**

**Conditions of Approval.** Below are the DRAFT Conditions of Approval for the Planning Commission's Consideration. Conditions related to the request are specified. General conditions follow.

1. Permit the following features of the McKenzie Meadow Village Master Plan, Phase 1, to shift as illustrated in the Master Plan Overlay dated May 22, 2015:
  - a. Access, parking and entryway to McKinney Butte Road
  - b. Access location to north parking lot
  - c. Building location as illustrated

**General conditions:**

2. All conditions of approval specified in previously approved applications (MP 10-01, SUB 10-02, MOD 12-01), not modified by this application, remain in effect.

## DRAFT CONDITIONS OF APPROVAL FOR SP 15-01

**Conditions of Approval.** Below are the DRAFT Conditions of Approval for the Planning Commission's Consideration. Conditions related to the request are specified. General conditions follow.

1. Recordation of the final plat for Phase I of this development, in which the Assisted Living Facility (ALF) is being built, has been extended by prior land use decisions and extensions. The Final Plat for Phase I shall be recorded by December 10, 2016 (two years from the date of Extension No. EX 14-02).
  - A. The Central Electric Cooperative (CEC) utility easement shall be vacated, and proof of vacation shall occur prior to recording the final plat for Phase I.
2. Public improvements and dedications within Phase I shall include the following and shall be completed or bonded where permitted, inspected and accepted prior to the final plat being recorded for phase I or prior to issuance of a certificate of occupancy for the ALF, whichever occurs first. All public improvements must be constructed, inspected and accepted by the City as stated in the following conditions of approval. Construction drawings for Phase I public improvements shall be submitted to the City for review and acceptance, and shall be the basis for any cost-estimates associated with bonding that might occur within Phase I. If the City allows bonding, the bond shall be in the amount of 120% of the value of the improvements that will be bonded. If bonded, all street improvements established in this decision shall be completed prior to occupancy of the assisted living facility.
  - A. **Streets.** Improvements to Lone Ranger Road and McKinney Butte Road to the local street and local collector standards, respectively for each street, as shown on the McKenzie Meadow ALF Roadway Improvement Exhibit dated 4/13/15.
    - McKinney Butte Road** is currently 32 feet wide. Collector standard is 34 foot wide pavement. Although the overall width is less than City standards, widening of McKinney Butte is not required.
    - Lone Ranger Road** is unimproved with the exception of aggregate surfacing. Local street standards require a 36' wide street. Lone Ranger shall be improved to full street standards including 36 foot wide pavement, landscaped swales, street trees, and sidewalks. Lone Ranger Road improvements shall extend to the northern side of the private roadway shown on the proposed site plan. Public right of way, 60 feet wide, shall be dedicated to the City over Lone Ranger Road to the northernmost point of the on-site improvements or the point of proposed partition shown on the site plan, whichever is further north. The right of way dedication shall be completed prior to occupancy.
  - B. **Street trees, sidewalks, and private alleys.** Prior to recording the final plat for Phase I or prior to issuance of a certificate of occupancy for the ALF, all street trees, sidewalks and private alleys shall be constructed, inspected and accepted by the City or may be bonded to 120% of their value. Sidewalks and alleys shall be completed prior to issuance of any occupancy permit within Phase I. Street trees may be installed up to 6 months following occupancy based solely on inclement weather, and shall be bonded as stated herein.
    - i. A total of 7 street trees are required along McKinney Butte Road, and a total of 9 street trees are required along Lone Ranger Road. Trees shall be consistent (size and species) with section 3.2.
    - ii. A total of 8 replacement trees shall be planted on site. Trees shall be consisted (size and species) with section 3.2.
  - C. **Sewer.**
    - McKinney Butte Road.** A 12" sanitary sewer exists in McKinney Butte Road. No modifications to the existing sewer main in McKinney Butte Road are proposed or required.

**-Lone Ranger Road.** An existing 8" sewer main terminates in Lone Ranger Road. The 8" sewer main shall be extended north on Lone Ranger Road to the northernmost point of road improvements. The 8" sewer main shall terminate at a manhole.

**D. Water.** All public water and improvements that the city will own and maintain shall be located within public utility easements or in the public right of way. Public utility easements must be recorded prior to occupancy. Public utility easement shall be a minimum width of 20 feet wide.

Backflow devices shall be required at all points of connection to proposed water mains including all domestic, fire sprinklers, irrigation, and any private hydrant lines. Engineered construction drawings for all water lines within Phase I shall be submitted to, reviewed and accepted by the City prior to commencing any public utility construction.

**-McKinney Butte Road.** A 12" water main exists in McKinney Butte Road adjacent to the property and a 12" water main runs northwesterly within an easement from McKinney Butte Road to Lone Ranger Road. No additional water main infrastructure is necessary on McKinney Butte Road.

**-Lone Ranger Road.** A 12" water main terminates in Lone Ranger Road. The 12" water main shall be extended north on Lone Ranger Road to the northernmost point of road improvements. A fire hydrant or blow off shall be located at the northerly extension of the water main.

**E. Grading and Drainage.**

1. All site drainage shall be maintained on site and shall not drain onto public streets or neighboring properties. Storm water runoff from private property shall not impact public right-of-way or easements unless otherwise approved by the Public Works Director or City Engineer.
2. Site grading and drainage plans shall be submitted for Engineering review and shall be subject to City and Central Oregon Stormwater Manual (COSM) design, construction, and testing standards.
3. Proposed site drainage facilities and stormwater systems shall be designed for a 25 year/24 hour storm event (2.8 inches) and have appropriate pretreatment per City standards. Infiltration rates must be supported by a Geotech report or other verifiable documentation.
4. New on-site private drywells and other underground injection control (UIC) systems not part of the public drainage system must be registered and approved by the Oregon Department of Environmental Quality (DEQ) prior to construction.

**F. Construction Plans.** Upon land use approval or building permit application, construction plans that include all proposed and/or required public improvements, water/sewer service connections, site grading/drainage and utilities shall be submitted to the City for review and approval.

**G. Memorandum of Understanding – Intersection Impact Fee.** Note: this condition is waived for the Assisted Living Facility per the finding under section 3.1, Access and Circulation.

**H. Final Plat for Phase I.** Phase I final plat shall be recorded before any other Phase. Further conditions for Phase I are found in the land use decision MP 10-01.

3. System Development Charges (SDCs) and separate impact fees shall be paid to the city with building permit issuance:

- A. **Transportation:** The facility generates 0.22 pm peak hour trips for each bed. The total transportation SDC fee is \$223.52 per bed.
- B. **Sewer:** All plumbing fixtures shall be charged the 'per fixture' rate for sewer SDCs based on the

- value for each fixture at the time a building permit is sought.
- C. **Water:** All plumbing fixtures shall be charged the 'per fixture' rate for water SDCs based on the value for each fixture at the time a building permit is sought.
  - D. **Parks:** Each habitable unit shall be assessed a one-time fee of \$613 at the time the building permit is sought for each participating unit.
  - E. **Water Mitigation Fee:** The Owner shall pay a fee of \$670 times 0.7 per unit for water mitigation. This fee is in addition to any sewer or water SDC or other SDC that may be required as a condition of development of the property. If the City amends its water SDC to include a water mitigation component within its water SDC within 5 years of the revised Annexation Agreement, the Owner shall pay to the City or the City shall reimburse or provide SDC credit based on the difference between the \$670 EDU fee assessed and the actual SDC water mitigation component.
4. Unless otherwise stated, the following conditions shall be met prior to occupancy;:
    - A. This decision is valid for a period of two (2) years beginning on the first day following the end of the appeal period for this decision. If no building permit is applied for within this two-year time frame, or if a time extension is not filed with the City in a timely manner, then this decision becomes void.
    - B. All exterior mechanical equipment shall be screened from view from public roads and neighboring residences through the use of a screening mechanism. The screening shall blend in with the parent structure, and is subject to review and approval by the Sisters Planning Department and shall be installed prior to occupancy of this building.
    - C. Any exterior lighting shall be Dark Skies compliant.
  5. **Advisory Conditions.** The following conditions shall be met at all times or as otherwise stated within the condition;
    - A. This decision is subject to the terms and conditions of the Annexation Agreement for McKenzie Meadow Village. The applicable Agreement is the most current recorded version available at the time that occupancy is sought.
    - B. The applicant shall be responsible for maintaining the site, including adherence to the dark skies ordinance, in a manner consistent with the Development Code.
    - C. All buildings on site shall maintain a minimum separation of six feet.
    - D. Any additional buildings sought for this site in the future shall require Site Plan review if they require building permits. On-site storage buildings may be exempt from this requirement upon a finding that the architectural style is consistent with the parent building, and a finding by the Community Development Director that approving the building does not constitute a 'significant change' to the approved site plan.
  6. A shared access easement as described on Sheet no. A101 benefiting Lots 11 and 12 shall be required on subsequent land division plats.
  7. Prior to issuance of Building Permits, the City Engineer shall work with applicant to determine an appropriate driveway access width for the anticipated vehicles utilizing the Assisted Living Facility.
  8. Pedestrian pathways shall be minimum 6.0 feet in width.
  9. Prior to occupancy, the applicant shall provide the City verification from the State of Oregon that the proposed uses, including number of beds, are duly licensed.

**APPLICATION FORM**

**Community Development Department  
P.O. Box 39, 520 E. Cascade Avenue  
Sisters, OR 97759  
Ph: 541-323-5207 Fax: 541- 549-0561**



- |   |  |  |   |
|---|--|--|---|
| <input type="checkbox"/> ACCESSORY DWELLINGS    | <input type="checkbox"/> MINOR CONDITIONAL USE   | <input type="checkbox"/> LOT LINE ADJUSTMENT     | <input type="checkbox"/> SUBDIVISION      |
| <input type="checkbox"/> ANNEXATION (III/IV)    | <input type="checkbox"/> DEVELOPMENT REVIEW      | <input type="checkbox"/> MASTER PLAN             | <input type="checkbox"/> TIME EXTENSION   |
| <input type="checkbox"/> APPEAL                 | <input type="checkbox"/> FINAL PLAT REVIEW       | <input checked="" type="checkbox"/> MODIFICATION | <input type="checkbox"/> TEMPORARY USE    |
| <input type="checkbox"/> CODE TEXT AMENDMENT    | <input type="checkbox"/> HISTORIC LANMARKS COMM. | <input type="checkbox"/> PARTITION               | <input type="checkbox"/> TYPE I           |
| <input type="checkbox"/> COMP. PLAN AMENDMENT   | <input type="checkbox"/> FLOOD PLAIN REVIEW      | <input type="checkbox"/> REPLAT                  | <input type="checkbox"/> VACATION RENTALS |
| <input type="checkbox"/> CODE INTERPRETATION    | <input type="checkbox"/> LOT CONSOLIDATION       | <input type="checkbox"/> SITE PLAN REVIEW        | <input type="checkbox"/> VARIANCE         |
| <input type="checkbox"/> CONDITIONAL USE PERMIT |  |  | <input type="checkbox"/> ZONE CHANGE      |

APPLICANT: McKenzie Meadow Village LLC PHONE: 541-815-4462

ADDRESS OF APPLICANT: P.O. Box 218 Sisters, OR 97759

PROPERTY OWNER: Same PHONE: Same

ADDRESS OF PROPERTY OWNER: Same

PROPERTY ADDRESS: 68945 McKinney Ranch Rd. / 1680 McKinney Butte Rd.

TAX LOT NUMBER: T15 R10 Section 05CB Tax lot(s) 5500

PROPERTY SIZE (ACRES OR SQUARE FEET): 5 Acres of parent Property

EXISTING ZONING OF PROPERTY: MFR

COMPREHENSIVE PLAN DESIGNATION OF PROPERTY: MFR

DESCRIBE PROJECT OR REASON FOR THIS REQUEST: Master Plan Modification To Accomodate a specific site plan

**\*The applicant will be the primary contact for all correspondence and contact from the City unless other arrangements are made in writing.**

Signature of Applicant \_\_\_\_\_ Printed Name \_\_\_\_\_ Date \_\_\_\_\_

Signature of Property Owner \_\_\_\_\_ Printed Name \_\_\_\_\_ Date \_\_\_\_\_

PLEASE DO NOT WRITE BELOW THIS LINE — FOR OFFICE USE ONLY

DATE RECEIVED \_\_\_\_\_ FILE NO. \_\_\_\_\_ CHECK NO. \_\_\_\_\_

CASH \_\_\_\_\_ AMOUNT PAID \_\_\_\_\_ RECEIPT NO. \_\_\_\_\_

CHECKED BY: \_\_\_\_\_

**MASTER PLANNING  
APPLICATION FORM**

**CITY OF SISTERS**  
Community Development Department  
P.O. Box 39, 520 E. Cascade Avenue  
Sisters, OR 97759  
Ph: 541-323-5207 Fax: 541-549-0561



- |   |  |  |   |
|---|--|--|---|
| <input type="checkbox"/> ACCESSORY DWELLINGS    | <input type="checkbox"/> MINOR CONDITIONAL USE   | <input type="checkbox"/> LOT LINE ADJUSTMENT         | <input type="checkbox"/> SUBDIVISION      |
| <input type="checkbox"/> ANNEXATION (III/IV)    | <input type="checkbox"/> DEVELOPMENT REVIEW      | <input type="checkbox"/> MASTER PLAN                 | <input type="checkbox"/> TIME EXTENSION   |
| <input type="checkbox"/> APPEAL                 | <input type="checkbox"/> FINAL PLAT REVIEW       | <input type="checkbox"/> MODIFICATION                | <input type="checkbox"/> TEMPORARY USE    |
| <input type="checkbox"/> CODE TEXT AMENDMENT    | <input type="checkbox"/> HISTORIC LANMARKS COMM. | <input type="checkbox"/> PARTITION                   | <input type="checkbox"/> TYPE I           |
| <input type="checkbox"/> COMP. PLAN AMENDMENT   | <input type="checkbox"/> FLOOD PLAIN REVIEW      | <input type="checkbox"/> REPLAT                      | <input type="checkbox"/> VACATION RENTALS |
| <input type="checkbox"/> CODE INTERPRETATION    | <input type="checkbox"/> LOT CONSOLIDATION       | <input checked="" type="checkbox"/> SITE PLAN REVIEW | <input type="checkbox"/> VARIANCE         |
| <input type="checkbox"/> CONDITIONAL USE PERMIT |  |  | <input type="checkbox"/> ZONE CHANGE      |

APPLICANT: Ascent Architecture Interiors: Attn. Krista Appleby PHONE: 541-647-5675  
on behalf of Ageia Health Services

ADDRESS OF APPLICANT: 920 NW Bond St., Suite 204 Bend, OR 97701

PROPERTY OWNER: Bill Wilhitts, Partner McKenzie Meadow Village PHONE: 541-549-5900

ADDRESS OF PROPERTY OWNER: 1021 Desperado Trail Sisters, OR 97759

PROPERTY ADDRESS: McKinney Bulle Road

TAX LOT NUMBER: T15 R10 Section 05 Tax lot(s) Future lot 14

PROPERTY SIZE (ACRES OR SQUARE FEET): 217,855 sf / 5 acres

EXISTING ZONING OF PROPERTY: MFR: Multi Family Residential

COMPREHENSIVE PLAN DESIGNATION OF PROPERTY: MFR: Multifamily Residential

DESCRIBE PROJECT OR REASON FOR THIS REQUEST: New construction of a 45-unit assisted living and 20-unit memory care facility.

