



**A RESOLUTION OF THE CITY OF SISTERS PLANNING COMMISSION
RESOLUTION PC 2020-04**

WHEREAS, Three Sisters Holdings LLC (the "Applicant") filed an application for a Comprehensive Plan Map Amendment, Comprehensive Plan Text Amendment, and Zoning Map amendment, which application was assigned Planning Files No. CP 20-02/ZM 20-01 (the "Application");

WHEREAS, in accordance with Sisters Development Code Chapters 4.1 and 4.7 the Planning Commission provides the initial review of Type III/IV applications and provides a recommendation to City Council,

WHEREAS, the July 16, 2020 public hearing on the Application was properly noticed to adjacent property owners and published in the Nugget newspaper per the Sisters Development Code;

WHEREAS, the Department of Land Conservation and Development (DLCD) received notice of the Application at least 35 days prior to the first evidentiary hearing; and

WHEREAS, City staff issued a staff report containing proposed findings of consistency with applicable approval criteria, which was available in advance of the public hearing;

WHEREAS, findings contained with the staff report determined that the Application, as proposed to be conditioned, is consistent with applicable approval criteria;

WHEREAS, a public hearing on the Application was held before the Sisters Planning Commission on July 16, 2020, at which time the staff report was reviewed, witnesses were heard, and evidence was received;

WHEREAS, at the July 16, 2020 public hearing, the Planning Commission closed the public hearing to oral testimony, left the written record open for 21 days, and scheduled deliberations to a date and time certain; and

WHEREAS, at the August 20, 2020 regular meeting, after fully deliberating the matter, the Planning Commission voted to recommend that the City Council approve the application with amended conditions of approval as provided by staff;

NOW, THEREFORE, the City of Sisters Planning Commission resolves as follows:

1. Findings. The above-stated findings and those contained in the staff report for Planning File Nos. CP 20-02/ZM 20-01 attached hereto as Exhibit A are hereby adopted other than the proposed conditions of approval.

2. Recommendation. The Planning Commission hereby recommends conditional approval of CP 20-02/ZM 20-01 subject to the conditions of approval contained in the attached Exhibit B.

3. Severability; Effective Date. The provisions of this Resolution PC 2020-04 (this "Resolution") are severable. If any section, subsection, sentence, clause, and/or portion of this resolution is for any reason held invalid, unenforceable, and/or unconstitutional, such invalid, unenforceable, and/or unconstitutional section, subsection, sentence, clause, and/or portion will

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(a) yield to a construction permitting enforcement to the maximum extent permitted by applicable law, and (b) not affect the validity, enforceability, and/or constitutionality of the remaining portion of this resolution. This Resolution will be in full force and effect from and after its approval and adoption.



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THE FOREGOING RESOLUTION IS HEREBY ADOPTED THIS 20th DAY OF AUGUST, 2020.

Members of the Commission: Seymour, Converse, Hamilton, Nagel, Davidson, Blumenkron,
Wright

AYES:	Converse, Nagel, Hamilton, Davidson, Blumenkron, Wright	(6)
NOS:		(0)
ABSENT:		(0)
ABSTAIN:	Seymour	(1)

Signed: Cris Converse, Acting Chair



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**EXHIBIT A
ADOPTED FINDINGS**

[attached]



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EXHIBIT B

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.

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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 subject to site plan review. 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