



# Oregon

Theodore R. Kubongski, Governor

Department of Land Conservation and Development

635 Capitol Street, Suite 150

Salem, OR 97301-2540

(503) 373-0050

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www.lcd.state.or.us



## NOTICE OF ADOPTED AMENDMENT

8/3/2009

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

**FROM:** Plan Amendment Program Specialist

**SUBJECT:** City of Sisters Plan Amendment  
DLCD File Number 003-09

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:** Friday, August 14, 2009

This amendment was submitted to DLCD for review prior to adoption with less than the required 45-day notice. 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 THAT IT WAS MAILED TO DLCD. AS A RESULT, YOUR APPEAL DEADLINE MAY BE EARLIER THAN THE ABOVE DATE SPECIFIED.

**Cc:** Eric J. Porter, City of Sisters  
Gloria Gardiner, DLCD Urban Planning Specialist  
Mark Radabaugh, DLCD Regional Representative

Bill Holmstrom, DLCD Regional Representative  
Jon Jinings, DLCD Regional Representative  
Katherine Daniels, DLCD Regional Representative

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# 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



Jurisdiction: CITY OF SISTERS  
Date of Adoption: 7.23.09

Local file number: PA 09-02  
Date Mailed: 7.24.09

Was a Notice of Proposed Amendment (Form 1) mailed to DLCD? **Select one** Date:

- Comprehensive Plan Text Amendment
- Land Use Regulation Amendment
- New Land Use Regulation
- Comprehensive Plan Map Amendment
- Zoning Map Amendment
- Other:

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

Inclusion of a 4.0 acre property into the Sisters UGB as 'VAR-10' land. Site abuts the southern city limits, and will be used as a fire training - facility for the greater Sisters area.

Does the Adoption differ from proposal? Please select one yes - changes that were identified within the 2005 Comp Plan but were not completed had the tenses changed to past tense. One table had varying decimal digits after each number - those numbers were rounded off to 2 decimal places for consistency. All other changes were included within DLCD form 1.

Plan Map Changed from: F-1 Forest (County) to: VAR-10 (UGB)  
Zone Map Changed from: No designation (county) to: PF Public Facility - target zoning following annexation  
Location: survey map attached w/ staff report Acres Involved: 4.0  
Specify Density: Previous: N/A New: N/A

Applicable statewide planning goals: Involved were citizen input (Goal 2), Public Facilities (Goal 11) and Urbanization (Goal 14). Not clear whether they must be adversely affected to count.

Was an Exception Adopted?  YES  NO

Did DLCD receive a Notice of Proposed Amendment... Yes - June 2nd '09

45-days prior to first evidentiary hearing? yes  Yes  No

If no, do the statewide planning goals apply? -  Yes  No

If no, did Emergency Circumstances require immediate adoption? -  Yes  No

DLCD file No. 003-09 (17614) [15642] Adoption was part of a written agreement between City and Sisters/Camp Sherman Fire District

Please list all affected State or Federal Agencies, Local Governments or Special Districts: **DLCD, Sisters / Camp Sherman Fire District; City of Sisters**

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Local Contact: **Eric Porter, CDD Director**

Phone: **(541)323-5219** Extension: **—**

Address: **520 E. Cascade Ave.**

Fax Number: **541-549-0861**

City: **Sisters, OR**

Zip: **97759**

E-mail Address: **eporter@ci.sisters.or.us**

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## 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 your request to: (503) 378-5518; or Email your request to **mara.ulloa@state.or.us** - ATTENTION: PLAN AMENDMENT SPECIALIST.



## Memo

**To:** Larry French, Department of Land Conservation  
**From:** Eric Porter, Community Development Director, City of Sisters  
**CC:** Sisters / Camp Sherman Fire District; Will Groves, Deschutes County Planning  
**Date:** July 24<sup>th</sup> 2009  
**Re:** City of Sisters Comprehensive Plan Amendment and Zone Change – 2<sup>nd</sup> Notice following Adoption.  
**File #:** CP 08-02, ZC 08-01

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Message: Larry, this package contains the required DLCD NOA (#2), and all pertinent support information needed by you. Included are the following documents:

1. DLCD Form 2
2. Exhibit A – Text and maps showing specific changes approved to the Sisters Comprehensive Plan and Zone Change by the Sisters City Council on July 23<sup>rd</sup>, 2009.
3. Exhibit B – Ordinance no. 387, signed by the Mayor immediately following the July 23<sup>rd</sup> 2009 public hearing on the Amendment.
4. Exhibit C – Staff report to City Council to approve Ordinance 387.
5. Exhibit D – Resolution PC 2009-13 by the Sisters Planning Commission recommending that the City Council approve Comprehensive Plan amendment CP 08-02, ZC 08-01. Contains the staff report provided to the Planning Commission by staff.

**June 2<sup>nd</sup>, 2009.**

**City of Sisters Comprehensive Plan Amendment - 2005 adopted Comprehensive Plan – proposed text changes.** Please note: some unaffected portions of the Comprehensive Plan text have been removed for brevity.

**Goal 11 – Public Facilities and Services (pg 73)**

**11.3 FINDINGS**

1. The current City Hall building contains only one meeting and one conference room which is not adequate to meet the needs of all the City departments. The City recently obtained a parcel of land at the corner of Locust Street and Main Avenue to construct a new City Hall.
2. In 2001, the City constructed a public sewer system capable of serving all existing properties with expansion capabilities.
3. In 1994, the City completed a \$2.1 million water improvement project on the current system which included upgrading most of the 4" size lines in the core area, looping some of the dead end lines and building a 1.6 million gallon storage reservoir in the approximate same location of the existing open reservoir. The system is metered for all water accounts.
4. The City Maintenance Center and Recycling Station located at the corner of Ash Street and Washington Avenue is inadequate for servicing and storing equipment and materials to be recycled. In addition, the center and station are currently non-conforming uses and should be relocated.
5. The Deschutes County Sheriff's Department currently provides police protection services to the City.
6. Sisters School District provides education for kindergarten through twelfth grade. School buildings and field areas provide for diverse community activities.
7. The City maintains a water right on Pole Creek of .2 cubic feet per second. Water from this source is not currently used for municipal purposes. A 2.3 million gallon storage pond is kept empty and available for emergency water storage.
8. The City will need additional wells for municipal and emergency purposes.
9. There is some home delivery mail service provided in Sisters. There is frequently traffic congestion at the Post Office Building.
10. Residential subdivisions on surrounding County lands place demands on City taxpayer-supported facilities and services.
11. The City now has a public restroom facilities for pedestrians and tourists in the downtown district located in the Harold and Dorothy Barclay Park at the intersection of Ash Street and Cascade Avenue, and at the Village Green Park.

Exhibit A – City Council - Proposed Text for Sisters Comprehensive Plan Amendment

12. The Sisters School District constructed a new high school designed for 700 students in 2001-2002. The former 600-student High School is now the Middle School. The two parcels abut, totaling 138.3 acres. There is adequate space for future expansion of both facilities and an elementary school.
13. **The Sisters – Camp Sherman Fire District shall have four acres located near the City’s sewage treatment plant for purposes of constructing and operating a fire training facility for the greater Sisters region.**

**11.4 POLICIES**

1. The City shall be proactive in planning, financing, obtaining lands, facilities, equipment, and other system elements to ensure the safe and efficient operation of public services.

**Tasks-**

- a. The City shall continue to update its water supply system to meet new State and Federal health requirements, and domestic and emergency needs.
- b. The City shall continue its policy of assessing fair and equitable charges in System Development Charges to finance the impacts of growth on public facilities.
- c. The City shall develop policies to adequately fund or require public facilities improvement and budget plans as well as ongoing maintenance for all public infrastructures (water, sewer, roads, etc.).
- d. The City of Sister Public Works Standards shall be periodically updated and improved for specificity, accuracy, consistency, and code compliance.
- e. Public Works Standards shall include standards for maintaining and paying for landscaping in the public right-of-way and multi-use paths.
- f. The City should maintain City garbage service and develop alternative disposal options to best serve the City residents in the future.
- g. The City shall develop adequate City Office facilities.
- h. Water Management and Conservation Plans shall be required by significant new developments impacting the City’s water supply system.
- i. Police protection services should be maintained at levels consistent with the needs of the community.
- j. **The City shall assist the Sisters – Camp Sherman Fire District in the annexation and ultimately the provision of city utilities to the 4 acre property known as the Sisters – Camp Sherman Fire District’s fire training facility.**

**Goal 14 – Urbanization (Sisters Comprehensive Plan, pg. 86)**

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

<b>Land Use District</b>	<b>Approximate Gross Acres</b>
<b>Public Facility District (PF District)</b>	
<i>School District Properties</i>	144.00
<i>Forest Service Property</i>	36.00
<i>Middle and Elementary School Properties</i>	19.00
<i>Wastewater Treatment Facility</i>	<b>58.80</b>
<b>PF District Total</b>	<b>257.80</b>
<b>Landscape Management District (LM District)</b>	
<i>Forest Service Property</i>	19.00
<i>City and State Parks</i>	43.00
<b>LM Total</b>	<b>62.00</b>
<b>Flood Plain District (FP District) Total</b> (not including area in City and State Parks in the LM District)	<b>24.00</b>
<b>Commercial Districts (C District)</b>	
<i>Commercial District (C) &amp; Tourist Commercial</i>	134.41
<i>Highway Commercial Sub-District (C-HC)</i>	66.00
<b>C and C-HC Districts Total</b>	<b>200.41</b>
<b>Light Industrial District (LI District) Total</b>	<b>109.67</b>
<b>Residential (R District)</b>	
<i>Residential District (R District)</i>	<b>279.68</b>
<i>Residential Multi-Family Sub-District (R-MFSD District)</i>	161.00
<b>R Districts Total</b>	<b>440.68</b>
<b>Urban Area Reserve District (UAR District)</b>	
<i>UAR (Residential 2.5-acre Minimum)</i>	30.00
<i>UAR (Business Park 5-acre Minimum owned by the U.S. Forest Service)</i>	23.00
<i>Fire Training Facility</i>	4.00
<b>UAR-10 (Residential – McKenzie Meadows) Total</b>	<b>30.00</b>
<b>UAR Districts Total</b>	<b>83 87.00</b>
<b>Total Area in Urban Growth Boundary</b>	<b>41776.5585-1181.66</b>

Source: City of Sisters GIS based on Deschutes County GIS Taxlots, and as amended by files CP06-01/02, Z06-01 and CU 08-02.

