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Sisters Comprehensive Plan

Sisters Comprehensive Plan Adopted 2005

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Sisters Urban Area Comprehensive Plan

Sisters, Oregon
Deschutes County

July, 2005

Foreword

The Sisters Urban Area Comprehensive Plan (Plan) consists of seven parts which are designed for easy reference, clarity and convenience to the general public. The seven parts are:

Part I	Introduction
Part II	Citizen Involvement
Part III	General Goals and Objectives
Part IV	Background
Part V	Comprehensive Plan Goals Findings and Policies
Part VI	Implementation Programs and Policies
Part VII	Appendices

Parts I and II of the Plan includes a statement of public purpose, planning background information and citizen involvement program.

Part III includes a statement of general goals and objectives as they apply to the Sisters Urban Area consistent with past goal setting efforts, the most current goals for the City, and statewide Planning Goals.

Part IV includes an inventory of the historical, environmental, and urban assets and setting of Sisters.

Part V includes the goals, background, findings, policies, and tasks of the Plan.

Part VI describes implementation programs and policies for carrying out and enforcing the Plan.

Part VII includes appendices.

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Part I

Introduction

The Sisters Urban Area Comprehensive Plan includes the City of Sisters and an area surrounding the city which is expected to become urbanized by the year 2025. It is the official planning document for the Sisters Urban Growth Area comprised of the existing City Limits and proposed Unincorporated Urban Growth Area within the Urban Growth Boundary. Background information for the “planning area” which consists of approximately six square miles surrounding the City of Sisters is also included.

Statement of Purpose

The basic purpose of the Comprehensive Plan (Plan) is to guide future development of the area within a framework of goals and policies which are consistent with the physical characteristics, attitudes, and resources of the Sisters community and to organize and coordinate complex interrelationships between people, land, resources and facilities in a manner which will protect the health, safety, welfare and convenience of its citizens.

The Plan provides a basis for coordinated action by enabling various public and private interests to undertake specific projects with a consistent understanding of community goals and objectives. The plan functions as a working frame of reference for government officials and administrators by establishing community policies and by specifying methods and standards for implementation of these policies. Public facilities, such as schools, parks, streets, civic areas, libraries, and fire stations, can be planned, and a program for land acquisition and construction can be prepared in advance of need so that the services will be available when and where they are needed.

These same community policies serve individual property owners and private interest groups as a means of evaluating their individual decisions in light of community objectives. They are able to determine how their individual interests can best be served in a manner which is consistent with the Plan. They are assured by the Plan that once they commit their investment to the land, there will be a reasonable continuity of land policies which will protect their interest. The Plan also provides a guide to the various public and private utilities charged with the responsibility of providing services to the community. Future service demands can be anticipated and facilities planned so that development can take place in the most economical and timely manner.

Individuals and organizations have a role in the planning process. The community planning process is the continuing effort to coordinate short-range and long-range private and public actions towards the fulfillment of generally accepted overall community goals. The Comprehensive Plan provides the foundation for the planning process by establishing long-range goals and objectives and by providing, through its various elements, an integrated view of future public and private development patterns in the community. It is not the last word, nor is it the first. Rather, it is an important tool to help the community identify problems and to take steps necessary to solve them before

the cost of desirable solutions is beyond the community's economic capabilities to achieve.

The planning process is in itself a means of constantly evaluating the Plan. It is essential that the Plan be adaptable but this must not be interpreted to permit piecemeal amendments that disregard the basic relationships established by the original effort. Proposed changes must be carefully considered in terms of possible overall effects on the entire community. Accommodation of a proposed development which appears very desirable on the surface may, under a thorough investigation with reference to the Plan, prove costly to both the future public interests and to committed private investments. Adherence to the policies developed in the Plan provides a means of protecting existing public and private investments and values.

The Comprehensive Plan is not a zoning plan. However, zoning is one of the important legislative tools required to implement the plan. Any changes in zoning which occur are subject to a public hearing and a specific decision by the governing body. The greatest single problem between the plan and zoning activity is timing. Some areas suggested in the Plan for different kinds of land uses can only be justified at some time in the future when sufficient population growth has occurred to warrant the development or when public facilities are available to support that development. All zone changes should be considered in relation to the Plan and this serves as one of the continuing means of evaluating the plan. If zone changes are contemplated which are contrary to the Plan, the community should first evaluate the policies and concepts in the Plan. This process insures that each petition for rezoning is considered in light of the best interests of the entire community.

The Plan recommends appropriate uses for various areas and attempts to provide a maximum range of choice in the urban area within the limits of community living. If there is to be a choice, various areas must be guarded against intrusion of other uses which will limit or destroy the privacy of homes or the proper economic functioning of areas of commerce or other special values.

The Plan must be implemented if it is to be of value to the community. It requires public awareness and involves extensive daily contact with public groups and individual citizens, the administration of appropriate codes and ordinances which influence development, capital improvement programming for the expenditure of local governmental funds, and the continuing refinement of the Plan in special circumstances such as the central business district, park and recreation, community appearance, etc. The efforts applied in the continuing planning process extend the Plan from the present to the future accomplishment of its goals and tasks. The Comprehensive Plan provides basic guidelines with which the community can chart a course for change with some assurance that the result will be progress. The benefits of community living that we enjoy today are the result of what was done yesterday, and the benefits for future generations will result from what we do today.

Background Regarding the Local Planning Process and Citizen Involvement

Planning first began in 1966 following the repeal of county zoning, subdivision and building codes. These ordinances were repealed primarily because there was no Comprehensive Plan which would have set up public policies on land use matters and how to implement them. In 1966, Deschutes County along with the cities of Sisters, Redmond and Bend, undertook a massive effort to reinstate the planning program and develop a Comprehensive Plan. Since that time, planning has been a joint effort and the county's first Comprehensive Plan also included an urban area plan for the Sisters area. After the adoption of that plan in 1970, the city and county elected to update the Plan with more detail in 1973. During the final stages of updating the Plan, statewide planning legislation was enacted (ORS 197-SB 100) and the Oregon Land Conservation Development Commission was created. Statewide Planning Goals had not yet been adopted before completion of the Sisters Comprehensive Plan update and therefore making it necessary to update the plan again to comply with the statewide planning goals.

This process resulted in the adopted and acknowledged Sisters Urban Area Comprehensive Plan, completed July 1979, adopted by City Ordinance 118 in September of 1979. The Plan was acknowledged by the Oregon Land Conservation and Development Commission in February of 1982. Since then, it has been revised by City Ordinance 141 and 151. The Plan was the state-acknowledged planning tool for the City of Sisters until 2005. In 2005 updates will be adopted to reflect changes since 1982. The long process of updating the Plan is summarized below.

The Comprehensive Plan review process began in 1990 in response to zone change requests. In October 1990, the Sisters Urban Area Planning Committee was formed, and the update of the Sisters Comprehensive plan was undertaken. The Committee, with the assistance of the University of Oregon Planning Workshop, developed a list of five characteristics of the City of Sisters (City) community it wished to retain, and five characteristics it wished to improve. This list was, in large part, the basis for evaluation of the various Comprehensive Plan elements.

Characteristics to retain:

1. The benefits of a small town
2. Clean, controlled growth
3. Aesthetic qualities
4. Clean air and water
5. Western Frontier theme

Opportunities for improvement:

1. Public Sewer System
2. Traffic flow
3. Affordable housing with adequate off-street parking
4. Improved drinking water quality
5. Develop a city core area to accommodate visitors

Elements were assigned to various subcommittees comprised of concerned citizens and Planning Commissioners for review. After these subcommittees reviewed the existing Plan, updated elements were brought back to the larger committee for review, comment and revisions.

The draft Plan was approved by the Planning Commission and City Council, and was given to the County Planning Department for review. The County expressed some concerns about several points within the Draft pertaining to Urban Growth Boundary (UGB) land beyond the City limits under county control.

In 1998, an agreement was reached between the City and County regarding land in the UGB; the agreement allowed the City to control planning efforts within UGB land without County intervention. This agreement is the “Agreement Between the City of Sisters, Oregon And Deschutes County, Oregon, For The Joint Management of The Urban Growth Boundary And the Sisters Growth Area”. Also, the City Council voted to amend the City limits to include virtually all of the UGB land. As of 2003, the City limits and UGB are the same. This Comprehensive Plan uses the terms City and UGB interchangeably, and they both refer to the same area. The City is responsible for administering the development within the UGB. Areas immediately outside the City are under the jurisdiction of Deschutes County. However, with the expansion of the UGB contemplated by this updated Plan, new areas will be added to the Sisters UGB that are not inside the City Limits. These lands are regulated by the Joint Management Agreement and Title 21 of the Deschutes County Code.

Again in 1999, the draft Plan update went through additional public meeting sessions including Planning Commission meetings and City Council meetings for discussion and input.

The process beginning in 2001 and culminating in this document involved additional public involvement consisting of an Advisory Committee meeting more than 12 times and an Open House. As part of the adoption process, public hearings were held by the Planning Commission and City Council.

The City adopted and then rescinded an earlier version of this Comprehensive Plan in the spring of 2004. The City had a legal challenge to the Plan based on its population forecast. Since then, the City adopted a revised population forecast in the summer of 2004 that was coordinated with Deschutes County and cities. This coordinated forecast is attached and made a part of the Comprehensive Plan as Appendix A.

The result of this process is the following Comprehensive Plan. This plan includes much of the background information from the Plan acknowledged in 1982. It also blends the results of the ongoing public input process between 1990 and 2005 to result in the following findings, policies, and tasks which guide development within the Sisters Urban Area.