\*The applicant will be the primary contact for all correspondence and contact from the City unless other arrangements are made in writing.

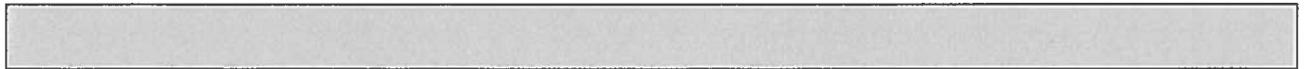
Krista Appleby  
Signature of Applicant  
Bill Wilhitts  
Signature of Property Owner

Krista Appleby  
Printed Name  
WILLIAM WILHITTS  
Printed Name

Jan. 8, 2015  
Date  
1-11-2015  
Date

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DATE RECEIVED \_\_\_\_\_ FILE NO. \_\_\_\_\_ CHECK NO. \_\_\_\_\_  
CASH \_\_\_\_\_ AMOUNT PAID \_\_\_\_\_ RECEIPT NO. \_\_\_\_\_  
CHECKED BY: \_\_\_\_\_



Use this table to determine the documents/maps needed to complete your application package. Incomplete application packets will delay the processing of your application.	Application & Filing Fee	Burden of Proof / Needs Analysis	Other Studies	Existing Site Conditions	Proposed Site Plan	Elevations	Floor Plans	Preliminary Title Report	Tentative Plat	Landscape Plan	Drainage / Grading Plan	Letter of Authorization	Legal Description	PDF's of each drawing	Refer to Code section?
X – Information is required. O – Other Information may be required. SEE PLANNING STAFF															
Annexation	X	X	O					X				X	X		
Appeal	X	X	X												X
Code Interpretation	X	X													
Code Text Amendment	X	X	O												
Comp. Plan Amend.	X	X	O												
Conditional Use Permit	X	X	O	X	X	X	X	X		X	X	X	O	X	
Development Review	X	X		X	X	O	O	X				X		O	
Flood Plain Review	X	X		X	X			X				X		X	X
Home Occupation Permit	X			X	X	X	X	X			O	X		X	
Lot Line Adjustment	X	X						X	X			X	X	X	
Lot Consolidation	X	X						X	X			X	X	X	
Master Plan Development	X	X	O	X	X	O	O	X	X	X	X	X	X	X	X
Partition	X	X	O	X	X			X	X			X		X	
Replat	X	X	O	X	X			X	X			X		X	
Site Plan Review	X	X	O	X	X	X	X	X		X	X	X	X	X	
Subdivision	X	X	O	X	X			X	X			X		X	
Temporary Use Permit	X	X	O	X	X	O	O	X				X		X	
Time Extension	X											O			X
Variance	X	X	O	X	X	O	O	X	O	O	O	X		X	X
Zone Change	X	X	O					X				X			X

**Application Requirements**

Application requirements identified on Page 2 shall be submitted as follows, unless indicated otherwise. **NOTE: APPLICATION WILL NOT BE ACCEPTED UNLESS PLANS ARE FOLDED.**

- 1. APPLICATION (one copy) with FEE. Note: Please refer to fee schedule adopted January 24, 2008 for current fee schedules.
- 2. BURDEN OF PROOF or NEEDS ANALYSIS (3 copies). Scope of this document will vary according to the complexity of the Code Standards and Criteria that are used to review each application.
- 3. OTHER STUDIES (3 copies). Other studies, such as a Traffic Study, Impact Study or Soils Study may be required by the Community Development Director or designee according to the applicant's request. If required, the specific requirements needed by the City will be identified clearly / in writing, and within 30 days from the date the application is submitted to the City.
- 4. SITE PLAN (Existing Conditions). Ten (10) 18 x 24-inch minimum site plans and one (1) 11 x 17 reduction of the site plan. Additional copies will be needed if a public hearing is required.
- 5. SITE PLAN (Proposed Project). Ten (10) 18 x 24-inch minimum site plans and one (1) 11 x 17 reduction of the site plan. Additional copies will be needed if a public hearing is required.
- 6. ELEVATIONS. Ten (10) 18 x 24 inch minimum elevation drawings, and one (1) 11 x 17 reduction of the elevation drawings. Additional copies will be needed if a public hearing is required.
- 7. FLOOR PLANS. Ten (10) 18 x 24 inch minimum elevation drawings, and one (1) 11 x 17 reduction of the elevation drawings. Additional copies will be needed if a public hearing is required.
- 8. PRELIMINARY TITLE REPORT. A preliminary title report, subdivision guarantee, deed or equivalent documentation not older than six (6) months which shows any and all easements affecting the project site. Note: this document must disclose easements recorded on the subject property, or it will not be accepted as meeting the submittal criteria.
- 9. TENTATIVE PLAT. Ten (10) copies of a tentative subdivision or parcel plat; 18 x 24 inches minimum. One (1) 11 x 17 reduced copy of the subdivision or partition plat shall also be provided.
- 10. LANDSCAPE PLAN. Ten (10) 18 x 24-inch minimum landscape plans and one (1) 11 x 17 reduction of the landscape plan. Additional copies will be needed if a public hearing is required. Plan shall show tree / plant specie(s), coverage and sizes at time of planting, and approximate / type of irrigation system(s) to be used.
- 11. GRADING AND DRAINAGE PLAN. Ten (10) 18 x 24-inch minimum grading / drainage plans and one (1) 11 x 17 reduced version. Additional copies will be needed if a public hearing is required. Plan shall show on-site water retention, and shall be engineered to a 10 year / 24 hour event.
- 12. LETTER OF AUTHORIZATION. A letter signed by the property owner and containing the original signature which authorizes an agent or representative to act in the behalf of the owner during the planning review process.
- 13. LEGAL DESCRIPTION. A legal description of the entire project site (metes and bounds; subdivision or comparable acceptable legal description).
- 14. PDF's OF EACH DRAWING. A disc containing pdf copies of each submitted drawing, burdens of proof, title information, et cetera shall accompany each application requiring such pdf's.
- 15. REFER TO CODE SECTION. Many application review processes require multiple applications or have references to other code sections that are not readily apparent when making the application. The 'refer to code section' reference alerts applicants that there are likely other code sections that apply to their request, and that questions should be asked of City staff to clarify the extent of the review required.

**Building and Land Use Fee Schedule  
Updated August 9, 2013**

<b>COMMUNITY DEVELOPMENT</b>			
<b>Planning Fees</b>			
1	Accessory Dwelling (Type I)		500.00
2	Agreement Recording (not tied to Land Use Decision)		600.00
3	Annexation		3,500.00 Plus election cost
Appeal			
4		First Appeal	250.00
5		Subsequent Appeals	1,500.00 Plus cost of transcripts
6	Code Interpretation (Type II)		300.00
7	Comprehensive Plan / Ordinance Amendment		4,000.00
8	Minor Conditional Use *		1,200.00
9	Minor Conditional Use - Vacation Rentals		500.00
10	Conditional Use *		2,400.00
11	Extension Fee (First)		150.00
12	Extension (Second)		250.00
13	Final Plat Review/Condominium Plat Review		500.00
14	Historic Landmark Commission Review		500.00
15	Home Occupation		100.00
16	Lot Line Adjustment		500.00
Master Planned Development			
17		0 to 4.99 acres	4,000.00
18		5 to 10 acres	5,000.00
19		More than 10 acres	6,000.00
20	Partition/Replat		1,600.00
21	Pre-application/Design Review (initial meeting)		300.00
22	Pre-application/Design Review (additional meeting)		75.00 /per hour
23	Sign, Permit		100.00
24		Additional sign, same application	40.00
25		Temporary Sign Permit	10.00
26		Portable Sign	40.00 Annually
Site Plan Review*			
27		Less Than 1,000 sq.ft.	2,000.00
28		1,001 to 5,000 sq.ft.	2,500.00
29		5,001 to 10,000 sq.ft.	3,500.00
30		More than 10,000 sq.ft.	4,000.00
		Accessory structure (not including residential)	
31		201 sq.ft. to 1,000 sq.ft.	500.00
Site Suitability Check / Land Use Review			
32		Residential	250.00
33		Commercial / Industrial / Other	500.00
34	Subdivision/Replat		4,000.00 Plus \$20/lot
35	Temporary Use Permit, seasonal sales (Type I)		150.00
36	Temporary Use Permits, temporary sales offices (Type I)		150.00
37	Minor Variance		1,200.00
38	Major Variance		2,400.00
39	Zone Change		6,000.00
40	Hearing Fee		500.00
41	Rebuild/LUCS		50.00
42	Lot of Record Verification		500.00
43	Modification to Approved Decision		25% of Original Fee
<b>Miscellaneous Planning Fees</b>			
44	Research		100.00 /per hour
Maps			
45		Small (8 1/2 x 11)	5.00
46		Medium ( 11 x 17)	15.00
47		Large (24 x 36 or larger)	30.00
48	Comprehensive Plan Copy		20.00
49	Development Code Copy		50.00
50	Other Documents		25.00
51	Tree Replacement Fee		175.00
52	Parking 'In-Lieu' of Development Fee		2,314.00 Per Space



FIVE PINE

HEALTH \* BALANCE \* ADVENTURE

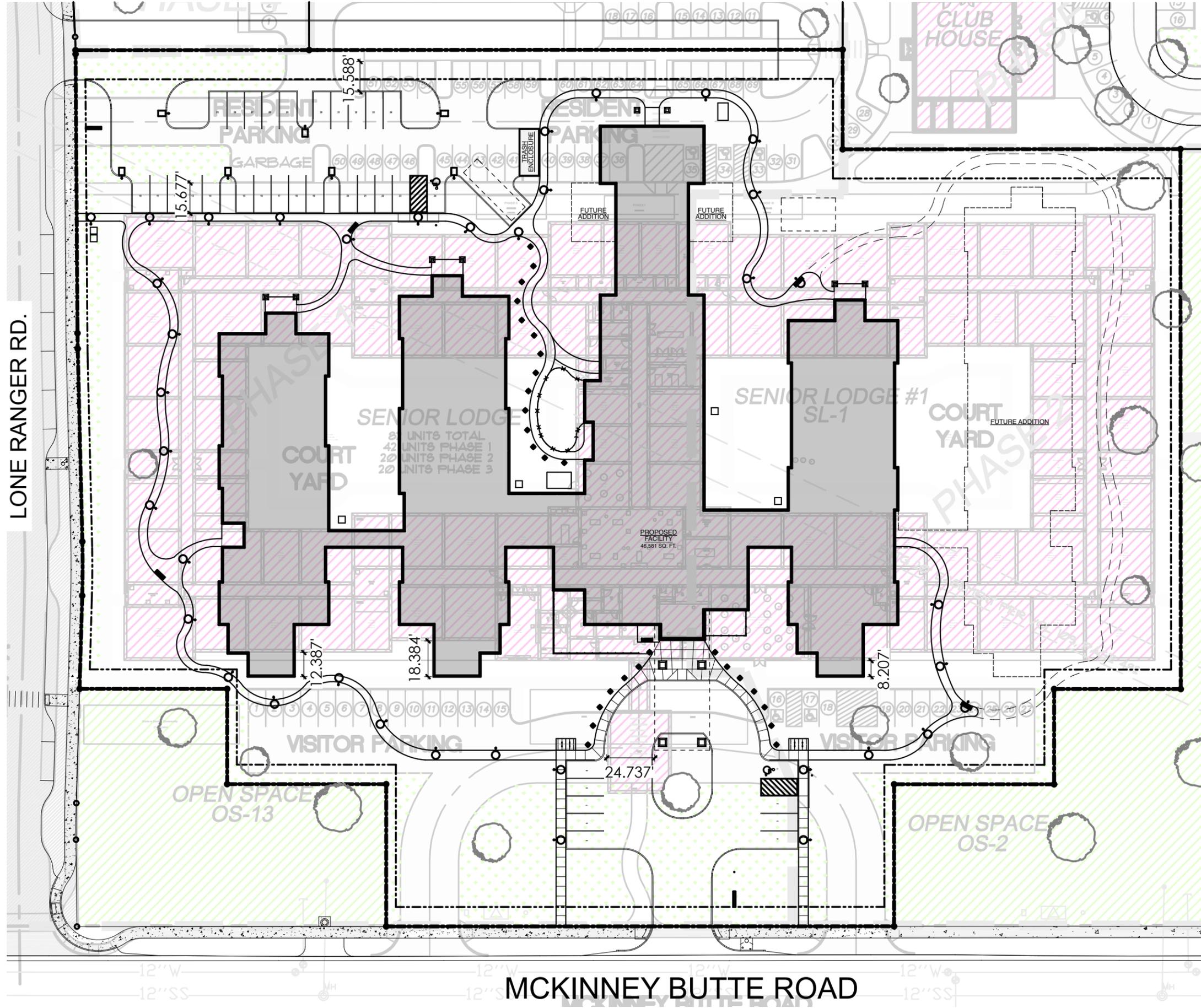
To Whom It May Concern

January 11, 2015

This letter authorizes Ascent Architecture & Interiors and Ageia Health Services to submit the McKenzie Meadow project for review and act on behalf of the property owners during the planning and review process.

