

From: [Tammy Wisco](#)
To: [Nicole Mardell](#)
Subject: Re: Feedback on CP 20-02, ZM 20-01
Date: Thursday, July 9, 2020 10:21:14 AM

Hi Nicole,
Following up on a few of the items below -

The property is planned to be developed in 3 phases, over 5 years. The expectation is that the first phase will begin immediately after subdivision tentative plan approval. We request that the transportation and sewer impact fee payments be structured based on this phasing plan, over 3 phases, with final payment due no greater than 5 years from now.

Regarding the telemetry, as the other payments (e.g. wet well) were able to be estimated now, we still request that the telemetry fee be assigned now, with an allowance that if it is not installed or no longer necessary due to a reconfiguration of the system, the developer is reimbursed. The % share of the wet wells was assigned as 27%; \$6000 is far over 27% of the telemetry costs and should more than cover the developer's share. Leaving it open-ended gives them no certainty and leaves their financial modeling with unknowns.

Thanks.

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

On Jul 7, 2020, at 11:29 AM, Nicole Mardell <nmardell@ci.sisters.or.us> wrote:

Sounds great. Thanks Tammy!

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: Tuesday, July 7, 2020 11:21 AM

To: Nicole Mardell <nmardell@ci.sisters.or.us>

Subject: Re: Feedback on CP 20-02, ZM 20-01

Hi Nicole,

I'm happy to talk tomorrow, if it still allows you time to get the staff report revised and to PC in time. How about 3pm tomorrow?

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

On Jul 7, 2020, at 10:52 AM, Nicole Mardell <nmardell@ci.sisters.or.us> wrote:

Hey Tammy,

I'll need to check in with members of our team (Joe included) on several of these questions. Could we schedule a call for tomorrow afternoon (anytime after 2 pm) on these items so I'll have a more informed response?

Thanks!
Nicole

Nicole Mardell, LEED GA

Principal Planner

City of Sisters | Community Development Dept.

PO Box 39 | 520 E. Cascade Ave., Sisters, OR 97759

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From: Tammy Wisco <twisco@retiaconsult.com>

Sent: Tuesday, July 7, 2020 10:43 AM

To: Nicole Mardell <nmardell@ci.sisters.or.us>

Cc: Bessman Joe <joe@transightconsulting.com>

Subject: Feedback on CP 20-02, ZM 20-01

Hi Nicole,

Thanks for the opportunity to review the draft conditions of approval for the above project (north of Barclay).

We have the following initial comments:

1. The draft requires full payment of impact fees (except water rights) before a master plan application can be submitted. This is a heavy burden for the developer and requires impact fees well in advance of any impacts or developments. I understand that this was the City's desire in order to minimize complications in tracking based on per unit counts at building permits. We propose that the mitigation be required prior to final plat phases, on a per acre basis. This will reduce the number of payments to three to four payments, but will also tie them closer to the time of development.
2. The draft conditions include a trip cap. However, the traffic analysis was drafted in coordination with the City team to assume a reasonable worst case scenario so that a trip cap is not necessary. The trip cap creates a cumbersome management process for both the City and developer in years to come, with significant unknown risks. We request that the trip cap be removed.
3. Of the projects in the pro-share calculation for traffic mitigation (variable message signs, way finding signage, and Barclay/Locust), Barclay/Locust is on the project list for \$300k and is assumed to be 100% SDC funded. The portion of the pro-share fee that is attributable to that project should be eligible for SDC credits. We request that this is documented in the conditions of approval or elsewhere in the land use record.
4. The sewer condition 11 requires the developer to install telemetry equipment in City pump stations, with no dollar amount associated. For multiple reasons, we request that this mitigation be a dollar amount contribution to the City, rather than a vague installation requirement. We have received estimates for this equipment for two pump stations at \$6,000.
5. There appear to be a few typos for the pump station numbers - in condition #11, should this be for PS # 2 and 4? Should condition #12 be for PS #2?

I have on my calendar to call you today at 2:45pm. Can we move that

earlier?

Thank you!

Tammy

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