

Nicole Mardell

From: Nicole Mardell
Sent: Wednesday, July 22, 2020 3:45 PM
To: Tammy Wisco
Subject: RE: Draft Amended C of As 7.21.20 CP 20-02/ZM 20-01

Hi Tammy,

Agreed, we are trying to get at the same goal. Your comments below will be in the record and I can rework the condition to be more clear.

Yes, I believe our standards are aligned with AWWA.

Best,
Nicole

Nicole Mardell, LEED GA

Principal Planner
City of Sisters | Community Development Dept.
PO Box 39 | 520 E. Cascade Ave., Sisters, OR 97759
Direct: 541-323-5208 | City Hall: 541-549-6022
nmardell@ci.sisters.or.us | www.ci.sisters.or.us



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From: Tammy Wisco <twisco@retiaconsult.com>
Sent: Wednesday, July 22, 2020 2:15 PM
To: Nicole Mardell <nmardell@ci.sisters.or.us>
Subject: Re: Draft Amended C of As 7.21.20 CP 20-02/ZM 20-01

Thanks for this update, Nicole. I think we are getting very close.

The remaining comments are just to clarify conditions #8 and 14 and make the language more clear. Based on our conversations, I think we are all of the same understanding, but let me know if not.

It is our understanding that future site plans will need to verify water pressure, fire flow, and sewer capacity for the individual site plans only (no comprehensive full development analysis of the 15+ acres). To that regard, I believe the red highlighted text below would be clearer if it read "proposed site plan" or "proposed site plan development" or "development subject to site plan approval" that you used in #8.

For the sewer capacity confirmation, it is desirable to have the condition note that the peak flows will be based on land use assumptions (i.e XX sf of light industrial exists, with standard rate of EDU per square footage), unless more accurate information is available from the City. This is simply an effort to quantify what the analysis will need to require, to avoid

large development-wide detailed research into every facility for an individual site plan. Please let me know if you have another suggestion.

One clarifying question - the sewer conditions require compliance with AWWA guidelines. Do the City's standards reflect the AWWA guidelines? Would like to minimize future conflict between those two sets of requirements.

8. A stamped engineering memo must be included as part of each site plan application indicating the number of EDUs proposed, total EDUs for all development on the subject property to date, and confirmation of required system pressure at peak demand for the development subject to site plan approval. If required system pressures cannot be met, mitigation satisfactory to the City shall be required prior to the issuance of any building permits in furtherance of the proposed site plan.
14. A stamped engineering memo must be included as part of each site plan application indicating the number of EDUs proposed, total EDUs for all development on the subject property to date, and peak flow for the **proposed development**. If peak flows exceed maximum operating conditions as determined by AWWA guidelines applicant shall be required to provide mitigation satisfactory to the City prior to any building permits in furtherance of the proposed site plan.

Thanks!

Tammy Wisco, PE, AICP, MPA | RETIA CONSULT, LLC

c. 210 896 3432
P.O. Box 831, Bend, OR 97709

On Jul 22, 2020, at 7:35 AM, Nicole Mardell <nmardell@ci.sisters.or.us> wrote:

Thanks Tammy – the change is reflected in the attached doc.

Best,

Nicole

Nicole Mardell, LEED GA

Principal Planner

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From: Tammy Wisco <twisco@retiaconsult.com>
Sent: Tuesday, July 21, 2020 5:30 PM
To: Nicole Mardell <nmardell@ci.sisters.or.us>
Subject: Re: Draft Amended C of As 7.21.20 CP 20-02/ZM 20-01

Thanks, Nicole. The area that appears to still need revision based on our conversation is the required memo for water and sewer analysis, to tie it to review just for the specific site plans and not require every site plan to review the entire development. Once that's updated, please send my way and I'll get it off to the team to review.

Have a good night -

Tammy

Tammy Wisco, PE, AICP, MPA | RETIA CONSULT, LLC
c. 210 896 3432
P.O. Box 831, Bend, OR 97709

On Jul 21, 2020, at 5:14 PM, Nicole Mardell <nmardell@ci.sisters.or.us> wrote:

Hi Tammy,

Attached are the draft conditions for your review based on the public hearing feedback and our discussion today. These may still need a few minor tweaks from Erik and Garrett prior to the hearing.