William Willitts

Partner MMV



**SITE PLAN** 1

SCALE: 1" = 50'

MASTERPLAN OVERLAY  
**MCKENZIE MEADOW**  
**SENIOR LIVING**

Date: 5/22/15  
 Project: 14042

# MCKENZIE MEADOW ALF/MC

MCKINNEY BUTTE ROAD  
SISTERS, OREGON 97759



ENTRY PERSPECTIVE



OVERALL BUILDING

**PRELIMINARY**  
NOT FOR CONSTRUCTION

## PROJECT TEAM

### DEVELOPER:

AGEIA HEALTH SERVICES  
205 SE WILSON  
BEND, OR 97702  
P | 541-389-8929  
Contact: KEVIN COX

### GENERAL CONTRACTOR:

SUNWEST BUILDERS  
2642 SW 4TH STREET  
REDMOND, OR 97756  
P | 541-548-7341  
Contact: RICK STILSON

### ARCHITECT:

ASCENT ARCHITECTURE & INTERIORS  
920 NW BOND STREET #204  
BEND, OR 97701  
P | 541-647-5675  
Contact: SETH ANDERSON

### CIVIL ENGINEER:

HICKMAN, WILLIAMS & ASSOCIATES, INC.  
62930 OB RILEY ROAD, SUITE 100  
BEND, OR 97701  
P | 541-389-9351  
Contact: GRANT HARDGRAVE

### STRUCTURAL ENGINEER:

WALKER STRUCTURAL ENGINEERING  
2863 NW CROSSING DR, SUITE 201  
BEND, OR 97701  
P | 541-330-6869  
Contact: JONNY WALKER

### MECHANICAL ENGINEER:

CEA  
1506 NW 1ST STREET, #3  
BEND, OR 97701  
P | 541-318-0404  
Contact: ROB JAMES

### PLUMBING ENGINEER:

GERAGHTY MECHANICAL INC.  
PO BOX 6082  
BEND, OR 97708  
P | 541-420-2939  
Contact: ED GERAGHTY

### ELECTRICAL:

ELITE ELECTRICAL  
62987 PLATEAU DRIVE, SUITE #3  
BEND, OR 97701  
P | 541-330-9750  
Contact: CHAD BETHERS

### LANDSCAPE:

LAND EFFECTS  
1705 NE LYTLE ST  
BEND, OR 97701  
P | 541-815-9679  
Contact: TIM SCHMIDT

### KITCHEN DESIGN:

BARGREEN ELLINGSON  
63046 LAYTON AVE  
BEND, OR 97701  
P | 541-617-9400  
Contact: DON VEATCH

TITLE SHEET / GENERAL  
INFO  
SITE PLAN SUBMITTAL SET

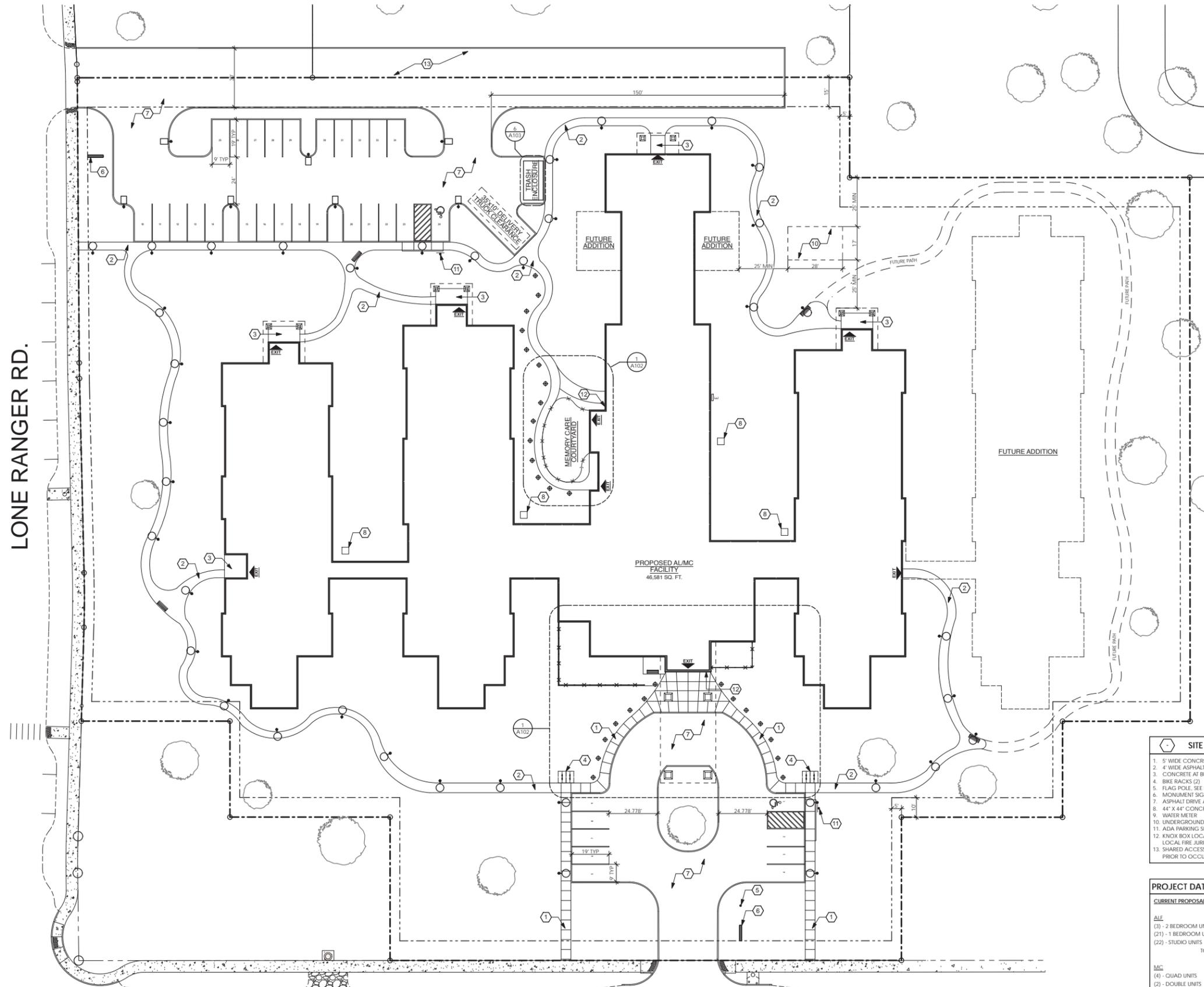
MCKENZIE MEADOW  
ALF/MC  
MCKINNEY BUTTE ROAD  
SISTERS, OREGON 97759

Project: 14042  
Date: 1/13/15  
Current Revision

IF THE ABOVE DIMENSION DOES NOT  
MEASURE ONE INCH (1") EXACTLY, THIS  
DRAWING WILL HAVE BEEN ENLARGED OR  
REDUCED, AFFECTING ALL LABELLED  
SCALES.

© 2014 ASCENT ARCHITECTURE & INTERIORS

**A001**



LONE RANGER RD.

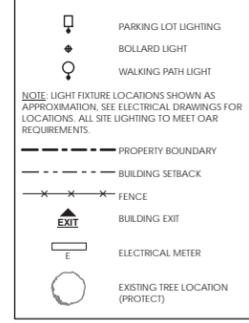
MCKINNEY BUTTE ROAD

PROPOSED AL/MC FACILITY  
46,581 SQ. FT.

**SITE PLAN GENERAL NOTES**

- A. REFER TO CIVIL DRAWINGS FOR HORIZONTAL CONTROL INFORMATION, DRAINAGE, SLAB AND PAVING ELEVATIONS, PUBLIC WORK IMPROVEMENTS, AND SITE UTILITIES. REFER TO LANDSCAPE DRAWINGS FOR PLANTING AND IRRIGATION DESIGN. REFER TO STRUCTURAL DRAWINGS FOR FOUNDATION AND SLAB DESIGN.
- B. FOLLOW ALL RECOMMENDATIONS AND REQUIREMENTS OF THE GEOTECHNICAL INVESTIGATION REPORT.
- C. SIDEWALKS AND RAMPS SHALL BE CONSTRUCTED TO THE FOLLOWING REQUIREMENTS:
  1. MAXIMUM CROSS SLOPE OF SIDEWALKS & LANDINGS: 1:50
  2. MAXIMUM SLOPE OF SIDEWALKS: 1:20
  3. MAXIMUM SLOPE OF RAMPS: 1:12
  4. MAXIMUM SLOPE OF DISABLED PARKING STALLS: 2% IN ANY DIRECTION
  5. 2% MAXIMUM SLOPE FOR 5'-0" IN DIRECTION OF TRAVEL AT ALL BUILDING ENTRANCES
- D. LIMITS OF WORK: THE CONTRACTOR SHALL CONFINED OPERATIONS AT THE SITE TO AREAS PERMITTED BY LAW, ORDINANCES, PERMITS AND THE CONTRACT DOCUMENTS.
- E. STAGING AREA: THE CONTRACTOR AND SUBCONTRACTORS SHALL LIMIT STORAGE OF MATERIALS AND PORTABLE FIELD OFFICES WITHIN THE AREA APPROVED BY THE AUTHORITY HAVING JURISDICTION.
- F. GENERAL CONTRACTOR SHALL TAKE CARE NOT TO DAMAGE OR DISRUPT EXISTING UTILITIES, INCLUDING DRAINS, WHILE EXCAVATING OR GRADING DURING CONSTRUCTION. CONFIRM LOCATION OF EXISTING UTILITIES ON ADJACENT PROPERTIES.
- G. PRIOR TO START OF WORK THE CONTRACTOR SHALL COORDINATE WITH EACH RESPECTIVE GOVERNING AUTHORITY IN VERIFYING THE LOCATION (INVERT ELEVATIONS, HORIZONTAL CONTROLS, EASEMENTS) OF EXISTING SANITARY AND STORM SEWER, WATER, NATURAL GAS, ELECTRICAL, FIBER OPTIC, TELEPHONE, OVERHEAD POWER LINES AND OTHER UTILITY SYSTEMS, BOTH ONSITE AND OFFSITE. THE CONTRACTOR SHALL COMPARE UTILITY INFORMATION WITH THE CONTRACT DOCUMENTS. IF A CONSTRUCTION CONFLICT IS DISCOVERED BETWEEN THE UTILITY INFORMATION OBTAINED AND THE CONTRACT DOCUMENTS NOTIFY THE ARCHITECT IMMEDIATELY.
- H. EMERGENCY VEHICLE ACCESS: THE CONTRACTOR SHALL MAINTAIN FIRE TRUCK ACCESS TO THE SITE THROUGHOUT THE CONSTRUCTION PROCESS UNLESS AN ALTERNATE PLAN IS APPROVED BY THE FIRE DEPARTMENT. SEE DETAIL 9/A103 FOR CONSTRUCTION SIGN.
- J. SEE DETAIL 9/A103 FOR CONSTRUCTION SIGN.

**SITE PLAN LEGEND**



**SITE PLAN KEYNOTES**

1. 5' WIDE CONCRETE PATH. SEE DETAIL 3/A103
2. 4' WIDE ASPHALT WALKING PATH
3. CONCRETE AT BUILDING ENTRY
4. BIKE RACKS (2)
5. FLAG POLE. SEE DETAIL 2/A103
6. MONUMENT SIGN. SEE DETAILS 11&12/A103
7. ASPHALT DRIVE ABLE
8. 44" X 44" CONCRETE MECHANICAL PAD
9. WATER METER
10. UNDERGROUND PROPANE TANK LOCATION
11. ADA PARKING SIGN. SEE DETAILS 4&5/A103
12. KNOX BOX LOCATION. PROVIDE & INSTALL PER LOCAL FIRE JURISDICTION
13. SHARED ACCESS EASEMENT TO BE RECORDED PRIOR TO OCCUPANCY.

**PROJECT DATA**

CURRENT PROPOSAL	
<b>ALE</b>	
(3) - 2 BEDROOM UNITS	= 6 RESIDENTS
(21) - 1 BEDROOM UNITS	= 21 RESIDENTS
(22) - STUDIO UNITS	= 22 RESIDENTS
<b>TOTAL = 49 ALF RESIDENTS</b>	
<b>MC</b>	
(4) - QUAD UNITS	= 16 RESIDENTS
(2) - DOUBLE UNITS	= 4 RESIDENTS
<b>TOTAL = 20 ALF RESIDENTS</b>	

**DESIGN BUILD PROPANE SERVICE SCOPE OF WORK**

- CONTRACTOR TO SUBMIT BID TO PROVIDE PROPANE TANK FARM SERVING FACILITY WITH A GAS DEMAND OF 4,590 MGH. AS FOLLOWS:
  - PROPANE CONTRACTOR TO VERIFY GAS DEMAND WITH CONSTRUCTION DRAWINGS & EQUIPMENT
  - PROVIDE SINGLE OR MULTIPLE UNDERGROUND BURIED TANKS TO INCLUDE ALL EXCAVATION, BACKFILL, COMPACTION AND TIE DOWN PADS AS REQUIRED IN LOCATION IDENTIFIED ON SITE PLAN
  - PROVIDE ALL RELATED PIPING, VALVES, GAUGES, REGULATORS, VAPORIZERS AND EQUIPMENT FOR A FLEX OPERATIONAL SYSTEM
  - PROVIDE ANY REQUIRED BOLLARDS, SIGNAGE AND FENCING AS REQUIRED BY CODE. COORDINATE LOCATIONS WITH ARCHITECT & OWNER
  - PROVIDE APPROXIMATELY 380 FT OF HIGH PRESSURE UNDERGROUND BURIED PIPE FROM TANK FARM LOCATION TO BUILDING MECHANICAL ROOM NUMBER 1212. INCLUDE EXCAVATION, BACKFILL, COMPACTION, BURY TAPE AND TRACER WIRE AS REQUIRED BY CODE
  - PROVIDE STEP DOWN REGULATOR AT BUILDING FOR 11 INCH WATER COLUMN SERVICE
  - FILL PROPANE TANKS AND PURGE SYSTEM UP TO BUILDING REGULATOR
  - PROVIDE ALL PERMITS, FEES AND INSPECTIONS TO INCLUDE CITY OF SISTERS, DESCHUTES COUNTY AND OREGON STATE FIRE MARSHAL
  - PROVIDE INSURANCE AND WARRANTY AS SET FORTH IN DIVISION ONE OF THE GENERAL CONTRACTOR REQUIREMENTS
  - PROVIDE OWNER WITH COST FOR ONE YEAR PROPANE SERVICE



**SITE PLAN**  
 CONSTRUCTION DOCUMENT SET

**MCKENNEY MEADOW AL/MC**  
 MCKINNEY BUTTE ROAD  
 SISTERS, OREGON 97759

Project: 14042  
 Date: 3/16/15  
 Current Revision

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THE DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.

