



Oregon

Theodore R. Kulongoski, Governor

Department of Land Conservation and Development

635 Capitol Street, Suite 150

Salem, OR 97301-2540

(503) 373-0050

Fax (503) 378-5518

www.lcd.state.or.us

NOTICE OF ADOPTED AMENDMENT

June 25, 2007

TO: Subscribers to Notice of Adopted Plan
or Land Use Regulation Amendments

FROM: Mara Ulloa, Plan Amendment Program Specialist

SUBJECT: City of Sisters Plan Amendment
DLCD File Number 002-06



The Department of Land Conservation and Development (DLCD) received the attached notice of adoption. A copy of the adopted plan amendment is available for review at the DLCD office in Salem and the local government office.

Appeal Procedures*

DLCD ACKNOWLEDGMENT or DEADLINE TO APPEAL: July 9, 2007

This amendment was submitted to DLCD for review 45 days prior to adoption. Pursuant to ORS 197.830 (2)(b) only persons who participated in the local government proceedings leading to adoption of the amendment are eligible to appeal this decision to the Land Use Board of Appeals (LUBA).

If you wish to appeal, you must file a notice of intent to appeal with the Land Use Board of Appeals (LUBA) no later than 21 days from the date the decision was mailed to you by the local government. If you have questions, check with the local government to determine the appeal deadline. Copies of the notice of intent to appeal must be served upon the local government and others who received written notice of the final decision from the local government. The notice of intent to appeal must be served and filed in the form and manner prescribed by LUBA, (OAR Chapter 661, Division 10). Please call LUBA at 503-373-1265, if you have questions about appeal procedures.

***NOTE: THE APPEAL DEADLINE IS BASED UPON THE DATE THE DECISION WAS MAILED BY LOCAL GOVERNMENT. A DECISION MAY HAVE BEEN MAILED TO YOU ON A DIFFERENT DATE THAN IT WAS MAILED TO DLCD. AS A RESULT YOUR APPEAL DEADLINE MAY BE EARLIER THAN THE ABOVE DATE SPECIFIED.**

Cc: Doug White, DLCD Community Services Specialist
Mark Radabaugh, DLCD Regional Representative
Susanna Julber, City of Sisters

<paa> ya

FORM 2

DLCD

Notice of Adoption

THIS FORM MUST BE MAILED TO DLCD
WITHIN 5 WORKING DAYS AFTER THE FINAL DECISION
PER ORS 197.610, OAR CHAPTER 660 - DIVISION 18

In person electronic mailed
DEPT OF
JUN 20 2007
**LAND CONSERVATION
AND DEVELOPMENT**
For DLCD Use Only

Jurisdiction: **City of Sisters**

Local file number: **C06-04, CP06-03, Z06-02**

Date of Adoption: **6/14/2007**

Date Mailed: **6/18/2007**

Was a Notice of Proposed Amendment (Form 1) mailed to DLCD? **Yes** Date: **11/3/2006**

Comprehensive Plan Text Amendment

Comprehensive Plan Map Amendment

Land Use Regulation Amendment

Zoning Map Amendment

New Land Use Regulation

Other:

Summarize the adopted amendment. Do not use technical terms. Do not write "See Attached".

The City adopted changes to its Comprehensive Plan, Development Code, and Comp Plan and Land Use District Maps to support a mixed-use employment/residential development scenario on 29.49 acres of property previously zoned and designated Light Industrial. The applicant requested a change of 12.58 acres to Residential (10.19 to single family, and 2.49 to multi-family), and 16.91 to North Sisters Business Park Sub-district (previously called "Livable Light Industrial").

Does the Adoption differ from proposal? Yes, Please explain below:

It is slightly different than original proposal, in that the name and some of the content of the "Livable Light Industrial" zoning district was changed to "North Sisters Business Park Sub-district". Additionally, the permitted uses were changed slightly, and more development standards added.

Plan Map Changed from: **LI**

to: **R, R-MFSD, NSBPSD**

Zone Map Changed from: **LI**

to: **(same as above)**

Location: **NE City Limits of Sisters**

Acres Involved: **29**

Specify Density: Previous: **N.A.**

New: **3-8 and 9-20 units/a**

Applicable statewide planning goals:

1 **2** **3** **4** **5** **6** **7** **8** **9** **10** **11** **12** **13** **14** **15** **16** **17** **18** **19**

Was an Exception Adopted? YES NO

Did DLCD receive a Notice of Proposed Amendment...

45-days prior to first evidentiary hearing?

Yes No

DLCD 002-06 (15674)

If no, do the statewide planning goals apply?

Yes No

If no, did Emergency Circumstances require immediate adoption?

Yes No

DLCD file No. _____

Please list all affected State or Federal Agencies, Local Governments or Special Districts:

Local Contact: Susanna Julber, AICP, Planner

Phone: (541) 549-6022 Extension: 220

Address: City of Sisters 520 E. Cascade

Fax Number: 541-549-561

City: Sisters

Zip: 97759-

E-mail Address: sjulber@ci.sisters.or.us

ADOPTION SUBMITTAL REQUIREMENTS

This form **must be mailed** to DLCD **within 5 working days after the final decision**
per ORS 197.610, OAR Chapter 660 - Division 18.

1. Send this Form and TWO Complete Copies (documents and maps) of the Adopted Amendment to:

ATTENTION: PLAN AMENDMENT SPECIALIST
DEPARTMENT OF LAND CONSERVATION AND DEVELOPMENT
635 CAPITOL STREET NE, SUITE 150
SALEM, OREGON 97301-2540

2. Electronic Submittals: At least **one** hard copy must be sent by mail or in person, but you may also submit an electronic copy, by either email or FTP. You may connect to this address to FTP proposals and adoptions: webserver.lcd.state.or.us. To obtain our Username and password for FTP, call Mara Ulloa at 503-373-0050 extension 238, or by emailing mara.ulloa@state.or.us.
3. Please Note: Adopted materials must be sent to DLCD not later than **FIVE (5) working days** following the date of the final decision on the amendment.
4. Submittal of this Notice of Adoption must include the text of the amendment plus adopted findings and supplementary information.
5. The deadline to appeal will not be extended if you submit this notice of adoption within five working days of the final decision. Appeals to LUBA may be filed within **TWENTY-ONE (21) days** of the date, the Notice of Adoption is sent to DLCD.
6. In addition to sending the Notice of Adoption to DLCD, you must notify persons who participated in the local hearing and requested notice of the final decision.
7. **Need More Copies?** You can now access these forms online at <http://www.lcd.state.or.us/>. Please print on 8-1/2x11 green paper only. You may also call the DLCD Office at (503) 373-0050; or Fax

ORDINANCE NO. 368

**AN ORDINANCE OF THE CITY OF SISTERS, OREGON ADOPTING CHANGES TO
THE CITY OF SISTERS URBAN AREA COMPREHENSIVE PLAN**

WHEREAS, the applicant, 3 Sisters Partners LLC, has applied for a Comprehensive Plan amendment (files C 06-04 and Z 06-02) which seeks to amend the text and map of the Comprehensive Plan on approximately 29 acres known as the Three Sisters Business Park, Phase I, Legal description 15-10-04, tax lot 500; and,

WHEREAS, the Sisters Urban Area Planning Commission held hearings on the Comprehensive Plan amendment files C 06-04 and Z 06-02 on January 18 and February 15, 2007, and determined that the amendment files met all applicable approval criteria and recommends approval of such; and,

WHEREAS, the City Council held a public hearing May 24, 2007 on the proposed Comprehensive Plan amendment and determined that the amendment meets all applicable approval criteria;

NOW, THEREFORE, the City of Sisters ordains as follows:

SECTION 1. The City Council of the City of Sisters finds that the provisions of the City Code and all applicable requirements have been met, including public notice. The Council finds that the Sisters Area Planning Commission has conducted public hearings and has submitted its recommendation to the Council. The Council finds that this Ordinance is based on the Planning Commission recommendation and any modifications made by the Council, as a result of the public hearing process.

