

Matt Martin

From: jonski826@gmail.com
Sent: Monday, March 4, 2024 5:11 PM
To: Matt Martin
Subject: TC Text Amendment Documents
Attachments: 030424 TC Zoning Clean.docx; 030424 Exhibit A - Proposed Text Amendment (Track Changes).docx

Hi Matt,

Again, I apologize for the inconsistencies in the documents. Attached are a track changes and a clean version that are consistent in terms of what has been struck and what is left.

A few items:

First, I removed section 2.12.200E which referenced the formula foods regulations. It seemed a bit out of place and the Eating & Drinking Establishments as well as the Cideries, Distilleries, Wineries and Breweries both reference 2.5.300L in the special provisions column. I assume that works.

Second, I took another look at the retail use we had in one version. I think it makes sense to retain the retail ability but in a limited manner – so I used the “retail sales establishment” language from other parts of the code and suggest a 1000 square foot limit.

I would like to chat about this to make sure we’re on the same page regarding some other items – like why we removed some of the very specific uses and rely more on the accessory uses. I’m around this week so let me know.

Thanks!

Jon

**Chapter 2.12 –
Sun Ranch Tourist Commercial (TC)**

Sections:

- 2.12.100 Purpose**
- 2.12.200 Uses**
- 2.12.300 Development Standards**
- 2.12.400 Off-Street Parking**

2.12.100 Purpose

The purpose of the Sun Ranch Tourist Commercial district is to establish a variety of uses associated with tourism such as options for overnight accommodations, dining, entertainment, and recreation and to provide gathering space and uses that attract business travelers, tourists and members of the Sisters community alike.

2.12.200 Uses

- A. Permitted uses. Uses permitted in the TC District are listed in Table 2.12.1 with a “P.” These uses are allowed if they comply with the development standards and other regulations of this Code.
- B. Special Provisions. Uses that are allowed in the TC District subject to special provisions are listed in Table 2.12.1 with a reference to the applicable Sisters Zoning Code standard.
- C. Conditional uses. Uses that are allowed in the TC District with approval of a conditional use permit are listed in Table 2.12.1 with a Conditional Use “CU.” These uses must comply with the criteria and procedures for approval of a conditional use set forth in Chapter [4.4](#) of this Code.
- D. Similar uses. Similar use determinations shall be made in conformance with the procedures in Chapter [4.8](#) – Code Interpretations.

Land Use Category	Permitted/Special Provisions/Conditional Uses
Commercial Uses	
Hotel & Lodging Establishments.	P
Hostel	P
Eating and Drinking Establishments	P See section 2.5.300L

Land Use Category	Permitted/Special Provisions/Conditional Uses
Retail sales establishment limited to 1000 square feet	P
Neighborhood Market	P See section 1.3
Community Centers and similar uses	P
Cideries, Distilleries, Wineries and Breweries	P See section 2.5.300L
RV Park, including caretaker's residence.	P
Park	P
Similar uses.	P See section 4.8 Code Interpretations.
Accessory uses.	P
Prohibited Uses	
Auto-dependent uses and drive-through uses.	

2.12.300 Development Standards

The following property development standards shall apply to all land, buildings, and uses in the Sun Ranch Tourist Commercial District.

Table 2.12.2

Development Standard	Tourist Commercial District	Comments/Other Requirements
Minimum Lot Area	Lot size determined by spatial requirements for proposed use and associated landscaping and parking.	

Height Regulations	30 feet	Compliance with the requirements of the Runway Protection Zone is required.
Front Yard Setbacks	New buildings shall be at least 10 feet from property line.	
Side Yard Setbacks	No minimum side yard setback.	
Rear Yard Setbacks	No minimum side yard setback.	
Lot Coverage	No maximum lot coverage standard but must comply with landscape, parking, and circulation standards.	
Buffering	Any outside storage area including trash/recycling receptables shall be buffered by masonry wall, site obscuring fence or other materials compatible with color of primary structures on site. See Section 3.2, Landscaping and Screening.	