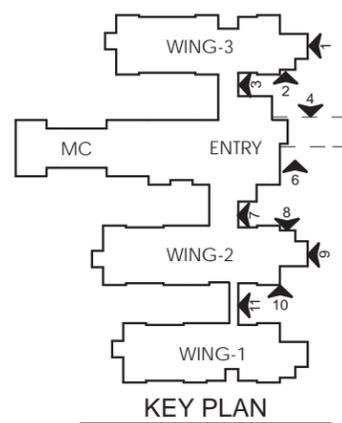
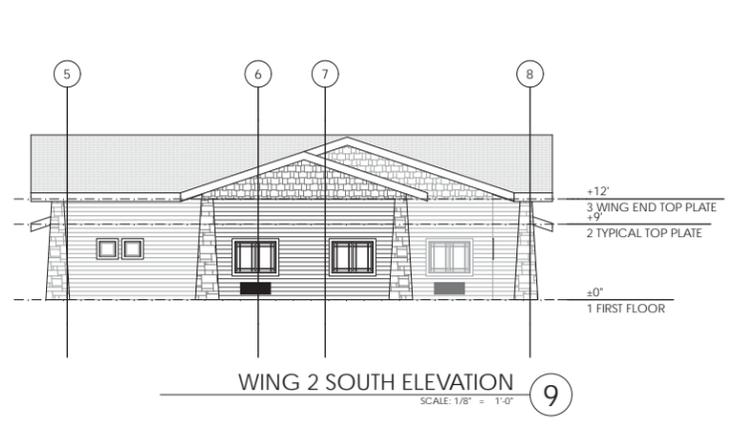
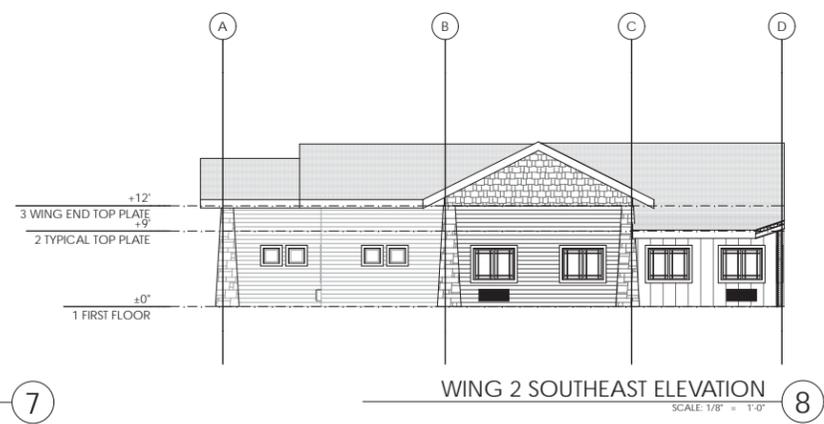
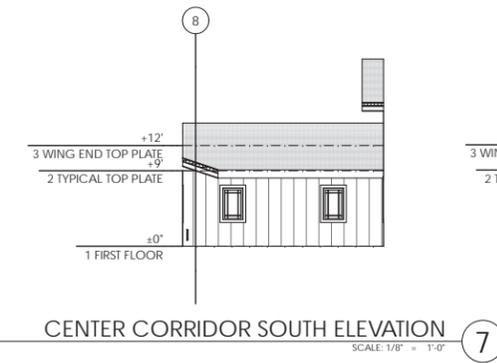
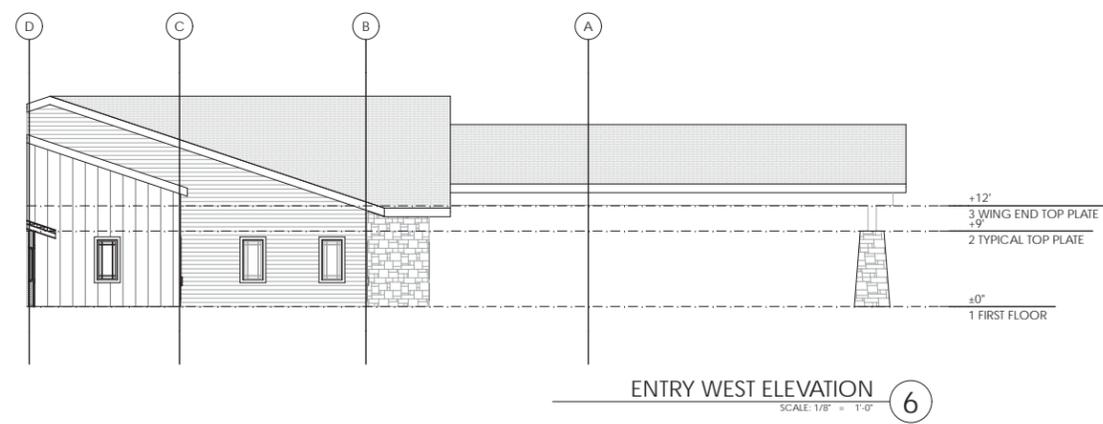
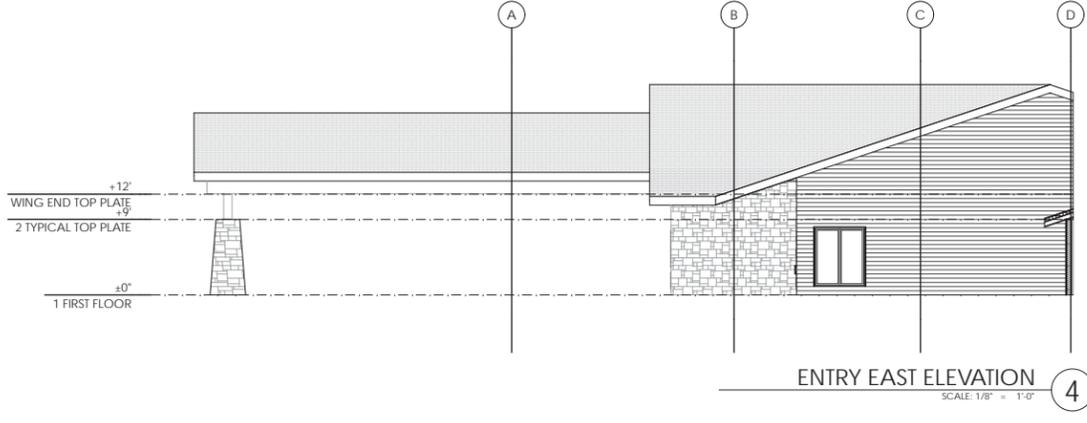
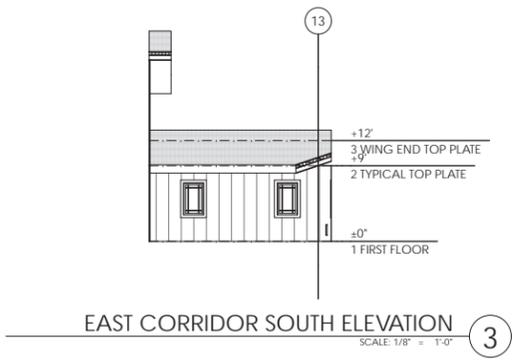
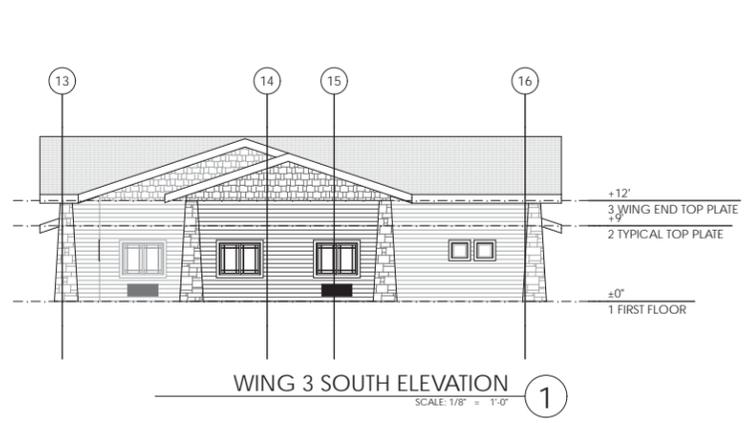


**EXTERIOR ELEVATION  
 GENERAL NOTES**

A. EXTERIOR LOUVERS, PIAC, GRILLES, EXHAUSTS, VENTS, FANS, FLASHING, PANEL BOXES, SWITCHGEAR, CONDUIT ELECTRICAL GUTTERS, BOLLARDS, SIGN POSTS, ETC. SHALL BE PAINTED TO MATCH ADJACENT SURFACES OF THE BUILDING

**EXTERIOR ELEV. KEYNOTES**

1
2
3
4
5



**PRELIMINARY**  
 NOT FOR CONSTRUCTION

**BUILDING ELEVATIONS**  
 SITE PLAN SUBMITTAL SET

**MCKENZIE MEADOW  
 ALF/MC**  
 MCKINNEY BUTTE ROAD  
 SISTERS, OREGON 97759

Project: 14042  
 Date: 1/13/15  
 Current Revision

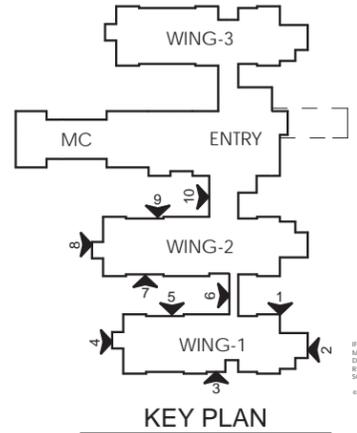
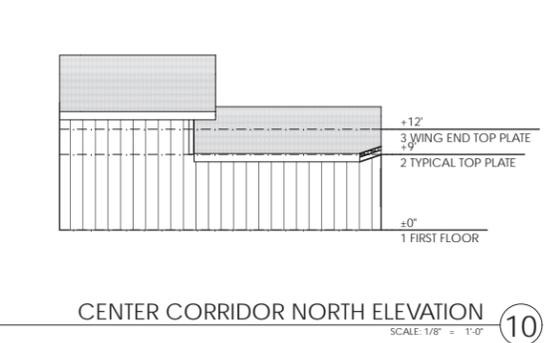
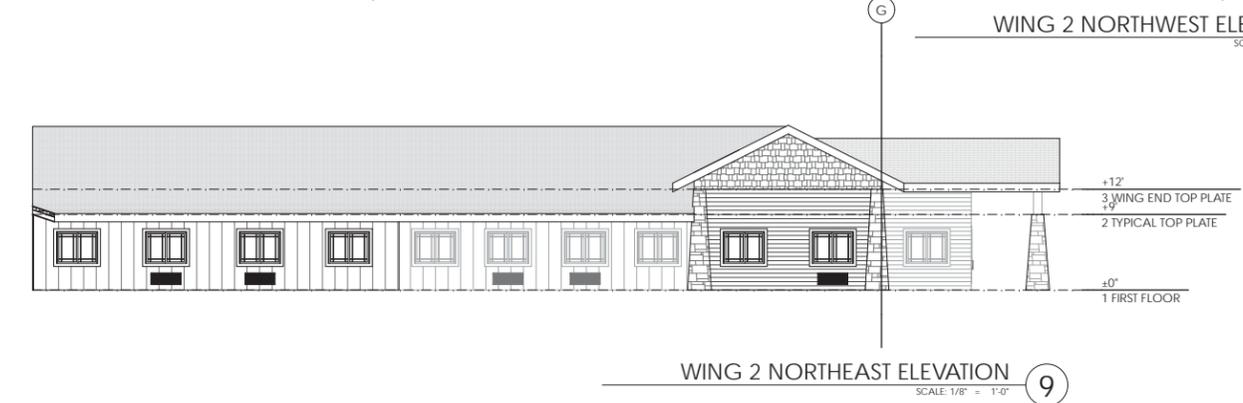
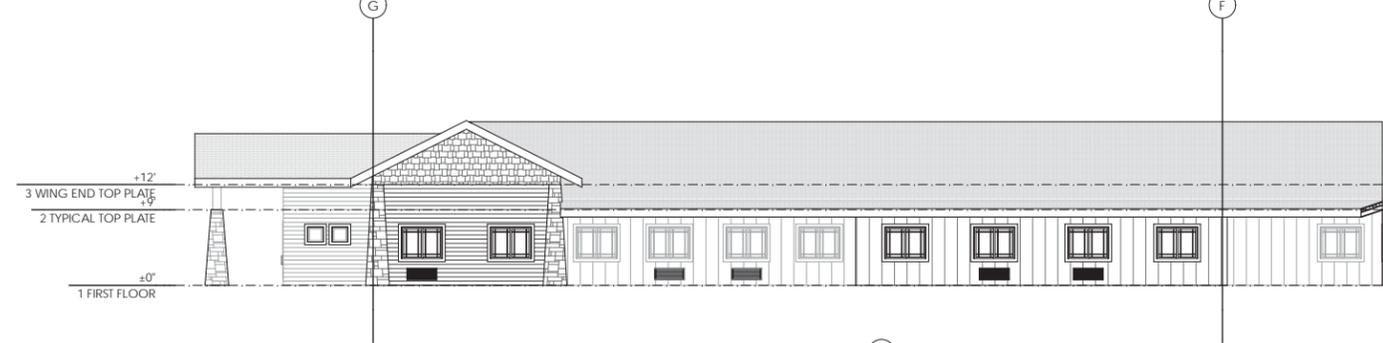
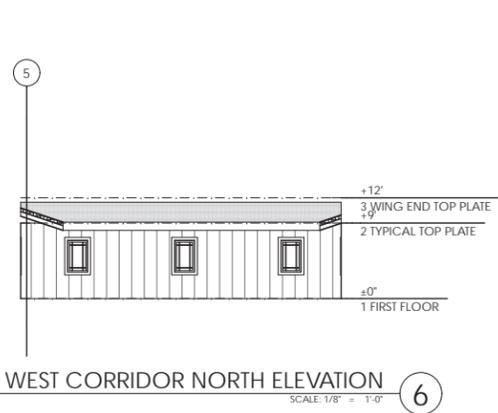
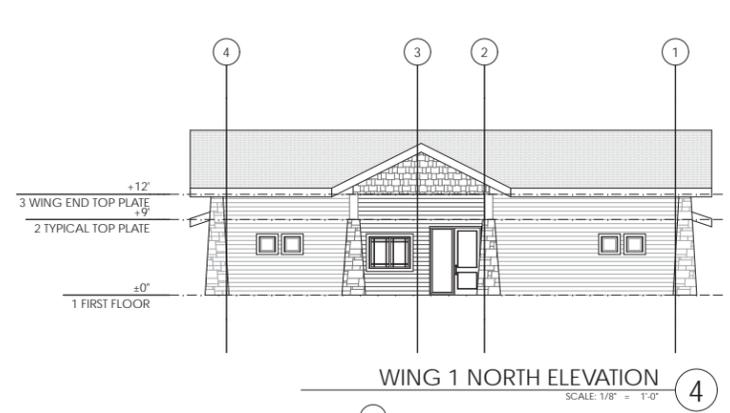
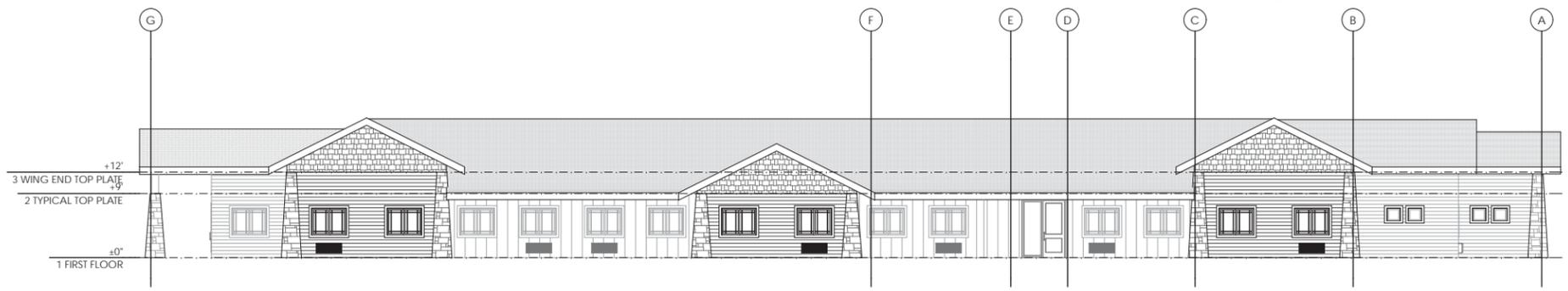
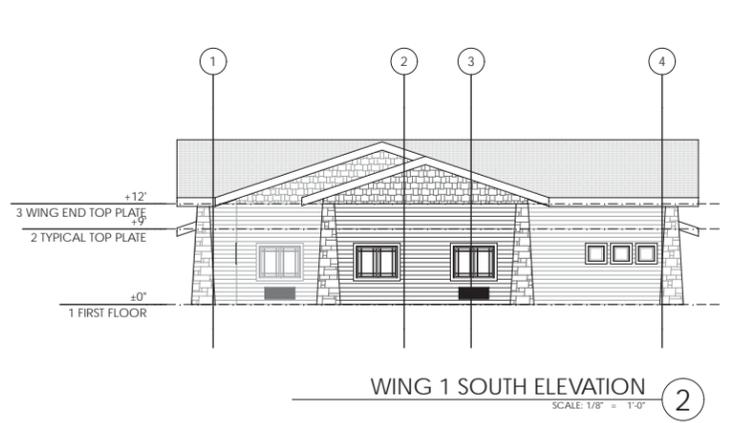
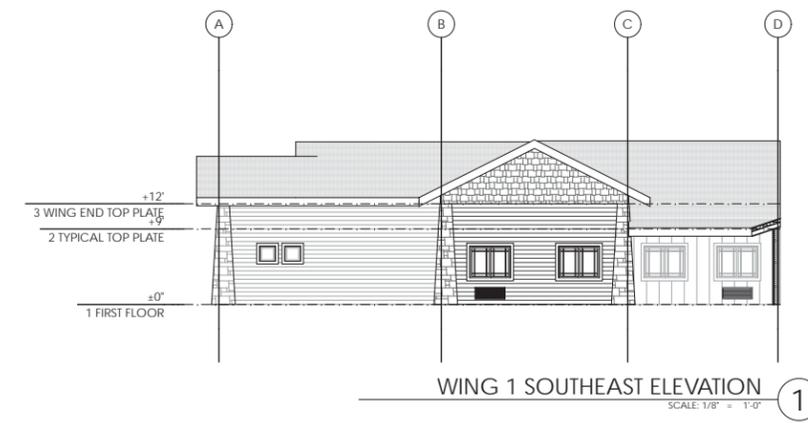
IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THE DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELLED SCALES.

