

PLANNING COMMISSION PUBLIC HEARING
07.16.20
CP 20-02/ZM 20-01



OVERVIEW

REQUEST: Zoning Map Amendment and Comprehensive Plan Map Amendment to rezone and redesignate the property from Urban Area Reserve to Light Industrial, and supporting text amendments.

LOCATION: 800 W Barclay Drive

SITE ACREAGE: 15.59 acres

OWNER: Three Sisters Holdings LLC

AGENT: Tammy Wisco, PE, AICP, Retia Consulting LLC



LOCATION AND HISTORY



BACKGROUND

- First step in land use review process
- No development plans provided
- Layers of subsequent plan review required
 - Master Plan
 - Subdivision
 - Site Plan
 - Building Permit



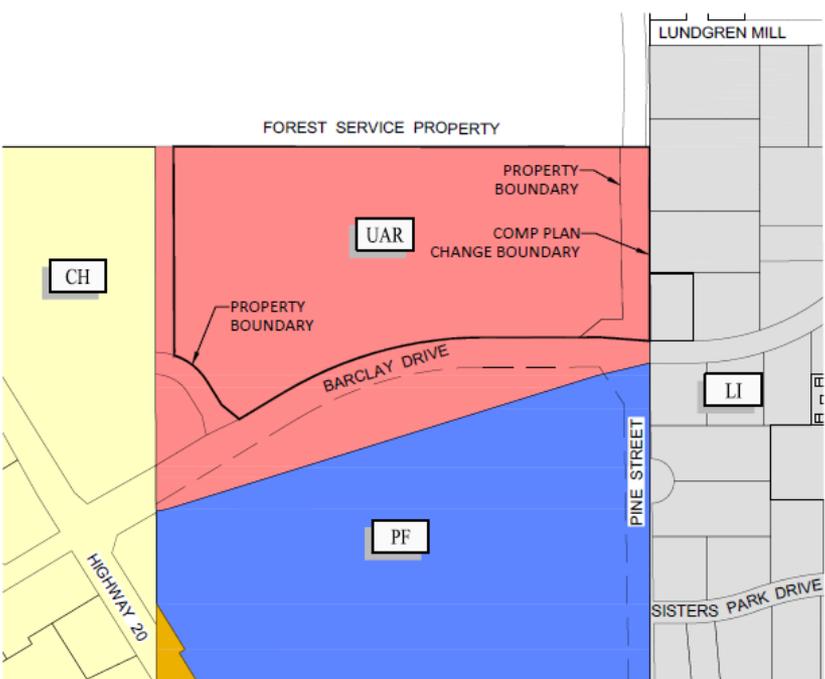
TEXT AMENDMENTS

- Add detail regarding need for rezoning
- Remove 2010 site development scenarios