SECTION 2. The Council finds and takes public notice that it is in receipt of all matters and information necessary to consider this Ordinance in an adequate manner, and that this Ordinance complies with the Statewide Planning Goals, and the standards for legislative plan adoption, as set forth in Chapter 197 of the Oregon Revised Statutes, the Sisters Municipal Code, the Sisters Urban Area Comprehensive Plan, and the Sisters Development Code.

SECTION 3. The Council finds that the adoption of this Ordinance is necessary based on findings in the Planning Commission Recommendation in the Comprehensive Plan Amendment files C 06-04 and Z 06-02, and that the adoption of this Ordinance is also necessary for the benefit of the health, safety, and general welfare of the residents of the City of Sisters.

SECTION 4. The following Exhibits, attached and incorporated herein by reference, are hereby adopted as amendments to the "Sisters Urban Area Comprehensive Plan."

- A. **Exhibit A** is the text that amends the Comprehensive Plan;

B. **Exhibit B** is the map that amends the Comprehensive Plan map.

SECTION 5. Severability. If any section, subsection, sentence, clause or phrase of this Ordinance is for any reason held to be invalid or unconstitutional by any court of competent jurisdiction, such decisions shall not affect the validity of the remaining portions of this Ordinance.

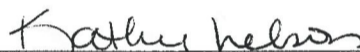
SECTION 6. This Ordinance shall take effect thirty (30) days after adoption.

PASSED by the Common Council of the City of Sisters this 14th day of June, 2007, and APPROVED by the Mayor of the City of Sisters.



Brad Boyd, Mayor

ATTEST:



Kathy Nelson, City Recorder

Ordinance #368: Exhibit A

Proposed Comprehensive Plan Amendments

Additions are in **underline bold** type and deletions are in ~~striketrough~~ type.

Chapter 2 Amendments

Page 25 of Comprehensive Plan

Heading – 2.2 Background, paragraph 2

The Comprehensive Plan acknowledged by DLCD in 1994 is being updated in 2005 in a Post Acknowledgement Plan Amendment process. The process will result in this Plan and will contain information from the acknowledged 1994 Plan and updated background, findings, analysis, and policies. In 2007, the Comprehensive Plan was amended in specific to adopt the Sun Ranch Mixed Use Community, **and a mixed use development pattern for the Three Sisters Business Park**. This effort focused on adding a factual and policy basis to develop a mixed-use light industrial and business area that serves as a transition between residential and light industrial uses and updating the amount of acreage in the City used for light industrial and residential uses. **Additionally, the findings supported the creation of a new mixed use land use district, the North Sisters Business Park Sub-district.**

The amendments adopted in 2007 to support the Sun Ranch Mixed Community **and the creation of the North Sisters Business Park Sub-district** are incorporated in the Comprehensive Plan findings, policies, and maps in Chapters 9, 10, 11, and 14. The adopting ordinances and supporting materials **for the Sun Ranch Mixed Use Community** are attached to the Comprehensive Plan as technical appendices as Appendix E, **and as Appendix F for the Three Sisters Business Park and North Sisters Business Park Sub-district.**

Chapter 2, Page 28, add Policy 3 and related Task:

3. As economic and social conditions change, it may be appropriate for the City to create new zoning designations that will work to assist the City in meeting the goals and policies of the Comprehensive Plan, the requirements of state law, and state land use goals.

Tasks-

a. The City shall periodically review the Sisters Development Code to determine whether the districts set forth therein are adequate to address the goals, policies and objectives of the Comprehensive Plan and whether economic and social conditions warrant revision of the district codes, or creation of new districts. Any application for a code amendment shall address the policies and facts supporting the proposed code amendments.

Chapter 9 Amendments

Proposed Amendment #1 – Page 47 of Comprehensive Plan

Heading – 9.2 Background

Subheading - Lands for New Employment, Light-Industrial Lands paragraph 2

There are currently four industrial subdivisions in the City; the Sisters Industrial Park containing 28 lots, the Mountain View Industrial Park containing 17 lots, the Sun Ranch, Phase I containing 20 lots and the Three Sisters Business Park containing 19 lots. The four industrial subdivisions encompass approximately 54 acres and two expansion areas. All of these subdivisions are designated Light Industrial by this Comprehensive Plan.

The North Sisters Business Park Sub-district, adopted in 2007, is an innovative mixed-use zoning district that provides additional opportunities for employment. The North Sisters Business Park Sub-district provides for ground floor light industrial uses with the flexibility to build second story loft apartments above industrial operations, and can be applied under the Light Industrial Comprehensive Plan designation. The second story loft units may be utilized as employee or workforce housing or provide additional rental revenues to support the underlying industrial operations.

Chapter 9 Amendments

Proposed Amendment #2 – Page 51 of Comprehensive Plan

Heading – 9.3 Findings

Subheading – Anticipated Demand for Economic Lands and Inventory of Economic Lands Beginning with paragraph 3

As part of the LNA needs, the City has determined that it needs to include five acres of tourist commercial land in the UGB. This property is needed by the City to better serve the needs of tourists and local business in the City's light industrial district adjacent to the airport. The Conklin Guest House was included in the UGB in 2005 to encourage the retention and expansion of this important business as a part of the Sisters Community to meet the needs of nearby existing and future businesses. The Sun Ranch Tourist Commercial zoning district has been written and applied to this property. The new zoning district assures conformance with the goals, policies, and findings of the Comprehensive Plan by limiting uses to lodging, restaurants, and other uses that serve the Industrial Park businesses and tourists alike.

Industrial Land

There are approximately 44 net buildable acres of vacant LI designated lands inside the Sisters UGB. Adding 3 net buildable acres of re-developable and 17 acres of developable acreage of partially developed lands, a total of 64 acres of buildable light industrial (LI) lands are available inside the Sisters UGB. The 2005 Sisters Urban Area Comprehensive Plan added approximately 3.07 net buildable acres of industrial land to the UGB (Carpenter property). This land was not included in Table 9.4 in the 2005 Comprehensive Plan Update. In 2007, the City removed 4.95 net buildable acres of land (approximately 11.68 gross acres) located in the Sun Ranch Mixed Use Community from the industrial land supply of the City. **Also in 2007, the City re-zoned a 7.62 net buildable acre (12.58 gross acre) parcel from Light Industrial to Residential and Multi-Family Sub-district for residential purposes.** Therefore, the City's existing vacant land and surplus of light industrial land has decreased by a total of **9.5** net buildable acres. The LNA projects a demand for 34 net buildable acres of industrial land inside the Sisters UGB until the year 2025. A surplus of approximately **24.5** acres of net buildable industrial land is predicted based on anticipated supply and demand of **undeveloped** industrial lands until the year 2025. There is a sufficient supply of vacant acreage alone to satisfy anticipated demand, without considering re-developable and partially developed lots. **Table 9.4 illustrates that with re-developable and existing vacant land, there is still a surplus of 20.5 net buildable acres of industrial land with the two rezones from 2007.**

Table 9.4: Summary of Commercial and Industrial Future Land Needs until Year 2025 (net acres)

Land Designation	Existing Vacant Land	Re-developable and Partially Developed	Total Available Land	Projected Land Demand	Surplus
Commercial	37	52	89	28	61
Industrial	42 34.5	20	62.12 54.5	34	28.12 20.5

Source: Technical Report, City of Sisters Commercial and Industrial Future Land Needs Analysis, February 2, 2002, as amended by files CP06-01/02 and Z06-01, **and files C06-04 and Z06-02.**

Chapter 9 Amendments

Proposed Amendment #3 – Page 52 of Comprehensive Plan

Heading – 9.3 Findings

Subheading – Public Infrastructure and Economic Development, paragraph 3

The airport, Sisters Eagle Airfield, does have an impact on the development of industrial uses, as the Runway Protection Zone overlays a portion of a few lots in the industrial area. The Runway Protection Zone precludes uses including structures and water features. However, the airfield also creates opportunities by enabling corporate aircraft to use the facility as well as encouraging aviation-related businesses. An Airport Overlay District has been adopted in conformance with the Land Conservation and Development Commission Transportation Planning Rule.