### **14.3 FINDINGS (beginning on pg. 91, Sisters Comprehensive Plan)**

#### Future Land Needs

##### *Public Facility and Landscape Management Districts (PF and LM Districts)*

Additional lands for Public Facilities are not anticipated within the planning period with the possible exception of land needed for a public works shop and additional surface dispersal of treated effluent **and the training facility for the Sisters / Camp Sherman Fire District.**

The Sisters School District completed its new school campus including a new high school, fields, and recreation facilities for the Sisters Organization for Athletics and Recreation on the 98-acre parcel. The site is not fully utilized and could accommodate additional development. The existing high school facility will house the middle school, and the middle school facility will likely convert to a library, city hall, and school administration use.

The United States Forest Service (U.S.F.S.) owns several properties in Sisters, one of which is a roughly 48 acre property designated and zoned PF (Public Facilities), and is commonly referred to as the ‘South Barclay Parcel’. The property is located on the south side of Barclay Drive; east of Highway 20, and west of Pine Street.

It is anticipated that the U.S.F.S. will seek to sell the South Barclay Parcel, along with a 14.82 acre property known as the East Portal Triangle (referred to herein as the Forest Service Triangle) which is located west of the South Barclay Parcel / Highway 20, and bounded by Highway 20, Highway 26 and Hood Street. The East Portal parcel is designated and zoned LM Landscaped Management, and is identified within Chapter 5 of this Plan as future park land.

The location of the South Barclay Parcel is strategic to the city’s downtown and entry on the west side. The City intends the South Barclay Parcel to be developed for urban uses related to its downtown planning theme under mixed use principals. Therefore, it is the policy of the City of Sisters that any comprehensive plan and/or zoning amendment that affects the future development of the South Barclay Parcel must meet specific criteria in order for the City to be able to support a potential plan amendment for the property. These criteria are as follows:

1. The amendment shall be based on a 20-year land need analysis for both employment and housing needs, including for affordable housing. The analysis shall include an updated buildable lands inventory for employment and housing needs as part of the 20-year land need analysis. The analysis shall be consistent with statewide planning Goal 9 (Economic Development) and Goal 10 (Housing).
2. The amendment shall demonstrate consistency and integration with the city’s 2008-09 update of its Transportation System Plan, as well as the state’s Transportation Planning Rule as found in OAR 660-012.
3. The amendment shall demonstrate that it has maximized urban efficiency consistent with city and state planning requirements, quality in urban design, and complies with the city’s Western Theme design standards.



## Exhibit A – City Council - Proposed Text for Sisters Comprehensive Plan Amendment

4. The amendment shall include a development plan for the South Barclay Parcel which integrates proposed land uses, transportation and building layout and design in a manner that meets the overall community needs. The development plan shall provide detailed commitments to design context, energy efficiency and public and private financing of public improvements.

The 2000, Sisters Parks Masterplan does not call for additional development of parks in the current City Limits but does have recommendations for the development of future parks. Specifically, based on population growth and community needs assessments, the City should locate suitable property options for new neighborhood parks within ¼ mile walking distance of all Sisters residents, acquire sites as available to create a “parks-land bank”, and generate master plans for park development. Specific needs include major recreational facilities, a skate park, and up to two softball fields. Approximately 13 acres of new land for parks are proposed as part of the urban growth boundary expansion to meet these and future needs.

The City of Sisters anticipates needing new land for wastewater treatment facilities above their current holdings. The City currently owns 160 acres designated for use as a wastewater treatment facility. The City will require additional land, possibly as much as 80 acres adjacent to the current site, for future treatment capacity. As additional land for facilities is required, land will be annexed into the City and UGB consistent with State and local UGB expansion policies, requirements, and laws.

A UGB expansion of 13.8 acres of Public Facility land for the wastewater treatment facility **occurred in 2005 during the Comprehensive Plan update** ~~is proposed at this time~~. This expansion is ~~proposed~~ for the area adjacent to the shop at the wastewater treatment facility and ~~will~~ **may** be used for equipment storage and a public works headquarters. This expansion is discussed in greater detail in the UGB Findings Document, incorporated herein by reference and available from the Planning Department.

**A UGB expansion of 4 acres of future Public Facility land for the Sisters – Camp Sherman Fire District is proposed at this time. This expansion is proposed for the area immediately east of S. Locust Street leading to the city’s sewage percolation ponds. This expansion is discussed in greater detail in the UGB Findings Document (2008), incorporated herein by reference and available from the Planning Department.**

### *Urban Area Reserve (UAR District)*

The City has adopted and mapped the Urban Area Reserve (UAR) Sub-District which contains a minimum lot size of 2.5 acres to preserve land for future development at urban densities. There are a total of ~~53~~ **70.8** acres of UAR inside the current UGB. Of this, 30 acres are intended as a holding zone for future residential development re-zoning to residential uses. As part of the UGB Site Evaluation process, the UAR properties were examined for use as residential properties since the UAR is a holding zone for residential uses. City staff estimates that 8.8 gross acres of R-MFSD can be obtained from the re-zoning and re-development of these properties. Since there is not a current need for R-MFSD lands, this land will be held until a future need determines that it is needed for rezoning to R-MFSD. **A total of 4 acres of UAR land**

is intended to be rezoned as PF Public Facility land for purposes of establishing a fire training facility for the Sisters – Camp Sherman Fire District.

The Needs Assessment and Site Selection findings are found separately from this Comprehensive Plan in the 2008 burden of proof statement incorporated herein by reference, and available from the Planning Department.

The remaining 23 acres of UAR inside the City Limits/UGB are owned by the U.S. Forest Service and are intended as a holding zone for the future development of a business park. While this parcel is zoned UAR, a holding zone for residential development, it is intended as a holding zone for light industrial/business park uses. If this parcel is rezoned it would be for light industrial/business park uses or for a relocated Forest Service Ranger Station.

The remaining 13.8 acres of UAR land are owned by the City (described earlier herein) as possible future use for equipment storage and a Public Works warehouse / maintenance building.

#### Urban Growth Management

Any proposal to annex new areas to the City must demonstrate that sufficient public facilities (including water, sewerage and transportation) are available or will be installed in conjunction with any land development. In Sisters, the annexation must also be approved by a majority of voters in an election. New policies included in the section below also guide urban growth consistent with State of Oregon laws.

State of Oregon laws require sufficient supplies of buildable lands inside the UGB to accommodate anticipated demand, provide choices in the marketplace, and livability. Some factors influencing the need for land include population growth, required development densities, economic development goals, land needs of public institutions, and market forces. Some specific ways to accommodate the 20-year need for residential land include expanding the UGB, rezoning UAR lands to urban zoning designations, increasing residential densities, and converting non-residential lands to residential use.

#### UGB Expansion

##### *Overview of UGB Expansion*

The City of Sisters is ~~proposing~~ **completed** a modest Urban Growth Boundary expansion **during the 2005 Comprehensive Plan update process** to implement its amended Sisters Urban Area Comprehensive Plan policies and tasks. This expansion ~~proposal~~ and its compliance with applicable state and local requirements is presented in greater detail in a UGB Expansion Findings document, incorporated herein by reference. The Urban Growth Boundary (UGB) expansion is **occurred** for number of purposes, including:

1. accommodating anticipated 20-year demand for residential uses such as single-family housing
2. adding additional land for Public Facility uses, specifically a new City Public Works Department headquarters building (office, maintenance, and storage facility) adjacent to the existing City of Sisters wastewater treatment facility,
3. bringing a small existing developed urban use on an Exclusive Farm Use parcel adjacent and outside the City of Sisters (City) UGB inside the UGB,

## Exhibit A – City Council - Proposed Text for Sisters Comprehensive Plan Amendment

4. bringing a small Exclusive Farm Use parcel entirely surrounded by the City UGB into the UGB.

The **2005 Plan update proposal is being brought** a total of approximately 53 acres of land into the City of Sisters Urban Growth Boundary (UGB). Of this, 30 acres ~~would be~~ **were** added to the UGB, redesignated and rezoned to Urban Area Reserve (10-acre minimum) to satisfy an estimated 20-year need for residential, associated park and church uses. 8.9 acres ~~is proposed~~ **is intended** for commercial and light industrial uses – reflecting an existing commercial use and a parcel surrounded by the city. The **2005 Plan update proposal also bringing brought** approximately 13.8 acres of land into the City of Sisters UGB and rezoning the property from F1 to Public Facility as a site for a new Public Works Department headquarters adjacent to the existing wastewater treatment facility.

The need for additional residential use **land** is not until 2010-2020. Since the need is later in the 20-year planning period the land is proposed to be added to the UGB as Urban Area Reserve-10 acre minimum, outside the City Limits. As land is needed it would be annexed by the land owners, rezoned, and then developed for the urban use. Until then, uses would be limited outside the City Limits and would be subject to the development standards of Title 21 of the Deschutes County Code. When rezoned inside the City Limits, the site would be designated as Residential.