**EXTERIOR ELEVATION  
 GENERAL NOTES**

A. EXTERIOR LOUVERS, PIAC, GRILLES, EXHAUSTS, VENTS, FANS, FLASHING, PANEL BOXES, SWITCHGEAR, CONDUIT ELECTRICAL GUTTERS, BOLLARDS, SIGN POSTS, ETC. SHALL BE PAINTED TO MATCH ADJACENT SURFACES OF THE BUILDING.

**EXTERIOR ELEV. KEYNOTES**

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2
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**PRELIMINARY**  
 NOT FOR CONSTRUCTION

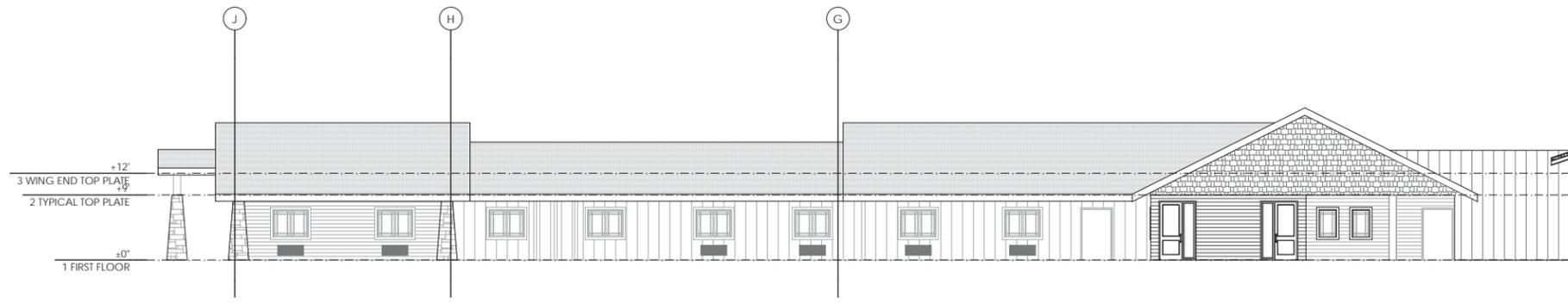
**BUILDING ELEVATIONS**  
 SITE PLAN SUBMITTAL SET

**MCKENZIE MEADOW  
 ALF/MC**  
 MCKINNEY BUTTE ROAD  
 SISTERS, OREGON 97759

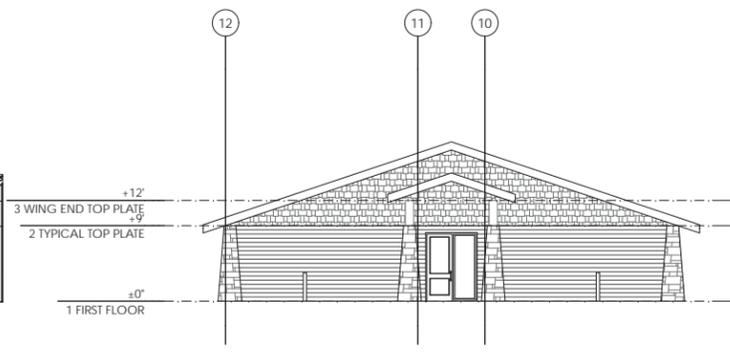
Project: 14042  
 Date: 1/13/15  
 Current Revision

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THE DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELLED SCALES.

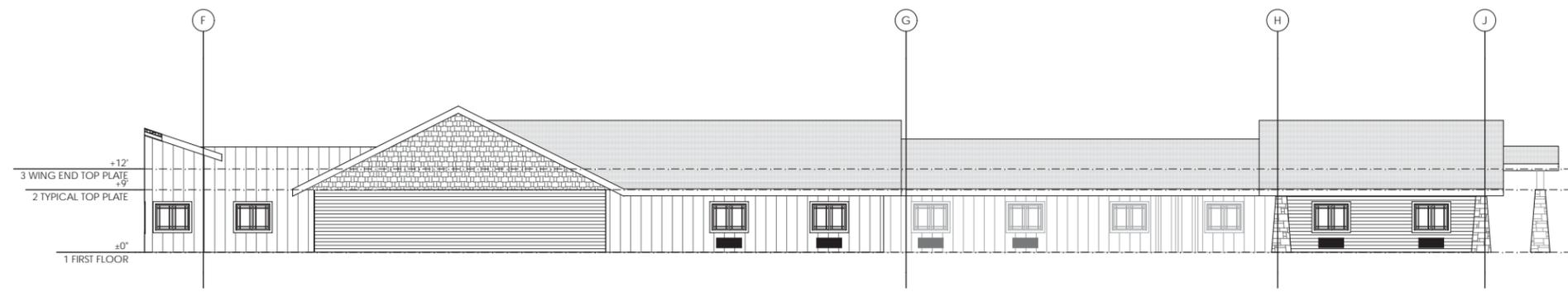
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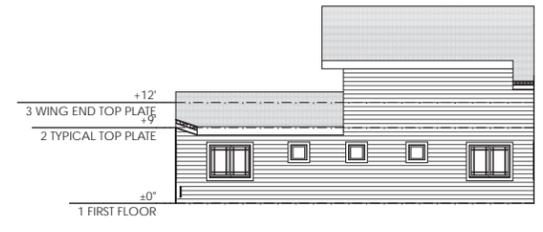
MEMORY CARE WEST ELEVATION ①  
 SCALE: 1/8" = 1'-0"



MEMORY CARE NORTH ELEVATION ②  
 SCALE: 1/8" = 1'-0"



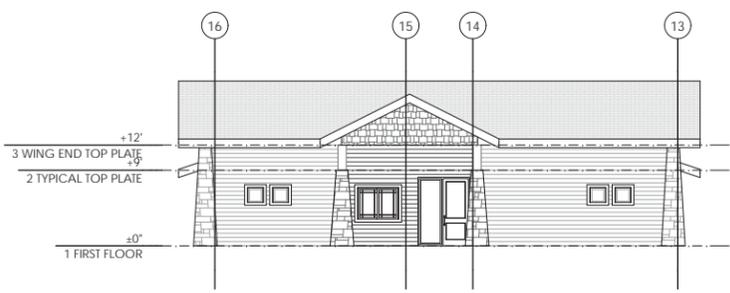
MEMORY CARE EAST ELEVATION ③  
 SCALE: 1/8" = 1'-0"



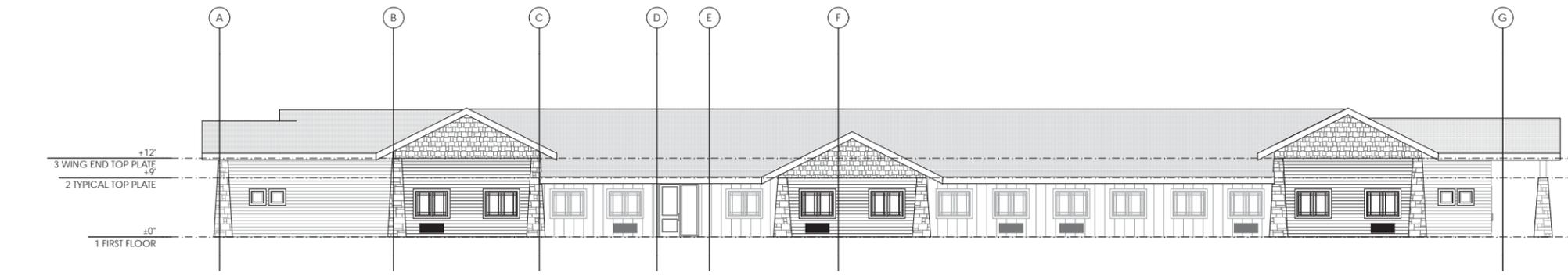
EAST CORRIDOR NORTH ELEVATION ④  
 SCALE: 1/8" = 1'-0"



WING 3 NORTHWEST ELEVATION ⑤  
 SCALE: 1/8" = 1'-0"



WING 3 NORTH ELEVATION ⑥  
 SCALE: 1/8" = 1'-0"

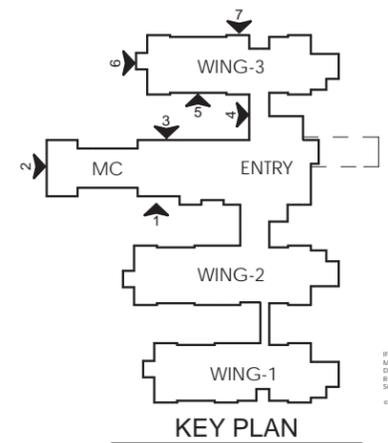


WING 3 EAST ELEVATION ⑦  
 SCALE: 1/8" = 1'-0"

EXTERIOR ELEVATION GENERAL NOTES	
A.	EXTERIOR LOUVERS, PIAC, GRILLES, EXHAUSTS, VENTS, FANS, FLASHING, PANEL BOXES, SWITCHGEAR, CONDUIT, ELECTRICAL GUTTERS, BOLLARDS, SIGN POSTS, ETC. SHALL BE PAINTED TO MATCH ADJACENT SURFACES OF THE BUILDING.
EXTERIOR ELEV. KEYNOTES	
1.	
2.	
3.	
4.	
5.	

**PRELIMINARY**  
 NOT FOR CONSTRUCTION

**BUILDING ELEVATIONS**  
 SITE PLAN SUBMITTAL SET



KEY PLAN

**MCKENZIE MEADOW**  
 ALF/MC  
 MCKINNEY BUTTE ROAD  
 SISTERS, OREGON 97759

Project: 14042  
 Date: 1/13/15  
 Current Revision

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THE DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELLED SCALES.

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Project: 14042  
Date: 3/10/15  
Current Revision

MCKENZIE MEADOW A/F/M/C  
MCKINNEY BUTTE ROAD  
SISTERS, OREGON 97759

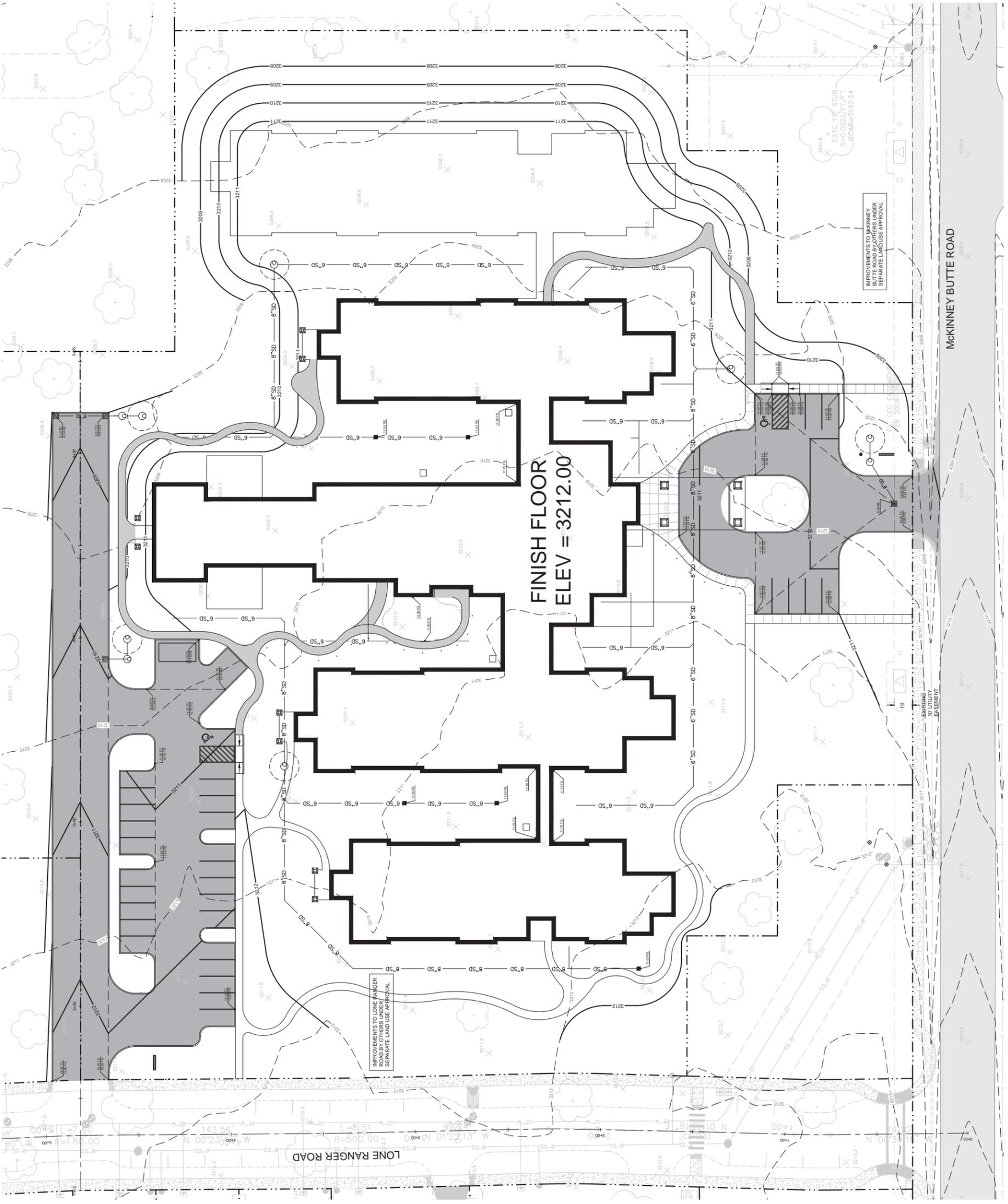
# GRADING PLAN

## 95% CONSTRUCTION DRAWINGS

**HWA**  
ENGINEERS, SURVEYORS  
& PLANNERS  
HICKMAN, WILLIAMS & ASSOCIATES, INC.  
86100, OREGON 97139  
PHONE: 541.389.5951 FAX: 541.389.5419  
WWW.HWA-INC.COM