Chapter 9 Amendments

Proposed Amendment #4 – Page 54 of Comprehensive Plan

Heading – 9.3 Findings

Subheading – Business Recruitment and Outreach Activities, add new paragraph 6

The City of Sisters should focus on attracting the types of industries that will choose to locate in the City. Traditional industrial uses may not find the City attractive for their needs due to the relative isolation. Focusing on ideas such as creating and attracting better jobs and boosting incomes is a better approach than focusing on attracting more jobs. Providing a better place for business versus a cheaper place for business is also pertinent.

Companies the City hopes will be attracted to the area will tend to be smaller companies with educated workers and relatively high pay scales. The demographics of the Sisters area (affluent, well educated) will also draw companies to the area. Innovative regulations geared towards attracting the desired industries, mixed use zoning, etc. will provide a competitive advantage to help attract businesses that will contribute to Sisters' long term economic health.

Although the City hopes to attract smaller companies and industry to the area, the City acknowledges that rising land values, increasing rents, and the shortage of affordable workforce housing will continue to impact the City's ability to recruit and attract new businesses to Sisters. In recognition of these factors, as further outlined in the findings in Chapter 10, Housing, the North Sisters Business Park Sub-district allows the development of second story residential units above industrial operations. The additional flexibility created by this zoning district provides numerous advantages to industrial operators and will assist the City in its efforts to recruit and attract new business opportunities. The second story residential units can be utilized by industrial land owners who want/need to reside above operating industrial facilities. The units can also be utilized to provide employee housing, either as a compensation incentive or as an additional source of revenue for the industrial operator. If the units are not utilized by the industrial operator, they can serve as low-cost rental units that provide additional rental income to help offset the cost of industrial operations. By allowing limited housing with industrial uses, these low cost housing units will provide the type of workforce housing that is needed to support existing commercial and industrial operations within the City limits.

Two light-industrial subdivisions in the northern portion of the city (Sun Ranch and Three Sisters Business Parks) are unique and must be developed sensibly to achieve economic prosperity while respecting their surrounding uses. **These two subdivisions are appropriate for live-work mixed use development for a number of reasons.** First, both subdivisions are vacant so new policies guiding development will create a consistent and well functioning built environment. To the east of both parcels is the Sisters Eagle Airport, providing convenient small engine aircraft service. Adjacent to the north of both parcels are existing low-density rural

residential uses, creating potential conflicts with intensive industrial development. To the south of both parcels lie existing light-industrial subdivisions which are ripe for more intensive development and redevelopment. The Sun Ranch Business Park is unique as it borders a commercial area to the southeast and is a gateway to downtown Sisters from the rural areas to the north. Three Sisters Business park is also unique as it is adjacent to UAR-zoned lands to the west that may be subject to future redevelopment as a Forest Service administrative site.

The Sun Ranch and Three Sisters industrial parks are in transition areas between typically conflicting uses (residential and light industrial). The transition is also from increasingly rural areas to the north and more intensive development to the south. The development of these parcels should reflect the unique role these business parks play in adding value to the community while also protecting existing property values in the surrounding areas.

The unique location and site characteristics of the Sun Ranch and Three Sisters business parks require the city to create specific policies and development codes for these properties accomplishing the following goals:

1. Decrease opportunities for highly intensive polluting and hazardous industrial uses to protect the natural beauty of the Sisters area, city, and neighboring residents
2. Encourage economic growth in the city by making the primary uses in the business parks a combination of light manufacturing and professional services
3. Allow secondary and accessory uses such as retail and dwelling units to foster a more lively and unique development and provide an incentive for new businesses to locate in Sisters
4. Create design standards that favor the economic uses while creating attractive, healthy, and stable living environments
5. Protect the long-term economic uses of the land and prevent a reversion to intensive residential uses

Chapter 9 Amendments

Proposed Amendment #5 – Page 55 of Comprehensive Plan

Heading – 9.4 Policies

9.4 POLICIES

1. The City shall guide growth in a manner that will result in a balance between economic and environmental interests.

Tasks -

- a. The City shall maintain and enhance the appearance and function of the Commercial Districts by providing a safe and aesthetically pleasing pedestrian environment, mixed use development, and requiring adherence to the Sisters Western Frontier Architectural Design for all types of development and signage. The Sisters Western Frontier Architectural Design Theme does not apply to the Sun Ranch Tourist Commercial District. In its place a more historically accurate 1900s Rural Farm/Ranch House design standard applies. The City shall establish standards for this design theme in the Development Code.
- b. Auto Oriented developments such as restaurants with drive-up windows are not appropriate in the downtown area or Commercial District. Auto oriented uses shall only be permitted in the Highway Commercial Sub-district, Light Industrial District, and North Sisters Business Park Sub-district, and shall be limited and managed based on their impacts.
- d. The City's Development Code should continue to allow mixed-use development within the Commercial Districts, and in transitional light-industrial areas such as the Sun Ranch and Three Sisters Business Parks (as previously noted in the findings), and small commercial uses and home occupation mixed with residential uses.
- f. The City has adopted the new Sun Ranch Tourist Commercial District to apply to the Conklin Guest House property. This property is intended to provide commercial uses that will serve the needs of the nearby light industrial uses and visitors to the area. Drive through facilities are not appropriate for this zoning district.
- g. Development standards shall be added to the City's Development Code for unique light-industrial parks in transition areas. Standards shall be developed to accomplish the goals outlined in the Business Recruitment and Outreach Activities findings of this chapter

Chapter 10 Amendments

Proposed Amendment #1- Page 57 of Comprehensive Plan

Heading 10.2 Background, Paragraph 3:

The *Central Oregon Housing Needs Update*, March, 2003 by Rees Consulting, Inc. is referenced in this section to provide a local perspective on housing.

The same study was updated in 2006 “Central Oregon Workforce Housing Needs Assessment” (Rees Consulting, July 2006). The Housing Works Study evaluated housing needs in Central Oregon and found a substantial imbalance between the demand and supply of workforce housing and a significant mismatch between prices and household incomes. Key findings from the Housing Works Study include the following:

- Home prices have been rising and are no longer affordable to most members of the workforce;
- Growth in demand for workforce housing has been outpacing the production of units;
- Employers are being negatively affected by problems that can be directly attributed to the insufficient availability of affordable workforce housing;
- Growth in demand for workforce housing will continue yet will not be balanced with construction of affordably-priced units given development now underway in the pipeline. See Housing Works Study at page 64.

Specific data from the Housing Works Study can be found in the actual document.

Proposed Amendment #2 – Page 61 of Comprehensive Plan

Heading – 10.3 Findings

Subheading – Affordable Housing, paragraph 2

As part of this Plan, the City will create and require new measures to improve access to affordable housing during the planning period. The City desires to use tools such as land trusts, shared appreciation mortgages, developing annexation policies, down payment assistance programs and gap financing, and others, are effective ways to create long-term affordable housing for low-income households. The City also desires to create plans and coordinating with affordable housing advocates to provide specific numbers of affordable housing units will help the City meet the need for affordable housing. New measures are discussed in the Policies section under this goal. As the City considers lands to be included into the Urban Growth Boundary, it may consider conditions of approval that specify measures that will result in affordable housing.