EXISTING AND PROPOSED COMP PLAN MAP

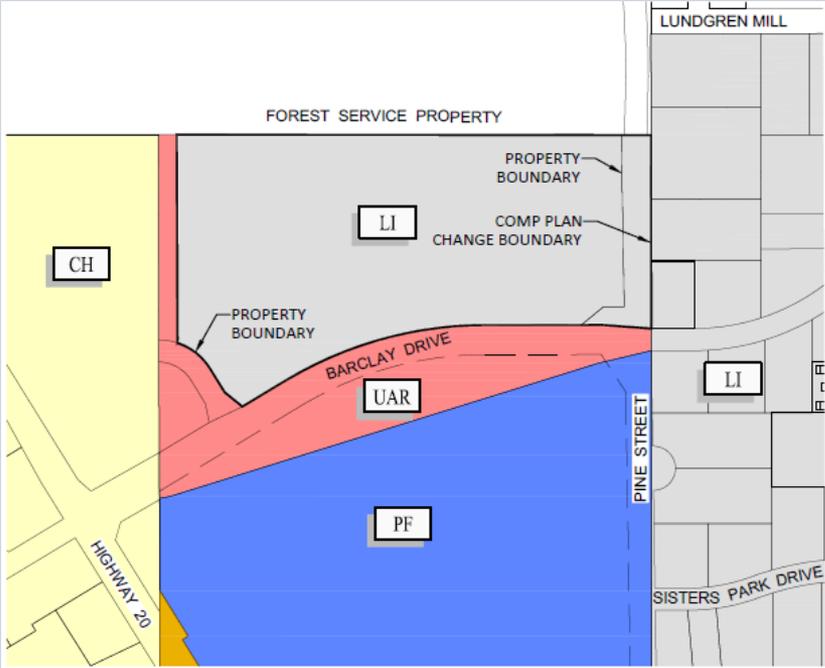
Existing



LEGEND

- UAR - URBAN AREA RESERVE
- LI - LIGHT INDUSTRIAL
- CH - COMMERCIAL HIGHWAY
- PF - PUBLIC FACILITY

Proposed



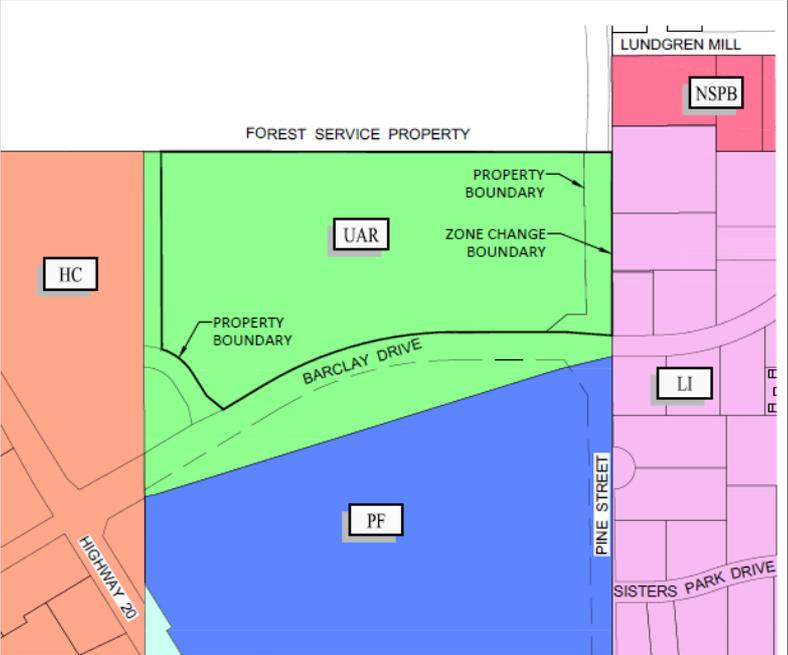
LEGEND

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EXISTING AND PROPOSED ZONING MAP

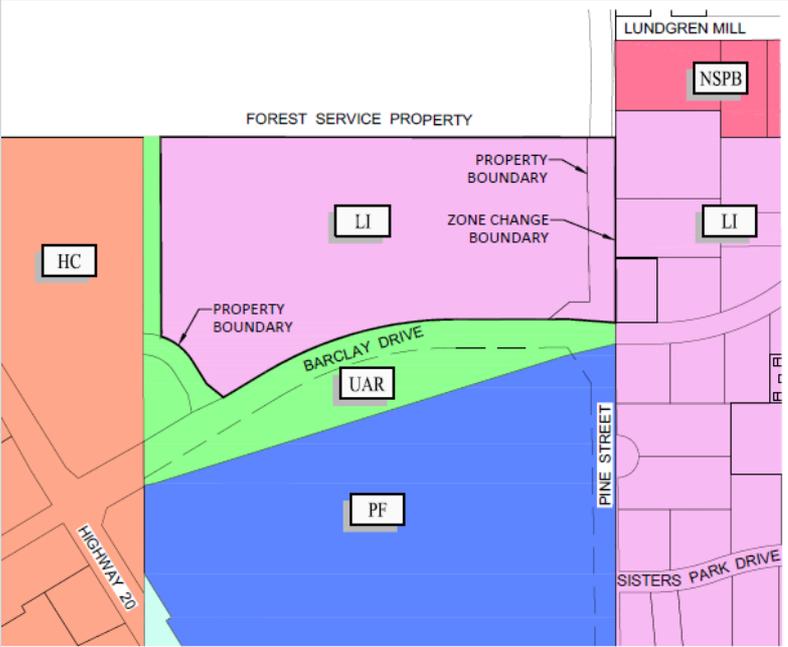
Existing



LEGEND

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

Proposed



LEGEND

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APPLICABLE CODE CRITERIA

- Application must prove:
 1. Compliance with Statewide Land Use Goals
 2. Compliance with Comp Plan Goals/Policies
 3. Adequate infrastructure (water, sewer, transportation) is available or can be built to serve maximum anticipated level and density of use allowed by new district.

