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Public Works Department

## CITY OF SISTERS

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TO: Paul Bertagna, Director of Public Works  
FROM: Erik Huffman, City Engineer  
DATE: June 15, 2020  
SUBJECT: CP 20-02, ZC 20-01 Engineering Review

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### 800 West Barclay Drive. Parcel 2 of Partition Plat

#### Streets Review:

*Separate review document to be submitted to address transportation impacts.*

#### Water Review:

##### W Barclay Drive

###### Existing Conditions

No water main exists in Barclay Drive along the property.

###### Proposed Improvements

Preliminary plans show connections to existing 2" water service with backflow device and 4" fire line.

###### Additional Requirements:

None

##### N Pine St

###### Existing Conditions

A 12" water main exists in N Pine St.

###### Proposed Improvements

No improvements proposed.

###### Additional Requirements:

None

##### Water Main Extension in WCFP

Existing Conditions

No water main exists across the subject property. A 12” water main is shown in the WCFP.

Proposed Improvements

The requirement for a 12” water main connection is acknowledged in the submitted Re-Zone Impact Summary memo.

Additional Requirements:

Development on the parcel shall include extension of a 12” water main extending from the existing water main at the northeast corner of the Ponderosa Lodge to the existing water main in North Pine Street, per the City Water Capital Facilities Plan. Reimbursement for cost of construction of this water main upsize from 8” to 12” may be submitted to the City if the developer is able to provide evidence that development on the property does not require 12” water main to provide adequate domestic and fire flows.

**Water Mitigation**

Existing Conditions

No water demand is allocated for the property as UAR land.

Proposed Improvements

The developer has proposed a water mitigation fee for the anticipated EDU increase on the property. The water mitigation fee is based on typical City calculations for water mitigation. The calculated water right acreage is 3.88 acres at \$6,800 per acre, a calculated total of \$26,384.

Additional Requirements:

Water mitigation fees for 3.88 acres of water rights shall be required at building permit. Cost per acre is \$6,800. Total water mitigation cost is \$26,384, which may be provided proportionally as building permits are obtained.

**Sewer Review:**

**Barclay Drive**

Existing Conditions

No sewer main exists in Barclay Drive

Proposed Improvements

No sewer improvements proposed.

Additional Requirements

None

**N Pine St**

Existing Conditions

An 8” sewer main exists in N Pine St.

Proposed Improvements

No improvements proposed.

Additional Requirements

None

## **Pump Station #1 WWCFP Improvements**

### Existing Conditions

The subject property has no allocated sewer use. Upgrades to Pump Station #1 are included in the WWCFP.

### Proposed Improvements

The Re-Zone Impact analysis indicates the project will generate 37.4 EDUs, or 10 gpm.

### Additional Requirements

An impact fee is required at a rate of \$1,372 toward Pump Station #1 upgrades.

## **Barclay Sewer Main and Locust Interceptor**

### Existing Conditions

The subject property has no allocated sewer use. Barclay Sewer Main is nearing capacity and Locust Interceptor is included in the WWCFP to alleviate flows in the collection system.

### Proposed Improvements

The Re-Zone Impact analysis indicates the project will generate 37.4 EDUs, or 10 gpm.

### Additional Requirements

An impact fee is required \$19,546 toward Locust Interceptor Improvements.

Developer shall provide and install telemetry equipment at Pump Station #3 and Pump Station #4 to eliminate simultaneous pumping.

## **Pump Station #4**

### Existing Conditions

The subject property has no allocated sewer use. Pump Station #4 has limited wet well capacity.

### Proposed Improvements

The Re-Zone Impact analysis indicates the project will generate 37.4 EDUs, or 10 gpm. The memo provided by the applicant indicates that the adjacent development on the south side of Barclay will drain at 27gpm above the amount anticipated by the master plan.

### Additional Requirements

The project shall be required to contribute 10/37 times the cost of the wet well expansion and emergency backup generator. The anticipated cost of the improvements are \$100,000 based on cost analysis of similar improvements. An impact fee of \$27,027 is required toward Pump Station #4 wet well capacity improvements and an emergency backup generator.