Housing in Light Industrial Areas

Two light-industrial subdivisions in the northern portion of the city (Sun Ranch and Three Sisters Business Parks) are unique and must be developed sensibly to achieve economic prosperity while respecting their surrounding uses as noted in Chapter 9. Adjacent to the north of both parcels are existing low-density rural residential uses, creating potential conflicts with intensive industrial development. To the south of both parcels lie existing light-industrial subdivisions which are ripe for more intensive development and redevelopment.

The Sun Ranch and Three Sisters industrial parks are in transition areas between typically conflicting uses (residential and light industrial). The transition is also from increasingly rural areas to the north and more intensive development to the south. The development of these parcels should reflect the unique role these business parks play in adding value to the community while also protecting existing property values in the surrounding areas. The City's development codes should accommodate the unique nature of these areas consistent with the findings, policies, and goals established in Chapter 9.

Consistent with this intent, in 2007, the City re-zoned a 12.58 parcel (Tract A- Three Sisters Business Park) from industrial to residential and multi-family residential zoning. The rezoning effort provided the City with additional inventory of residential lands that can be utilized to provide the variety of housing types needed to provide affordable workforce housing consistent with the directives of the *Residential Lands Study* and the *Housing Works Study*. This rezoning effort created an additional 12.58 acres of land zoned for single- and multi-family residential development. The units are centrally located in the core area of the City and will be especially attractive to service workers who currently have acute housing needs.

In recognition of the need for storage within areas zoned for smaller lots and higher density housing types, mini-storage should be allowed within some areas zoned as North Sisters Business Park Sub-district, specifically lots 4, 5, 6, and 7 of the Three Sisters Business Park. The City should develop design guidelines for mini-storage units, in order to ensure compatibility with adjacent residential and other live-work industrial uses, and achieve the City's objectives for a pedestrian-oriented mixed use district.

Chapter 10 Amendments

Proposed Amendment #3 – Page 62 of Comprehensive Plan

Heading – 10.4 Policies

8. The Sun Ranch Residential District shall contain flexible site design guidelines to provide an innovative residential layout and needed residential component to the Sun Ranch Mixed Use Community as well as to provide a good transition between the uses north of the community and the urban uses within the City of Sisters. A maximum of 45 units (or about 4.3 units per gross acre) shall be provided within this residential area. Development codes shall protect the economic uses of the land first and foremost, but allow housing as a means of creating more compatibility between adjacent uses and enhancing the economic vitality of the City.
9. **Mixed use zoning districts that include a residential component shall contain mechanisms to ensure compatibility between residential and underlying commercial or industrial uses.**

Chapter 11 Amendments

Proposed Amendment #1 – Page 65 of Comprehensive Plan

Heading – 11.2 Background

Subheading – Water Supply

Water Supply

The City completed and adopted a Water System Master Plan completed in March, 2000. The City provides municipal water service, utilizing Pole Creek as a source from which the City has been allocated a water right of 0.2 cubic feet per second (CFS) in addition to two City wells. The City plans to install another well on the north end of town within the Sun Ranch Mixed Use Community. The City maintains a 2.5 million-gallon impoundment reservoir at the point of diversion of Pole Creek and a 1.6 million gallon sealed concrete reservoir that supplies the City water distribution system through a 12 inch diameter transmission main. The water is chlorinated and all water services are metered.

Chapter 14 Amendments

Proposed Amendment #1 – Page 80 of Comprehensive Plan

Heading – 14.2 Background

Paragraph 4

The City of Sisters' City Limits coincide with the City's adopted Urban Growth Boundary (UGB). The current (2007) city limits contains approximately 1176 gross acres. Table 14.1 below shows the approximate gross acres of lands in the Sisters UGB by land use district. The data is approximate, includes public roadways, and is based on engineering estimates and public records available to the City.

Table 14.1. Gross Acreage of Areas in Urban Growth Boundary by Land Use District

Land Use District	Approximate Gross Acres
Public Facility District (PF District)	
<i>School District Properties</i>	144
<i>Forest Service Property</i>	36
<i>Middle and Elementary School Properties</i>	19
<i>Wastewater Treatment Facility</i>	58.8
PF District Total	257.8
Landscape Management District (LM District)	
<i>Forest Service Property</i>	19
<i>City and State Parks</i>	43
LM Total	62

Table 14.1: Continued

Land Use District	Approximate Gross Acres
Flood Plain District (FP District) Total (not including area in City and State Parks in the LM District)	24
Commercial Districts (C District)	
<i>Commercial District (C) & Tourist Commercial</i>	134.41
<i>Highway Commercial Sub-District (C-HC)</i>	66
C and C-HC Districts Total	200.41
Light Industrial District (LI District) Total	109.66 97.08
Residential (R District)	
<i>Residential District (R District)</i>	279.68 289.87

<i>Residential Multi-Family Sub-District (R-MFSD District)</i>	461 163.39
R Districts Total	440.68 453.26
Urban Area Reserve District (UAR District)	
<i>UAR (Residential 2.5-acre Minimum)</i>	30
<i>UAR (Business Park 5-acre Minimum owned by the U.S. Forest Service)</i>	23
UAR-10 (Residential – McKenzie Meadows)	30
UAR Districts Total	53 83
Total Area in Urban Growth Boundary	1,124 1177.55

Source: City of Sisters GIS based on Deschutes County GIS Taxlots, and as amended by files CP06-01/02 and Z06-01 and files C06-04 and Z06-02.