Part II Citizen Involvement

In order to understand the full perspective of citizen involvement, it is necessary to briefly recite the entire program on a statewide and local level, since both are involved in the Comprehensive Planning process for the urban area.

Statewide

Citizen involvement in land use planning has been mandatory statewide since 1973. Senate Bill 100 (ORS 197.160) requires each county governing body to submit a program for citizen involvement in preparing, adopting and revising Comprehensive Plans within the county. Each program must at least contain provisions for a citizen advisory committee broadly representative of geographic areas and of interests relating to land use.

Pursuant to Senate Bill 100, the Land Conservation and Development Commission (LCDC) developed a set of statewide planning goals. The number one goal is citizen involvement, and is intended to insure the opportunity for citizens to be involved in all phases of the planning process. Each jurisdiction must develop, publicize and adopt a program appropriate to the local level of planning. Goal one further requires the incorporation into the planning process of the following components in every citizen involvement program.

1. To provide for widespread citizen involvement.
2. To assure effective two way communication with citizens.
3. To provide the opportunity for citizens to be involved in all phases of the planning process.
4. To assure that technical information is available in an understandable form.
5. To assure that citizens will receive a response from policy makers.
6. To assure funding for the citizen involvement program.

Further, the law requires that Federal, State and local agencies and special districts coordinate their planning efforts with the governing body and make use of existing local citizen involvement programs.

Finally, Oregon law requires a mechanism to be used for an evaluation of the citizen involvement program to:

1. Assist the governing body in developing a citizen involvement program.
2. Assist in implementing the program.
3. Evaluate the success of the program and new approaches.

Local citizens need to be a part of the decisions made about how their unique area and resources are developed. An active program for citizen input in the Comprehensive Plan process is a democratic opportunity to develop an end product reflective of the local resources, activities and people. Oregon law insures that opportunity.

Local

Citizen involvement in planning activities at the local level is established through a variety of local ordinances, codes, and practices. For example, the Sisters Development Code includes many provisions for public notice through mailings to affected land owners and neighboring properties within 250 feet of subject properties, public postings, and published notices for City Planning Commission and City Council Hearings. Type II applications require a process of notice as indicated above. Typical Type II applications include minor or major partitions, site design reviews, modifications to approved plans, and variances. Notices typically provide a 14 day period for submitting written comments before decisions are made, state sufficient information regarding the type of application, applicable standards, contact information, and hearing locations, times, and dates. Appeals of decisions are also subject to notice requirements. Applications that are quasi-judicial and legislative in nature also have notice requirements that are more stringent because those applications have impacts upon multiple properties.

The City of Sisters City Charter requires a majority of city voters to approve annexations of land into the city. This is a direct form of citizen involvement in one of the most important aspects of long-term city growth policies. The City Charter also gives the City Mayor the authority to appoint citizens to advisory committees involved in a variety of planning activities. Advisory committees are very important and commonly used to obtain diverse perspectives on long-range facility plans, current and future policies, and other important projects.

A common practice of community involvement that is effective but not codified is direct communication with City Councilors, Planning Commissioners, Manager, and other staff. One beauty of living in the small town of Sisters is that these people live in the community, are accessible and responsive, and can quickly bring issues from the public into the planning and policy arena.

Part III

General Goals and Objectives

For planning proposals and programs to be meaningful to the Sisters Urban Area, they must be based on fundamental concepts well-founded in the community. To this end, numerous Citizens Advisory Committees have evaluated community resources, examined issues and opportunities and outlined goals and objectives upon which to base planning proposals for attaining the character and quality of community environment expressed as being desirable for the Sisters area. As the community evolves some goals are refined, some continuously sought, others reached, and new goals established. This Plan attempts to maintain ties to the past that are still relevant. The following paragraphs restate goals of past planning exercises as well as current planning goals to demonstrate continuity and progress, as well as new challenges facing Sisters.

The past and current community goals for Sisters are discussed below. There are three groups: goals from 1974, goals from 1990, and current goals from 2005. The goals from 1974 are included as they existed in the acknowledged Plan from 1982. These demonstrate what was important to the community in 1974 and are included here for illustrative and comparative purposes only. Goals from 1990 are included for the same reasons. Goals from the most current planning process completed in 2005 are the goals applicable to this Comprehensive Plan and subsequent policy making and implementation.

Goals from 1974

Initial definition of planning goals and objectives was adopted by the Citizens Advisory Group on April 10, 1974. The following includes those goals and the goals and objectives recommended by the Sisters Urban Area Advisory Committee for the updating of the Comprehensive Plan.

Position Orientation

1. To recognize Sisters as the gateway to the Cascade Mountains and Central Oregon Recreation Area.
2. To recognize and promote Sisters as the service center for commerce and public services in support of surrounding recreational, recreation residential and agricultural demands.

City Image and Visual Appearance

1. To recognize Sisters as a Recreational-Retirement Community.
2. To encourage the development of a central architectural and sign theme based on Western and/or Frontier building styles of the 1880's.
3. To improve, identify and emphasize the entrances to the City.
4. To encourage maintenance of property and its value.

5. To improve public street standards as a means of upgrading City image and visual appearance.
6. To encourage landscaping management practices.

Environmental

1. To maintain the clear and clean quality of air and water.
2. To maintain an adequate program of solid waste management.
3. To maintain and expand the service capabilities of the municipal water systems.
4. To encourage the development of adequate sewerage treatment systems.
5. To maintain the quality of space and openness inherent to Central Oregon.

Social and Housing

1. To improve and expand leisure time offerings of the community, particularly for the youth and elderly.
2. To provide a level of coordinated services which insures safe, healthful and convenient conditions for all segments of the population.
3. To encourage housing quality and diversity that is responsive to community demands.

Forest Lands

1. To conserve forest lands for forest uses.
2. To protect forest lands from incompatible uses and encourage landscape management practices along scenic routes.

Economic

1. To capitalize on recreation-tourist support functions.
2. To encourage improvement and up-grading of the central business district in support of local population demands and the recreation-tourist industry.
3. To encourage the provision of professional services now lacking in the community.
4. To encourage development of light industrial activities of a clean and non-offensive character.

Transportation

1. To develop an acceptable transportation solution to the increasing congestion introduced into the heart of the community via major east-west highways.
2. To provide an orderly street network which offers safe and convenient communications between the various areas of the community.
3. To determine future needs and requirements for airport facilities.

Energy Conservation

1. To conserve energy.
2. To encourage and develop energy conservation programs.

Coordination and Inter-Agency Cooperation

1. To jointly establish an Urban Growth Management Agreement with Deschutes County for the Sisters Urban Growth Boundary.
2. To establish an effective administrative procedure for coordination between the Sisters Planning Commission and Deschutes County Planning Commission for coordinating community expansion and resolving problems in the “Planning Area” of Sisters.
3. To initiate administrative programs between public agencies responsible for programs which serve the coordinated needs of the Planning Area.

Implementation

1. To maintain active citizens participation on a continuing basis for continued citizen in-put in the continuing process of planning and plan implementation.
2. To adopt procedural ordinances to carry out the planning process and to adopt zoning and related development codes necessary to implement the Comprehensive Plan.
3. To develop an initial long-range financial plan and capital improvements program.
4. To adopt a Subdivision Ordinance consistent with the subdivision standards of Deschutes County and the Sisters Zoning Ordinance.
5. To adopt standard specifications for Design and Construction of Public Improvements.

Goals from 1990

In October 1990, the Sisters Urban Area Planning Committee was formed, and the update of the Sisters Comprehensive plan was undertaken. The Committee, with the assistance of the University of Oregon Planning Workshop, developed a list of five characteristics of the City of Sisters (City) community it wished to retain, and five characteristics it wished to improve. This list was, in large part, the basis for evaluation of the various Comprehensive Plan elements.

Characteristics to retain:

1. The benefits of a small town
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5. Western Frontier theme

Opportunities for improvement:

1. Public Sewer System
2. Traffic flow
3. Affordable housing with adequate off-street parking
4. Improved drinking water quality
5. Develop a city core area to accommodate visitors

Goals from 2005 (current Comprehensive Plan)

In 1999 the draft Plan update went through additional public meeting sessions including Planning Commission meetings and City Council meetings for discussion and input. The process beginning in 2001 and culminating in this document involved additional public involvement consisting of an Advisory Committee meeting more than 12 times and an Open House. Goals developed through this process are closely aligned with the State of Oregon Statewide Planning Goals. The intent was to mirror these goals, keep the community goals general in nature, but to develop specific implementing policies and tasks. This is reflected in the general nature of the goals below.

1. To develop a citizen involvement program that ensures the opportunity for citizens to be involved in all phases of the planning process.
2. To establish a Land Use Planning process and policy framework as a basis for all decisions and actions related to the use of land and to assure an adequate factual base for such decisions and actions.
3. To preserve and maintain agricultural lands outside the City limits by promoting efficient use of urban lands inside the City limits.
4. To conserve forest lands by maintaining the forest land base and to protect the state's forest economy by making possible economically efficient forest 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.
5. To protect natural resources and conserve scenic and historic areas and open spaces.
6. To maintain and improve the quality of the air, water and land resources of the City.
7. To protect people and property from natural hazards.
8. To satisfy the recreational needs of the citizens of the City and visitors, and, where appropriate, to provide for the siting of necessary recreational facilities.