2.12.400 Off-Street Parking

The off-street parking requirements for uses in the Sun Ranch Tourist Commercial district shall meet the standards in Chapter [3.3 – Vehicle and Bicycle Parking](#).

Chapter 2.12 – Sun Ranch Tourist Commercial (TC)

Sections:

- 2.12.100 Purpose**
- 2.12.200 Applicability/Uses**
- 2.12.300 Permitted Uses/Development Standards**
- 2.12.400 Lot Requirements/Off-Street Parking**
- 2.12.500 Height Regulations**
- 2.12.600 Setbacks and Buffering**
- 2.12.700 Lot Coverage**
- 2.12.800 Off-Street Parking**
- 2.12.900 Landscape Area Standards**
- 2.12.1000 Special Standards for Certain Uses**
- 2.12.1100 Design Theme**

2.12.100 Purpose

The purpose of the Sun Ranch Tourist Commercial district is to establish landmark lodging a variety of uses associated with tourism such as options for overnight accommodations, dining, entertainment, and recreation destinations and to provide gathering places space and uses that attract for business travelers, tourists and the residents of the area members of the Sisters community alike. The district is for commercial properties in transition areas between residential, light industrial and commercial areas. This district establishes commercial uses to complement adjacent mixed-use light industrial and residential districts. Special design standards apply to create a rural ranch setting separate from, but compatible with, the 1880s Western Frontier Architectural Design Theme. Another purpose of this district is to provide flexibility for expansion of lodging facilities and improve accessory components of the commercial lodging establishment such as meeting facilities, restaurant, bar, neighborhood market, etc.

2.12.200 Applicability

The standards of the Sun Ranch Tourist Commercial district, as provided for in this section, shall apply to those areas designated Sun Ranch Tourist Commercial district on the City's Zoning Map. All structures within the Sun Ranch Tourist Commercial district shall meet the design requirements contained in the Special/Limited Use Standards in this chapter.

2.12.300 200 Permitted Uses

A. Permitted uses. Uses permitted in the TC District are listed in Table 2.12.300-1 with a "P." These uses are allowed if they comply with the development standards and other regulations of this Code. **Being**

~~listed as a permitted use does not mean that the proposed use will be granted an exception or variance to other regulations of this Code.~~

B. Special Provisions. Uses that are allowed in the TC District subject to special provisions are listed in Table 2.12.300 with an "SP." These uses are allowed if they comply with the special provisions in Chapter 2.15.

C. Conditional uses. Uses that are allowed in the TC District with approval of a conditional use permit are listed in Table 2.12.300 with either a Minor Conditional Use "MCU" or a Conditional Use "CU." These uses must comply with the criteria and procedures for approval of a conditional use set forth in Chapter 4.4 of this Code.

D. Similar uses. Similar use determinations shall be made in conformance with the procedures in Chapter 4.8 – Code Interpretations.

Table 2.12.300-1 Use Table for the Sun Ranch Tourist Commercial District		
Land Use Category	Permitted/Special Provisions/Conditional Uses	Special Use References
Commercial		
Cottages. The types of cottages are: 1. Studio, one, and two bedroom detached cottage units. 2. Studio, one, and two bedroom attached cottage units (max. 3 units per building).	P	See Section <u>2.12.1000</u>
Lodging facilities <u>Hotel & Lodging Establishments.</u>	P	-
Office <u>Hostel</u>	P	-
Restaurant, bar and food services. <u>Eating and Drinking Establishments</u>	P <u>See section 2.5.300L</u>	-
Saunas, steam rooms, hot tubs, exercise equipment facilities and other spa-related uses.	P	-
Amusement Uses (e.g. game rooms and other entertainment) oriented uses primarily for enjoyment	P	-

