

**CITY OF SISTERS  
EMPLOYMENT LANDS DEVELOPMENT SUMMARY**

**DRAFT**

**12/31/2018**

| Subdivision                   | Year Approved | Comp Plan Designation | Zoning District | Total Acres   | Developed Acres | Vacant Acres | Entitled Lots | Platted Lots | Developed Lots | Vacant Lots | Notes                                                              |
|-------------------------------|---------------|-----------------------|-----------------|---------------|-----------------|--------------|---------------|--------------|----------------|-------------|--------------------------------------------------------------------|
| Fivepine                      | 2004          | C                     | DC              | 11.42         | 8.83            | 2.59         | 15            | 15           | 10             | 5           |                                                                    |
| Green Ridge                   | 2006          | C                     | DC              | 10.65         | 9.38            | 1.27         | 7             | 7            | 5              | 2           | Ray's shopping center                                              |
| Mountain View Industrial Park | 1991          | LI                    | LI              | 10.82         | 7.56            | 2.98         | 17            | 53           | 47             | 5           | 36 Storage units as condominiums                                   |
| New Sisters Village           | 1998          | C                     | DC              | 9.19          | 6.67            | 2.52         | 13            | 13           | 9              | 4           |                                                                    |
| Other - Downtown Commercial   |               | C                     | DC              | 36.82         | 12.79           | 22.29        | n/a           | 24           | 10             | 13          | Mixed use (see zoning map); final plats recorded, mostly developed |
| Other - Light Industrial      |               | LI                    | LI              | 16.54         | 14.17           | 2.37         | n/a           | 9            | 7              | 2           |                                                                    |
| Pondersoa Lodge               | 1987          | CH                    | HC              | 11.13         | 11.13           | 0.00         | 1             | 1            | 1              | 0           | Best Western                                                       |
| Relco Station                 | 2004/2016     | CH                    | HC              | 6.01          | 3.24            | 2.77         | 6             | 6            | 3              | 3           |                                                                    |
| Sisters Industrial Park       | 1979          | LI                    | LI              | 23.33         | 17.93           | 2.03         | 27            | 27           | 20             | 3           |                                                                    |
| Sun Ranch Industrial Park     | 2006          | LI                    | NSBP            | 11.97         | 1.62            | 10.35        | 20            | 18           | 4              | 16          | Live/work units authorized; one live-work unit existing            |
| Three Sisters Business Park   | 2007          | LI                    | NSBP            | 7.21          | 1.64            | 5.57         | 8             | 8            | 2              | 6           | Live/work units authorized                                         |
| Three Winds Shopping Center   | 1985          | HC                    | HC              | 14.10         | 6.00            | 8.10         | 4             | 4            | 2              | 3           | Bi Mart Shopping Center; Dairy Queen                               |
| West View Business Park       | 2008          | C                     | DC              | 1.53          | 0.34            | 0.00         | 11            | 11           | 3              | 8           |                                                                    |
| <b>Total</b>                  |               |                       |                 | <b>170.72</b> | <b>101.30</b>   | <b>62.84</b> | <b>129</b>    | <b>196</b>   | <b>123</b>     | <b>70</b>   |                                                                    |

**Employment Lands Development Summary**

| Zone                | Acres         |               |                  |              |            | Lots       |            |                  |           |            |
|---------------------|---------------|---------------|------------------|--------------|------------|------------|------------|------------------|-----------|------------|
|                     | Total         | Developed     | Partially Vacant | Vacant       | Vacant %   | Total      | Developed  | Partially Vacant | Vacant    | Vacant %   |
| Highway Commercial  | 53.31         | 38.58         | 0.00             | 14.73        | 28%        | 33         | 21         | 0                | 12        | 36%        |
| Downtown Commercial | 70.64         | 42.50         | 2.14             | 26.00        | 37%        | 160        | 132        | 3                | 25        | 16%        |
| Light Industrial    | 50.69         | 39.66         | 3.65             | 7.38         | 15%        | 89         | 74         | 5                | 10        | 11%        |
| N. Sisters Bus Park | 19.18         | 3.26          | 0.00             | 15.92        | 83%        | 26         | 4          | 0                | 22        | 85%        |
| <b>Totals</b>       | <b>193.82</b> | <b>124.00</b> | <b>5.79</b>      | <b>64.03</b> | <b>33%</b> | <b>308</b> | <b>231</b> | <b>8</b>         | <b>69</b> | <b>22%</b> |

**Other Employment Lands**

|                              | Lots     | Acres        | Acres %     | Status                                                                                                                 |
|------------------------------|----------|--------------|-------------|------------------------------------------------------------------------------------------------------------------------|
| <b>Sisters Eagle Airport</b> |          |              |             | <i>Has Approved master plan future development pending</i>                                                             |
| Runway Surface Area          | 2        | 21.69        | 62%         |                                                                                                                        |
| Partially Developed          | 1        | 13.2         | 38%         |                                                                                                                        |
| <b>Totals</b>                | <b>3</b> | <b>34.89</b> | <b>100%</b> |                                                                                                                        |
| <b>US Forest Service</b>     |          |              |             | <i>Has approved comprehensive plan text amendment; needs comp plan map and zoning map amendment to further develop</i> |
| Public Facility Zone         | 1        | 47.04        | 59%         |                                                                                                                        |
| URA Zone                     | 1        | 18.11        | 23%         |                                                                                                                        |
| Open Space Zone              | 1        | 14.61        | 18%         |                                                                                                                        |
| <b>Totals</b>                | <b>3</b> | <b>79.76</b> | <b>100%</b> |                                                                                                                        |