**A four-acre portion of land is now being considered for inclusion into the UGB and subsequently the City limits for purposes of providing a training facility for the Sisters – Camp Sherman Fire District. The Needs Analysis and all accompanying Site Alternative Study documentation are found in a separate burden of proof document referenced herein and available at the Planning Department.**

### Determining Need and Comprehensive Plan Designation

#### *Public Facility Uses (Land zoned Public Facility (PF) with PF Plan designation)*

The City's Public Works Department facility located at 175 W. Washington Avenue has been sold to the Sisters Camp Sherman Rural Fire Department and a new facility is needed for a Public Works headquarters. Uses at the current headquarters include a centralized office and repair shop, storage for garbage trucks, tractors, back hoes, street sweepers, solid waste dumpsters, and rooms and structures holding equipment and supplies such as sand, gravel, pilings, pipes, and other associated uses. This headquarters is in a residential area where site operations are not compatible with surrounding uses and there are few sites in existing industrial areas where such a facility can be sited for the long run.

For these and other reasons, a 13.8-acre expansion of the existing City wastewater treatment facility site ~~is proposed~~ **occurred during the 2005 Comprehensive Plan update process**. The 160-acre parcel is owned by the City and contains Public Facility zoned lands inside the Sisters UGB as well as rural Forest (F1) land outside the UGB. The expansion would increase the amount of the site inside the UGB, enabling the area to be used for a new Public Works Department headquarters in the same area as the existing wastewater treatment facility and vehicle storage areas. ~~Since the facility must be moved soon and the City is undertaking a UGB expansion, the proposed expansion for this purpose is considered now.~~

The Sisters – Camp Sherman Fire District entered into an Agreement with the City of Sisters. The purpose of this Agreement is for the Fire District to allow the City to use a property owned by the Fire District for a new recycle center, which has subsequently been constructed. The City then became obligated to provide 4 acres of land for a Fire Training Facility. This Comprehensive Plan amendment followed.

The site has been fully evaluated for soil suitability, and comparable sites have been evaluated as is required by Oregon Administrative Rules. The Deschutes County Hearings Officer had made a formal recommendation to approve the 4 acre UGB expansion request, and the Board of County Commissioners voted unanimously to allow Sisters to amend its UGB by vote that occurred in April 2009. The support documentation referenced herein is found at the Planning Department, City Hall, 520 E. Cascade Avenue, Sisters.

#### Overview of Site Selection Process

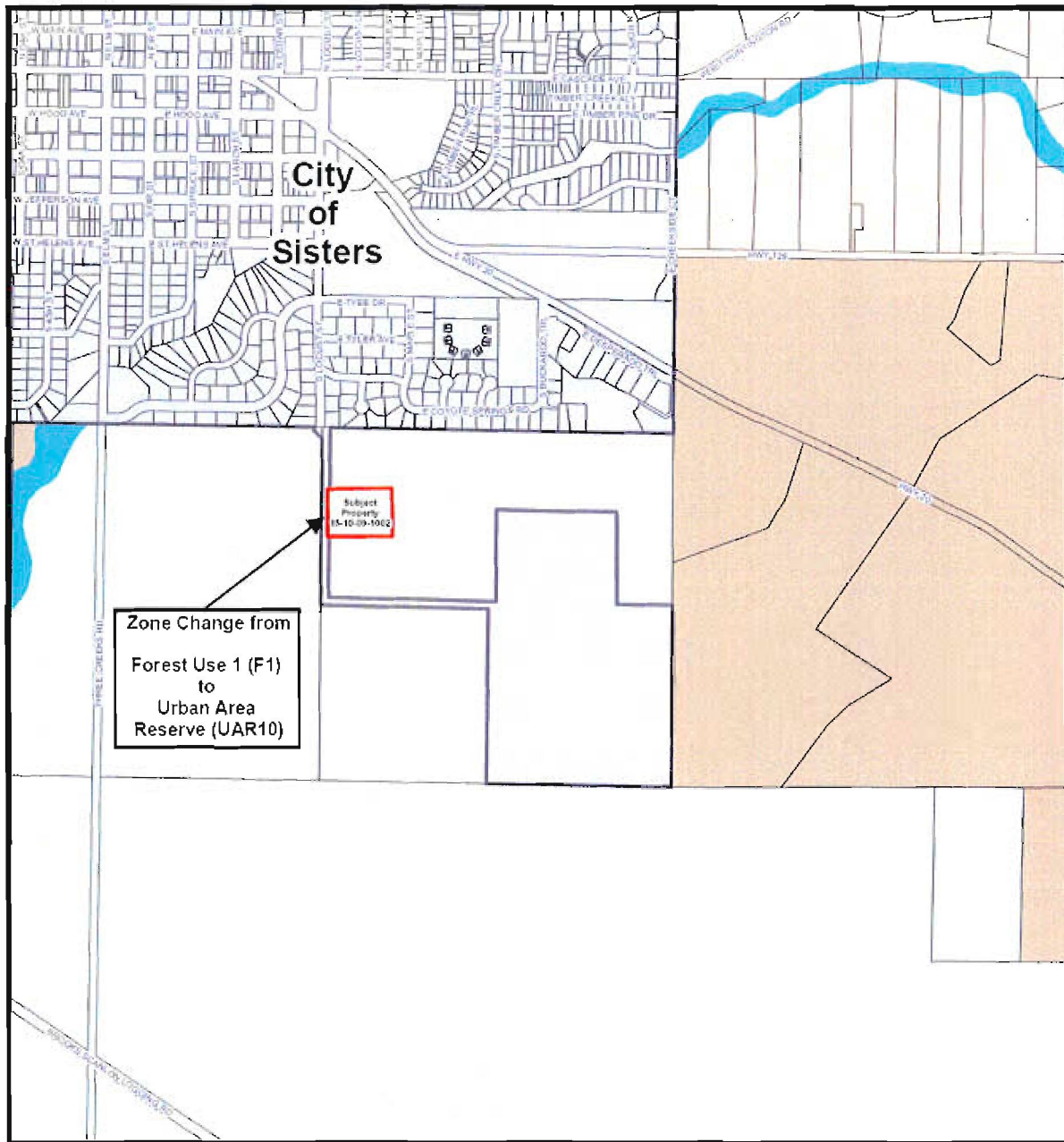
After the need for additional land was determined and new Plan policies developed, the 2005 and 2009 UGB expansion was determined through a methodology implementing State of Oregon statute and rule as well as the City's Plan policies. As mentioned previously, the site selection process for the 4 acre expansion occurred through a separate set of documents which are available at the Sisters Planning Department, and are referenced as file no. PA 08-2 / ZC 08-2.

#### Location and Designation of New Lands Brought Into UGB

The locations of the properties selected for inclusion in the Sisters UGB are shown in figures 14-1, 14-2, and 14-3, and 14-4. Each figure shows different information. *Figure 14-1: City of Sisters Proposed Additions to the UGB*, shows parcels that ~~are~~ were proposed to be added to the City's UGB in 2005. *Figure 14-2: City of Sisters Zoning Map*, shows the proposed zoning of lands within the UGB upon following adoption of the 2005 Comprehensive Plan update this plan. *Figure 14-3: City of Sisters: Comprehensive Plan Map* shows the Comprehensive Plan designation for lands within the UGB, including the 4 acre portion of land to be used by the Sisters – Camp Sherman Fire District which is under consideration at this time. *Figure 14-4 is the survey map of the 4 acre portion of land mentioned herein.* Land uses shall be consistent with the Comprehensive Plan map. As parcels are added to the City limits, the Urban Area Reserve designation would be changed to match the Comprehensive Plan Map.

*Figure 14-1: Proposed Additions to UGB (already in the 2005 Comprehensive Plan)*

Figure 14-2: City of Sisters: Zoning Map, prepared by Deschutes County, May 2009



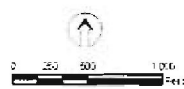
**Legend**

- Subject Property 15-10-09-00-01002
- Sisters Urban Growth Boundary
- County Zoning
  - EFU Sisters/Cloverdale Subzone (EFUSC)
  - Flood Plain (FP)
  - Forest Use 1 (F1)
  - Rural Residential (RR10)