Chapter 14 Amendments

Proposed Amendment #2 – Page 90 of Comprehensive Plan

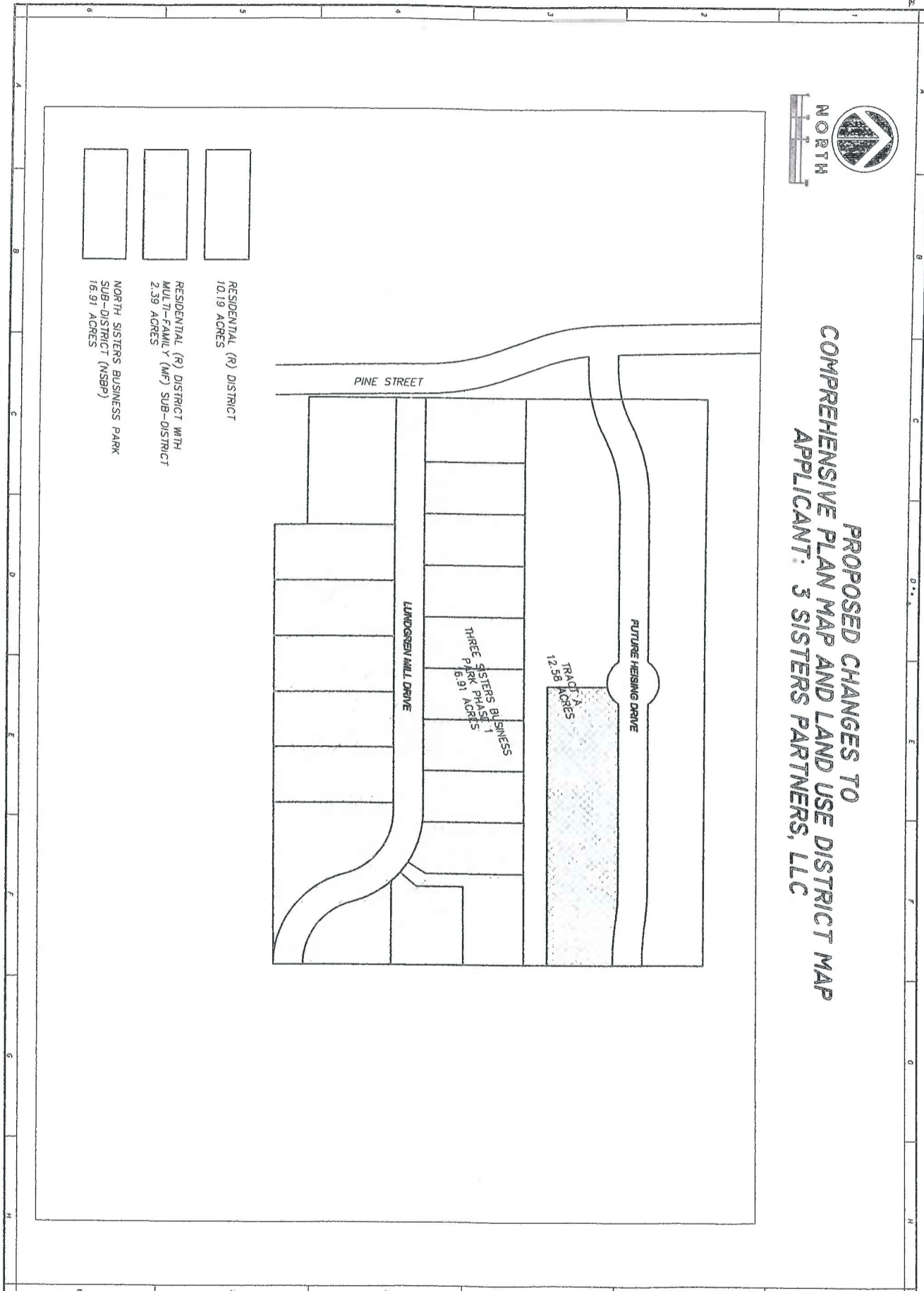
Heading – 14.2 Background

Subheading – Commercial and Industrial Uses (Lands zoned UAR –10 with Plan designations Commercial and Light Industrial, add paragraph 5)

The Conklin Guest House property was included in the UGB in 2005 with a commercial zoning designation. In 2007, the Sun Ranch Tourist Commercial zoning district was adopted and applied to the property and an additional area of 0.8 acres was added to the district. The Sun Ranch Tourist Commercial District allows uses that serve tourists and the Light Industrial areas to the west.

EXHIBIT B

2006 ANCHOR



PROPOSED CHANGES TO
 COMPREHENSIVE PLAN MAP AND LAND USE DISTRICT MAP
 APPLICANT: 3 SISTERS PARTNERS, LLC

EXHIBIT 1 1/1	PROPOSED CHANGES TO COMPREHENSIVE PLAN MAP & LAND USE DISTRICT MAP 3 SISTERS PARTNERS, LLC		DESIGNED BY: JSE CHECKED BY: JSE DATE: 5/21/07 SHEET: AS SHOWN TOTAL SHEETS: 05-009	750 Buckaroo Trail, Suite 103 Sisters, OR 97759 PH: (541) 549.1602 FAX: (541) 549.1604
			PREPARED BY: DATE:	

OREGON

ORDINANCE NO. 369

**AN ORDINANCE OF THE CITY OF SISTERS, OREGON ADOPTING CHANGES TO
THE CITY OF SISTERS DEVELOPMENT CODE**

WHEREAS, the applicant, 3 Sisters LLC, has applied for a Development Code amendment (files CP 06-03 and Z 06-02) which seeks to amend the text and zoning map of the Development Code on approximately 29 acres known as the Three Sisters Business Park, Phase I, Legal description 15-10-04, tax lot 500; and,

WHEREAS, the Sisters Urban Area Planning Commission held hearings on the Development Code amendment files CP 06-03 and Z 06-02 on January 18 and February 15, 2007, and determined that the amendment files met all applicable approval criteria and recommends approval of such; and,

WHEREAS, the City Council held a public hearing May 24, 2007, on the proposed Development Code amendment and determined that the amendment meets all applicable approval criteria;

NOW, THEREFORE, the City of Sisters ordains as follows:

SECTION 1. The City Council of the City of Sisters finds that the provisions of the City Code and all applicable requirements have been met, including public notice. The Council finds that the Sisters Area Planning Commission has conducted public hearings and has submitted its recommendation to the Council. The Council finds that this Ordinance is based on the Planning Commission recommendation and any modifications made by the Council, as a result of the public hearing process.

SECTION 2. The Council finds and takes public notice that it is in receipt of all matters and information necessary to consider this Ordinance in an adequate manner, and that this Ordinance complies with the Statewide Planning Goals, and the standards for legislative adoption, as set forth in Chapter 197 of the Oregon Revised Statutes, the Sisters Municipal Code, the Sisters Urban Area Comprehensive Plan, and the Sisters Development Code.

SECTION 3. The Council finds that the adoption of this Ordinance is necessary based on findings in the Planning Commission Recommendation in the Development Code Amendment files CP 06-03 and Z 06-02, and that the adoption of this Ordinance is also necessary for the benefit of the health, safety, and general welfare of the residents of the City of Sisters.

SECTION 4. The following Exhibits, attached and incorporated herein by reference, are hereby adopted as amendments to the "Sisters Development Code".

A. Exhibit A is the text that amends the Development Code;

B. Exhibit B is the map that amends the Development Code Zoning map.

SECTION 5. Severability. If any section, subsection, sentence, clause or phrase of this Ordinance is for any reason held to be invalid or unconstitutional by any court of competent jurisdiction, such decisions shall not affect the validity of the remaining portions of this Ordinance.

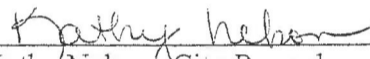
SECTION 6. This Ordinance shall take effect thirty (30) days after adoption.

PASSED by the Common Council of the City of Sisters this 14th day of June, 2007, and APPROVED by the Mayor of the City of Sisters.



Brad Boyd, Mayor

ATTEST:



Kathy Nelson, City Recorder

2.5.6 – North Sisters Business Park Sub-district

*Proposed additions are in **bold underlined**, and deletions are in ~~strikethrough~~.*

2.5.600 - Purpose.

The purpose of the North Sisters Business Park Sub-district is to create a mix of land uses that effectively transition between neighboring residential, light industrial, and commercial land uses. The primary uses are light manufacturing and professional services, but secondary uses such as retail and living quarters are allowed. The purposes of allowing light manufacturing and professional services as primary uses are to maximize economic opportunities for the city while also decreasing opportunities for environmentally disruptive high-impact industrial uses. The purpose of allowing living quarters and retail is to establish a more vibrant economic center with the presence of full-time residents, provide more affordable housing types in close proximity to jobs, create investment incentives to locate in the city, and as a transition to adjacent residential areas. Restrictions on living quarters and retail are established to prevent uses from gravitating away from light manufacturing and professional services towards retail and additional residential uses. Enhanced construction requirements for mixed use buildings are established to protect the long-term economic use of the land and promote compatibility between traditionally incompatible uses. Development standards also aim to create an attractive light industrial park that will contribute to the long term economic health and aesthetic character of the City of Sisters.

2.5.610 Applicability

The standards of the North Sisters Business Park Sub-district, as provided for in this section, shall apply to those areas designated North Sisters Business Park Sub-district on the City's Zoning Map. All structures within the North Sisters Business Park Sub-district shall meet the design requirements contained in the Special/Limited Use Standards in this chapter.