9. Maintain adequate park facilities providing a variety of recreational and cultural opportunities for residents and visitors of Sisters.
10. To provide adequate opportunities for a variety of economic activities vital to the health, welfare, and prosperity of the City's citizens.
11. To provide for the housing needs of citizens of the City and ensure that land development allows for different housing types and densities.
12. To plan and develop a timely, orderly and efficient arrangement of public facilities to support the City's development.
13. To provide and encourage a safe, convenient and economic transportation system.
14. To manage land uses in a manner to maximize the conservation of all forms of energy based upon sound economic principles.
15. To provide for an orderly and efficient transition from rural to urban land use.

The fifteen goals above combined with the factual basis described later in this Plan are the basis for the policies contained in this Plan. From these policies, tasks and implementing ordinances and programs will be developed in the future. Since the Plan is a living document, progress made on reaching these goals will be evaluated, goals themselves may be updated, and the goals of the community realized.

Part IV Background

Historical Background

Central Oregon's resources and environmental setting have been molded by the geological formation of the region. The endeavors of man, from the original Native American cultures through the exploration, early settlement and development by settlers, have significantly altered the regional resources and environment.

Sisters' existence is a result of the cultural evolution of man in Central Oregon. Current orientation toward the support of recreational and tourist activities, can draw upon the history of the locale and region as a resource in support of this interest.

Pre-Historical Era

Formation of the land base which is now Central Oregon was preceded by an extensive period during which sea water covered the area. Folding and up-heaving of underlying land eventually displaced the waters to form an inland plain. Marine fossils uncovered east of the Crooked River bear witness to this action and date the oldest formation in Oregon some 225 million years ago during the Age of Fishes.

Subsequently, volcanic action built up in various mountains and peaks and spilled lava throughout many deep valleys in the area. It was during this period which geologists have named Clarno, is recorded the first mammal life in Oregon. Columbia lavas then spread over the Pacific Northwest and covered much of inland Oregon leaving only older highland "islands". This action disrupted and blocked drainage of the area, resulting in formation of high pre-historic lakes. Animal life continued to develop and the Cascade Mountains began to emerge in the West.

Mountain-born glaciers now introduced an Age of Ice. The original Cascades were significantly altered due to the movement of this ice. Extensive ice coverage to the north shifted the weather pattern bringing storms southward with heavy rainfall. This rainfall indirectly formed large South-Central Oregon lakes due to natural impoundment of water.

Volcanic activity continued to shape the Central Oregon area up to recent times. Some 6,000 years ago, Mt. Mazama to the south, erupted violently forming Crater Lake and depositing a vast layer of ash and pumice over the northwest. Humans are identified to have been in this area through discovery of artifacts under Mazama ash in the upper Deschutes basin. Approximately, the same time that Mazama was developing, Mt. Newberry in the Paulinas, formed near the southern edge of the Deschutes plateau.

Newberry erupted, consumed its summit and eventually formed Paulina and East Lakes within its caldera. Volcanic action continued in the form of small cinder cones at the base of the mountain. From these cinder cones and cracks in the parent mountain, lava spread over the surrounding area until approximately 1,000 years ago, signaling the end of Central Oregon topographical change through volcanic activity.

Through radio-carbon dating, the earliest identified habitation by humans is established around 9,000 years ago in the Fort Rock basin.

Early Exploration

During December of 1825, Peter Skene Ogden and a party of Hudson Bay Company trappers embarked from the Columbia River, at the River of the Falls, the Deschutes of Central Oregon, to survey the little known region of inland Oregon. This was the first recorded exploration of the Central Oregon area. At the same time, Ogden left the Columbia, Finan McDonald was sent east across the Cascades to join up with Ogden along the River of the Falls. Upon joining up forces, the group crossed the Deschutes above Madras, moved across the Agency Plains, making their first camp on the Crooked River. From this point, the explorers continued eastward along the Crooked River into the John Day area. Ogden made a second trip south from the Columbia during 1826-27. He left his previous route at Dufur, went directly to White River and followed the western tributary to the Deschutes for a crossing at Sherars Falls. From here, the party continued into the Malheur-Harney region. On his return trip, Ogden discovered East and Paulina Lakes in Newberry Crater before turning south to California.

Nathaniel J. Wyeth became the first white man to visit the present site of Bend. During December of 1834, Wyeth and his party proceeded through a heavy winter storm into the upper Deschutes River country. Their travels along the river brought them into contact with Benham and Pringle Falls. On his return trip, Wyeth paused at the head of Squaw Creek before reaching the Columbia in February of 1835.

Eight years later, during 1843, John C. Fremont, an officer in the Topographic Engineers of the U.S. Army, guided by Kit Carson and Billy Chinook, a Warm Springs Indian made the next thrust into the Deschutes country. Departing The Dalles in November, they moved up the Deschutes to Tygh Valley, crossed the White River, proceeded through the Warm Springs country and reached the upper meadows of Tumalo Creek. Fremont's group then continued south into California.

The early pioneers associated with the first wagon train immigrants to cross Central Oregon did not initially settle in the Deschutes country. In 1845, the Blue Bucket Mine party from Missouri was the first wagon train to cross the interior country. Upon leaving Ft. Boise, the train left the Oregon Trail and headed across relatively unknown Central Oregon. Legend states that somewhere in Malheur country, gold nuggets were discovered when water was drawn from a stream in a blue bucket. East of the John Day River, the train lost direction, continued through the High Desert with all its adverse conditions, eventually reached the Crooked River near Prineville and completed their journey at The Dalles.

The second group of immigrants to cross Central Oregon was the Clark Massacre Party in the fall of 1851. At the Snake River, the group was attacked by Native Americans, killing several members of the party. West of the Snake, the train departed from the Oregon Trail, approximating the route taken by the Blue Bucket Mine group. Clark had

been advised to guide on three mountains (The Sisters) and to watch for a low volcanic cone called Red Butte (Pilot Butte), directly in front of The Sisters. Here was located a good camping spot on the Deschutes River. The Clark party rested along the Deschutes for several days apparently at the location of Bend's Pioneer Park, prior to moving north and crossing the Barlow Pass to finally reach Cottage Grove.

The Elliott Cutoff Party followed in the fall of 1853, the largest of all wagon trains to cross Central Oregon. The group became lost when they mistook the Three Sisters for Diamond Peak, the mountain which was to guide them to a new Cascade crossing. This pass near Diamond Peak had previously been crossed by a road-viewing expedition from Lane County. To save time, the Elliott Party headed west into the Central Oregon high country. Due to extreme adverse conditions, the train broke off advance segments to try and find help for the group. One group crossed the mountains west of Bend between two of the Sisters. The main train finally found its way to what is now known as the Willamette Pass.

In 1855, Lt. Robert S. Williamson and Henry Larcom Abbot were assigned to the Pacific Survey to find the most suitable and economic route for a railroad from the Mississippi to the Pacific Ocean. Leaving their ship in San Francisco, the group moved northward and entered Oregon south of Klamath Falls and continued to the Upper Deschutes country. Here Williamson scouted the eastern slopes of Trout Creek and returned near the Sisters site to link up with Abbot. After reaching Ft. Vancouver, Abbot reported that topographic barriers of the Deschutes country would be almost impassable. This early engineering reconnaissance was to be proven wrong.

Early Settlement

Due to conflicts with Native Americans, particularly Chief Paulina, the government strongly discouraged settlement east of the Cascades. This was expressed as an official order from August of 1856 to October 1859. Despite the lifting of the order, there was not a significant movement of settlers into Central Oregon, other than those in search of gold. Around 1863, the first settlers began to appear in the Deschutes country, primarily along the routes of travel from The Dalles to the Upper Deschutes.

Constant harassment by Chief Paulina and his followers throughout Central Oregon, prompted the Army to establish outposts and camps for the protection of miners and settlers. One of these was Camp Polk, just a short distance from Sisters.

Camp Polk

Camp Polk was established in 1865 adjacent to Squaw Creek, just three miles northeast of the City of Sisters. The military detachment which established the camp were men of Company A, 1st Oregon Volunteer Infantry, commanded by Captain Charles LaFollette.

Leaving Ft. Yamhill, this was the first military group to cross the Cascades via the new Santiam Road. Upon arriving at the site adjacent to Squaw Creek, Captain LaFollette named the Camp Polk after his home country. Here the men prepared a parade ground, trimmed a tall tree for a flag pole and built eight cabins. Before winter operations could

be initiated against the Native Americans, word was received from the Chief of Army to muster out all volunteers. Subsequently, the Camp Polk detachment remained in winter quarters and in the spring of 1866 returned to their home thus ending the brief military history of Camp Polk.

During 1870, the Camp Polk site was homesteaded by Samuel M.W. Hindman and his family. In 1875, Hindman established a post office and a store and became the community's first postmaster. At this time, the area between the Cascades and the Deschutes River was virtually uninhabited, but destined to bustle with the future movement of cattle and sheep over the Santiam Pass.

City of Sisters

While Hindman was developing Camp Polk, the nearby Sisters site was being transformed from a ranch to a town. During the 1880's, large flocks of sheep were driven past the town site to summer pastures in the high Cascades. Sisters was the last settlement between Prineville and the mountains and consequently early entrepreneurs did a brisk business in the summer months. The name Sisters was bestowed upon the town by Jacob Quiberg, a farmer and stockman in the vicinity. This name was chosen because of the proximity to the three imposing Cascade peaks which overlook the town, The Three Sisters.

In 1888, the Camp Polk post office was moved to the village of Sisters and given the name of its adopted town. This post office was located on the homestead of John Smith, who had filed homestead rights in 1886 and received title in 1891. Smith was later to relocate the post office within the present city limits where Sisters Market now stands.