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**PROPOSED ZONING MAP**

City of Sisters  
 Exhibit "B"  
 to Ordinance 2009-016



BOARD OF COUNTY COMMISSIONERS  
 OF DESCHUTES COUNTY, OREGON

Tammy Baney, Chair

Dennis R. Luke, Vice Chair

Alan Unger, Commissioner

ATTEST Recording Secretary

Dated this \_\_\_\_ day of May, 2009  
 Effective Date: May \_\_\_\_ 2009

Figure 14-3: City of Sisters Comprehensive Plan Map, amended June 2, 2009

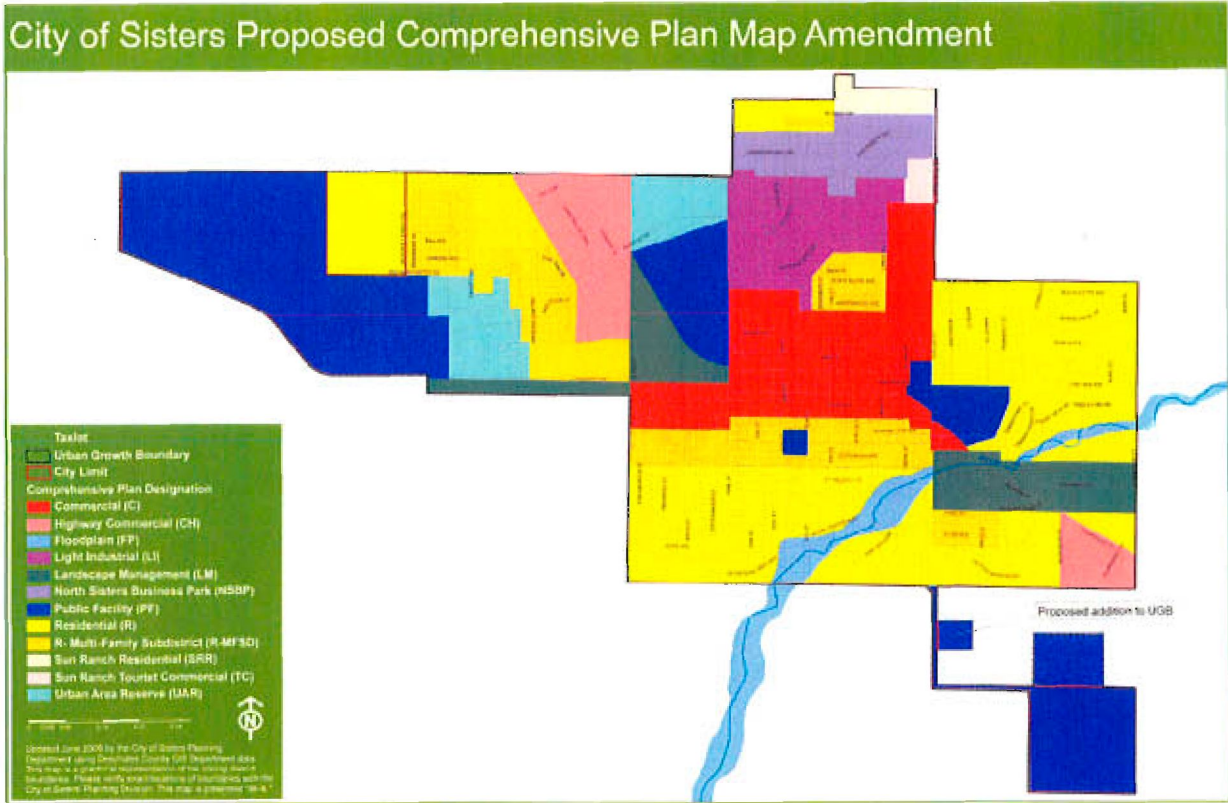
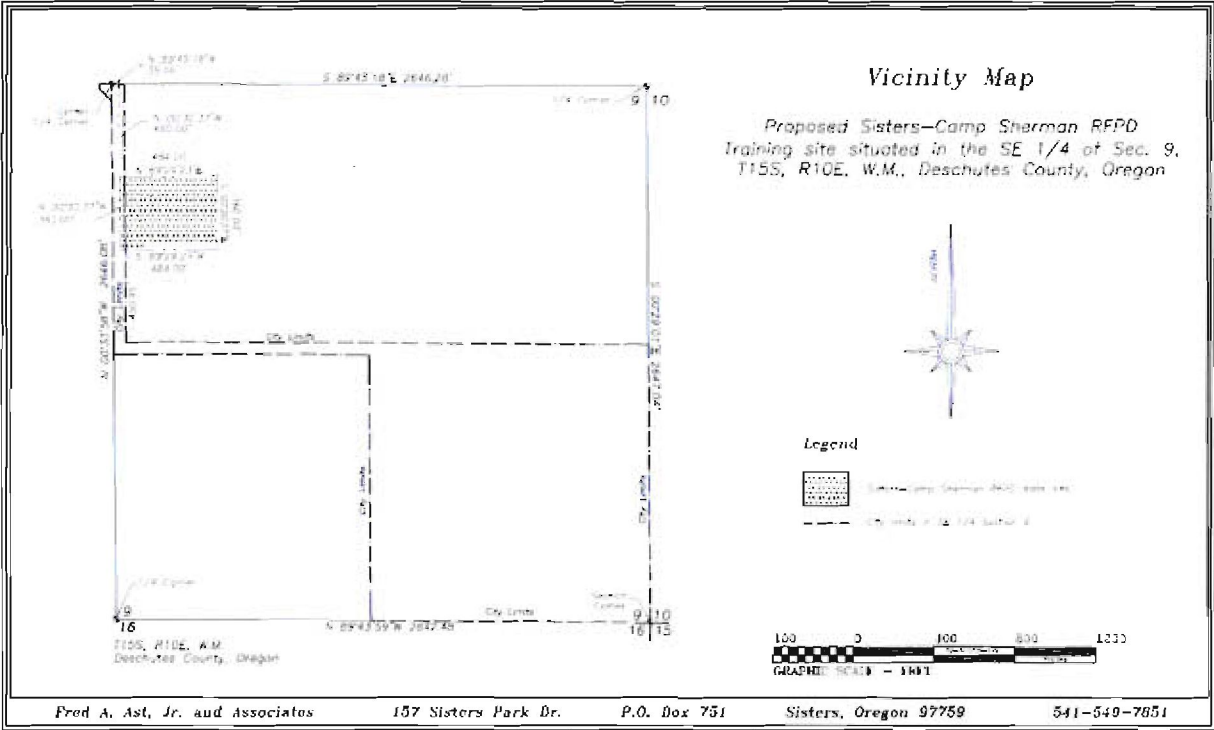


Exhibit A – City Council - Proposed Text for Sisters Comprehensive Plan Amendment

Figure 14-4: Survey Map of the Sisters – Camp Sherman Fire Training Facility land



*Compliance with Goal 14*

Statewide Planning Goal 14 provides for “orderly and efficient transition from rural to urban uses”. The goal requires cities and counties to cooperatively establish urban growth boundaries and outlines the procedure for amending the boundaries. If an applicant wishes to establish an urban use on rural land, it must either take an exception to Goal 14 or amend the UGB consistent with Goal 14. This UGB expansion is consistent with Goal 14 as discussed in the UGB Expansion Findings document.

*Exceptions to State Goals*

The proposed **4 acre** UGB expansion will **not** require taking exceptions to ~~two~~ **any of the statewide planning** goals. ~~on a total of three parcels: Goal 3 (Agricultural Lands) applies to two parcels (Conklin and Eady properties), and Goal 4 (Forest Lands) applies to one parcel (City of Sisters property). These goals require counties to inventory forest and agricultural lands and to adopt policies and ordinances to conserve forest/agricultural lands for forest/agricultural uses. Because the subject properties are zoned for these uses the applicants must take an exception to these goals pursuant to the procedures set forth in OAR 660-004-0010(1)(c)(B) to bring the property into the Sisters UGB and convert them to urban uses. OAR 660-004-0010(e)(B) requires the County to adopt findings and reasons in support of an amendment to an established urban growth boundary that demonstrate compliance with these standards. The UGB expansion complies with the standards for exceptions as well as the statewide and local planning goals and policies. Compliance is demonstrated in the UGB Expansion Findings document.~~

**14.4 POLICIES**

1. The City shall promote development within the UGB to minimize the cost of providing public services and infrastructure and to protect resource land outside the UGB.
2. The City shall **support adequate public safety services.** ~~promote a quality mix of development, including mixed use development, that addresses the housing, economic, and community goals of the City.~~

**Task -**

- a. The City **shall assist public Fire safety providers in supplying land for fire training** ~~should support developments that provide diverse employment and housing options and a sustainable local economy.~~
3. The Urban Growth Boundary is the official area for which to plan all land uses, public facilities, and annexations.
4. The City shall provide for an orderly and efficient conversion of urbanizable land to urban land, the City will manage the UGB to maintain the potential for planned urban development on urbanizable lands.
5. The establishment and change of the Urban Growth Boundary shall be based upon considerations of the following factors:
  - a. Demonstrated need to accommodate long-range urban population growth requirements consistent with LCDC goals;



Exhibit A – City Council - Proposed Text for Sisters Comprehensive Plan Amendment

- ~~b. Need for housing, employment opportunities, and livability;~~
- c. Orderly and economic provision for public facilities and services;
- d. Maximum efficiency of land uses within and on the fringe of the existing urban area;
- e. Environmental, energy, economic and social consequences;
- f. Retention of agricultural land as defined, with Class I being the highest priority for retention and Class VI the lowest priority; and,
- g. Compatibility of the proposed urban uses with nearby agricultural activities.

**Tasks –**

- a. The 160 acres of land currently used as a wastewater treatment facility shall be protected from development in order to ensure adequate land supply for the sewer treatment system.
  - b. The UGB shall be expanded by approximately ~~14~~ **4** acres to add Public Facility land ~~to near~~ the existing wastewater treatment facility site for a ~~Public Works Headquarters and equipment and materials storage~~ **future Fire Training** facility.
  - c. ~~The UGB shall be expanded by 30 acres to accommodate the 20-year demand for housing and associated park and church uses; and the UGB shall be expanded by 4.6 acres for tourist and business serving commercial; and the UGB shall be expanded by 4.3 acres for a small amount of light industrial land in accordance with State of Oregon and City goals, laws, and procedural requirements.~~
  - d. ~~The approximate 23 gross acres of Deschutes National Forest lands within the Urban Growth Boundary zoned UAR shall be held as urban reserve areas until such time as needed for urban expansion.~~
6. The following policies apply to the conversion of urbanizable land to urban land:
- a. Orderly economic provision for public facilities and services;
  - b. Availability of sufficient land for the various uses to insure choices in the market place;
  - c. Statewide planning goals and LCDC administrative rules; and
  - d. Encouragement of development within the urban areas before conversion of urbanizable areas.

**Tasks-**

- a. Lands inside the UGB but outside the City Limits **intended for public facility use** shall be rezoned to ~~an urban zoning designation~~ **PF Public Facilities** consistent with the Comprehensive Plan at the time of annexation.
7. Providing City services is an integral part of the City's growth management strategy. Extension of City services are guided by the following:
- a. The City shall require annexation prior to extending water or sanitary sewer services to any property within the unincorporated portion of the UGB.