Table 2.12.300-1 Use Table for the Sun Ranch Tourist Commercial District

Land Use Category	Permitted/Special Provisions/Conditional Uses	Special Use References
<u>Park</u>	<u>P</u>	
Similar uses.	P <u>See section 4.8 Code Interpretations.</u>	-
Accessory uses.	P	-
Utility service lines.	P	-
Prohibited Uses		
Auto-oriented dependent uses and drive-through uses.	P	
Telecommunications equipment, other than telecommunication service lines and cell towers.	P	
Industrial, residential, and public and institutional uses except as allowed in Table 2.12.300	P	

Key: P = Permitted SP = Special Provisions

MCU = Minor Conditional Use Permit CU = Conditional Use Permit

~~E. Formula Food Establishments. The City of Sisters has developed a unique community character in its commercial districts. The City desires to maintain this unique character and protect the community's economic vitality by ensuring a diversity of businesses with sufficient opportunities for independent entrepreneurs. To meet these objectives, the City does not permit Formula Food Establishments within this zone.~~

2.12.400-300 Lot Requirements Development Standards

~~Lot requirements for the Sun Ranch Tourist Commercial district will be determined by the spatial requirements for that use, associated landscape areas, and off-street parking requirements. The following property development standards shall apply to all land, buildings, and uses in the Sun Ranch Tourist Commercial District.~~

Table 2.12.300-1 Use Table for the Sun Ranch Tourist Commercial District

Land Use Category	Permitted/Special Provisions/Conditional Uses	Special Use References
by guests staying in the cottages or lodging facilities within the Sun Ranch Tourist Commercial district including, but not limited to, bicycle rentals, canoe rentals and movie rentals, etc. <u>Retail sales establishment limited to 1000 square feet.</u>		
Neighborhood Market	P <u>See section 2.12.1000</u>	See Section <u>2.12.1000</u>
Laundry Establishment focusing on providing for needs of guests staying in the cottages or lodging facilities within the Sun Ranch Tourist Commercial district.	P	See Section <u>2.12.1000</u>
Multi-use trails and paths.	P	-
Small chapels, ceremonial pavilions and outdoor seating areas. Such uses designed to accommodate occupancies of 300 persons or more shall require a Conditional Use Review.	P/CU	-
Decks, docks and other areas to provide enjoyment of the ponds.	P	-
Special events/meeting facility, reception hall or community center. Such uses designed to accommodate occupancies of 300 persons or more shall require a Conditional Use Review. <u>Community Centers and similar uses.</u>	P/CU	-
Cideries, Distilleries, Wineries and Breweries	P <u>See section 2.5.300L</u>	-
<u>RV Park, including caretaker's residence.</u>	P	

Table 2.12.2

<u>Development Standard</u>	<u>Tourist Commercial District</u>	<u>Comments/Other Requirements</u>
<u>Minimum Lot Area</u>	<u>Lot size determined by spatial requirements for proposed use and associated landscaping and parking.</u>	
<u>Height Regulations</u>	<u>30 feet</u>	<u>Compliance with the requirements of the Runway Protection Zone is required.</u>
<u>Front Yard Setbacks</u>	<u>New buildings shall be at least 10 feet from property line.</u>	
<u>Side Yard Setbacks</u>	<u>No minimum side yard setback.</u>	
<u>Rear Yard Setbacks</u>	<u>No minimum side yard setback.</u>	
<u>Lot Coverage</u>	<u>No maximum lot coverage standard but must comply with landscape, parking and circulation standards.</u>	
<u>Buffering</u>	<u>Any outside storage area including trash/recycling receptables shall be buffered by masonry wall, site obscuring fence or other materials compatible with color of primary structures on site.</u>	
<u>Landscaping</u>	<u>A minimum of 10 percent of the gross site area shall be landscaped according to section 3.2 Landscaping and Screening.</u>	

2.12.500 Height Regulations

No building or structure shall be hereafter erected, enlarged or structurally altered to exceed a height of 30 feet.