During 1898, John Smith sold his holdings to Alex Smith, no relation, and in 1900, Alex Smith sold one-half interest to his brother Robert. On July 10, 1901, the Smith brothers filed the original town plat which comprised six city blocks bounded by Cascade Street on the south, Adams on the north, Elm on the west, and Larch to the east. Mail was now being carried by stage from Shaniko, Prineville and Cline Falls as Redmond would not be established until 1906. This mail was taken to Cascadia where it was transferred to Pony Express for points west.

Sisters became a stopping place for travelers as it was the intersection of the Santiam and McKenzie roads. Business and growth increased with the movement of stock to the U.S. Forest Service mountain pasture allotments. At the turn of the century, cattle raising had become a vital industry around Sisters. This industry centered around the vast holdings of the Black Butte Land and Livestock Company, with one of its headquarters at Black Butte Ranch approximately eight miles northwest of Sisters. By 1908, the benefits of the sheep traffic bound for mountain pasture dwindled.

Lumber also contributed to the activity and growth of the community. Small mills were in operation as early as 1890 and a large mill was built within the town site in 1912. Since then, there have been many other mills in the area with the last one just north of the rodeo grounds ceasing operations in 1965.

Sisters' first school was built around 1885 and located near the Lundy Ranch, two miles to the north. The school was then a part of District No. 9, Crook County and accommodated thirty children. Around 1890, a second one-room school was constructed near the site of the present Sisters Motor Lodge.

Fire struck the city a disastrous blow in 1923, destroying an entire block of business houses between Elm and Fir, south of Cascade. Again in 1924, fire consumed buildings on both sides of Cascade from Fir to Spruce.

The first pipeline for distribution of water in the city was installed in 1916. During the 1930's, electricity became available from the Langman Electric Company, which was generated in a building next to the Hitchcock Mill. Central Electric Cooperative extended a line from Redmond in 1941, replacing the private system. Street lights were installed in June of 1951 along Cascade, the principle business street of the City.

A special election was held in 1946 and the people of Sisters voted 115 to 61 in favor of incorporating the town. Population of the City at this time was approximately 700.

Sisters continues to enjoy its location at the junction of the Santiam and McKenzie Highways, as service center for tourist traffic and the best recreational area within the adjacent U.S. National Forest lands of the Cascade Range. The Sisters annual rodeo provides a major community attraction of each year which has become known throughout the state and country. An annual outdoor quilt show rivals the rodeo in popularity.

Climate, recreational resources and major highway linkages bring continued activity to the community. Recent development of recreational oriented land developments, such as Indian Ford Ranch, Black Butte Ranch and Tollgate and Crossroads indicate continuing growth and change for the city and its surrounding area.

The later part of the 20th Century was marked by a series of boom and bust economic cycles, generally tied to the timber industry. With the loss of access to timber because of supply and environmental concerns, the region turned to tourism and attraction of retirees. This, combined with the construction of a municipal sewer system, has led to a period of unprecedented growth at the dawn of the 21 Century.

Environmental Setting

Sisters is located at the eastern base of the Cascade Mountain Range in the westerly portion of the Central Oregon Area consisting of Deschutes, Crook and Jefferson Counties. Its unique geographical setting clearly identifies it as the gateway to the Cascades by the general public. The City, the Urban Growth Boundary, and the Planning Area (six square miles surrounding the City of Sisters) are all within the boundaries of the Deschutes National Forest.

Bend, the Deschutes County seat, lies 21 miles to the southeast, Redmond, 20 miles to the east, and the Santiam Junction, 20 miles to the northwest.

Within the City of Sisters, U.S. Highway 20 and Oregon 242 converge as Cascade Street, with their respective beginnings at Newport and Florence on the Oregon coast. Both of these highways continue eastward, intersecting with U.S. Highway 97, a north-south, intrastate highway at Redmond and Bend. Continuing eastward, these highways intersect with Interstate Highway 80N, an east-west Transcontinental Highway and to the west, they provide important connections with Willamette Valley urban areas and markets, as they traverse Cascade Mountain public recreational and scenic areas.

The western portion of the Central Oregon Area can be characterized as the meeting of the Central Oregon agricultural area and the eastern gateway to the Cascade Mountain Santiam Recreational Area. It is primarily an agricultural area situated in and about national forest lands.

The area is in the process of change from what once primarily supported agricultural endeavors, to one which is more diversified through the introduction of manufacturing, land subdivision and exploitation of the scenic and recreational resources in the region. This change was originally noted with the development and expansion of the Bachelor Butte ski area, development at Sunriver, Indian Ford Ranch development immediately north of Sisters, Black Butte Ranch development approximately 8 miles to the northwest and recreational subdivision development taking place immediately to the west and in the Camp Sherman area. This process continued through the 1990s to the present with high rates of in-migration of new residents, the development of numerous destination resorts and golf courses in Deschutes County, diversification of employment opportunities and recreation industries.

The Central Oregon environment with its semi-arid, low rainfall and high percentage of days with sunshine provides a setting which is luring and ever increasing number of people to live and/or spend their leisure time in the region.

Terrain

The majority of the Sisters Urban Growth Area and Planning Area is relatively flat. The terrain slopes from the southwest corner of the Planning Area at approximately 1% to the northeast at the base of McKinney Butte, where it then rises some 160 feet to the summit of the butte. The City of Sisters has a U.S. Geological Survey bench mark elevation of 3,186 feet. Squaw Creek as it enters the Planning Area from the south becomes the most significant waterway in the area. It is joined by Indian Ford Creek at the southwestern base of McKinney Butte and continues eastward to its juncture with the Deschutes River in Lake Billy Chinook above Round Butte Dam. Squaw Creek is the source for irrigation waters delivered by the Squaw Creek Irrigation District.

Vegetation

Native vegetation cover consists primarily of Ponderosa Pine interspersed with Juniper and contains ground cover consisting of Bitterbrush, Manzanita, Idaho Fescue and Forbes.

Animal Life

Local animal species consist primarily of mule deer, coyote and a few elk and black bear. Fur bearing animals identified by the U.S. Forest Service are beaver, marten, otter and mink. Quail and sage grouse are to be found locally and bald eagle nesting areas have been identified within U.S. Forest land. Local streams and surrounding lakes are known for their trout fishing.

Soils

Soils within the Planning Area consist principally of Sisters Loamy Sand and Wanoga Loamy Fine Sand. The Sisters soils are brown loamy sand in color and texture at the surface with yellowish-brown loamy sand subsoil and a yellowish-brown gravelly loamy sand sub-stratum. Soil depth is more than 60 inches with somewhat excessive natural drainage and rapid permeability of from 6 to 20 inches per hour. The Wanoga soils are grayish-brown loamy fine sand in color and texture with grayish-brown loamy fine sand subsoil and a hardpan sub-stratum. Soil depth is from 20-40 inches with good natural drainage and moderately rapid permeability of from 2 to 6 inches per hour.

Climate

Central Oregon climate may be characterized as having cold, moist winters and warm, dry summers. There are a high percentage of days with sunshine each year. In Bend and Redmond, some twenty miles southeast and east of Sisters respectively, there are approximately 130 clear days and 90 partly cloudy days. Many of the 145 cloudy days afford some sunshine through thin cloudiness.

Sisters' weather provides annual precipitation ranging from 15 to 30 inches with the majority falling in October through March. Annual snowfall averages around three feet. The mean annual air temperature ranges from 41 to 46 degrees Fahrenheit with lows of minus 20 and highs of over 100 Fahrenheit. Frost can occur year around in the Sisters area as well as most of Deschutes County. Winds are generally from the west to the southwest with an average velocity at 10-12 miles per hour.

Urban Setting

Urban Growth Boundary

The size of the City Limits and UGB at the time of this Plan's adoption is approximately 1,124 acres. This area is shown in Figure 1: City of Sisters: Urban Growth Boundary and Land Use Districts. Upon adoption of this Plan, an additional 53 acres will be included in the Sisters UGB, but not City Limits. See Chapter 14 and Figures 14-1 and 14-2 for a description of the UGB that is effective upon adoption and acknowledgement of this Plan.

The areas immediately beyond the Sisters UGB are predominantly zoned for forest (F1 and F2 zoning designations) and farm use (EFU zoning designations) by Deschutes County. Lands to the southwest and east of the UGB are used for pasture and grazing of cattle and elk, private and public forest lands to the northwest and south are no longer actively logged. Rural residential lands to the north and northeast (RR-10 zoning

designations) are low density residential uses. The zoning of these areas is shown in Figure 2: County Zoning Designations in the Sisters Area.

Descriptions of the City's characteristics are discussed by topic in the Section V of the Plan, *Comprehensive Plan Goals, Findings, and Policies*. This includes discussions of the land use planning program, agricultural and farm land, open spaces, historical and natural resources, the City's transportation and public infrastructure, economic and housing characteristics, urbanization, and other topics. The goals contained in this Plan mirror the State of Oregon Statewide Planning Goals. The City's goals are presented along with background information, findings, policies, and tasks related to each goal.

Figure 1: City of Sisters: Urban Growth Boundary and Land Use Districts

Figure 2: County Zoning Designations in the Sisters Area

Part V

Comprehensive Plan Goals, Findings, & Policies

Goal 1: Citizen Involvement

1.1 GOAL

"To develop a citizen involvement program that ensures the opportunity for citizens to be involved in all phases of the planning process."