Exhibit A – City Council - Proposed Text for Sisters Comprehensive Plan Amendment

- b. The City shall not authorize urban levels of development without the provision of the all necessary urban service (see definition) to support planned levels of development. The City will require provision of urban services as lands are converted to urban lands.
- c. Rural levels of development (authorized in the Urban Area Reserves), sited without services on urbanizable land, shall be sited in such a way as to not interfere with urban levels of development and services when conversion from urbanizable land to urban land occurs.
- d. The City and Deschutes County shall require property owners and/or developers to pay their fair and proportionate share of the costs to extend community services to their properties and to pay for or build necessary on- and off-site public improvements.

EXHIBIT B

ORDINANCE NO. 387

**AN ORDINANCE OF THE CITY OF SISTERS, OREGON ADOPTING CHANGES TO THE URBAN AREA COMPREHENSIVE PLAN AFFECTING THE FOUR-ACRE PROPERTY KNOWN AS THE FUTURE FIRE TRAINING FACILITY PROPERTY.**

**WHEREAS**, the City of Sisters conducted a Post Acknowledgement Plan Amendment to update a specific portion of the adopted and acknowledged Sisters Urban Area Comprehensive Plan of 1979 under the guidance of the Sisters City Council and Department of Land Conservation and Development; and

**WHEREAS**, the City began the process to expand the Urban Growth Boundary in February 2008 including this step to modify portions of the Comprehensive Plan and has noticed and held a significant number of public workshops, meetings and hearings before the Sisters Urban Area Planning Commission and Sisters City Council, and held a final public hearing before the Sisters City Council on July 23<sup>rd</sup> 2009; and

**WHEREAS**, the City has prepared text to modify and update the Sisters Urban Area Comprehensive Plan, identified as "Exhibit A"; and

**WHEREAS**, The Plan language shows changes to the adopted and acknowledged Sisters Urban Area Comprehensive Plan as strikethrough for deletions or in bold / underlined font for additions, and that the text presented in Exhibit A that is not strikethrough is considered the text of The Plan;

**NOW, THEREFORE**, the City of Sisters does hereby ordain as follows:

**SECTION 1.** The text changes shown in Exhibit A replace the current Comprehensive Plan text in the section referenced herein.

**SECTION 2.** 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 3.** Repealer. All parts, portions of provisions of The Plan inconsistent herewith are repealed.

PASSED by the Common Council of the City of Sisters this 23<sup>rd</sup> day of July 2009, and APPROVED by the Mayor of the City of Sisters.



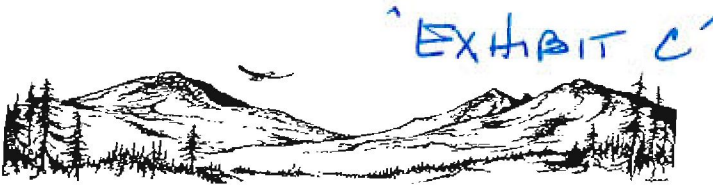
Lon Kellstrom, Mayor

ATTEST:



Kathy Nelson, City Recorder

Attachment: Exhibit A – Sisters Urban Area Comprehensive Plan, proposed text changes



City of Sisters  
City Council  
Agenda Item Summary

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**Meeting Date:** July 23, 2009      **Staff:** Eric Porter  
**Type:** Regular Meeting      **Dept:** CDD  
**Subject:** Amending the Comprehensive Plan (for the Sisters/Camp Sherman Fire District's Fire Training Facility)

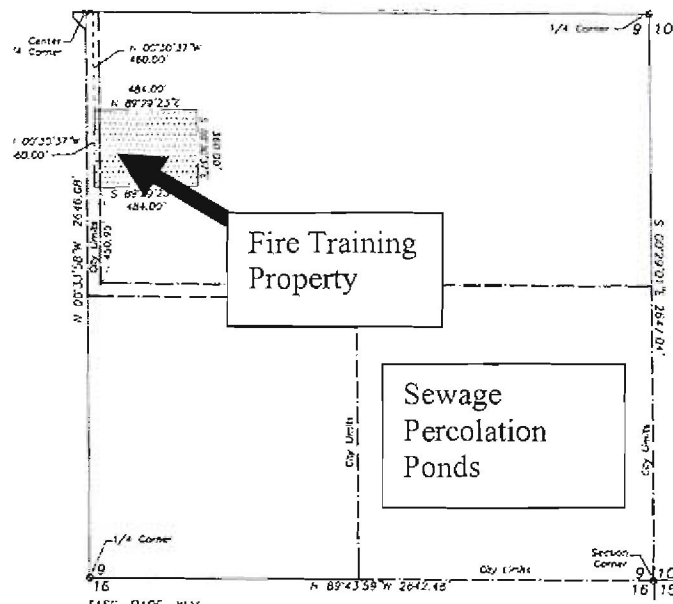
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**Action Requested:** Public hearing to approve Ordinance No. 387: AN ORDINANCE OF THE CITY OF SISTERS, OREGON ADOPTING CHANGES TO THE URBAN AREA COMPREHENSIVE PLAN AFFECTING THE FOUR-ACRE PROPERTY KNOWN AS THE FUTURE FIRE TRAINING FACILITY PROPERTY.

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**Background:** The City of Sisters and Deschutes County have begun the process of bringing a 4-acre property into the Sisters Urban Growth Boundary (UGB) and ultimately into the city limits for use as a fire training facility by the Sisters / Camp Sherman Fire District. The Board of County Commissioners has approved the first two (and most difficult) parts of this process, the UGB expansion, and rezoning the property to Urban Area Reserve 10 (UAR 10) zoning. An Intergovernmental Agreement (IGA) between the City and County has been signed by both jurisdictions and is in place.

**Comprehensive Plan Amendment.** This request is the next of several steps needed to complete the process of converting this land to PF Public Facilities zoned property. Oregon Revised Statutes and Oregon Administrative Rules require that when land is considered for inclusion into the City limits, that it be identified in the Comprehensive Plan as a candidate site. Thus this request is before you tonight. The Sisters Planning Commission recommends approval of this Ordinance, evidenced by the 7-0 vote that occurred on July 16<sup>th</sup> 2009.



**Fire Training Facility – Vicinity Map**

**Intergovernmental Agreement with the Sisters / Camp Sherman Fire District.** The City of Sisters had entered into Agreement with the Sisters / Camp Sherman Fire District several years ago in order to secure land within the City limits for the construction of the new recycling center. One of the terms of the Agreement is that the City will provide a site suitable for use by the Fire District for a new training facility. The subject site has been agreed-on by both the Fire District and the City as the preferred site for this use. Approving this request would in effect further validate the terms of the IGA.

**Options.** The City Council can choose one of the following options;

***Option 1** – Adopt Ordinance No. 387 as proposed.*

***Option 2** – Adopt Ordinance No. 387 as amended by the City Council.*

***Option 3** – Take no action.*

**Staff's Recommendation:** ***Option 1***

Note: any motion other than Options 1 and 2 could be construed as a violation of the Inter-Governmental Agreement between the City and the Sisters / Camp Sherman Fire District, or could be taken by the Fire District as triggering the property purchase provision of the Agreement.

**Fiscal Impact:** None.

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**Attachment(s):**

Ordinance No. 387

Exhibit A – Proposed Text Changes to the Comprehensive Plan

- Includes Proposed Changes to Comprehensive Plan Map
- Includes Proposed Changes to Zoning Map

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**Concurrence:** CM: \_\_\_\_\_ A&F: N/A PW: \_\_\_\_\_ CDD: \_\_\_\_\_



EXHIBIT D

**A RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF SISTERS  
STATE OF OREGON  
PLANNING COMMISSION RESOLUTION PC 2009-13**

**THE CITY OF SISTERS PLANNING COMMISSION DOES HEREBY FIND AND  
RESOLVE THAT:**

**WHEREAS**, the City of Sisters seeks to amend Goals 11 (Public Facilities and Services) and 14 (Urbanization) of the Sisters Comprehensive Plan to reference the addition and change in use of a 4 acre property known as the 'Fire Training Facility' land; and,

**WHEREAS**, the purpose of the ultimate conversion of land to PF Public Facility zoning is to ensure that Sisters' long term Public Facility land supply is adequate to allow the construction of a 4-acre fire training facility that can be served by city services; and,

**WHEREAS**, the affected property is located on land that is presently designated as Urban Area Reserve 10 (UAR 10) zone on the City's Comprehensive Plan Land Use Map; and,

**WHEREAS**, in accordance to the provisions found in the Sisters Development Code Table 4.1.200 and Section 4.1.160, the proposed Comprehensive Plan amendments are processed as a Type IV application; and,

**WHEREAS**, the Department of Land Conservation and Development (DLCD) received the Notice of Proposed Amendment at least 45-days prior to the first evidentiary hearing; and,

**WHEREAS**, after due notice, a public hearing on the proposed project was held before the Sisters Planning Commission on July 16<sup>th</sup>, 2009, at which time findings were reviewed, witnesses were heard and evidence was received.

**NOW, THEREFORE, BE IT RESOLVED THAT THE CITY OF SISTERS PLANNING  
COMMISSION FINDS THAT:**

1. Notice has been given in the time and in the manner required by state law and city code; and,
2. The findings of fact on this matter are located in the staff report dated July 16<sup>th</sup>, 2009, herewith attached and by this reference incorporated herein as Exhibit A; and,
3. Text changes necessary to the Comprehensive Plan are provided within Exhibit B attached.