2.12.600 Setbacks and Buffering

All building setbacks within the Sun Ranch Tourist Commercial district shall be measured from the property line to the building wall or foundation, whichever is less.

Decks and/or porches greater than 30" in height that require a building permit are not exempt from setback standards. Setbacks for decks and porches are measured from the edge of the deck or porch to the property line. The setback standards listed below apply to primary structures as well as accessory structures. A Variance is required in accordance with Chapter 5.1 to modify any setback standard.

A. Front Yard Setback

New buildings shall be at least ten feet from the front property line except buildings and structures adjacent to Camp Polk Road or Barclay Drive shall have a minimum of a 20-foot setback from the edge of the right of way.

B. Side Yard Setback

There is no minimum side yard setback required except where clear vision standards apply. However, structures adjacent to Camp Polk Road or Barclay Drive shall have a minimum of a 20-foot setback from the edge of the right of way. Buildings shall conform to applicable fire and building codes.

C. Rear Yard Setback

There is no minimum rear yard setback required except where clear vision standards apply. However, structures adjacent to Camp Polk Road or Barclay Drive shall have a minimum of a 20-foot setback from the edge of the right of way. Buildings shall conform to applicable fire and building codes.

D. Buffering

Any outside storage area (including trash/recycling receptacles) associated with a use on any site shall be buffered by masonry wall, site obscuring fencing or other measures using materials that are compatible with the color and materials of the primary buildings on site.

2.12.700 Lot Coverage

~~There is no maximum lot coverage requirement, except that complying with other sections of this code (landscape and pedestrian circulation, parking, etc.) may preclude full lot coverage for some land uses.~~

2.12.800-400 Off-Street Parking

~~The off-street parking requirements for uses in the Sun Ranch Tourist Commercial district may be satisfied by off-site parking lots or garages shall meet the standards in per Chapter 3.3 – Vehicle and Bicycle Parking. Parking Location and Shared Parking. Parking requirements for uses are established by Chapter 3.3 – Vehicle and Bicycle Parking, of the Sisters Development Code.~~

2.12.900 Landscape Area Standards

~~A minimum of 10 percent of the gross site area of proposed developments shall be landscaped according to Chapter 3.2 of the Sisters Development Code.~~

2.12.1000 Special Standards for Certain Uses

A. Neighborhood Market and Laundry Establishment

~~A neighborhood market and self-serve laundry establishment shall:~~

- ~~1. Be focused on meeting the needs of the Sun Ranch Mixed Use Community residents, workers and guests.~~
- ~~2. Such uses shall not operate past 10:00 p.m.~~
- ~~3. Structures housing such uses shall be setback from Camp Polk Road and Barclay Drive by at least 50 feet.~~
- ~~4. Structures housing such uses shall not exceed 1000 square feet, excluding storerooms.~~

B. Cottages

- ~~1. A maximum of 30 cottage units are permitted in the Sun Ranch Tourist Commercial Zone.~~

2.12.1100 Design Theme

~~A. All structures proposed within the Sun Ranch Tourist Commercial district shall be consistent with the early 1900's Rural Farm/Ranch House design standards outlined below. Figures 2.12.1100 A and B provide illustrations of examples of architectural styles that are consistent with the theme.~~

- ~~1. Era: Rural farm and ranches of the early 1900s.~~

2.— Architecture. Buildings shall be designed to emulate rural farm and ranch outbuildings of the era. Such buildings typically have simple gable and shed roof forms, small pane wood windows and wooden doors.

3.— Exterior Materials. Rough sawn boards and/or board and batten walls, rough stone and brick. Dimensional composition shingle roofs.

4.— Roof Pitches. A majority of 8:12 pitched main roof forms, with 6:12 and 4:12 sheds.