1.2 BACKGROUND

In compliance with State and City Goal #1, this Comprehensive Plan document is the culmination of an extensive public input and public hearing process. The creation of the Comprehensive Plan illustrates the City of Sisters' commitment to public involvement as well as the types of public involvement strategies commonly used by the City.

The Comprehensive Plan review process began in 1990 in response to zone change requests. In October 1990, the Sisters Urban Area Planning Committee was formed, and the update of the Sisters Comprehensive plan was undertaken. The Committee, with the assistance of the University of Oregon Planning Workshop, developed a list of five characteristics of the City of Sisters (City) community it wished to retain, and five characteristics it wished to improve. This list was, in large part, the basis for evaluation of the various Comprehensive Plan elements.

Characteristics to retain:

1. The benefits of a small town
2. Clean, controlled growth
3. Aesthetic qualities
4. Clean air and water
5. Western Frontier theme

Opportunities for improvement:

1. Public Sewer System
2. Traffic flow
3. Affordable housing with adequate off-street parking
4. Improved drinking water quality
5. Develop a city core area to accommodate visitors

Elements were assigned to various subcommittees comprised of concerned citizens and Planning Commissioners for review. After these subcommittees reviewed the existing

Plan, updated elements were brought back to the larger committee for review, comment and revisions.

The draft Plan was approved by the Planning Commission and City Council, and was given to the County Planning Department for review. The County expressed some concerns about several points within the Draft pertaining to Urban Growth Boundary (UGB) land beyond the City limits under County control.

In 1999, an agreement was reached between the City and County regarding land in the UGB; the agreement allowed the City to control planning efforts within UGB land without County intervention. Also, the City Council voted to amend the City limits to include virtually all of the UGB land. As of 2003, the City limits and UGB are the same. This Comprehensive Plan uses the terms City and UGB interchangeably, and they both refer to the same area. The City is responsible for administering the development within the UGB. Areas immediately outside the City are under the jurisdiction of Deschutes County.

Again in 1999, the draft Plan update went through additional public meeting sessions including Planning Commission meetings and City Council meetings for discussion and input. Voter approval and construction of a municipal sewer system in 2000 caused the rethinking of many Plan assumptions.

The rededicated process beginning in 2001 and culminating in this document involved additional public involvement consisting of an Advisory Committee meeting more than 12 times and an Open House. The Open House included a sign-in sheet, materials presented, and comments written from the attendees – these materials are part of the Planning Department’s Plan Amendment file.

This process illustrates the interplay between the public, special committees, planning staff, the Planning Commission, and the City Council. These groups play important roles in guiding the policies and development of the City. Effective citizen involvement requires participation to be open, inclusive, and representative of the diversity present in the City.

The Planning Commission is the key body that facilitates public involvement. The Planning Commission is a City Council-appointed seven-member committee originally created by Ordinance 82 in 1972. The Planning Commission responds to public concerns, guides planning staff, and makes policy recommendations to the City Council. The Planning Commission also participates in public involvement, oversees work of special committees, hears appeals of administrative decisions, and makes quasi-judicial decisions on land use applications.

The four-member City Council and Mayor are citizen-elected public officers who represent the public’s interests. Issues move up from public, to Planning Commission, then City Council, or can originate at the level of Mayor or City Council member. These

groups work together to best represent and involve the public in the land use issues facing the City.

1.3 FINDINGS

1. The City of Sisters has fulfilled the spirit and intent of State Goal 1, Citizen Involvement, during this Comprehensive Plan Update process. The process has been open and ongoing since 1990, included a wide range of interests, and represents goals, findings, and policies of the community.
2. To continue to conform to State Goal 1 and acceptable planning practices, the City of Sisters shall involve citizenry in the Planning process by holding regularly scheduled public Planning Commission and City Council meetings where public comment on planning issues is encouraged and invited, and by advertising these meetings in a manner that is appropriate for citizens interested in City planning efforts to be adequately informed about future meetings.

1.4 POLICIES

1. The City of Sisters shall seek out and encourage public participation in all aspects of the City planning process.

Tasks –

- a. Planning Commission and City Council meetings shall be held on a regularly scheduled basis.
- b. Planning Commission and City Council meeting agendas shall be publicized in a manner that makes this information widely available.
- c. A Committee for Citizen Involvement shall be established with its processes codified and maintained by the City.
- d. The City shall use a variety of methods to achieve citizen involvement.
- e. The publication “How to Put People in Planning” shall be used by the City as a guide for formation and function of this policy. A copy of this publication will be available from the City Planning Department.

Goal 2: LAND USE PLANNING

2.1 GOAL *"To establish a Land Use Planning process and policy framework as a basis for all decisions and actions related to the use of land and to assure an adequate factual base for such decisions and actions."*

2.2 BACKGROUND

Statewide Planning Goal (Goal 2) is the foundation for all the City's adopted planning processes. The City's original Comprehensive Plan was adopted in 1974 and updated in 1979. The City completed Periodic Review in 1988 and was acknowledged by the Department of Land Conservation and Development (DLCD) in 1994. As per Oregon Senate Bill 543, the City is now exempt from Periodic Review as it contains a population of less than 2,500.

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.

Statewide Planning Process

ORS Chapter 197 effectuates statewide policy with respect to the authorized governmental planning function, Comprehensive Plan preparation. These policies state that Comprehensive Plans (1) must be adopted by the governing body, (2) are expressions of public policy, i.e. policy statements, generalized maps, standards and guidelines, (3) shall be the basis for rules, regulations and ordinances which implement the plan, (4) shall be prepared to assure that all public actions are consistent and coordinated within the plan, and (5) shall be regularly reviewed and modified to meet changing needs and desires of the citizens the plan serves.

The Comprehensive Plan must be consistent with statewide planning goals approved by the Oregon Land Conservation and Development Commission (LCDC). The Development Code and other ordinances or regulation must be enacted to implement the Comprehensive Plan.

LCDC is charged with the responsibility of making sure that statewide planning goals are complied with in preparing, adopting, revising, and implementing existing and future Comprehensive Plans. LCDC is authorized to review plan provisions, ordinances and regulations if petitions by (1) City or County when land conservation and development action taken by a governmental unit is in conflict with statewide planning goals, (2) a county governing body, when a comprehensive plan or ordinance adopted by a governing body is in conflict with statewide planning goals, (3) a governing body when the action of the county governing body is considered outside the authority vested in the county body, and (4) any person or group of persons whose interests are substantially affected, a comprehensive plan provision or any ordinance alleged to be in violation of statewide planning goals.

Comprehensive Plan Review, Adoption, Amendments

After the Comprehensive Plan Citizens Advisory Committee has completed its work on the Plan update, the City Planning Commission is responsible for reviewing and making recommendations to the City Council.

Plan Amendments will be necessary as time passes and conditions change. The Plan is intended to be a guide for the future growth of the community. It should be subject to review and should be flexible, but not so flexible as to be meaningless as a statement of community policy. Changes in the plan should be made in light of considerations relating to all or part of the community rather than to who owns the property.

It is recommended that the Plan be reviewed by the Planning Commission every year to whatever degree is necessary to ensure that it is continuing to function as a guide for community growth. In addition, it should be possible for individuals to petition for changes or amendments to the Plan in a manner similar to that for zone changes. The Development Code allows changes to the Plan and describes the procedures for making such changes. Any changes should be consistent with the statewide and local goals, objectives, policies, and statements of intent of the plan or these guidelines should first be changed or amended to reflect the new policies. This should be true of both changes resulting from periodic Planning Commission review and from individual petitions.

Involvement

The City, Deschutes County, and State of Oregon have actively participated and offered input throughout the Comprehensive Plan Update process. Sufficient notice was provided to appropriate public agencies and interested parties to ensure that all interested parties were able to participate.

The City has specific procedures for notification, review, and appeal of land use applications and changes to the Comprehensive Plan and Development Code. All applications are Type I, II, III, or IV. These types have different levels of public participation associated with them, with more public involvement applying to applications with greater community impact. The process includes ministerial and administrative reviews by City staff with appeals heard by the City's Planning Commission (Type I), quasi-judicial public hearings held by the City Planning Commission (Type II and III), legislative public hearings held before the Planning Commission with appeals to the City Council (Type IV), and other land use processes as part of the City's Development Code. Each of these processes for notification, review, and appeal are in compliance with Oregon State law.

Planning Staff

The City has a Planning Department staffed by a Planning Director, Associate Planner and Administrative Assistant. Long-range and current planning projects are completed by planning staff and consultants with oversight by the City Manager, Planning Commission, and City Council. These persons work together to create, implement, review, and modify the Plan with guidance from the City's citizens.

2.3 FINDINGS

1. Upon acknowledgement of this Comprehensive Plan by the Land Conservation and Development Commission, this Plan will meet the State's requirements regulating the factual content, policy direction, scope of local Comprehensive Plans.
2. Planning studies have been completed since the last Comprehensive Plan update in 1994 to facilitate acknowledgement. These activities will help the City accommodate anticipated growth and development and form the backbone of the City's land use and planning framework. These include completing the Parks/Recreation and Open Space, A 20-Year Master Plan (2000); the City of Sisters Wastewater Treatment Plant Plan (2000); adopting the City of Sisters Development Code (2001) and the City of Sisters Transportation System Plan (2001). The City completed a **Residential Land Supply and Demand Analysis, 3-17-05 Update** that determines land needs in the City for until year 2025. The City also completed a Technical Report, City of Sisters Commercial and Industrial Future Land Needs Analysis in 2003 that determines needs for commercial and industrial land in the City until year 2025. These studies are incorporated into the Comprehensive Plan by reference.