2.5.620 Permitted Uses

The land uses listed in Table 2.5.620A are permitted in the North Sisters Business Park Sub-district, subject to the provisions of this Chapter. Only land uses that are specifically listed in Table 2.5.620.A, and land uses that are approved as "similar" to those in Table 2.5.620.A, may be permitted. The land uses identified with a "CU" in Table 2.5.620A or as specified in Special Standards for Certain Uses in 2.5.690 require Conditional Use Permit approval prior to the development or a change in use, in accordance with Chapters 4.4 and 4.2. All uses within the North Sisters Business Park Sub-district are subject to the requirements of the Airport Overlay District as outlined in section 2.7.2 of the Sisters Development Code as applicable.

Table 2.5.620.A
Land Uses and Building Types Permitted in the North Sisters Business Park Sub-district

<p>* Light Industrial (all uses subject to applicable Special Standards for Certain Uses):</p> <ul style="list-style-type: none"> a. Light manufacture (electronic equipment assembly, printing, medical equipment manufacturing, manufacturing and assembling of goods) b. Warehousing and distribution including commercial nursery c. Blacksmith shop d. Commercial bakeries that produce baked goods primarily for sale to other commercial establishments or delivery to customers off-site e. Manufacturing and packaging of specialty food products, pharmaceuticals and similar uses excluding the production of meat or fish products, fermented foods or other products that produce noxious odors, except for microbreweries, wineries, and coffee roasting f. Automobile-oriented uses excluding drive-up/in/through uses g. Private parking lots h. Direct sale of products produced on site to the public as an accessory use in area less than 1,000 sq. ft. of same building i. Contractors' supply centers, building design centers and similar uses j. Similar uses k. Accessory uses including offices. l. <u>Mini storage, in the Three Sisters Business Park only, lots 4, 5, 6, and 7.</u> <p>Public and Institutional:</p> <ul style="list-style-type: none"> a. Public buildings b. Publicly accessed multi-use trails and paths c. Public parking lots d. Similar uses <p>*Residential (all uses subject to applicable Special Standards for Certain Uses):</p> <ul style="list-style-type: none"> a. Loft apartments 	<p>* Commercial (all uses subject to applicable Special Standards for Certain Uses):</p> <p>Professional Services:</p> <ul style="list-style-type: none"> a. Professional & business service offices (banks, real estate office, attorney office, architect, etc.) b. Animation studios, film production facilities and similar uses c. Medical / dental clinic and similar uses (veterinary clinics, physical therapy, etc.) d. Research facilities provided that no odors or noxious fumes are produced from the site e. Similar uses f. Accessory uses to Professional Service uses, including accessory offices <p>Retail Trade:</p> <ul style="list-style-type: none"> a. Artist's studio & galleries b. Import/export business c. Building supply stores d. Clothing, jewelry, furnishings, appliance, athletic equipment retailers e. Automobile-oriented uses excluding drive-up/in/through uses, body shops, and paint shops f. Similar uses g. Accessory uses including offices <p>Personal Services:</p> <ul style="list-style-type: none"> a. Outfitters and guide services b. Florist c. Restaurants, pubs, microbreweries, wineries, cafes, coffee shops, coffee roasters, catering/food services d. Automobile-oriented uses excluding drive-up/in/through uses, body shops, and paint shops e. Pet grooming and similar uses f. Barber shop/beauty salon g. Child care, nursery school, kindergarten or day-care facility h. Accessory uses including offices i. Similar uses 	<p>Telecommunications Facilities:</p> <ul style="list-style-type: none"> a. Telecommunication facilities affixed to buildings not poles, towers, or antennas subject to Section 3.6.2 of the Development Code <p>Prohibited Uses:</p> <ul style="list-style-type: none"> a. Boat Building b. Fuel/oil distributors c. Cell towers d. Asphalt batch plants e. Manufacturing of concrete products f. Auto wrecking, crushing, dismantling, or "chop shops" g. <u>Mini-storage facilities, in the Sun Ranch Mixed Use Community only.</u> h. Drive-up/in/through uses and facilities i. Unenclosed/outdoor light manufacture or assembly j. Any use considered a High-Hazardous Occupancy (H Occupancy) by the most recently State of Oregon adopted International Building Code k. Similar uses
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Uses marked with an asterisk (*) are subject to the standards in Section 2.5.690, "Special Standards for Certain Uses." Uses marked with CU or uses requiring Conditional Use permits per the Special Standards for Certain Uses in 2.5.690 are subject to Conditional Use permit standards in Section 4.4.

2.5.630 Lot Requirements.

A. Lot size and frontage.

Lot requirements for the North Sisters Business Park Sub-district will be determined by the spatial requirements for that use, associated landscape areas and parking requirements. Each non-condominium lot shall have a minimum of 30 ft. of frontage on a public or private street to insure a minimum level of access to all newly created lots.

2.5.640 Height Regulations.

No building or structure shall be hereafter erected, enlarged or structurally altered to exceed a height of 30 feet. The maximum height may be increased to 35 feet when loft apartments are provided in the second story above a light industrial, professional service, retail trade, or public use.

2.5.650 Setbacks and Building Orientation.

All building setbacks within the North Sisters Business Park Sub-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.

50% of the primary building façade measured horizontally from wall to wall shall be sited between 10 and 25 feet from the primary front property line. All outside storage areas shall be located at least 20 feet from the primary front property line.

B. Side Yard Setback.

Ten (10) feet. Lots having a side yard along the pedestrian paths or alley easements shall maintain a minimum of five (5) feet between the pedestrian path or alley easement and any structure.

C. Rear Yard Setback.

Ten (10) feet, except that buildings shall be setback 20 feet from any residential district. Lots having a rear yard along the pedestrian paths or alley easements shall maintain a minimum of five (5) feet between the pedestrian path or alley easement and any structure.

D. Buffering.

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

on site. Such buffers shall not encroach into any required clear vision area. All outside storage areas shall be located at least 20 feet from the primary front property line.

E. Building Orientation and Pedestrian Amenities.

1. Buildings shall have their primary entrance oriented towards the adjacent street frontage or common access/area that provides access to the lot.
2. All buildings within the North Sisters Business Park Sub-district shall have a pedestrian connection from the sidewalk along the front lot line to the main entrance of the building on site.
3. Recessed entrances, canopies or other similar features in proportion to the whole building shall be used at the entries to buildings in order to create a pedestrian scale.

2.5.660 Lot Coverage.

The maximum lot coverage for all structures is 60%.

2.5.670 Off-Street Parking.

The off-street parking requirements for uses in the North Sisters Business Park Sub-district are established by Chapter 3.3– Vehicle and Bicycle Parking, of the Sisters Development Code.

2.5.680 Landscape Area Standards.

A minimum of 20 percent of the gross site area of proposed developments shall be landscaped according to Chapter 3.2 of the Sisters Development Code.

2.5.690 Special Standards for Certain Uses.

A. Loft Apartments.

Loft apartments are a residential use accessory to the primary light industrial or commercial use in the North Sisters Business Park Sub-district. As such, they are subject to the following standards to protect the long-term viability of the economic uses while establishing a safe and habitable dwelling unit.