**NOW THEREFORE, BE IT FURTHER RESOLVED THAT BASED ON THE  
AFOREMENTIONED FINDINGS, THE PLANNING COMMISSION HEREBY FINDS AND  
RECOMMENDS THAT THE CITY COUNCIL ADOPT COMPREHENSIVE PLAN AMENDMENT 08-02  
SUBJECT TO THE FOLLOWING EXHIBITS:**

**Exhibit A - Staff Report dated July 16<sup>th</sup> 2009**

**Exhibit B – Proposed text changes to the Comprehensive Plan**

**THE FOREGOING RESOLUTION IS HEREBY ADOPTED THIS 16<sup>th</sup> DAY OF JULY 2009.**


Members of the Commission: Gentry, Holzman, Debari, Humphreys, Preedin, Protas and Tewart

AYES: Gentry, Holzman, Debari, Humphreys, Preedin, Protas and Tewart (-)

NOES: None (-)

ABSENT: None (-)

ABSTAIN: (-)

  
 Signed: \_\_\_\_\_ David Gentry, Chairperson  
 7/21/09



**CITY OF SISTERS**

**Planning Commission Resolution**

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(CONSIDERED BY THE PLANNING COMMISSION JULY 16, 2009)

**EXHIBIT A  
STAFF REPORT**

**CITY OF SISTERS  
REVISED STAFF REPORT  
Exhibit A**

**File #:** CP 08-02, ZC 08-01

**Applicant/Owner:** City of Sisters

**Request:** The applicant is requesting that the Planning Commission adopt a resolution recommending approval of Comprehensive Plan text and map amendments and a zone change to facilitate the expansion of the Sisters Urban Growth Boundary to accommodate a 4 acre property to be used by the Sisters-Camp Sherman Fire District as a fire training facility.

**Planner:** Eric Porter, CDD Director

**Recommendation:** That the Planning Commission adopt a resolution recommending City Council approval of the application (City file #) C08-02 ZC.

**Applicable Criteria:** City of Sisters Development Code: Chapter 4.0 Applications and Review Procedures, Chapter 4.1 Types of Applications and Review, Sisters Comprehensive Plan, and Oregon Statewide Planning Goals.

**Hearing Date:** July 16<sup>th</sup>, 2009, 5:30 p.m.

**Location:** Council Chambers; City Hall, 520 E. Cascade Ave., Sisters, Oregon

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**I. Proposal.**

To amend the Sisters Comprehensive Plan and accompanying Map to make changes to text in several chapters of the adopted Plan that are consistent with the UGB expansion and imminent annexation of the 4-acre property known as the Fire Training Facility.

**II. Background.** The City of Sisters and the Sisters / Camp Sherman Fire District have an Intergovernmental Agreement that allowed the City to use a property under Fire District ownership for a recycle facility (which has been built). In exchange, the City has contractually agreed to assist the Fire District in providing an alternative site for eventual use as a fire training facility.

The Fire District and City evaluated a number of different sites both in and near the City limits, and had concluded that the property in question was the ideal location for a number of different reasons. The County Board of Commissioners agreed, and approved an Ordinance that together with this Plan amendment will allow the Sisters UGB to expand by 4 acres to accommodate the Fire Training Facility, and ultimately allow the City to annex this property into the City limits.



**CITY OF SISTERS**  
**Planning Commission Staff Report**

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Title: CP08-02, ZC 08-01  
Hearing Date: July 16<sup>th</sup>, 2009

This Comprehensive Plan (Plan) amendment serves several purposes; it amends the text within the Plan to account for the Fire Training property, and it amends the Plan and Zoning Maps that have been adopted by the City of Sisters. The amended Comprehensive Plan and Zoning maps can be seen on pages 7 and 8 of this document.

### **III. Conclusionary Findings**

In order to be approved, a Comprehensive Plan and Map amendment must meet the standards and criteria found in chapter 4.1 (Types of Applications and Review Procedures), Section 4.1.160, Type IV Procedure (Legislative), applicable elements of the Comprehensive Plan, and applicable Statewide Planning Goals.

**A. Table 4.1.200 provides that a Comprehensive Plan and Map amendment as well as a Land Use Map change are considered to be Type IV procedures.**

**Finding:** The application is being processed in accordance with the procedures in Section 4.1.160, for Type IV Legislative procedures. This process cannot be considered as a Type III (Quasi Judicial) procedure due to the structure of the Sisters Development Code.

**B. Section 4.1.160 provides the necessary requirements for a Type IV Legislative decision.**

**Finding:** The applicant (the City) has provided the State Department of Land Conservation (DLCDC) with all appropriate notice of this action. The Planning Commission (and City Council) hearing was properly noticed, and the County has received proper notification as well via email to Senior Planner Will Groves.

Sisters code section 4.1.160 requires a notice be prepared between 20 and 40 days of the 1<sup>st</sup> evidentiary hearing, and that this notice be mailed to all affected property owners and jurisdictions. Accordingly this notice was sent to the Sisters / Camp Sherman Fire District and Deschutes County. A copy of this notice has been attached as 'Attachment A' to the end of this staff report.

The notice referenced herein must also meet all requirements set forth within ORS 227.175, including a 45 day DLCDC notice, which was sent to DLCDC on June 2<sup>nd</sup>, 2009. Staff has copied the applicable portions of this statute into the notice, while modifying the dates in accordance with the requirements of the statute.

**C. Decision-Making Considerations. The recommendation by the Planning Commission and the decision by the City Council shall be based on consideration of the following factors:**

1. Approval of the request is consistent with the Statewide Planning Goals; and
2. Approval of the request is consistent with the Comprehensive Plan; and

**CITY OF SISTERS**  
**Planning Commission Staff Report**

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Title: CP08-02, ZC 08-01  
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3. The property and affected area is presently provided with adequate public facilities, services and transportation networks to support the use, or such facilities, services and transportation networks are planned to be provided concurrently with the development of the property; and
4. Compliance with 4.7.600, Transportation Planning Rule (TPR) Compliance.

**Finding:** Because these applications are Type IV applications, the Planning Commission makes a recommendation which is then heard and decided by the Sisters City Council. This proposal's compliance with Statewide Planning Goals and the Sisters Comprehensive Plan is evaluated in the following paragraphs.

**1. That the approval of the request is consistent with the Statewide Planning Goals;**

**Goal 1 - Citizen Involvement. To develop a citizen involvement program that ensures the opportunity for citizens to be involved in all phases of the planning process.**

**Finding:** The process of bringing land into an urban growth boundary is extensive. To date, two public hearings have been held by the Board of County Commissioners. Public notice was sent out in the form of newspaper notice, as well as to all neighboring property owners within 750' of the subject site as is required by Deschutes County code.

In addition to the two hearings already held, the following opportunities for public involvement will occur;

- Planning Commission hearing: July 16<sup>th</sup>, 2009.
- City Council hearing; July 23<sup>rd</sup>, 2009.

Completion of these two most recent hearings does not end the process – the property will have to be annexed into the city limits by the residents of Sisters, or else the decision made by the County Board of Commissioners will become void.

**Goal 2 - Land Use Planning. To establish a land use planning process and policy framework as a basis for all decision and actions related to use of land and to assure an adequate factual base for such decisions and actions.**

**Finding:** Goal 2 requires that land use actions follow a prescribed process and are based on facts and data supporting the proposed action. The Comprehensive Plan amendments that are necessary to bring the subject property into the Sisters city limits. This document is in part necessary to meet statewide planning goal 2, 'land use planning' for process.

**Goal 3 - Agricultural Lands. To preserve and maintain agricultural lands.**

**Finding:** no agricultural lands are considered within this process.

**Goal 4 - Forest Lands. To conserve forest lands by maintaining the forest land base and to protect the state's forest economy by making possible economically efficient forest**

**CITY OF SISTERS**  
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**practices that assure the continuous growing and harvesting of forest tree species as the leading use on forest land consistent with sound management of soil, air, water, and fish and wildlife resources and to provide for recreational opportunities and agriculture.**

**Finding:** The subject site had originally been zoned F-1 Forest, but was changed to UAR 10 zoning (Urban Area Reserve) as the result of an action taken by the Deschutes County Board of County Commissioners at a public hearing held on June 1<sup>st</sup>, 2009. Therefore, no 'forest-zoned' property is affected by this action.

**Goal 5 - Natural Resources, Scenic and Historic Areas, and Open Spaces. To protect natural resources and conserve scenic and historic areas and open spaces.**

**Finding:** The subject site does not contain any specific Goal 5 resources. There are some significant Ponderosa pine trees on the subject site that will not be affected by the training facility, assuming that this process is approved.

**Goal 6- Air, Water and Land Resources Quality. To maintain and improve the quality of the air, water, and land resources of the state.**

**Finding:** The Comprehensive Plan and Map amendments do not automatically cause the property to develop; these amendments merely pave the way for future annexation of the site into the City's supply of PF Public Facility land at a later date. Therefore no adverse impact to air, water, or land resources quality would occur by this Plan and Map amendment.

**Goal 7- Areas Subject to Natural Hazards. To protect peoples and property from natural hazards.**

**Finding:** The requirements of Goal 7 are not applicable as this site is not located within a hazardous area, or in an area described within the FEMA flood plain corridor.

**Goal 8- Recreation Needs. To satisfy the recreational needs of the citizens of the state and visitors and, where appropriate, to provide for the siting of necessary recreational facilities including destination resorts.**

**Finding:** The requirements of Goal 8 do not apply to this request.

**Goal 9- Economic Development. To provide adequate opportunities throughout the state for a variety of economic activities vital to the health, welfare, and prosperity of Oregon's citizens.**

**Finding:** Goal 9 requires the City to provide adequate opportunities for a variety of economic activities vital to the health and welfare of its citizens. The Comprehensive Plan and Map amendments are neutral; they neither positively nor negatively affect the city's economic development situation.