2.4 POLICIES

1. The City of Sisters shall develop land use codes and ordinances that are based on an adequate factual basis as well as applicable local, state, and federal regulations.

Tasks –

- a. Codes and ordinances shall spell out responsibilities for administering and enforcing land use policies.
 - b. The City of Sisters Development Code shall be used to facilitate the development process and to implement the land use goals outlined in this Plan.
2. The City shall review the policies in the Comprehensive Plan annually to take into account changing public policies and circumstances and to ensure that it is continuing to function as a guide for community growth.

Tasks –

- a. The City shall ensure that other local; state and federal agencies having programs, land ownerships, or responsibilities within the planning area are included in the update process, as needed.
- b. The City Council shall convene annually to set Council Goals and to review and coordinate those Goals with the Comprehensive Plan Goals and Policies.

Goal 3: Agricultural Lands

3.1 GOAL

"To preserve and maintain agricultural lands outside the City limits by promoting efficient use of urban lands inside the City limits."

3.2 BACKGROUND

There are lands surrounding the City that are zoned for farm and forest uses. These agricultural lands contain pastures, horses, wildlife, livestock, farming equipment, and farm structures that embody the rural western character also expressed in the Sisters commercial core. These lands are important because they are the gateways to the City. However, these lands are not inside the City's Urban Growth Boundary, and are not under the City's jurisdiction. The land use designations of the lands surrounding the Sisters UGB are shown in Figure 2: County Zoning Designations in the Sisters Area.

3.3 FINDINGS

1. The rural lands surrounding the City are an important gateway to the City because they establish a rural, western atmosphere that benefits the City.
2. The rural lands surrounding the City have various rural zoning designations including Forest Use 1 and 2, Exclusive Farm Use, Sisters-Cloverdale Sub-District, and Rural Residential-10. All of these designations are established by Deschutes County, and these lands are not under the jurisdiction or control of the City. These zoning designations favor low-intensity, rural-style development that precludes intensive residential, industrial, and commercial uses.
3. As the City has expanded its boundaries (City Limits and UGB), lands once designated for agricultural and forest uses have been brought into the City Limits and rezoned for urban uses. As the City expands in the future, more rural lands may need to be included in the UGB. Properties are typically re-designated from a rural to an urban use once inside the City Limits, or maintained as urban reserves in holding zones within the Sisters UGB but outside the City Limits. When rural lands are proposed for inclusion in the Sisters Urban Growth Boundary, necessary Plan Amendments are made to the Deschutes County and City of Sisters Comprehensive Plan Maps. Once a property is brought into the City Limits the rural use designation is replaced by an urban designation through a zone change. For these reasons, there are no lands designated for agricultural use in the Sisters City Limits.
4. As part of this Plan, an expansion of the Sisters UGB is proposed and lands previously zoned for agriculture and rural uses will be included in the UGB in a holding zone UAR-10. This zoning designation allows for farm uses (among others) to continue until a time when the property owner successfully applies to the City for a zone change and the City's voters for annexation.

5. As the Sisters UGB expands and agricultural lands are added to the City UGB, the added lands may continue to be used for agricultural purposes until they are annexed and re-zoned for urban uses.
6. The efficient use of urban lands reduces the need to expand the Sisters UGB and protects rural lands adjoining the City.
7. The Conklin Guest House Bed and Breakfast; (T.15S. R.10E. Sec. 04 Tax Lot 1101), is 4.61 acres and its inclusion into the City was approved by voters. This site is currently zoned EFU (Sisters-Cloverdale EFU sub zone). This Comprehensive Plan proposes to include this property inside the Sisters UGB.

3.3 POLICY

1. As the City expands its City Limits, lands designated for agricultural, forest, or rural residential uses by Deschutes County shall be re-designated to an urban, City of Sisters zoning designation according to procedures and methodologies established by the State of Oregon, Deschutes County, and the City of Sisters.

Goal 4: FOREST LANDS

4.1 GOAL

"To conserve forest lands by maintaining the forest land base and to protect the state's forest economy by making possible economically efficient forest 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"

4.2 BACKGROUND

There are no lands zoned for growing and harvesting forest tree species within the City. When lands zoned for such uses are brought into the Sisters Urban Growth Boundary (UGB) from Deschutes County, the City will not allow any intensive commercial forestry use previously allowed on the property by Deschutes County. Because forest practices such as the growing and harvesting of forest trees contributes to the local and state economy, conversion of forest land to urban uses will be limited and conversions will comply with applicable State of Oregon policies.

4.3 FINDINGS

1. There are no lands zoned or intended for forest uses in the City of Sisters.
2. When forested lands are converted from rural to urban use, or from Deschutes County to City of Sisters jurisdiction, lands will not be used for the commercial growing or harvesting of timber. Large-scale forest management and harvesting practices are not appropriate within the City limits.
3. The efficient use of urban lands inside the UGB protects the economic, recreational, and ecological value of forested lands outside the UGB.

4.4 POLICIES

1. The City shall protect the economic, recreational, and ecological value of forested lands outside the UGB.

Task –

- a. The City shall require efficient use of urban lands inside the Sister UGB.
2. When forest-zoned lands are included in the Sisters UGB, they shall be re-zoned to an appropriate zoning designation that prevents commercial forestry practices.

Goal 5: Open Space, Scenic and Historic Areas, Natural Resources

5.1 GOAL

“To protect natural resources and conserve scenic and historic areas and open spaces.”

5.2 BACKGROUND

The City of Sisters is virtually surrounded by National Forest Service and agricultural land. The surrounding open spaces separate Sisters from neighboring communities and provide much of the unique character and identity found in the City. In addition, the rural and forest setting of the Sisters area is important to the quality of life and economic development of the community.

State Goal #5 describes open space as lands used for agricultural or forest uses, and any land area that would, if preserved and continued in its present use:

- a) Conserve and enhance natural or scenic resources
- b) Protect air, streams, or water supply
- c) Promote conservation of soils and wetlands
- d) Conserve landscaped areas, such as public or private golf courses, that reduce air pollution and enhance the value of abutting or neighboring property
- e) Enhance the value to the public of abutting or neighboring parks, forests, wildlife preserves, nature reservations, sanctuaries, or other open space
- f) Enhance recreation opportunities
- g) Preserve historic sites
- h) Promote orderly urban development.

In compliance with State Goal #5, Deschutes County has worked towards providing programs that serve to inventory, protect, and manage historic and cultural resources. In 1980, the Deschutes County Board of Commissioners established the Historical Landmarks Commission. This Commission serves as a review body and Planning Commission for issues concerning historic and cultural resources inside Deschutes County (including the City), reviews development applications for alterations to designated historic sites, and reviews the exterior treatments of buildings applying the Western Frontier Architectural Design Theme.

State Goal #5 requires the City to inventory existing natural resources. The City has completed this and the data is contained within this Chapter.

5.3 FINDINGS

1. Open space within the Urban Growth Boundary (UGB) consists of forested land, land

used for low-intensity agricultural uses (irrigation, growing feed grasses, and grazing), flood plain and parks.

2. Land that is undeveloped and is expected to remain so within the UGB includes:
 - A. Parks
 1. The Village Green - 1.15 acres
 2. Creekside Park - 2.00 acres
 3. Sisters Overnight Park - 11.42 acres
 4. Forest Service Triangle - 19.12 acres
 5. Cliff Clemons Park - 2.32 acres
 6. Squaw Creek Trail – 2.32 acres
 7. Buck Run Mini-Park - .083 acres (3,600 square feet)
 8. Harold and Dorothy Barclay Park - .44 acres
 - B. Squaw Creek Flood Plain - 26 acres within the City limits.
 - C. Landscape Management (LM) zoned property, 69 acres within City limits.
3. National Forest lands within the City Limits are currently zoned Public Facility (PF) and Urban Area Reserve (UAR). The approximately 77 gross acres of National Forest lands within the City limits are allocated as scenic views in the 1990 Deschutes National Forest Land and Resource Management Plan. Approximately 40 acres of this site are developed with the Sisters Ranger District complex and the Oregon Department of Transportation (ODOT) Highway Department Maintenance Station. Approximately 23 acres of U.S. National Forest lands are zoned Urban Area Reserve , and are a holding zone for future urban uses.
4. Other forested lands adjacent to the Urban Growth Boundary may be suitable for urban development. At such time, the extension of urban facilities will be needed to facilitate orderly urban expansion.
5. The Sisters City Council approved the following sites on June 25, 1985, for inclusion on the Inventory of Historic Sites:
 - Leithauser Store, Commercial, 120 E. Cascade (“The Sisters Bakery”)
 - Aitken Drugstore, Commercial, 158 W. Cascade (“The Palace”)
 - Hotel Sisters, Commercial, 105 W. Cascade (“Bronco Billy’s Ranch Grill & Saloon”)
 - Hardy Allen House, Commercial, 310 E. Main (“Nettie's”)
6. Within the City's UGB there are no museums or historical landmarks.
7. There is a heritage marker on the McKenzie Hwy 242 just west of downtown. Another heritage marker is located along Hwy 20 NW of town.
8. Approximately ten percent of houses in the City were constructed in the decade prior to 1950 and eight percent prior to 1940. This group of structures is most likely to contain candidates for future historical designation. In 2003, the City completed an inventory of all structures built prior to 1960 and therefore potentially eligible for historical landmark designation. The inventory is kept at City Hall, the Public Library, and Deschutes County Historic Landmarks Commission office. All owners

of properties on this list have been notified.