**ASCENT**  
*and Interiors*  
ARCHITECTURE  
920 NW Bond Street  
Suite 204  
Bend, Oregon 97701  
541-647-5675



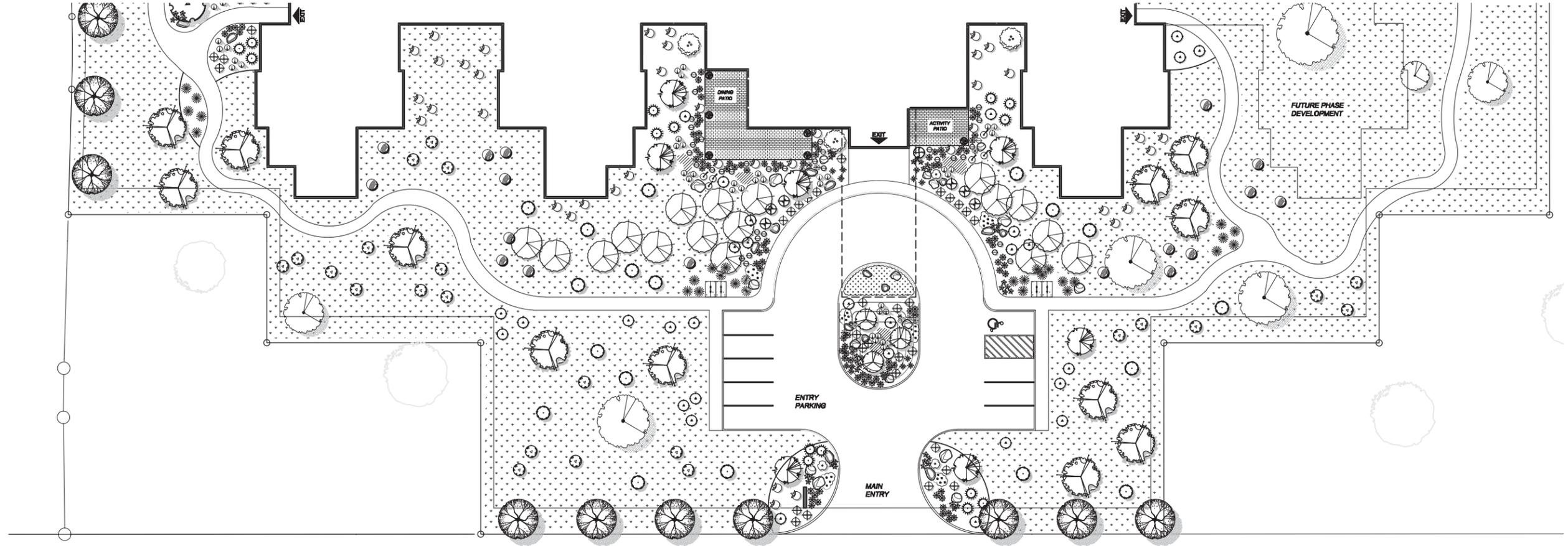






**Sisters ALF / MC**

Landscape Concept



# MCKINNEY BUTTE ROAD

**PLANTING LEGEND**

	EXISTING TREE	-
	VANDERWOLF PINE	21 @ 7'-8" B&B
	QUAKING ASPEN	18 @ 2" CAL. B&B
	BRISTLECOONE PINE	1 @ 3'-4"
	BLUE SPRUCE "Hooper"	12 @ 7'-8" B&B
	VINE MAPLE	15 @ 7'-8" B&B
	WEeping NORWAY SPRUCE	1 @ 3'-4"
	BLUE SPRUCE "Baby Blue Eyes"	3 @ 4'-4" B&B
	RED MAPLE	21 @ 2.5" CAL. B&B
	MOUNTAIN ASH "Candice"	4 @ 2.5" CAL. B&B

	HYDRANGEA "Native Companion mix"	2.3 ACRES
	ANNUALS "Mixed"	80 FLATS
	CATALPA "Walker's Low"	170 @ 1 GAL
	BLACK-EYED SUSAN	35 @ 1 GAL
	SHASTA DAISY	25 @ 1 GAL
	COREOPSIS	80 @ 1 GAL
	PENSTEMON "Pine-leaf"	85 @ 1 GAL
	ECHINACEA "Mixed"	6 @ 1 GAL
	GALLARDIA	9 @ 1 GAL
	RED HOT POKER "Mixed"	12 @ 1 GAL
	FEATHER REED GRASS "Kent Foxtail"	80 @ 1 GAL
	BLUE OAT GRASS	80 @ 1 GAL

	BARBERRY "Crimson Pygmy"	15 @ 5 GAL
	WINEBARK "Diabolo"	30 @ 5 GAL
	SPYREA "Gold Mound"	70 @ 5 GAL
	RUSSIAN SAGE	6 @ 5 GAL
	MUSHO PINE	80 @ 5 GAL
	BLUE GLOBE SPRUCE	5 @ 5 GAL
	DOGWOOD "Variegated Red-Twig"	9 @ 5 GAL
	OREGON GRAPE HOLLY "Aquaflora"	85 @ 5 GAL
	WAX CURRBANT	17 @ 5 GAL
	SAGERUSH	30 @ 5 GAL
	SNOWBERRY	23 @ 5 GAL

**HARDSCAPE LEGEND**

	LANDSCAPE BOULDERS TYPE: TBD	35 TONS
	CONCRETE PAVERS TYPE: TBD	1818 SQFT
	BARK MULCH TYPE: TBD	23,630 SQFT
	LANDSCAPE EDGING TYPE: TBD	1000 L'

**HARDSCAPE NOTES**

**PLANTING NOTES**

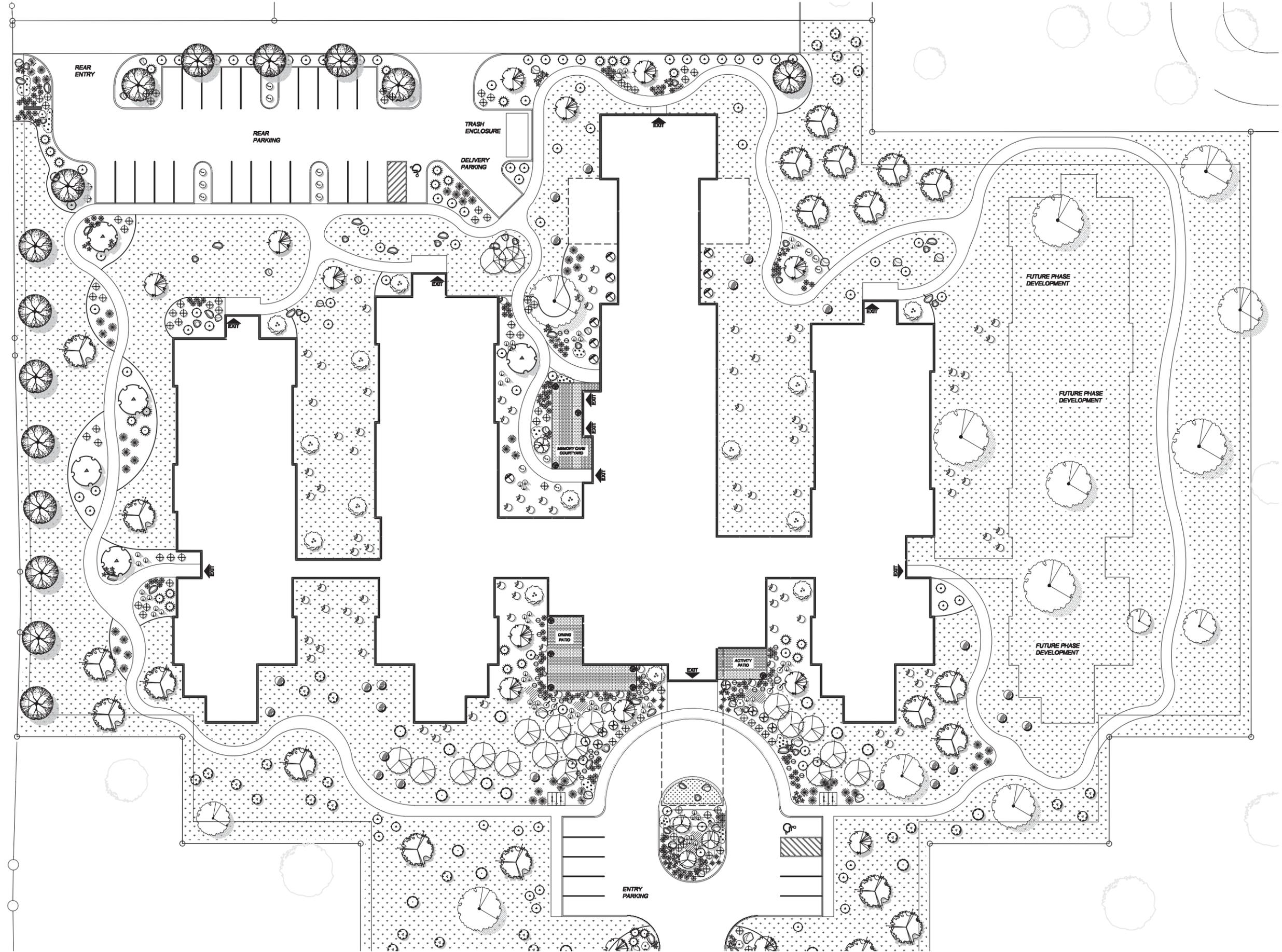
LAND EFFECTS, INC.  
 Designed by: AB  
 Scale: 1" = 20'-0"  
 Date: 01/09/2015  
 Sheet: L1

SCALE: 1" = 20'-0"



# Sisters ALF / MC

Landscape Concept



LAND EFFECTS, INC.

Designed by: AB

Scale: 1" = 20'-0"

Date: 01/09/2015

Sheet: L2

North

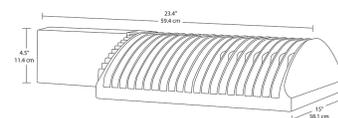
SCALE: 1" = 20'-0"

# ALED3T50N

Specification grade area lights available in IES Type III distributions. For use for roadway, general parking and other area lighting applications where a larger pool of lighting is required. Mounts to 4" square steel poles at 20-35'. Patent pending thermal management system. 5 Year Warranty.

Color: Bronze

Weight: 32.0 lbs



## LED Info

Watts: 50W  
 Color Temp: 4000K (Neutral)  
 Color Accuracy: 81  
 L70 Lifespan: 100000  
 LM79 Lumens: 4134  
 Efficacy: 80 LPW

## Driver Info

Type: Constant Current  
 120V: 0.46A  
 208V: 0.27A  
 240V: 0.23A  
 277V: 0.20A  
 Input Watts: 52W  
 Efficiency: 97%

## Technical Specifications

### UL Listing:

Suitable for wet locations as a downlight.

### Lifespan:

100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations.

### IES Classification:

The Type III distribution is ideal for roadway, general parking and other area lighting applications where a larger pool of lighting is required. It is intended to be located near the side of the area, allowing the light to project outward and fill the area.

### LEDs:

Multi-chip, high-output, long-life LEDs

### IP Rating:

Ingress Protection rating of IP66 for dust and water.

### Driver:

Constant Current, Class 2, 1400mA, 100-277V, 50-60Hz, 0.8A, Power Factor 99%

### THD:

6.9% at 120V, 7.5% at 277V

### Surge Protection:

6kV surge suppression protection tested in accordance with IEEE/ANSI C62.41.2.

### Ambient Temperature:

Suitable for use in 40°C ambient temperatures.

### Cold Weather Starting:

The minimum starting temperature is -40°F/-40°C.

### Thermal Management:

Superior patent pending thermal management design with external Air-Flow fins provides maximum operational life, even in high ambient temperature environments.

### Effective Projected Area:

EPA = 0.75

### Housing:

Die cast aluminum housing, lens frame and mounting arm.

### Mounting:

Heavy-duty mounting arm with "O" ring seal & stainless steel screws.

### Color Consistency:

3-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color.

### Color Stability:

LED color temperature is warrantied to shift no more than 200K in CCT over a 5 year period.

### Color Uniformity:

RAB's range of CCT (Correlated Color Temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2011.

### Reflector:

Specular vacuum-metallized polycarbonate

### Gaskets:

High temperature silicone gaskets

ALED3T50N - continued

**Finish:**

Our environmentally friendly polyester powder coatings are formulated for high-durability and long-lasting color, and contains no VOC or toxic heavy metals.

**Equivalency:**

ALED™ 50W replaces 200W metal halide

**Green Technology:**

Mercury and UV free, and RoHS compliant. Polyester powder coat finish formulated without the use of VOC or toxic heavy metals.

**DLC Listed:**

This product is on Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities.

**IESNA LM-79 & IESNA LM-80 Testing:**

RAB LED fixtures have been tested by an independent laboratory in accordance with IESNA LM-79 and 80, and have received the Department of Energy "Lighting Facts" label.

**California Title 24:**

See ALED3T50/PC, ALED3T50/PCS or ALED3T50/PCT for a 2013 California Title 24 compliant model.

**Dark Sky Approved:**

The International Dark Sky Association has approved this product as a full cutoff, fully shielded luminaire.

**Patents:**

The ALED™ design is protected by patents pending in the U.S., Canada, China, Taiwan and Mexico.

**Warranty:**

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish.

**Country of Origin:**

Designed by RAB in New Jersey and assembled in the USA by RAB's IBEW Local 3 workers.

**Buy American Act Compliant:**

This product is a COTS item manufactured in the United States, and is compliant with the Buy American Act.

**Recovery Act (ARRA) Compliant:**

This product complies with the 52.225-21 "Required Use of American Iron, Steel, and Manufactured Goods-- Buy American Act-- Construction Materials (October 2010).

**Trade Agreements Act Compliant:**

This product is a COTS item manufactured in the United States, and is compliant with the Trade Agreements Act.

**GSA Schedule:**

Suitable in accordance with FAR Subpart 25.4.