Figure 2.12.1100 A

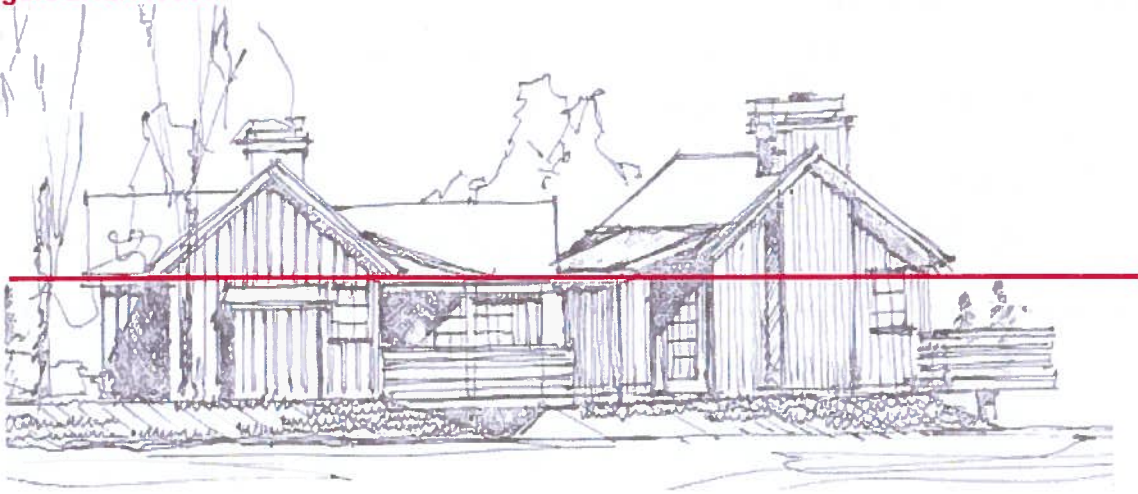
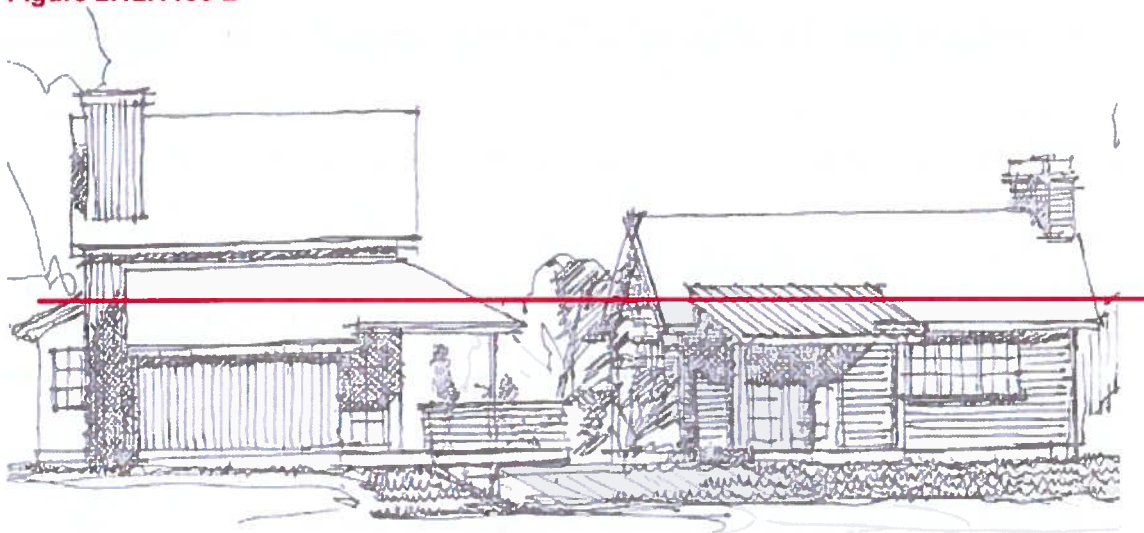


Figure 2.12.1100 B



Addition to Chapter 1.3.300 Meaning of Specific Words and Terms

Lodging establishment - any hotel, motel, resort, building, or structure that is used to provide sleeping accommodations to the public for charge.