9. In 1999, City voters approved maximum SDC fees in part for the creation and implementation of a Master Parks Plan for the City.
10. There are 26 gross acres of land in the 100-year flood plain determined by the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps #41017C0040 and #41017C0105 C dated August 16, 1998. This area constitutes the total possible area for riparian resources in the UGB. Resources include the soils, plants, insects, and animals common to riparian areas in the Sisters area. The 100-year flood plain is designated FP (Flood Plain) by the Sisters Development Code and uses requiring development of structures are not allowed in the FP District. No cut, fill, construction, or disturbance to the landscape within the FP District shall occur without permits from the Army Corps of Engineers, Department of Fish and Wildlife, and the City of Sisters. These measures protect the riparian and wetland areas inside the Sisters UGB.
11. The City does not have a riparian enhancement plan to protect Squaw Creek.

5.4 POLICIES

1. The City shall promote a harmonious relationship between residential, commercial, and industrial development.

Tasks –

- a. The City shall balance quantities of land to ensure land is available for a variety of uses, classified in a manner consistent with the carrying capacity of the land.
 - b. The City's Development Code shall contain provisions to include open space as a part of a Master Planned Development.
2. The City shall identify and protect historical sites within the UGB.

Tasks –

- a. The Sisters City Council has entered into an agreement with the Deschutes County Landmarks Commission to periodically investigate and identify historic sites within the City Limits and study various means of interpreting local history.
- b. The Sisters City Council should review the policy relating to historical signs and plaques per City Council action of October 9, 1980 (ORD. 138)
- c. The City should encourage the placement of heritage markers on historical buildings for identification through the Development Code.
- d. Residential renovations and/or historic building designations (National Register of Historic Places) should be promoted and encouraged by the City to help upgrade and preserve older housing stock

3. The City shall identify and protect natural, riparian, and scenic resources within the UGB.

Tasks –

- a. The City shall develop a riparian protection program for Squaw Creek consistent with State Planning Goal 5.
- b. The approximate 23 gross acres of Deschutes National Forest lands within the City Limits zoned UAR shall be held as urban reserve areas until such time as needed for urban expansion.
- c. The Squaw Creek Flood Plain shall be managed according to Federal Emergency Management Agency (FEMA) regulations, as incorporated into the City of Sisters Development Code.
- d. Open space and forested lands along the highways outside the UGB should be protected as scenic corridors with landscape management programs implemented by the County, State, and United States Forest Service.
- e. All City Parks shall continue to serve as public parks under the jurisdiction of the City of Sisters. When the City Limits expand, adequate park resources to serve the expansion shall be included.

Goal 6: Air, Water, Land Resource Quality

6.1 GOAL

“To maintain and improve the quality of the air, water and land resources of the City.”

6.2 BACKGROUND

Statewide Planning Goal #6 requires that air, water and noise be monitored and protected from pollution from existing and future land uses. Pollution cannot exceed state or federal standards, nor can it exceed the carrying capacity of local land, air and water resources. Goal #6 encompasses all aspects of pollution, including sewage, noise and process discharge and wastewater disposal. Further, the local economy and quality of life within the City depends on the balanced management and protection of our natural resources.

6.3 FINDINGS

1. Natural Resources within the Urban Growth Boundary (UGB) consist of air, water and land resources.
2. In the City of Sisters, air quality is generally good; however, air pollution sources in the Sisters area include wood stoves, auto emissions, tree pollen, irrigation ditch line burning and logging/slash burning. Reference source, “1993 Oregon Wood Heating Survey.”
3. City-supplied water quality is excellent. Sources for City water are Pole Creek and two ground water wells.
4. Squaw Creek flows can be erratic and the 100-year flood plain identified by the FP District is necessary to prevent possible losses to life and property. The portion of Squaw Creek within the UGB has reduced flow, 1.86 cubic feet per second, during the time water is withdrawn for irrigation purposes. There are local efforts to increase creek flows.
5. Pinus Ponderosa (Ponderosa Pine) trees in forested areas add to the character and livability of the community and are abundant inside the City Limits and Urban Growth Boundary.
6. The City is concerned about air quality and unnecessary particulate emissions resulting from older (non-certified) wood-burning stoves.

6.4 POLICIES

1. The City of shall ensure the protection and wise use of our natural resources.

Tasks –

- a. The City shall ensure vegetation is and remains an integral part of Sisters.

Subtasks –

1. The City shall encourage the protection of mature trees throughout the community. Native landscaping should be encouraged in all new developments. Mature trees, particularly Pinus Ponderosa, (Ponderosa Pine) should be protected in new developments and mitigation measures for cut trees shall be established. A standard shall be developed and added to the City's Development Code in Chapter 3.2, Landscaping, Street Trees, Fences and Walls to reflect protection requirements.
 2. Efforts should be made to establish a tree-planting plan for the City.
 3. The City should encourage water conservation through the use of native drought-tolerant plants in landscaping.
 - b. The City shall establish a noxious weed control program in coordination with Deschutes County.
2. The City shall review, update, or develop new ordinances, as required to ensure that our air, water and land resources are protected.

Tasks –

- a. New developments shall be regulated to ensure all uses meet State Department of Environmental Quality standards for air, noise, and water quality protection.
 - b. That City owned and operated sewage systems shall be monitored to maintain good ground water quality.
 - c. Squaw Creek shall be protected through the Development Code.
 - d. The City shall cooperate with the restoration of in-stream water flow rights to Squaw Creek.
3. The City should review and appropriately update ordinances regarding replacing existing non-certified wood stoves and encourage non-polluting and efficient heat sources for homes.

Goal 7: Natural Disasters and Hazards

7.1 GOAL

“To protect people and property from natural hazards.”

7.2 BACKGROUND

Natural disasters and hazards that threaten the City include forest fires, floods in Squaw Creek, earthquakes, and volcanic activities. Other hazards include the spread of diseases from insects and animals and threats from other hazards shared by all Cities.

The U.S. Army Corps of Engineers completed a flood hazard inventory in August 1978 for the Squaw Creek channel that runs through the southern portion of the urban area. Approximately 26 acres of land are within the 100-year flood plain along both sides of the Squaw Creek channel. The 500-year flood plain is along both sides of the Squaw Creek channel and includes a wider area than the 100-year flood plain.

In addition to the flood hazards, the City is also susceptible to forest fires and wind hazards. As stated in the 1979 City of Sisters Comprehensive Plan, “Fire struck the city a disastrous blow in 1923, destroying an entire block of businesses and houses between Elm and Fir, south of Cascade. Again in 1924, fire consumed buildings on both sides of Cascade from Fir to Spruce.” The Black Butte Ranch fire of 2002 and B and B Complex fire are other recent reminders that fire is a threat to forested urban areas such as the City.

Recent earthquakes in Oregon remind us of our proximity to fault lines and volcanic mountains. The recent “bulge” on South Sister also reminds that the Three Sisters volcanoes are still active. According to Larry Chitwood, U.S. Forest Service Geologist, the Three Sisters are in a region where some form of volcanic activity takes place approximately every 1,000 years. For example, Collier Cone and Belknap Crater were formed approximately 1,500 years ago. The “bulge” on South Sister may be a precursor to a future event that will likely be similar to past volcanic events, that is fairly benign activities such as the formation of a cinder cone, small lava flow, or an ash and pumice eruption. The hazard from these events should be considered low, and would most likely be preceded by earthquakes or other indicators of volcanic activity.

The “bulge” or other volcanic activity and earthquakes also pose a threat by breaching Carver Lake, a glacial moraine that drains down Squaw Creek. Large amounts of debris falling into Carver Lake regardless of the cause, such as avalanche, volcanism, or earthquake, could breach the glacial dam and send a flood of water down Squaw Creek towards Sisters. Mr. Chitwood believes that there is a low likelihood this event will occur with enough size and force to threaten the City. There is a good chance that this type of event will happen, but the size of the event is likely to be small.

A sizable volcanic event occurring in the Three Sisters is not expected in the scope of this Plan, but if one occurs, it will pose a direct threat to Sisters. The reason is that Squaw Creek and its tributaries drain the east flanks of North, Middle and South Sister and the north flanks of Broken Top. The headwater streams join above a narrow valley that opens in to a broad, gently sloping debris fan occupied, in part, by the City of Sisters.

“The broad fan of Squaw Creek around Sisters is of particular concern with regard to potential lahar inundation (lahars are rapidly flowing mixtures of hot mud, ash and water) because Squaw Creek drains a large sector of the major volcanoes and the distance to Sisters is relatively short (about 30 kilometers or 20 miles). Typical flow velocities for lahars through terrain like that along Squaw Creek yield travel times to Sisters of as little as 30 minutes to one hour, depending on lahar size and point of origin.” *“Volcano Hazards in the Three Sisters Region, Oregon. Open File Report, 99-437. US Department of the Interior, US Geological Survey.*

Although not anticipated to happen within the life of this Comprehensive Plan, these events are so catastrophic in nature that their discussion is warranted. Also, the best way to prevent loss of life with regard to these and other hazards is to establish a public emergency notification system. With such a system, residents could be evacuated safely, regardless of the source of the hazard or threat.

