

## Heavenly Acres Rezone & SDC Amendments CP 22-04/ZM 22-01/TA 22-05

### **\*REVISED CONDITIONS OF APPROVAL\***

1. Within 30 days after this approval becomes final, applicant will record a conditions of approval agreement against the subject properties in a form satisfactory to City to place future owners on record notice of these conditions of this approval.
- ~~2. A payment of \$69,813 shall be paid by developer 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 in satisfaction of the Transportation Planning Rule. Alternatively, individual applicants for development of multi-family residential development on MFR zoned land within the Heavenly Acres Subdivision shall pay the city \$274 per PM Peak Hour Trip prior to issuance of building permit as its proportionate share of these improvements.~~

Prior to issuance of building permits for residential development on MFR zoned land within the Heavenly Acres Subdivision, applicants for those projects shall pay the city \$274 per PM Peak Hour Trip (the amount shall be increased based on inflation), as their proportionate share of transportation improvements along US 20 and the parallel Alternate Route to support east-west mobility needs along the US 20 corridor in satisfaction of the Transportation Planning Rule (a total contribution of \$69,813 is required to mitigate all MFR zoned land in the Heavenly Acres Subdivision.
3. Additional traffic analysis will be required for subsequent land use applications as prescribed in the Sisters Development Code, which may require additional mitigation.
4. Transportation System Development Charges still apply to each property and will be assessed at the time of building permit.
5. ~~Prior to issuance of building permits for residential development n MFR zoned land within the Heavenly Acres Subdivision, applicant for those projects shall pay the city \$559 per Equivalent Dwelling Unit to mitigate impacts to the water supply (the amount shall be increased based on inflation). The applicant must pay \$559 per Equivalent Dwelling Unit (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. City may increase this rate proportionally if subsequent development of the property exceeds the 8.05 acres of water rights mitigation assumed for calculating the rate.~~
6. A stamped engineering memo must be included as part of each site plan/building permit application indicating the number of EDUs proposed, total EDUs for all development on the subject property to date, and confirmation of required fire flows at peak demand for the development subject to site plan approval. If required fire flows 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.
7. Water System Development Charges still apply to each property and will be assessed at the time of site plan building permit.

- ~~8. Prior to recording the initial land division plat or issuance of the initial building permit, whichever occurs first, developer will contribute \$95,043.50 towards construction of the Westside Pump Station.~~

Prior to issuance of building permit for residential development on MFR zoned lands within the Heavenly Acres Subdivision, the applicant must pay the city \$969.83 per Equivalent Dwelling Unit (EDU) (or increased amount base on inflation), for the number of EDUs subject to the building permit in order to mitigate impacts to wastewater and contribute a proportionate share towards construction of the Westside Pump Station. The amount shall be increased based on inflation.

9. A stamped engineering memo must be included as part of each site plan/building permit 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 developer shall be required to provide mitigation satisfactory to the City prior to any building permits in furtherance of the proposed site plan.
10. Sewer System Development Charges still apply to each property and will be assessed at the time of site plan application and/or building permit.