

Sisters, North of Barclay

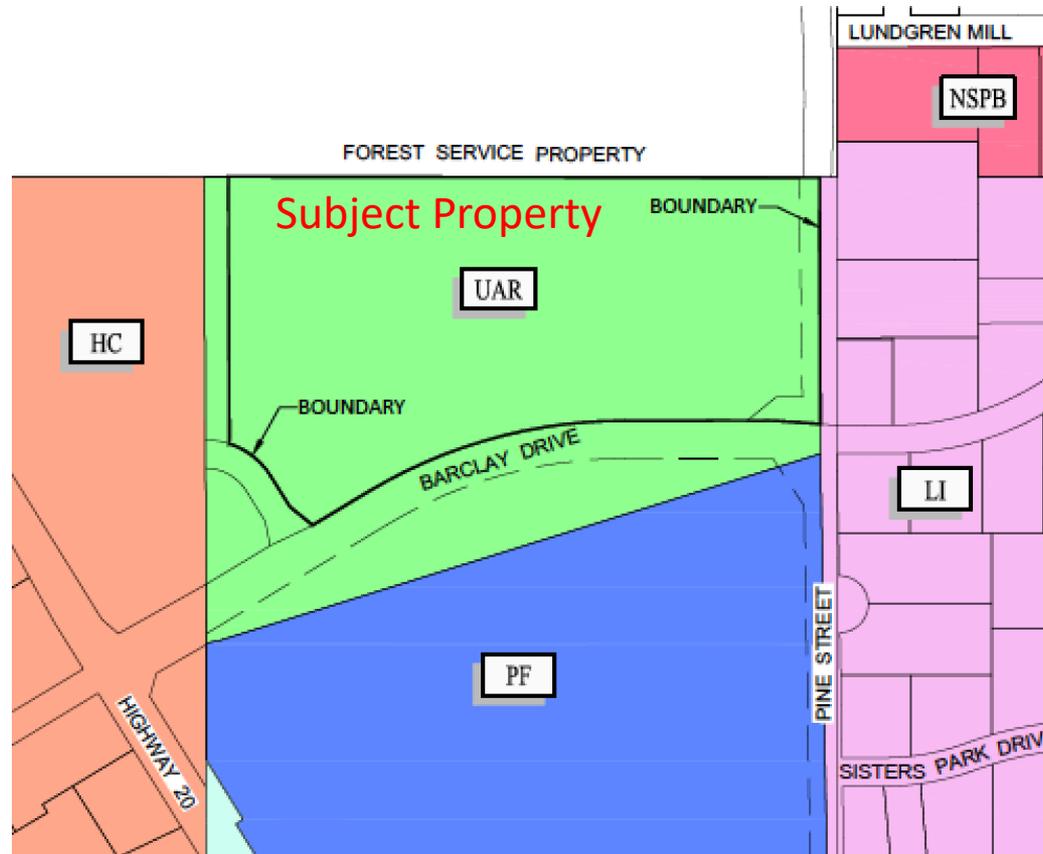
Comprehensive Plan Text/Map Amendments,
Zone Change