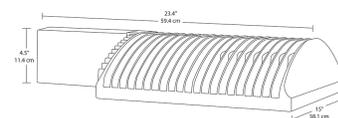


# ALED2T50N

Specification grade area lights available in IES Type II distributions.  
For use in parking lots, roadways, pathways and general area lighting.  
Mounts to 4" square steel poles at 20-35'. 5 Year Warranty.

Color: Bronze

Weight: 32.0 lbs



## LED Info

Watts: 50W  
Color Temp: 4000K (Neutral)  
Color Accuracy: 82  
L70 Lifespan: 100000  
LM79 Lumens: 4386  
Efficacy: 85 LPW

## Driver Info

Type: Constant Current  
120V: 0.46A  
208V: 0.27A  
240V: 0.23A  
277V: 0.20A  
Input Watts: 52W  
Efficiency: 97%

## Technical Specifications

### UL Listing:

Suitable for wet locations as a downlight.

### Lifespan:

100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations.

### IES Classification:

The Type II distribution is ideal for wide walkways, on ramps and entrance roadways, bike paths and other long and narrow lighting applications. This type is meant for lighting larger areas and usually is located near the roadside. This type of lighting is commonly found on smaller side streets or jogging paths.

### Effective Projected Area:

EPA = 0.75

### LEDs:

Multi-chip, high-output, long-life LEDs

### IP Rating:

Ingress Protection rating of IP66 for dust and water.

### Driver:

Constant Current, Class 2, 1400mA, 100-277V, 50-60Hz, 0.8A, Power Factor 99%

### THD:

7.0% at 120V, 7.8% at 277V

### Surge Protection:

6kV surge suppression protection tested in accordance with IEEE/ANSI C62.41.2.

### Ambient Temperature:

Suitable for use in 40°C ambient temperatures.

### Cold Weather Starting:

The minimum starting temperature is -40°F/-40°C.

### Thermal Management:

Superior patent pending thermal management design with external Air-Flow fins provides maximum operational life, even in high ambient temperature environments.

### Housing:

Die cast aluminum housing, lens frame and mounting arm.

### Mounting:

Heavy-duty mounting arm with "O" ring seal & stainless steel screws.

### Color Consistency:

3-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color.

### Color Stability:

LED color temperature is warrantied to shift no more than 200K in CCT over a 5 year period.

### Color Uniformity:

RAB's range of CCT (Correlated Color Temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2011.

### Reflector:

Specular vacuum-metallized polycarbonate

### Gaskets:

High temperature silicone gaskets

ALED2T50N - continued

**Finish:**

Our environmentally friendly polyester powder coatings are formulated for high-durability and long-lasting color, and contains no VOC or toxic heavy metals.

**Equivalency:**

ALED™ 50W replaces 200W metal halide

**Green Technology:**

Mercury and UV free, and RoHS compliant. Polyester powder coat finish formulated without the use of VOC or toxic heavy metals.

**DLC Listed:**

This product is on Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities.

**IESNA LM-79 & IESNA LM-80 Testing:**

RAB LED fixtures have been tested by an independent laboratory in accordance with IESNA LM-79 and 80, and have received the Department of Energy "Lighting Facts" label.

**California Title 24:**

See ALED2T50/PC, ALED2T50/PCS or ALED2T50/PCT for a 2013 California Title 24 compliant model.

**Dark Sky Approved:**

The International Dark Sky Association has approved this product as a full cutoff, fully shielded luminaire.

**Patents:**

The ALED™ design is protected by patents pending in the U.S., Canada, China, Taiwan and Mexico.

**Warranty:**

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish.

**Country of Origin:**

Designed by RAB in New Jersey and assembled in the USA by RAB's IBEW Local 3 workers.

**Buy American Act Compliant:**

This product is a COTS item manufactured in the United States, and is compliant with the Buy American Act.

**Recovery Act (ARRA) Compliant:**

This product complies with the 52.225-21 "Required Use of American Iron, Steel, and Manufactured Goods-- Buy American Act-- Construction Materials (October 2010).

**Trade Agreements Act Compliant:**

This product is a COTS item manufactured in the United States, and is compliant with the Trade Agreements Act.

**GSA Schedule:**

Suitable in accordance with FAR Subpart 25.4.



# PS4-11-15D2

Square steel poles drilled for 2 Area Lights at 180&deg;. Designed for ground mounting. Poles are stocked nationwide for quick shipment. Protective packaging ensures poles arrive at the job site good as new.

Color: Bronze

Weight: 106.0 lbs

## Lamp Info

Type: N/A  
Watts: N/A  
Shape/Size: N/A  
Base: N/A  
ANSI: N/A  
Hours: N/A  
Lamp Lumens: N/A  
Efficacy: N/A

## Ballast Info

Type: N/A  
120V: N/A  
208V: N/A  
240V: N/A  
277V: N/A  
Input Watts: N/A  
Efficiency: N/A

## Technical Specifications

### CSA Listed:

Suitable for wet locations.

### Shaft:

46,000 p.s.i. minimum yield.

### Hand Holes:

Reinforced with grounding lug and removable cover.

### Base Plates:

Slotted base plates 36,000 p.s.i.

### Shipping Protection:

All poles are shipped in individual corrugated cartons to prevent finish damage.

### Color:

Bronze powder coating.

### Terms of Sale:

Pole Terms of Sale is available .

### Height:

15 FT.

### Weight:

106 lbs.

### Gauge:

11

### Wall Thickness:

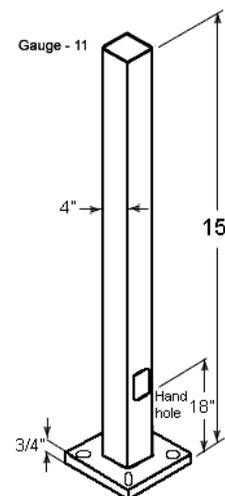
1/8".

### Shaft Size:

4".

### Hand Hole Dimensions:

3" x 5".



### Bolt Circle:

8 1/2".

### Base Dimension:

8".

### Anchor Bolt:

Galvanized anchor bolts and galvanized hardware and anchor bolt template. All bolts have a 3" hook.

### Anchor Bolt Templates:

WARNING Template must be printed on 11" x 17" sheet for actual size. CHECK SCALE BEFORE USING. Templates shipped with anchor bolts and available .

### Pre-Shipped Anchor Bolts:

Bolts can be pre-shipped upon request for additional freight charge.

### MaxEPA's/Max Weights:

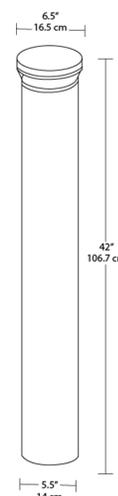
70MPH 14.0 ft\_/400 lb  
80MPH 10.2 ft\_/295 lb  
90MPH 7.6 ft\_/220 lb  
100MPH 5.6 ft\_/165 lb  
110MPH 4.2 ft\_/125 lb  
120MPH 3.0 ft\_/95 lb  
130MPH 2.1 ft\_/70 lb  
140MPH 1.4 ft\_/50 lb  
150MPH 0.8 ft\_/35 lb.

# BLEDR24N

LED bollard with architectural quality and strength at an affordable price point. Cylindrical post with round head. Available in 12, 18 and 24 Watt versions that provide 90, 180, 270 and 360 degree lighting patterns.

Color: Bronze

Weight: 18.6 lbs



## LED Info

Watts: 24W  
 Color Temp: 4000K (Neutral)  
 Color Accuracy: 86  
 L70 Lifespan: 100000  
 LM79 Lumens: 1203  
 Efficacy: 39 LPW

## Driver Info

Type: Constant Current  
 120V: 0.26A  
 208V: 0.18A  
 240V: 0.15A  
 277V: 0.14A  
 Input Watts: 31W  
 Efficiency: 78%

## Technical Specifications

### UL Listing:

Suitable for wet locations.

### LEDs:

6W multi-chip, long-life LEDs

### Lifespan:

100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations

### Driver:

Two Drivers, Constant Current, Class 2, 100-277V, 50/60 Hz, 4kV Surge Protection, 100-240VAC 0.3 - 0.15 A, 277VAC 0.03 A.

### THD:

10.9% at 120V

### Ambient Temperature:

Suitable for use in 40°C (104°F) ambient temperatures

### Cold Weather Starting:

Minimum starting temperature is -40°F/-40°C

### Thermal Management:

Cast aluminum Thermal Management system for optimal heat sinking. The BLEDR is designed for cool operation, maximum efficiency and long life by minimizing LED junction temperature.

### Housing:

Die-cast aluminum with extruded aluminum bollard shaft

### Lens:

Clear, vandal-resistant polycarbonate

### Mounting:

Four (4) anchor bolts provided for concrete pad mounting. Internal base support has leveling screws.

### Reflector:

Specular polycarbonate

### Gaskets:

High-temperature silicone gaskets seal out moisture

### Color Consistency:

3-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color.

### Color Stability:

LED color temperature is warranted to shift no more than 200K in CCT over a 5 year period.

### Color Uniformity:

RAB's range of CCT (Correlated Color Temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2011

### Finish:

Our environmentally friendly polyester powder coatings are formulated for high-durability and long-lasting color, and contain no VOC or toxic heavy metals.

### Green Technology:

Mercury and UV free, and RoHS compliant. Polyester powder coat finish formulated without the use of VOC or toxic heavy metals.

### IESNA LM-79 & IESNA LM-80 Testing:

RAB LED fixtures have been tested by an independent laboratory in accordance with IESNA LM-79 and 80, and have received the Department of Energy "Lighting Facts" label.

### Patents:

The design of BLEDR is protected by patents pending in US, Canada, China, Taiwan and Mexico.

**Warranty:**

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish.

**Country of Origin:**

Designed by RAB in New Jersey and assembled in the USA by RAB's IBEW Local 3 workers.

**Buy American Act Compliant:**

This product is a COTS item manufactured in the United States, and is compliant with the Buy American Act.

**Recovery Act (ARRA) Compliant:**

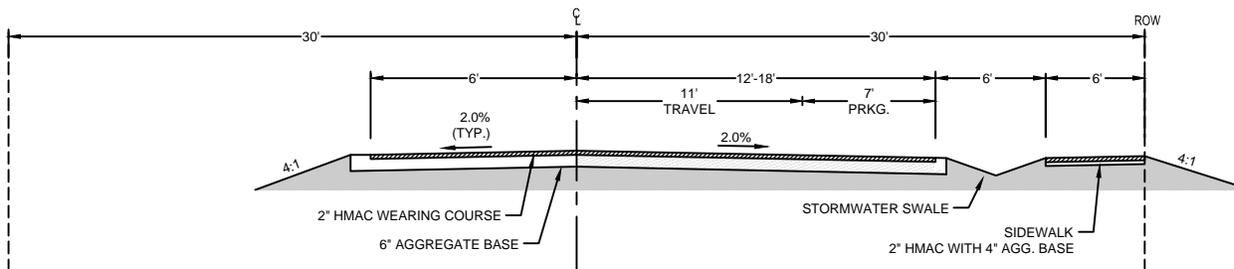
This product complies with the 52.225-21 "Required Use of American Iron, Steel, and Manufactured Goods-- Buy American Act-- Construction Materials (October 2010).

**Trade Agreements Act Compliant:**

This product is a COTS item manufactured in the United States, and is compliant with the Trade Agreements Act.

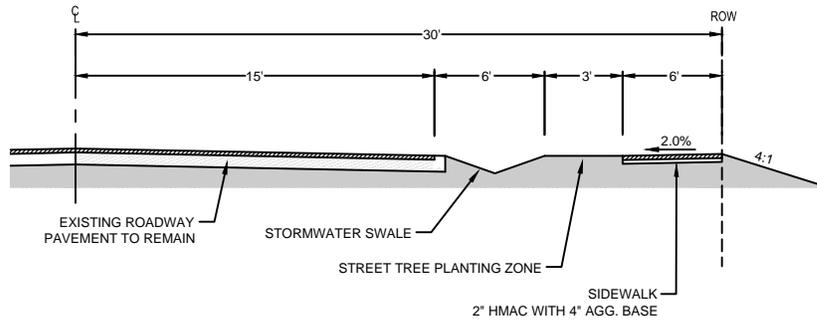
**GSA Schedule:**

Suitable in accordance with FAR Subpart 25.4.



## LONE RANGER ROAD - 3/4 SECTION

SCALE: NOT TO SCALE



## McKINNEY BUTTE ROAD IMPROVEMENTS

SCALE: NOT TO SCALE



May 5, 2015

Patrick Davenport, AICP  
Community Development Director  
520 E. Cascade Avenue  
Sisters, OR 97759

RE: File no. SP 15-01

Dear M. Davenport,

The purpose of this letter is to provide additional details regarding the "Housing with Services" model of care that we are proposing for our Sister's Senior Living Facility. All residents who choose to live in our facility will have the following services available through direct contract with At Home Care Group, which is licensed to provide homecare:

- Caregiving staff available 24 hours per day
- Assistance with Activities of daily living such as grooming, dressing/undressing, eating, bathing & mobility assistance
- Assistance with incontinence care
- Medication management & monitoring
- Registered Nursing assessments
- Medical apt scheduling
- Transportation scheduling
- Escort to appointments
- Shopping assistance
- Assistance with clothing selection
- Monitor diet and eating

All residents that are admitted to the Senior Living Facility will need help with one or more activities of daily living, which include but is not limited to: grooming, dressing/undressing, eating, bathing & mobility assistance. We anticipate that 50% or more of those residents admitted will need extensive assistance with their activities of daily living including incontinence care, while 90% or more will need assistance with medication management & monitoring. Other facilities that Ageia Health Services either currently manages or at one time managed that offer similar levels of care have less than 5% of their resident population who drive. These facilities include: (Moran Vista Senior Living, Woodway Senior Living, The Amber Assisted Living, Valley View, Assisted Living, The Summit Assisted Living, Ochoco Village Assisted Living and The Heights Assisted Living). We do not anticipate that residents living in this facility will drive any more than the facilities listed above that offer similar levels of care.

205 SE Wilson Avenue, Suite 1 • Bend, OR 97702 • 541.389.8929  
[www.ageia.net](http://www.ageia.net)

The Amber, Bridgecreek Memory Care, Moran Vista Senior Living, Solvang Retirement Living, SouthTowne Living Center, Valley View Assisted Living, and Woodway Senior Living



Residents who choose to live in this facility will do so because they need assistance with activities of daily living that they may not be able to get elsewhere in Sisters. Programs and services offered by our facility and At Home Care Group will be geared towards the resident that requires assistance rather than residents that are considered "active seniors". Active seniors typically are looking for community living situations where there are more amenities and larger apartments that have washers, dryers, dishwashers and cooking stoves in each unit. Our community amenities and living units do not have these options thus are not geared toward the active senior.

I hope this gives you clearer picture of the type of care that will be offered at our facility.

Sincerely,

A handwritten signature in blue ink, appearing to read "Kevin Cox", is written over the typed name and title.