WATER AND SEWER MITIGATION

- **Water Analysis**
 - 12 inch water main extension required
 - Water mitigation fee to cover more intensive uses. Rate of \$705.45 per EDU at time of building permit
- **Sewer Analysis**
 - Pump Station #1 upgrades
 - Barclay Sewer Main/Locust Interceptor
 - Pump Station #2 wet well improvements
 - Telemetry equipment



TRANSPORTATION IMPACTS

- 201 estimated new trips
- Significant impact to three intersections:
 - US 20/Barclay
 - US 20/Pine
 - US 20/Locust
- Mitigation fee required for improvements to **Alternative Route**, based on proportional share of impact.
- Trip Cap and requirements for debiting memos



AMENDED – STAFF CONDITIONS

- Added clarity to transportation payment
- Requires trip debiting memo at time of each site plan
- Requires water main installation at time of land division or building permit, recognizes potential phasing plan
- Removes water/sewer EDU cap
- Requires water/sewer memo at time of each site plan
- Requires sewer payments prior to final plat or building permit
- Allows bond for telemetry equipment

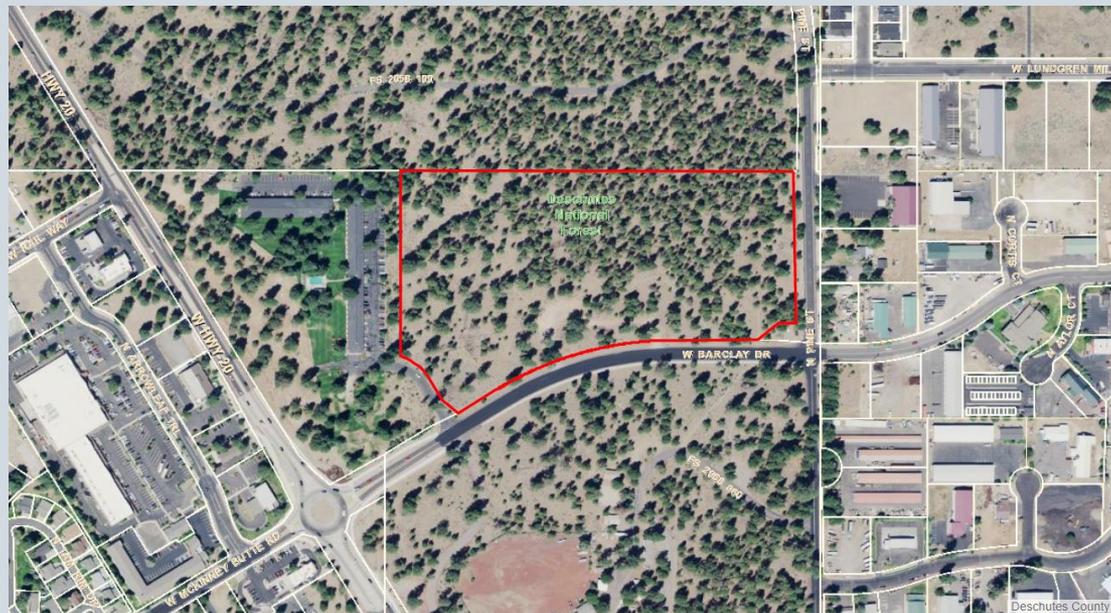


APPLICANT REQUESTED CONDITION REVISIONS

- Timing of mitigation payments
- Remove transportation trip cap, or add per trip fee in excess of 201 trips
- Remove water/sewer reporting requirements
- Include dollar amount and end date of bond for telemetry equipment
- Include reference to SDC credits

STAFF RECOMMENDATION

Recommend approval with staff's amended conditions to City Council.



QUESTIONS?

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