**Goal 10- Housing. To provide for the housing needs of citizens of the state.**

**CITY OF SISTERS**  
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**Finding:** No housing is affected by this proposal.

**Goal 11. Public Facilities and Services. To plan and develop a timely, orderly and efficient arrangement of public facilities and services to serve as a framework for urban and rural development.**

**Finding:** This site ultimately would be changed to PF Public Facility zoning for the purpose of containing a fire training facility for the benefit of public safety. While it is accurate to say that no immediate public benefit will be gained by the approval of the Plan and Map amendment, the construction of the fire training facility will serve the entire region, and will help to provide better fire safety to the region in the future.

**Goal 12. Transportation. To provide and encourage a safe, convenient and economic transportation system.**

**Finding:** The subject site is served by a public road. The trips generated by the future use of the property are inconsequential, and have been evaluated during the UGB expansion process, which determined that no TIA would be required for this proposed use.

**Goal 13. Energy Conservation. To conserve energy.**

**Finding:** Since no construction will be occurring as the result of this process, the aspect of energy conservation related to this action is not applicable.

**Goal 14. Urbanization. To provide for an orderly and efficient transition from rural to urban land use, to accommodate urban population and urban employment inside urban growth boundaries, to ensure efficient use of land, and to provide for livable communities.**

**Finding:** The subject site abuts a public road, as well as the existing city limits including public sewer and water. This site represents the logical extension of city services, and there are no capacity issues associated with this site in terms of water, sewer or streets. Further, the site can be fully served by power according to Central Electric Cooperative.

**Goals 15 through 19.**

**Finding:** Goals 15 through 19 only apply to land located on the west side of the Cascade Mountain range.

**2. That the approval of the request is consistent with the Comprehensive Plan;**

**Finding:** The 2005 update of the Sisters Comprehensive Plan contains analyses of various properties that were considered for annexation / inclusion into the Urban Growth Boundary at the time of the Plan update.

Some changes to the Plan text are needed in order to update the references to the 2005 lands under consideration for UGB inclusion, and to add the 4 acre site into the category of 'land under consideration for UGB inclusion' in the present tense.

**CITY OF SISTERS**  
**Planning Commission Staff Report**

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Further, the expansion must be consistent with applicable policies established in the Plan relative to Public Safety, expanding the Urban Growth Boundary, and all other applicable sections that might be impacted by this action.

## **Sisters Comprehensive Plan, Part I**

### **Introduction**

The 2005 Sisters Comprehensive Plan is intended to be an adaptable, living document. The following findings demonstrate that the proposed Plan and Map amendments comply with existing Plan policies. Some of the text of the Plan must be modified to make this request consistent with prior actions that had occurred in the 2005 version of the plan, but that no longer need to be shown as 'to occur' because the actions had already occurred. This is most evident in the 'needs analysis' for lands already brought into the UGB, as well as for the 'alternative sites analysis' for the same properties.

## **Sisters Comprehensive Plan, Part II**

### **Citizen Involvement**

**Finding:** As provided under a previous finding addressing compliance with Statewide Planning Goal 1, the review process to consider the 4 acre subject site is occurring with multiple opportunities for citizen involvement to occur.

## **Sisters Comprehensive Plan, Part III**

### **General Goals and Objectives**

The following discusses how the proposed Plan and Map amendments address the General Goals and Objectives. More detailed findings addressing specific goals and polices of the Sisters Comprehensive Plan are presented in subsequent areas of this recommendation.

#### **11. To provide for the housing needs of citizens of the City and ensure that land development allows for different housing types and densities.**

**Finding:** Compliance with General Goal 11 is provided under compliance with Statewide Planning Goal 10.

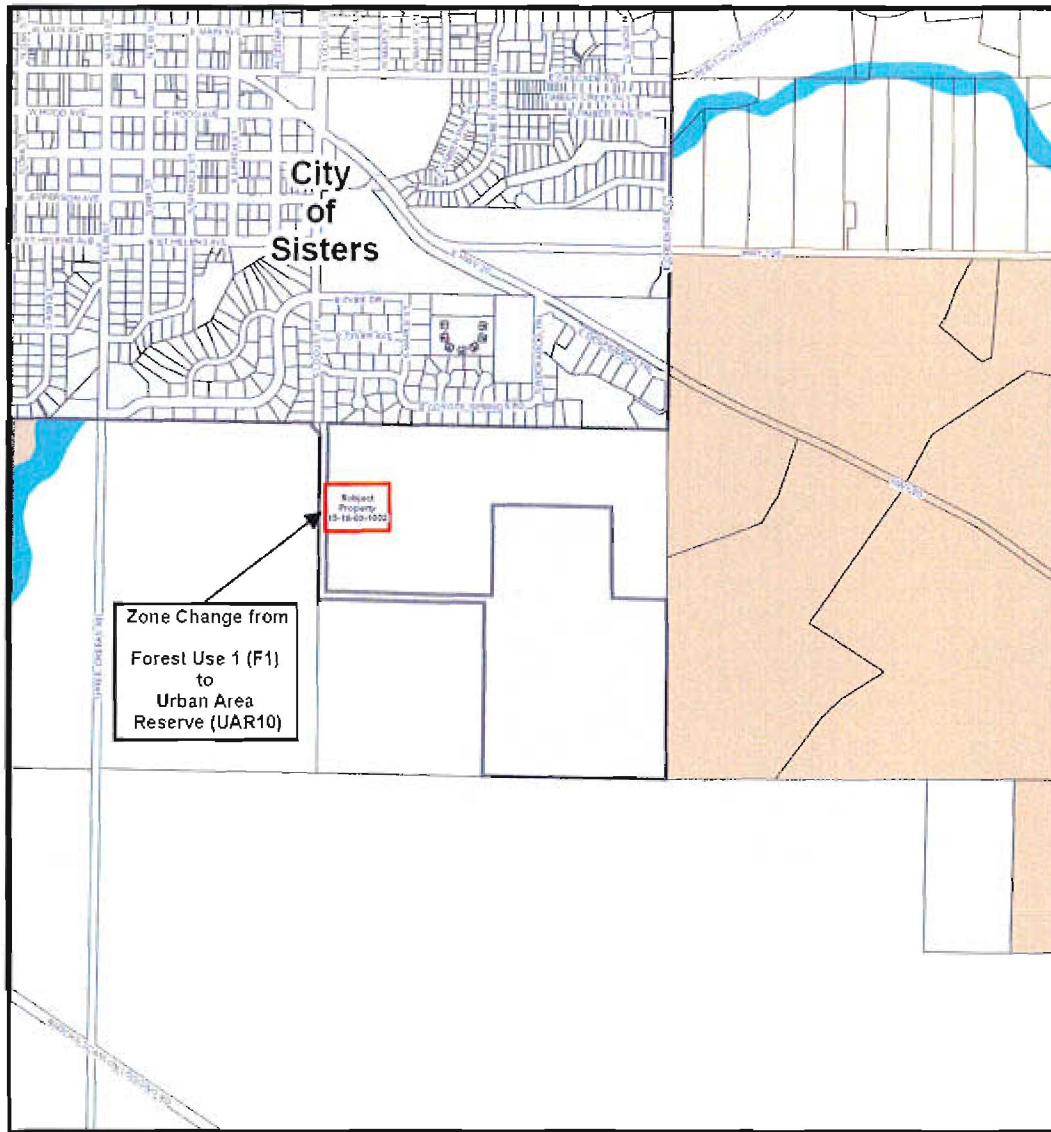
## **Sisters Comprehensive Plan, Part V**

### **Comprehensive Plan Goals, Findings, & Policies**

Proposed changes to the Comprehensive Plan text are attached to the resolution as 'Exhibit B' (this findings document is Exhibit A).

**CITY OF SISTERS  
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Hearing Date: July 16<sup>th</sup>, 2009



**PROPOSED ZONING MAP**  
City of Sisters  
Exhibit "B"  
to Ordinance 2009-016

BOARD OF COUNTY COMMISSIONERS  
OF DESCHUTES COUNTY, OREGON  
Tammy Boney, Chair  
Dennis R. Luke, Vice Chair  
Alan Unger, Commissioner  
ATTEST Recording Secretary  
Dated this \_\_\_\_ day of May, 2009  
Effective Date: Mon, \_\_\_\_ 2009

**Legend**  
 Subject Property 15-10-09-00-01002  
 Sisters Urban Growth Boundary  
 County Zoning  
 EFU Sisters/Cloverdale Subzone (EFUSC)  
 Flood Plan (FP)  
 Forest Use 1 (F1)  
 Rural Residential (RR10)