CP 20-02, ZM 20-01

Planning Commission Hearing

July 16, 2020

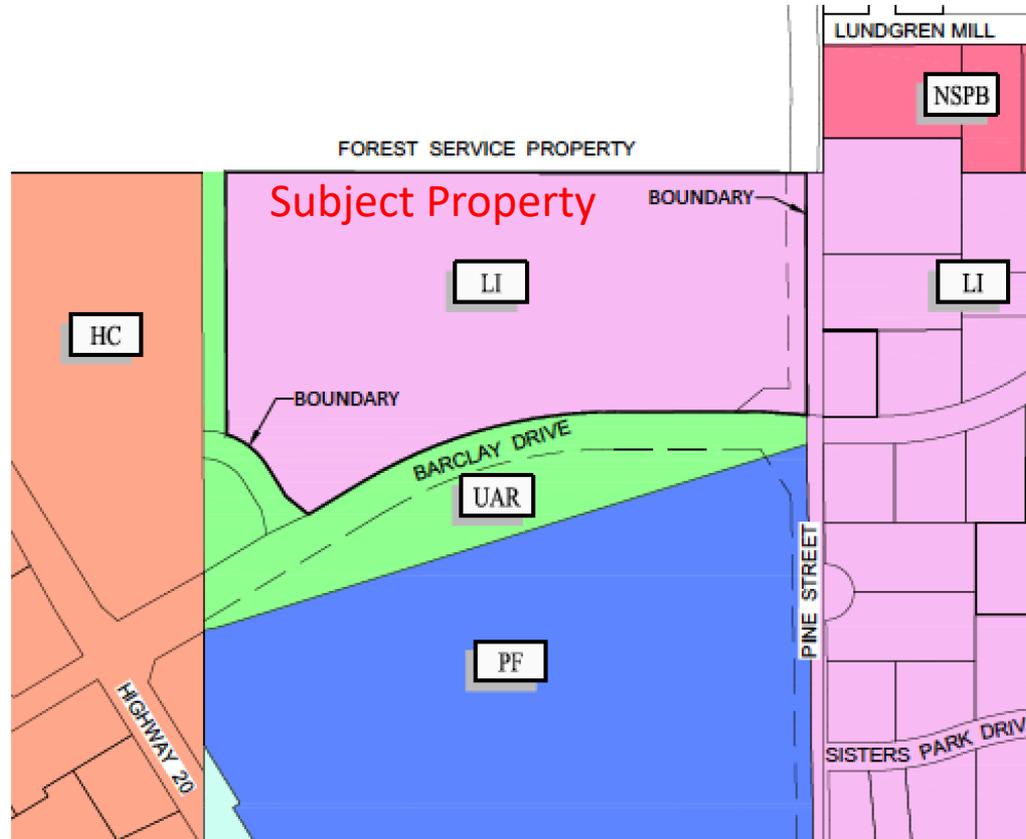
Existing Zoning - UAR



LEGEND

-  UAR - URBAN AREA RESERVE
-  LI - LIGHT INDUSTRIAL
-  HC - HIGHWAY COMMERCIAL
-  NSPB - NORTH SISTERS BUSINESS PARK
-  PF - PUBLIC FACILITY

Proposed Zoning - LI



LEGEND

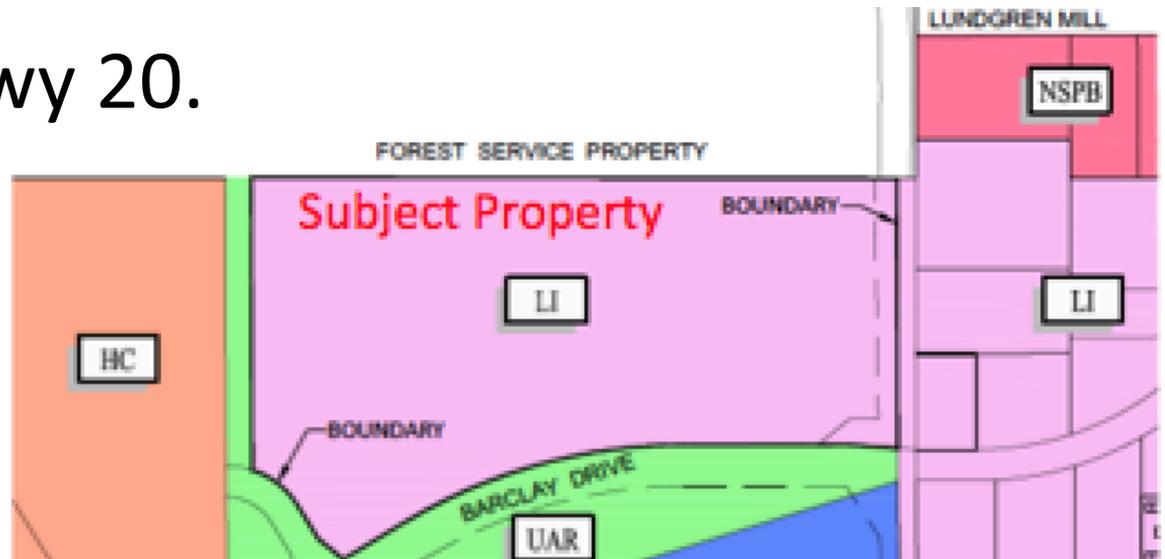
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Dearth of Available Industrial Land, Not enough to attract new businesses

- Based on City and EDCO data:
 - Occupancy in the NSBP is 100%.
 - Occupancy in the light industrial zone is nearly 100% (one remaining site is under construction).
 - In 2015, 20 acres of employment land converted to residential land (Clear Pine).
- **Time is of the essence.**
 - EDCO has reported several lost opportunities due to land not being available.

Location Prime for Light Industrial

- Subject property located on edge of City.
- Logical extension of existing light industrial zone.
- No abutting residential zones.
- Adequate infrastructure.
- Proximity to Hwy 20.



Conditions of Approval

- Higher than expected.
- **Applicant won't dispute the dollar amounts.**
- Applicant general requests:
 - Fees be paid at time of impacts of phased development.
 - Trip cap and water EDU cap be removed to provide certainty of future costs of development and to streamline the management of the impact fees. Don't know how to manage the caps over long term.
 - Documentation of SDC credits and reimbursements already agreed to by City.
- Detailed requests outlined in memo.

Requested Changes to Conditions - *Transportation*

- \$98,604 fee – request pro-rated payment over phases of development.
- Remove trip cap. If not, document staff's position that it is a “vesting” of trips such that no traffic analyses will be required until 201 trips.
- Add a per trip cost for trips above 201 (\$491/trip).

Requested Changes to Conditions - *Water*

- Add note that the water line upsize from 8" to 12" is reimbursable (document Public Works' comment).
- Revise condition 8 to remove extraneous requirements for reporting water pressure and fire flow.

Requested Changes to Conditions - *Sewer*

- Allow fees to be paid in phases, aligned with platting phases and sizes.
- Add notes regarding SDC credits for Locust interceptor fee and PS 1 fee.
- Add cost limit to telemetry equipment install. Add time limit of 3 years, or condition is removed.
- Revise condition 14 to rely on EDU count.