Best,

Nicole

Nicole Mardell, LEED GA

Principal Planner

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<Amended Conditions of Approval 07.21.20.docx>

<Amended Conditions of Approval 07.22.20.docx>

EXHIBIT H: STAFF RECOMMENDED CONDITIONS OF APPROVAL

Staff Recommended *DRAFT* Conditions of Approval for CP 20-02/ZM 20-01

AMENDED 07.22.2020

Based on the submitted plans and foregoing findings, Staff recommends that the Planning Commission recommend that the City Council approve the land use applications in files CP 20-02/ZM 20-01 subject to the following conditions of approval. **All conditions shall be met prior to master plan application,** unless otherwise stated within each condition of approval. References to the subject property refer to the property subject to this CP 20-02/ZM 20-01. All payment amounts are in 2020 dollars. Amounts will be adjusted for inflation on January 1 of each calendar year proportionate to the yearly change in the Consumer Price Index for All Urban Consumers for the West Region, as published by the U.S. Bureau of Labor Statistics or similar inflation index.

Planning

1. Prior to dividing the property or obtaining site plan approval, the applicant shall submit a master plan application for the entirety of the subject property.
2. Applicant will record a conditions of approval agreement against the subject property in form satisfactory to City to place future owners on record notice of these conditions of this approval.

Public Works & Engineering

Transportation

3. A payment of \$98,604 shall be paid by Applicant as its proportionate share of improvements along US 20 and the parallel Alternate Route to support east-west mobility needs along the US 20 corridor.
4. Additional traffic analysis will be required for subsequent land use applications as prescribed in the Sisters Development Code, which may require additional mitigation.
5. Transportation System Development Charges still apply to this property and will be assessed at the time of site plan application and/or building permit.

Water

6. Prior to recording the initial land division plat or issuance of the initial building permit, whichever occurs first, Applicant shall construct 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. Notwithstanding the foregoing, a phasing plan for construction of the water main may be approved as part of a master plan for the subject property.
7. The applicant must pay \$705.45 per EDU, payable at the time of building permit issuance for the number of EDUs subject to the building permit, to mitigate impacts to water supply.
8. A stamped engineering memo must be included as part of each site plan application indicating the number of EDUs proposed, total EDUs for all development on the subject property to date, and confirmation of required system pressure at peak demand for the development subject to site plan approval. If required system pressures cannot be met, mitigation satisfactory to the City shall be required prior to the issuance of any building permits in furtherance of the proposed site plan.
9. Water System Development Charges still apply to this property and will be assessed at the time of site plan application and/or building permit.

Sewer

10. Prior to recording the initial land division plat or issuance of the initial building permit, whichever occurs first, applicant will contribute \$1,372 toward Pump Station #1 upgrades.
11. Prior to recording the initial land division plat or issuance of the initial building permit, whichever occurs first, applicant will contribute \$19,546 toward Locust Interceptor Improvements.
12. Prior to recording the initial land division plat or issuance of the initial building permit, whichever occurs first, developer shall install telemetry equipment at Pump Station #2 and Pump Station #4 to eliminate simultaneous pumping or pay a fee in lieu or bond in an amount determined by the City Engineer. The City Engineer may alter or waive this condition at the time of subsequent land use review.
13. Prior to recording the initial land division plat or issuance of the initial building permit, whichever occurs first, applicant will contribute \$27,027 towards Pump Station #2 wet well capacity improvements and an emergency backup generator.
14. A stamped engineering memo must be included as part of each site plan application indicating the number of EDUs proposed, total EDUs for all development on the subject property to date, and peak flow for the proposed development. If peak flows exceed maximum operating conditions as determined by AWWA guidelines applicant shall be required to provide mitigation satisfactory to the City prior to any building permits in furtherance of the proposed site plan.
15. Sewer System Development Charges still apply to this property and will be assessed at the time of site plan application and/or building permit.

-----*End of Conditions*-----

Nicole Mardell

From: Tammy Wisco <twisco@retiaconsult.com>
Sent: Monday, July 20, 2020 12:05 PM
To: Nicole Mardell; Bessman Joe; Erik Huffman; Garrett Chrostek
Subject: Spencer Phasing Plan - Draft
Attachments: P1.5 Phasing Plan.pdf

Sisters Team,
Here is a draft of Kevin Spencer's phasing plan, for use in our discussion today.

Tammy Wisco, PE, AICP, MPA | RETIA CONSULT, LLC
c. 210 896 3432
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