Kevin Cox  
President/CEO

205 SE Wilson Avenue, Suite 1 • Bend, OR 97702 • 541.389.8929  
[www.ageia.net](http://www.ageia.net)

The Amber, Bridgecreek Memory Care, Moran Vista Senior Living, Solvang Retirement Living,  
SouthTowne Living Center, Valley View Assisted Living, and Woodway Senior Living



# Oregon

Kate Brown, Governor

## Department of Human Services

*Office of Licensing & Regulatory Oversight*

*PO Box 14530, Salem, OR 97309*

*3406 Cherry Ave NE, Salem, OR 97303*

*Phone: (503) 373-2227*

*Fax (503) 378-8966*



May 27, 2015

Patrick Davenport  
Community Development Director  
520 E. Cascade Ave  
Sisters, OR 97759

RE: Definition in the OAR's for Assisted Living  
Delivered via email: [pdavenport@ci.sisters.or.us](mailto:pdavenport@ci.sisters.or.us)

Mr. Davenport:

I have reviewed your proposal as presented in the Burden of Proof per City of Sisters Site Plan application SP 15-01. At least 12 of the Residential Care Facilities/ Memory Care units will require licensing. The agency has approved a potential license for these services. For the remaining units, Ageia is proposing a model they assert will not require licensing. There is not a legal definition of the model being proposed. Similar developments use terms including, but not limited to, Independent Living for Seniors, Retirement Villages, Retirement Communities, Senior Communities. Whether a facility will ultimately require licensing is a function of the services it provides and sometimes a thin line is involved. However, a facility cannot bypass market analysis requirements by:

- 1- Building independent living
- 2- Offering services that require licensure and then
- 3- Obtaining a license for those services.

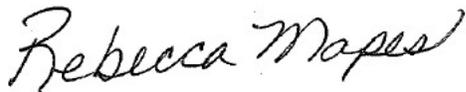
In the situation illustrated above, the remedy would be for the provider to cease providing services that require licensure.

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An Equal Opportunity Employer

Therefore, I am comfortable stating that the remaining units do not require licensure from the State of Oregon.

Please contact me if you have any questions at,  
[Rebecca.Mapes@state.or.us](mailto:Rebecca.Mapes@state.or.us) or  
(503) 373-2076.

Sincerely,

A handwritten signature in cursive script that reads "Rebecca Mapes".

Rebecca Mapes  
Operations and Policy Analyst  
Office of Licensing and Regulatory Oversight



# Oregon

Kate Brown, Governor

**Department of Human Services**  
*Office of Licensing & Regulatory Oversight*  
PO Box 14530, Salem, OR 97309  
3406 Cherry Ave NE, Salem, OR 97303  
Phone: (503) 373-2227  
Fax (503) 378-8966



June 4, 2015

Kevin Cox, Member  
McKenzie Meadow Holding Company, LLC  
68945 McKinney Butte Road  
Sisters, OR 97759

**RE:** Market Study      *delivered via email to:* [pres@ageia.net](mailto:pres@ageia.net)

Mr. Cox:

The Department has reviewed the market study for you to build a 45 unit Assisted Living with a capacity of 48, located at 68945 McKinney Butte Road, Sisters, OR. This market study has been approved based on the information submitted by Sierra West Realty Advisors, Inc., that demonstrates there is a need for assisted living care in Sisters.

Please refer to the following web page for information on changes to Home and Community Based Services per the Centers for Medicare and Medicaid Services:

<http://www.oregon.gov/dhs/dhsnews/Pages/hcbs-transitionplan.aspx>

You may proceed with the licensing process as described in OAR 411-054-0012 and 411-054-0013. When building designs are completed, please submit them to Facilities Planning and Safety for review. They may be contacted at [mailbox.fps@state.dhsoha.or.us](mailto:mailbox.fps@state.dhsoha.or.us)

If you should have any questions, please contact me at 503-373-2076, or email [Rebecca.Mapes@state.or.us](mailto:Rebecca.Mapes@state.or.us)

Sincerely,

Rebecca Mapes  
Operations and Policy Analyst  
Office of Licensing & Regulatory Oversight

Cc: Facilities, Planning and Safety

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June 8, 2015

Patrick Davenport, AICP  
Community Development Director  
City of Sisters  
520 E. Cascade Avenue  
Sisters, OR 97759

RE: File no. SP 15-01

Dear Mr. Davenport,

The purpose of this letter is to provide clarification regarding the approval letter that Ageia Health Services received from Rebecca Mapes with DHS to build a 45 unit Assisted Living Facility in Sisters, Oregon.

In our recently submitted Burden Of Proof Narrative, file no. SP 15-01 we described and proposed a model of care referred to as "Housing with Services" for 45 of the units. At the time of submittal, we were simultaneously working on obtaining a license from DHS for an Assisted Living Facility. As documented in the submitted materials, the "Housing with Services" model of care closely resembles an Assisted Living Facility; both of these models are consistent with the McKenzie Meadow Village Master Plan described Senior Facility.

In light of the recent approval letter we intend to move forward with the process to license the 45 units as an Assisted Living Facility and would like to maintain the "Housing with Services" model as a viable alternative. As indicated in the Burden of Proof narrative, all necessary and required state licenses will be obtained prior to occupying and operating the facility.

I hope this gives you clearer picture of the type of care that will be offered at our facility.

Sincerely,

A handwritten signature in blue ink, appearing to read "Kevin Cox", is written over a horizontal line.

Kevin Cox  
President/CEO

205 SE Wilson Avenue, Suite 1 • Bend, OR 97702 • 541.389.8929  
[www.ageia.net](http://www.ageia.net)

The Amber, Bridgecreek Memory Care, Moran Vista Senior Living, Solvang Retirement Living,  
SouthTowne Living Center, Valley View Assisted Living, and Woodway Senior Living



**CITY OF SISTERS**  
Public Works Department

520 E. Cascade Ave.  
P.O. Box 39  
Sisters, OR 97759

(541) 323-5212  
Fax: (541) 549-0561  
[www.sisters.or.us](http://www.sisters.or.us)

TO: Darcy Reed, Associate Planner  
FROM: Erik Huffman, City Engineer  
DATE: May 15, 2015  
SUBJECT: SP 15-01 McKenzie Meadows Site Plan

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**Proposal:** Site plan for portion of McKenzie Meadows Village

**Transportation:**

**McKinney Butte Road - Collector per TSP**

McKinney Butte Road is currently 32 feet wide. Collector standard is 34 foot wide pavement. Although the overall width is less than City standards, widening of McKinney Butte is not required.

**Lone Ranger Road - Local Street per TSP**

Lone Ranger Road is unimproved with the exception of aggregate surfacing. Local street standards require a 36' wide street. Lone Ranger shall be improved to full street standards including 36 foot wide pavement, landscaped swales, street trees, and sidewalks. Lone Ranger Road improvements shall extend to the northern side of the private roadway shown on the proposed site plan. Public right of way, 60 feet wide, shall be dedicated to the City over Lone Ranger Road to the northernmost point of the on-site improvements or the point of proposed partition shown on the site plan, whichever is further north. The right of way dedication shall be completed prior to occupancy.

**Water:**

**General**

All public water and improvements that the city will own and maintain shall be located within public utility easements or in the public right of way. Public utility easements must be recorded prior to occupancy. Public utility easement shall be a minimum width of 20 feet wide.

Backflow devices shall be required at all points of connection to proposed water mains including all domestic, fire sprinklers, irrigation, and any private hydrant lines.

**McKinney Butte Road**

A 12" water main exists in McKinney Butte Road adjacent to the property and a 12" water main runs northwesterly within an easement from McKinney Butte Road to Lone Ranger Road. No additional water main infrastructure is necessary on McKinney Butte Road.

### **Lone Ranger Road**

A 12" water main terminates in Lone Ranger Road. The 12" water main shall be extended north on Lone Ranger Road to the northernmost point of road improvements. A fire hydrant or blow off shall be located at the northerly extension of the water main.

## **Sewer:**

### **McKinney Butte Road**

A 12" sanitary sewer exists in McKinney Butte Road. No modifications to the existing sewer main in McKinney Butte Road are proposed or required.

### **Lone Ranger Road**

An existing 8" sewer main terminates in Lone Ranger Road. The 8" sewer main shall be extended north on Lone Ranger Road to the northernmost point of road improvements. The 8" sewer main shall terminate at a manhole.

## **Grading and Drainage:**

1. All site drainage shall be maintained on site and shall not drain onto public streets or neighboring properties. Storm water runoff from private property shall not impact public right-of-way or easements unless otherwise approved by the Public Works Director or City Engineer.
2. Site grading and drainage plans shall be submitted for Engineering review and shall be subject to City and Central Oregon Stormwater Manual (COSM) design, construction, and testing standards.
3. Proposed site drainage facilities and stormwater systems shall be designed for a 25 year/24 hour storm event (2.8 inches) and have appropriate pretreatment per City standards. Infiltration rates must be supported by a Geotech report or other verifiable documentation.
4. New on-site private drywells and other underground injection control (UIC) systems not part of the public drainage system must be registered and approved by the Oregon Department of Environmental Quality (DEQ) prior to construction.

## **Construction Plans:**

Upon land use approval or building permit application, construction plans that include all proposed and/or required public improvements, water/sewer service connections, site grading/drainage and utilities shall be submitted to the City for review and approval.



**A RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF SISTERS  
STATE OF OREGON  
PLANNING COMMISSION RESOLUTION PC 2015-13**

**THE CITY OF SISTERS PLANNING COMMISSION DOES HEREBY FIND AND RESOLVE THAT:**

**WHEREAS**, the applicant, Aegia Health Services requests approval of a Modification to an existing Master Plan and a new Site Plan for an approximately 5.0 acre portion of a 25.51 acre parent tract to enable the construction of an assisted living facility; and,

**WHEREAS**, this proposed development provides a needed facility to provide residential care for seniors and is not detrimental to the general welfare, health or safety of the City of Sisters; and,

**WHEREAS**, Oregon Revised Statutes Chapter 92 establishes a process through which land located in urban areas that is properly zoned can be developed if findings can be made that the proposed development will not adversely impact the infrastructure of the jurisdiction, and,

**WHEREAS**, after due notice, a public hearing on the proposed application (MOD 15-05 and SP 15-01) was held by the Sisters Planning Commission on June 18, 2015 at which time findings were reviewed, witnesses were heard, and evidence and written testimony was received.

**NOW, THEREFORE, BE IT RESOLVED THAT THE CITY OF SISTERS PLANNING COMMISSION FINDS THAT:**

1. All required notices have been sent in the time and in the manner required by state law and city code; and,
2. The findings of fact in this matter are located in the staff report attached and by this reference incorporated herein as Exhibit A.

**NOW THEREFORE, BE IT FURTHER RESOLVED THAT BASED ON THE FINDINGS, THE PLANNING COMMISSION HEREBY APPROVES THE PROPOSAL (MOD 15-05 AND SP 15-01) SUBJECT TO THE FOLLOWING EXHIBITS:**

- A- Applications
- B- Combined Staff Report and Burdens of Proof
- C- Letter of Authorization dated January 11, 2015
- D- Master Plan Overlay
- E- Site Plan Set
- F- Exterior Lighting Exhibit
- G- McKenzie Meadow ALF Roadway Improvement Exhibit dated April 13, 2015
- H- Letter dated May 5, 2015 from Ageia Health Services
- I- Letter dated May 27, 2015 from Oregon Department of Human Services
- J- Letter dated June 4, 2015 from Oregon Department of Human Services
- K- Letter dated June 8, 2015 from Ageia Health Services
- L- Agency Letters From:
  - a. City Engineer
- M- Draft Conditions of Approval for MOD 15-05
- N- Draft Conditions of Approval for SP 15-01
- O- Draft Resolution PC 15-13

**THE FOREGOING RESOLUTION PC 2015-13 IS HEREBY ADOPTED THIS 18<sup>TH</sup> DAY OF JUNE, 2015.**

Members of the Commission: Dean, Gentry, Layne, Nagel, Seymour, Tewalt, Wright,

AYES:	( )
NOES:	( )
ABSENT:	( )
ABSTAIN:	( )

Signed: \_\_\_\_\_ David Gentry, Chairman



15 SW Colorado Avenue, Suite 3  
Bend, Oregon 97702

balljanik.com

t 541.617.1309  
f 541.617.8824

May 22, 2015

Laura Craska Cooper  
Also Admitted in California  
lcooper@balljanik.com

Planning Department  
Community Development Department  
City of Sisters  
520 East Cascade  
Sisters, Oregon 97759

Re: McKenzie Meadow Village Site Plan

Dear Planner:

This firm represents McKenzie Meadow Village, LLC, the applicant seeking site plan review of a senior living center, a residential facility, in accordance with the approved McKenzie Meadow Master Plan (MP10—1) (the "Master Plan").

This letter is provided in support of such site plan application (the "Application"), and to address the applicability of Chapter 2.15 of the City's land use code.

Subsection 2.15.1100 of that section requires residential care homes and facilities to comply with certain special use standards consistent with Oregon law. Subsection 2.15.1100.A. states that "[a]ll residential care homes and facilities shall be duly licensed by the State of Oregon. Subsection 2.15.1100.B requires site plan review for such facilities to assure compliance with the requirements of the Code.

The Application is for a senior living center, as contemplated and approved pursuant to MP10-01. The Master Plan approval explicitly determined that the facility was a "Residential Facility" and not a multi-family dwelling. That decision made no specific reference to Section 2.15.1100 and did not require any state licensing. Subsequently, the City approved a site plan for the property (SP11-05), which was never developed. In that decision, however, the City determined that "[s]ince the City does not regulate state licensing, reference to 'A' above is advisory. Given that the applicant has applied for a Site Plan, the procedure of Item B has also been addressed."

Certainly the applicant agrees with the City that subsection A of 2.15.1100 should be viewed as advisory because the City does not have authority over state licensing. Thus, there is no need for the City to require a specific license as a condition of approval of this Application. However, there are two other reasons why this subsection should not create an impediment to approval of the Application.

#1010060\1



May 22, 2015  
Page 2

First, the facility will be licensed to the extent required by applicable Oregon law. As noted in the burden of proof, the applicant will obtain a license to operate the twelve-unit memory care portion of the facility under a "Residential Care Facility with Memory Care Community Endorsement" license. In fact, the applicant has already received preliminary approval for that license. A copy of that preliminary approval is attached to the burden of proof. The remaining 45 units will operate under a "housing with services" model of care. As confirmed by the May 1, 2015, email correspondence from Becky Mapes (of the state's Office of Licensing and Regulatory Oversight), these 45 units "do not require licensure from the State of Oregon."

Second, to the extent the City is concerned about licensing, it could impose a condition of approval requiring that prior to operating, the applicant obtain any licensed required by applicable Oregon law.

Accordingly, the applicant *respectfully* requests approval of the Application. Please let me know if you have any questions or would like to discuss this further.

Sincerely,

A handwritten signature in black ink that reads "Laura Craska Cooper". The signature is written in a cursive style with a large, stylized "L" and "C".

Laura Craska Cooper

LCC:ljk

cc: Client  
Greg Blackmore