1. A loft apartment unit is a dwelling unit on the second story above a light industrial or commercial use.
2. A maximum of 4 loft apartment units shall be permitted per lot.
3. Separate ingress/egress shall be provided for the loft apartments and other entrances (emergency) shall be provided as required by applicable building codes.
4. A maximum of 60 total loft apartment units shall be permitted in the North Sisters Business Park Sub-district component of the Sun Ranch Mixed Use Community. This includes lots 1-20 of the Sun Ranch Phase 1 subdivision.
5. **A maximum of 57 total loft apartment units shall be permitted in the North Sisters Business Park Sub-district component of the Three Sisters Business Park, lots 1-19.**

- ~~5.~~ 6. Prior to approval of building permits for structures containing loft apartment(s), the owner of the property shall sign, notarize and record a waiver of remonstrance prohibiting resident(s) and owner(s) and all successors of the proposed loft apartment(s) from making complaints or claims against permitted uses on the subject property and surrounding commercial and light industrial lands. Such waivers shall utilize the City's waiver form or must be reviewed and approved by the City of Sisters prior to recording. A copy of the recorded waiver of remonstrance shall be provided to the City at the time of application for said building permit. The waiver of remonstrance shall not preclude the ability of residents from acting against uses that negligently cause property damage or injury, or do not comply with the air emission standards listed below.
- ~~6.~~ 7. The second story floor between the commercial or light industrial use and loft apartments shall achieve a Sound Transmission Class rating of 60 to 64.
- ~~7.~~ 8. The minimum number of parking spaces required per loft apartment shall be 1.5 per loft unit. Parking spaces must be provided on the same lot as the loft units. The total parking requirements for a lot, when other than a whole number, shall be rounded up.
- ~~8.~~ 9. Proposals for buildings and site plans containing loft apartments shall explicitly state the proposed light industrial and commercial uses occurring in proposed buildings. Land use approvals shall be limited to disclosed and approved uses, unless and until a change of use is approved by the City.

B. Light Industrial and Commercial Uses

1. Impacts disclosure for mixed-use loft apartment buildings. The following requirements apply to all new, remodeled, or enlarged uses occurring on lots or in structures containing loft apartments.
 - a. All odor, noise, vibration, or sound created by the proposed light-industrial and commercial use that negatively impact or cause hazards to residents of the loft apartments shall be disclosed prior to land use approval. During site design or development review, including a change of use, the property owner shall demonstrate that the proposed use will not pose a hazard to residents of the loft apartments located above the use in order to obtain approval of the use. Reasonable conditions of approval may be imposed to insure compatibility between the residential, light industrial, and commercial uses.
 - b. Hours of operation and deliveries shall be disclosed.
 - c. There shall be no emission of odorous, toxic, noxious matter or dust in such quantities from industrial operations as to produce a public nuisance or hazard. All emissions shall meet DEQ standards.
 - d. Changes of use shall require Development Review per Chapter 4.2.
2. Auto-oriented uses. All auto-oriented uses shall meet the following guidelines:
 - a. All storage, parking of vehicles to be serviced, and service of vehicles shall occur within fully enclosed buildings or carports or a sight obscuring fence such as wood or vinyl, excluding slat fences.

3. Direct sale of products produced on site to the public as an accessory use in an area less than 1,000 sq. ft. of same building is allowed on all lots and does not count towards the ten lot retail and personal service use maximum in 2.5.690.C.

C. Retail and Personal Services.

Commentary: The square footage limitations on retail and personal services for Three Sisters Business Park were calculated using the approximate ratios that applied to Sun Ranch. The total acreage for Three Sisters Business Park, lots 1-19 is 14.7 acres, and Sun Ranch is 13.3. Using proportionate figures, Three Sisters is allowed slightly more retail and personal services square footage, as the entire development area is slightly larger. The 1,000 square feet allotted to sales of products does not change for Three Sisters, as it is a figure per building and not based on square footages.

1. A maximum of ten (10) lots (**each**) within the North Sisters Business Park Sub-district zoned areas of the Sun Ranch Mixed Use Community **and Three Sisters Business Park** may contain retail and personal service uses. Direct sale of products produced on site to the public as an accessory use in an area less than 1,000 sq. ft. of same building is allowed on all lots and does not count towards the maximum.
2. A maximum of 10,000 square feet of retail trade and personal service uses are allowed per lot in the North Sisters Business Park Sub-district zoned portions of the Sun Ranch Mixed Use Community. **A maximum of 11,000 square feet of retail trade and personal service uses are allowed per lot in the North Sisters Business Park Sub-district portions of the Three Sisters Business Park.** However, limitations in 2.5.690.C.1, C.3, and C.4. may preclude developing some or all retail trade and personal services on any lot. Direct sale of products produced on site to the public as an accessory use in an area less than 1,000 sq. ft. of the same building is allowed on all lots and does not count towards the maximum.
3. A maximum of 50,000 square feet of retail trade uses are allowed in the North Sisters Business Park Sub-district zoned portions of the Sun Ranch Mixed Use Community. **A maximum of 55,000 square feet of retail trade uses are allowed in the North Sisters Business Park Sub-district zoned portions of the Three Sisters Business Park.**
4. A maximum of 50,000 square feet of personal service uses are allowed in the North Sisters Business Park Sub-district zoned portions of the Sun Ranch Mixed Use Community. **A maximum of 55,000 square feet of personal service uses are allowed in the North Sisters Business Park Sub-district zoned portions of the Three Sisters Business Park.**
5. All limitations in 2.5.690.C.1-4 must be met in order to receive land use approval for retail and personal service uses.

D. Design Standards for Mini-Storage.

A "mini-storage" is a 'self-service storage facility'. It is real property designed and used for the purpose of renting or leasing individual storage space to occupants who are to have access to the space for the purpose of storing and removing personal

property on a self-service basis, but does not include a garage or other storage area in a private residence.

1. Site Design Requirements:

- a. Site Entrances: One or more secured ingress and egress entrance drives shall be provided as approved by the 3 Sisters ARC and the City of Sisters. The drive(s) shall be designed to provide separate lanes for entering and exiting traffic so that either lane can be used for emergency vehicle access.
- b. Access: shall be controlled by a security system consisting of key or keypad -controlled gate arms, gates or similar devices. Each lessee shall have key access or pass code access through the security system. The system shall be approved by the 3 Sisters ARC.
- c. Parking: Parking shall conform to the standards per the City of Sisters Development Code.
- d. On-site circulation and driveways: All two-way driveways directly serving storage spaces or buildings shall provide for one 10-foot parking lane on each side and one 24 -foot two way driving lane. Traffic direction and parking shall be designated by signing or painting.
- e. Landscaping: Every Lot on which a mini-storage building resides shall be landscaped according to plans approved by the 3 Sisters ARC and the City of Sisters and shall be maintained in a sightly and well-kept condition per section 6.19 of the 3 Sisters CC&R's.

2. Spaces for Open Storage of Recreational Vehicles, Boats and Trailers:

- a. Open Storage: The space devoted to open storage shall be properly screened by fencing and landscape in a manner consistent with the North Sisters Business Park Sub-district, Section 2.5.6.

3. Architectural Design Requirements:

- a. Exterior Wall Construction: All exterior walls shall be finished with architectural masonry units, natural stone, concrete, or metal panel subject to the approval of the 3 Sisters ARC. Buildings utilizing metal wall panels shall incorporate a masonry wainscot around the entire perimeter. The wainscot shall be a minimum of 4' high where the walls are less than 12' high and a minimum of 7'-4" where the wall height exceeds 12'. The metal panels must be high quality, flush or box ribbed, architectural grade with concealed fasteners.

- b. Eaves: Eaves with the exception of flat roof units, shall consist of overhangs that are of appropriate scale relative to height of unit. The minimum overhang shall be two (2) feet. Eave brackets and similar articulations are encouraged.
- c. Roofs: Roof materials shall be subject to approval of the 3 Sisters ARC. Metal roofs are required to have a standing seam application, and a minimum 3:12 minimum slope Composition shingle roofs shall have a minimum slope of 3:12. Steeper roof slopes are encouraged. Low slope roofs shall incorporate a parapet around the entire perimeter that completely screens the roof surface from view.
- d. Windows, Glazing, Doors and Entrances. Vinyl or pre-finished metal window frames are allowed. Glazing shall be clear or Low E units. No reflective glass is allowed. Aluminum window and doorframes must be pre-finished with a factory-applied coating or anodized finish. Interior window treatments shall compliment the exterior façade. Entrance Doors, no entrance doors to storage compartments shall front on any public street.
- e. Gutters and Downspouts. Gutters and downspouts are recommended and may be required on some buildings where either pedestrian traffic may occur or where roof or building surface drainage will need to be controlled. Gutters and downspouts shall be designed as a continuous architectural design feature. Exposed gutters and downspouts shall be colored or painted to blend in with the adjacent surface. All drainage pipes that are connected to downspouts must be concealed from view of neighboring properties.
- f. Exterior Colors. Exterior colors shall be compatible with the colors of the natural surroundings and adjacent buildings and are subject to the approval of the 3 Sisters ARC. Single color buildings are discouraged. Walls should be articulated with an accent/trim color and roofs shall be of different complimentary color.

