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Public Works Department

CITY OF SISTERS

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TO: Paul Bertagna, Director of Public Works
FROM: Erik Huffman, City Engineer
DATE: July 27, 2020
SUBJECT: CP 20-03, ZC 20-02 The Woodlands Engineering Review

Zone Change: 800 West Barclay Drive. Parcel 2 of Partition Plat

Streets Review:

Separate review document to be submitted to address transportation impacts.

Water Review:

Water Infrastructure

Existing Conditions

10" water main exists along the west boundary of the property, within an easement to be granted in coordination with USFS.
Variable size water main exists along the east boundary of the property in Pine Street (8"-12" variable)
No water main exists in Barclay Drive along the property boundary.
The south boundary has no water main, however an existing 10" main exists across the USFS property south of the boundary.

Proposed Improvements

None

Additional Requirements:

No water mains or other infrastructure are identified in the Water Capital Facilities Plan on the subject property. Development of the property will require looping of water mains in general and will require all water mains for the development to be extended to and through the subject property. All water infrastructure shall be constructed per City of Sisters Standards and Specifications.

Water Right Mitigation

Existing Conditions

The subject property has 127.4 EDUs of allocated water use per the master plan.

Proposed Improvements

The developer has proposed a water mitigation fee for the anticipated EDU increase on the property. The water mitigation fee is based on typical City calculations for water mitigation. The calculated water right acreage is 16.37 acres at \$6,800 per acre, a calculated total of \$111,316.

Additional Requirements:

Water mitigation fees for 16.37 acres of water rights shall be required as part of development. Fee amount shall be based on current water right acre cost. The first 127 EDU's of development on the subject property do not require water mitigation fee. Developer shall provide information at building permit application indicating whether building permit is within the first 127 EDU's. All EDU's following the 127th EDU shall require a water mitigation fee.

Sewer Review:

Sewer Infrastructure

Existing Conditions

A portion of the subject property flows toward the City's 15" trunk line along the west and south boundaries of the property. The majority of the site flows toward the City's Wastewater Pump Station #2.

Proposed Improvements

324.5 EDU's are proposed for the subject property.

Additional Requirements

Pump Station #2 is nearing capacity and the additional flows identified in the application will require wetwell and emergency backup generator upgrades. A fee of \$72,972.97 is required to mitigate the impacts to Pump Station #2. This fee is due prior to recording of any plat or approval of any building permit on the subject property.

For any phase of development which is planned to exceed a total overall property development of 127 EDU's, infrastructure improvements for that phase shall include the re-direction of the existing force main from Pump Station #2. The force main shall be reconstructed so that its outfall in Barclay Drive is abandoned and the outfall is at the City's 15" trunk line.

The City's Wastewater Facilities Plan includes development of a new Westside Pump Station which is to be located adjacent to the subject property. The additional flows identified in the application, those flows above the anticipated in current zoning, will require that the Westside Pump Station be designed for larger flows than originally anticipated. A fee of \$286,733.12 is required to mitigate the impacts to the Westside Pump Station. The fee shall be due at the time of final plat of any phase of development in which 127 EDU's for the overall property is anticipated to be exceeded.