0 200 400 1,000 Feet  
April 28, 2009

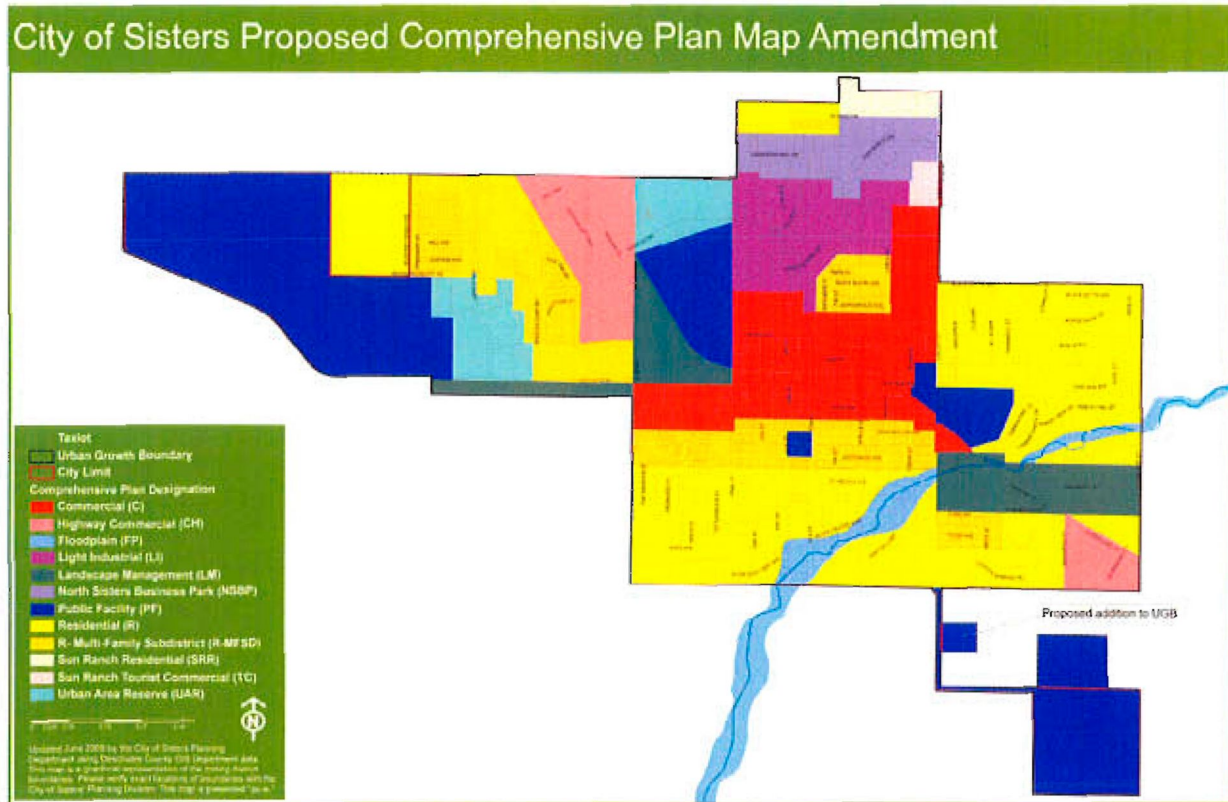
\\Custom\County\GIS\Planning\08\02\0802\Project\04\Zone\_Change.mxd

*Figure 1: City of Sisters proposed Zoning Map*

# CITY OF SISTERS Planning Commission Staff Report

Title: CP08-02, ZC 08-01  
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Figure 2: City of Sisters amended Comprehensive Plan Map  
(amended July 2, 2009)



**CITY OF SISTERS**  
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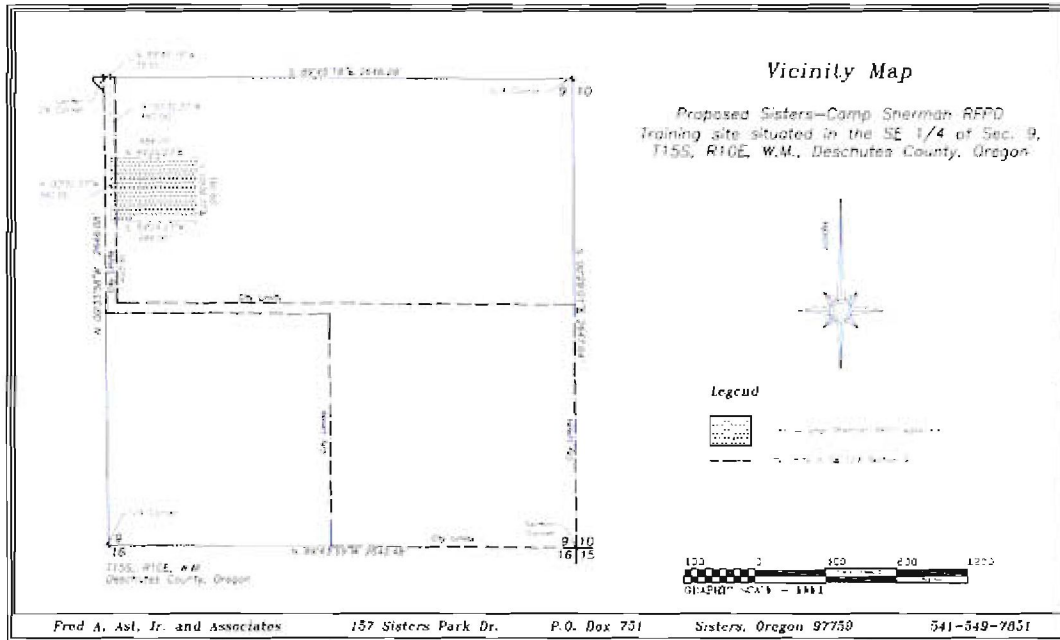


Figure 3: Survey Map of the subject site; prepared by Fred Ast Jr. and Associates, 2008

**IV. Public Comments**

This Comprehensive Plan amendment comes on the heels of a lengthy public hearing process that has had some public comments. These comments are available at Deschutes County, as they applied to a County review process. Please contact Senior Planner Will Groves, (541) 388-6518 for specific public comments that were submitted during the UGB expansion portion of this action.

**Attachments:**

Attachment A – Neighbor Notice



**CITY OF SISTERS  
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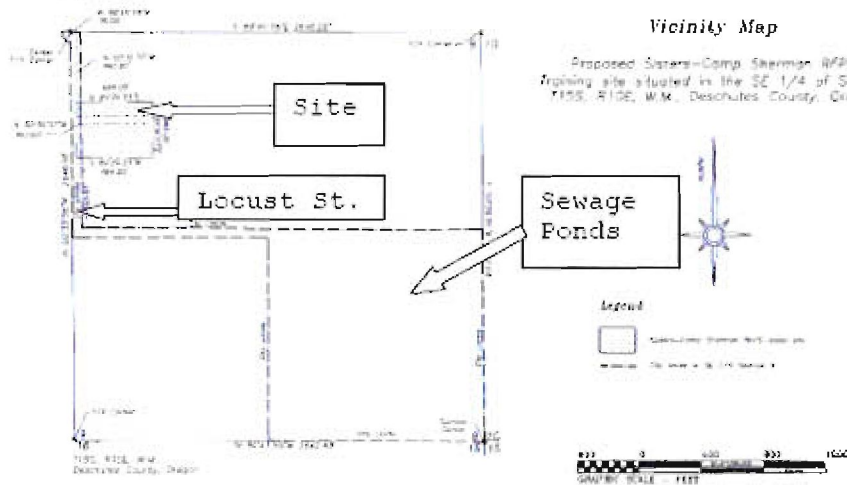
Title: CP08-02, ZC 08-01  
Hearing Date: July 16<sup>th</sup>, 2009

**Attachment A – Neighbor Notice**

**NOTICE OF LAND USE HEARING**

Notice is hereby given that the City of Sisters Planning Commission is holding a public hearing at Sisters City Hall, 520 E. Cascade Avenue, Sisters (mailing address PO Box 39, Sisters, OR 97759) on July 16<sup>th</sup> 2009 at 5:30 p.m. regarding the following application. Please contact the City of Sisters, Eric Porter, Community Development Director, at (541) 323-5219 for more information.

File #: CP08-02 ZC – Comprehensive Plan and Map amendment; Fire Training Facility  
Applicant: City of Sisters  
Property Location: Please see below.



Request: An amendment to the Sisters Comprehensive Plan and Map affecting a 4 acre property located off of S. Locust Street. Affected chapters to the Comprehensive Plan include Chapter 11, Public Facilities, and Chapter 14, Urbanization. This decision will also add 4 acres of land into the Sisters Urban Growth Boundary (UGB) as 'Urban Area Reserve 10' land. The land will be annexed into the city limits at a later date.

Please note: State law requires the city to state that any person who is adversely affected or aggrieved or who is entitled to written notice under ORS 227.175 subsection c may appeal the decision by filing a written appeal within 14 (fourteen) days from the date the written notice of decision required by this subsection was mailed. The Planning Commission's recommendation on this matter will not become final until the period for filing a local appeal has expired. Any person who is mailed written notice of the decision must file an appeal directly with the City of Sisters, including the proper form and \$250 appeal fee established by state statute. If appealed, the hearing shall be 'de novo'.

Failure to raise an issue in person, by letter before or during the hearing, or failure to provide statements or evidence sufficient to afford the decision-maker an opportunity to respond to the issue means that an appeal based on that issue cannot be filed with the State Land Use Board of Appeals. All evidence relied upon by the Community Development Director or designee to make this decision is in the public record and available for public review. Copies of this evidence can be obtained at a reasonable cost from the City. A copy of the City's staff report and recommendation to the hearings body shall be available for review at no cost at least seven days before the hearing.



**CITY OF SISTERS**

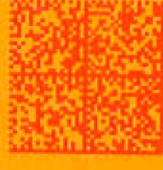
**Planning Commission Resolution**

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(CONSIDERED BY THE PLANNING COMMISSION JULY 16, 2009)

**EXHIBIT B**  
**PROPOSED COMPREHENSIVE PLAN TEXT**

TY OF SISTERS  
TEN: ERIC PORTER  
20 E. CASCADE AVE.  
SISTERS, OR 97759



UNITED STATES POSTAGE  
02 1P  
0002194856 JUL 24 2009  
PITNEY BOWES  
\$ 001.90  
MAILED FROM ZIP CODE 97759

ATTEN: PLAN AMENDMENT SPECIALIST  
DLC0  
635 CAPITOL STREET NE, SUITE 150  
SALEM, OR 97301-2540