4. Building Orientation

- a. Purpose. The following standards are intended to orient the office, storage buildings and loft units close to streets to promote human-scale development, create an active and inviting appearance from the street, and greatly diminish the view of the storage unit entrances, access ways, and mini-storage operations from the street.
- b. Applicability. This section applies to: mini-storage developments including the office, manager quarters and lofts, and storage units.

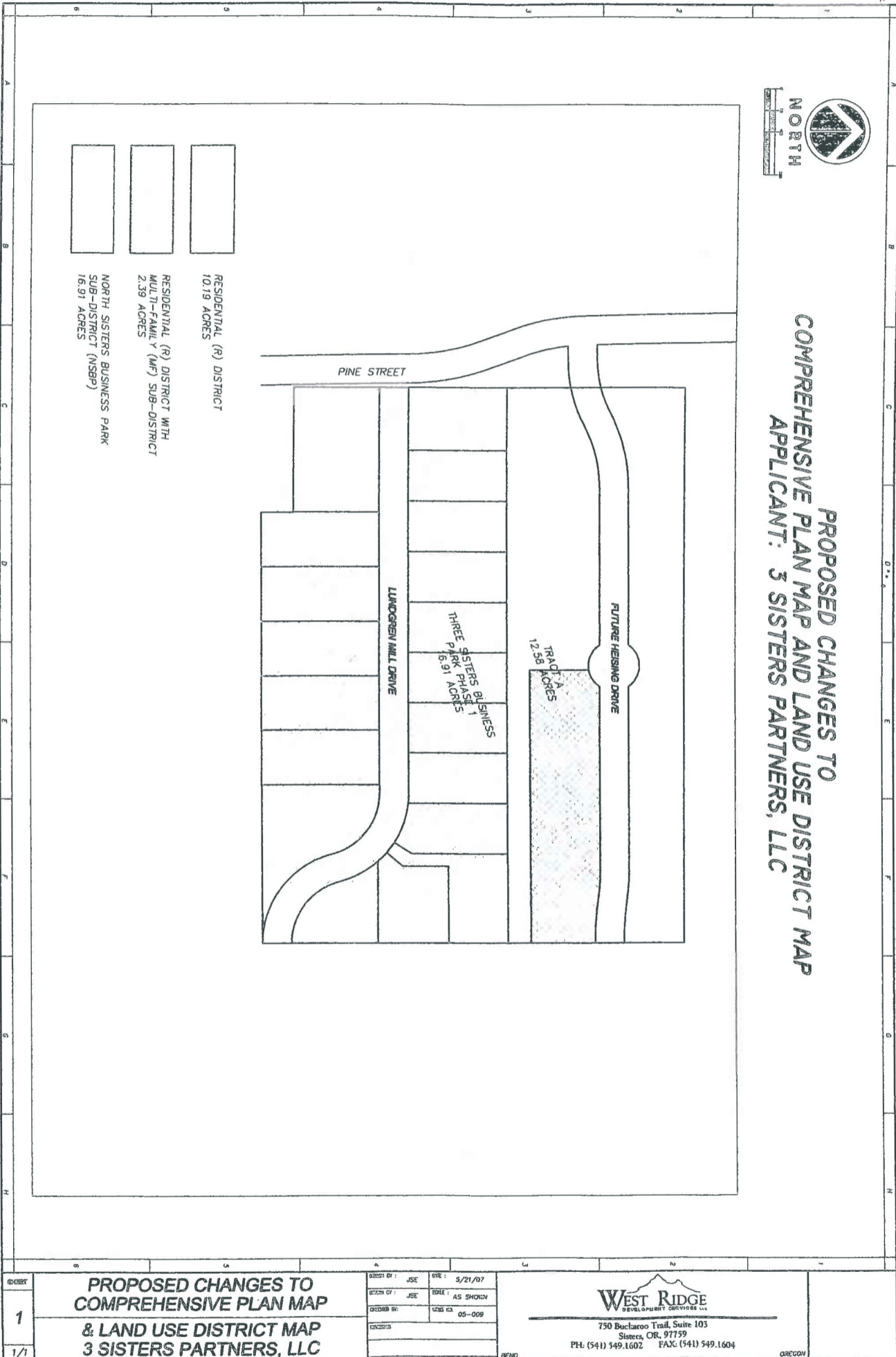
- c. Building orientation standards. All developments in B, above, shall establish a main focal point to the street, including dwelling unit or office entrances, primary architectural features, porches, landscaping, windows, and areas for meeting and recreation. The building orientation standard is met when the following criteria are satisfied:**
- 1. Office buildings and uses receiving the public, loft units, and managers quarters shall have their primary entrances oriented to the street.**
 - 2. All building elevations visible from a street right-of-way shall provide doors, porches, balconies, and/or windows. A minimum of 40% of the front (street facing) elevations meet this standard. This is measured as the horizontal plane (lineal feet) containing these features. The standard applies to each full and partial building story.**
 - 3. Storage units shall be visually screened by the lofts, office buildings, and/or manager quarters, and shall not directly face the street. This standard does not require the storage units to be completely obscured from view.**
 - 4. Access ways serving the units shall be visually screened by the lofts, office buildings, and/or manger quarters, and not be placed between the street and these buildings.**
 - 5. Landscaped areas including lawn areas shall be provided between the street and buildings to provide shade, greenery, and a visual buffer between the street and buildings.**
 - 6. In as much as possible, lofts, office buildings, and/or manager quarters, will serve as a visual buffer between the storage units, access ways, and street.**
- 5. Open space. Access to private or public open spaces enhances the living environment of the loft units and provides active uses close to the street. Private open space areas or common open space areas are required for manager quarters and loft units based on the following standards:**
- a. Loft units shall have balconies or porches measuring at least 48 square feet.**
 - b. Loft units shall have access to commonly-owned landscaped open space areas at least 100 square feet per loft unit. Open space areas shall be oriented towards the street and away from trash receptacles, vehicular access areas, and the mini-storage units.**

Commentary: A new provision is added to Chapter 4.2, Development Review and Site Design Review to make sure changes of use meet the standards established by the new sub-districts. Directions: The text below shall be added to Chapter 4.2 – Development Review and Site Design Review, Section 4.2.3.B. Development Review, number 10 shall be replaced with the following text:

10. Changes of use in the North Sisters Business Park Sub-district

EXHIBIT B

DATE: 05/21/07



**PROPOSED CHANGES TO
 COMPREHENSIVE PLAN MAP AND LAND USE DISTRICT MAP
 APPLICANT: 3 SISTERS PARTNERS, LLC**

SHEET
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**PROPOSED CHANGES TO
 COMPREHENSIVE PLAN MAP
 & LAND USE DISTRICT MAP
 3 SISTERS PARTNERS, LLC**

DESIGN BY:	JOE	DATE:	5/21/07
DRAWN BY:	JOE	DATE:	AS SHOWN
CHECKED BY:		DATE:	05-009
CADWORK:			

WEST RIDGE
 DEVELOPMENT SERVICES, LLC
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 PH: (541) 549.1602 FAX: (541) 549.1604

BEND OREGON