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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 22, 2022  
SUBJECT: MP 22-01 SUB 22-01 MNR 22-02 – Patterson Property

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15510 McKenzie Hwy

### Streets and Access:

#### **Brooks Camp Road**

One public street connection is proposed to Brooks Camp Road, and two alley connections are proposed to Brooks Camp Road.  
Local Street A is proposed as a 50 foot right of way, an exception to City standards, with parking on one side.

#### **Felicity Lane**

One public street connection is proposed to Felicity Lane.

#### **McKenzie Hwy**

One public street connection is proposed to McKenzie Hwy.

#### Additional Requirements

Access spacing on Brooks Camp Rd, Felicity Lane, and McKenzie Hwy meets City standards.

Prior to land use approval, the McKenzie Hwy access shall be approved by ODOT.

Local Street A cross section with reduced 50 foot right of way will be permitted only with parking on both sides of the street. The City will allow roadside swales to be eliminated with the addition of curbs, curb extensions incorporated on both sides of the street for traffic calming, and a drainage system that includes drywells. Street trees shall be incorporated into curb extension locations.

The width of the asphalt path along Brooks Camp Road frontage shall be 8 feet minimum.

The width of proposed multi-use paths along McKenzie Hwy and Hood St frontages shall be 10 foot unless constrained by site topography.

### Water Review:

#### Proposed Improvements

New water mains are proposed in Local Street A, Local Street B, and in the southerly private alley.

#### Additional Requirements:

The proposed water main in the southerly alley shall be within a 30 foot wide easement (covering both water and sewer mains). No franchise utilities will be allowed alongside water and sewer mains in the southerly private alley. Franchise utilities may be placed along Tracts A and B.

### **Sewer Review:**

#### Proposed Improvements

New sewer mains are proposed in Local Street A, Local Street B, and in the southerly private alley.

#### Additional Requirements:

The proposed sewer main in the southerly alley shall be within a 30 foot wide easement (covering both water and sewer mains). No franchise utilities will be allowed alongside water and sewer mains in the southerly private alley. Franchise utilities may be placed along Tracts A and B.

### **On-Site Stormwater Review:**

#### Proposed Improvements

No stormwater system is proposed on the planning set.

#### Additional Requirements

Prior to land use approval, provide preliminary grading and drainage plan.

Drywells may be utilized provided they are outside the two year time of travel from any drinking water well.

Prior to occupancy, provide City of Sisters with copy of UIC registration with Oregon DEQ.

### **Construction Plans:**

Upon land use approval or building permit application, construction plans that include all proposed and/or required public improvements, water/sewer service connections, pretreatment facility, and on site grading and drainage shall be submitted to the City for review and approval.