7.3 FINDINGS

1. A portion of the Squaw Creek flood plain lies within the City.
2. The Federal Emergency Management Agency (FEMA) relocated the 100-year flood plain boundaries (also known as the flood hazard area and floodway) in May 1990, previously designated by the Army Corps of Engineers.
3. The City currently participates in the National Flood Insurance Program. This is the official Flood Insurance Study for Deschutes County, Oregon and Incorporated Areas and is dated August 16, 1988 and revised June 8, 1998.
4. Portions of the City are contiguous with National Forest lands and are at risk from forest fires.
5. Sisters/Camp Sherman Rural Fire Protection District provides fire-protection and emergency services to the City.
6. A branch office of the Deschutes County Sheriff’s Office provides law enforcement services to the City.
7. Emergency evacuation service is provided to the area by Airlife located in Bend. There is currently a heliport pad available at the Sisters Eagle Air Airport.
8. Mutual aid arrangements are currently in force with all fire fighting agencies in Central Oregon.

9. There is no emergency power source available to City wells in the event of power loss. The City has two reservoirs that gravity feed the system with capacity for 10 days normal usage.
10. The City water lines are adequate for domestic water and fire protection with an upgrade completed in November 1994. All services are metered, encouraging conservation.
11. Of volcanic hazards, lahars pose the biggest sudden threat to people living in valleys that drain the Three Sisters, such as the City of Sisters. The best strategy for avoiding a lahar is to move to the highest possible ground. A safe height above river channels depends on many factors including size of the lahar, distance from the volcano, and shape of the valley. For areas beyond the proximal hazard zone, all but the largest lahars will probably rise less than 30 meters (100 feet) above river level.

7.4 POLICIES

1. The City shall regulate development in flood prone areas to protect life and property.

Tasks –

- a. Areas of special flood hazard (flood plain) identified by the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM) shall be identified and their management incorporated into the Development Code.
 - b. The Flood Plain District shall include all areas designated as “Flood Hazard Areas” by the Flood Insurance Study for the incorporated area of the City of Sisters.
 - c. No structures shall be allowed in the 100-year flood plain identified by the Federal Emergency Management Agency Flood Insurance Rate Maps unless approved by the Army Corps of Engineers, Oregon Department of Fish and Wildlife, and the City of Sisters.
 - d. Fill should be allowed in the flood plain only to the extent that it is necessary to allow for utility facilities that cannot be located outside the flood plain and for stream bank stabilization.
 - e. All uses which could have any effect upon hazards set forth in this document shall be conditional uses and subject to rigorous review to ensure that use of the flood plain is only a last resort to allow necessary facilities and some beneficial use of the pre-existing lots of record.
 - f. No new parcels shall be created which would allow the construction of new dwelling units in the flood plain.
2. An emergency response program shall be developed to respond to natural or man caused disasters.

Tasks -

- a. The City shall work with appropriate agencies, including the Sisters– Camp Sherman Rural Fire Protection District to develop emergency management plans.
 - b. The City shall develop a strategy to educate the public about volcanic hazards, and develop an evacuation plan that includes responding to volcanic hazards.
 - c. The City shall explore the provision of a redundant emergency power source for the operation of City wells in the event a power outage occurs.
3. The city shall promote development of an ordinance requiring fire resistant building materials and landscaping for all new construction.
4. The City should cooperate with any countywide efforts to reduce the spread of West Nile Virus by mosquitoes.
5. During preliminary subdivision review, the planning staff, in coordination with the Sisters – Camp Sherman Rural Fire Protection District, shall indicate whether the developers’ plan has adequately provided for fire protection.

Chapter 8 Recreation Needs

8.1 GOALS

“To satisfy the recreational needs of the citizens of the City and visitors, and, where appropriate, to provide for the siting of necessary recreational facilities.”

“Maintain adequate park facilities providing a variety of recreational and cultural opportunities for residents and visitors of Sisters.”

8.2 BACKGROUND

The continued availability of parks and recreational facilities within and in the surrounding areas of the City of Sisters enhances the quality of life for residents. Within a 20 mile radius, the Deschutes National Forest provides numerous recreational options ranging from recreational sites and points of interest, to major tourist attractions such as Mt. Bachelor and Hoodoo winter ski areas and Suttle Lake operated in conjunction with private enterprises.

8.3 FINDINGS

In October 2000, the City completed and adopted a Parks Master Plan for a 20-year planning period. The “Parks Recreation and Open Space: A 20-Year Master Plan, City of Sisters, Oregon, October 2000” (Parks Master Plan) identified existing parks facilities within the City; completed a community survey to determine public opinion on the City’s recreational needs; developed a list of current and projected needs based on the requirements of the National Recreation and Parks Association (NRPA) and developed a formula for the City to assess and levy System Development Charges (SDC) for future development within the City. Additional partners in the development of park and recreation facilities within the City are the Sisters School District and the Sisters Organization for Activities and Recreation (SOAR).

The Parks Master Plan determined that current parkland within the City’s Urban Growth Boundary meets or exceed those recommended by the National Recreation and Parks Association (NRPA) within the planning period. For the years following 2010 and beyond, the Plan recommends that the City consider development of additional park facilities.

The Plan’s assessment of the current City owned park sites and trails is as follows:

Table 8.1: Park System Land Classification

Classification	Land Quantity	Location
Mini Parks	.52 Acres	Buck Run Mini-Park and the Harold and Dorothy Barclay Park
Neighborhood Parks (Developed)	1.15 Acres	The Village Green Park
	2.00 Acres	Creekside Park
Neighborhood Park Land	2.32 Acres	Cliff Clemens Park
Community Park	11.42 Acres	Sisters RV Park
Trails	2.32 Acres	Squaw Creek Trail
TOTAL	19.73 Acres	

Source: Deschutes County Tax Records

8.4 POLICIES

1. The City of Sisters Parks Master Plan shall be the document guiding funding and development of City parks. The City shall utilize the findings presented in the Parks Master Plan to identify improvements to existing parks and guide development of future parks. City ordinances shall guide the operation of City Parks

Tasks –

- a. The City shall establish a periodic evaluation and improvement program for all park and recreation facilities.
 - b. All City Parks will remain under city control.
 - c. The City shall encourage citizens of all ages to participate in developing parks, recreational facilities, and recreational programs.
 - d. The requirements of the Americans with Disabilities Act (ADA) shall be incorporated into parks improvements and new park facilities.
 - e. Parks shall be accessible by alternative modes of transportation including pathways, bikeways, and multi-use trails to establish connections with neighborhoods and community facilities.
2. The City shall actively support and coordinate with the Sisters Community Trails Committee to establish a network of multi-use trails within and beyond the City limits.
 3. The City shall maintain a program of System Development Charges (SDC) to develop park facilities.
 4. The City should explore programs to obtain land in the flood plain for the public’s recreational use.

Goal 9: Economic Development

9.1 GOAL

“To provide adequate opportunities for a variety of economic activities vital to the health, welfare, and prosperity of the City’s citizens.”

9.2 BACKGROUND

Historic Employment and Recent Trends

Sisters originated as an overnight stop for travelers of early-day wagon roads and for sheepherders in the area. From the 1920's through the early 1950's, the town was also a center for local logging and sawmills.

After the sawmills closed, the town's population decreased until recreational developers came to the area in the late 1960's and started subdividing lands for recreational homes. The area was discovered by a new generation of Oregonians and visitors, and tourism became the new economic base. Tourism has continued to be the main attraction for Sisters, but in recent years there have also been light industrial businesses that have located in town. The City of Sisters is becoming a service center for the growing year-round population.

Local Businesses and Employment by Sector

The City of Sisters issues business licenses for all businesses located in Sisters and firms or individuals doing business in the City. These licenses include brief descriptions of the types of business activities taking place. Table 9.1 below, describes recent business licenses by type and number, not including transient business licenses.

Table 9.1: Business Licenses Issued in City of Sisters, 1999-2003

Years	Number of Business Licenses Issued	Most Frequent General Business Types
1999-2000	290	Retail, Real Estate and
2000-2001	299	Construction Related
2001-2002	364	Businesses, Restaurant
2002-2003	360	

Source: City of Sisters Business Licenses, 1999-2003

As shown, the number of business licenses issued in the City since 1999 has been steadily growing. Year 2002-2003 is the current year and additional licenses are expected to be issued, slightly exceeding 364 business licenses. The column titled “Most Frequent General Business Types” refers to the type of employers, not employees, and is intended to demonstrate the most common types of businesses in Sisters. The spike in the Number of Business Licenses Issued between year 2000-2001 and 2001-2002 is likely due to a surge of construction activities during that time associated with completion of the sewer and adoption of a new Development Code.

Another indicator of local employment is the number of employees in Sisters and the top employers. The *Technical Report, City of Sisters Commercial and Industrial Future Land Needs Analysis*, February 2, 2003 (see Appendix B) describes existing and anticipated employment by sector in Sisters. This report is incorporated herein by reference and is adopted with the adoption of this Plan. Table 9.2 describes the differences between employment by sector in Deschutes County and Sisters. The data for the column “2002 Estimated Employment by Sector in Sisters” was obtained by analyzing business licenses and interviews with local businesses. Business licenses describe the type of business and number of employees. This information was then used to determine the businesses sector, resulting in the number of employees by sector for business located in Sisters for the year 2002.

Table 9.2: Sector Comparisons between Deschutes County and the City of Sisters

Industry	Deschutes County (1)	City of Sisters (2)	2002 Estimated Employment by Sector in Sisters (3)
Total Non-Farm Payroll Employment	100%	100%	1,633
Goods Producing (4)	19%	19%	307
Services Producing (4)	81%	81%	1,326
Manufacturing, Total	11%	12%	198
Non-Manufacturing Total	89%	88%	1,435
Construction & Mining	8%	7%	109
Transportation, Communications, Utilities	4%	1%	15
Wholesale and Retail Trade	27%	40%	656
Finance Insurance Real Estate	6%	7%	119
Services	30%	18%	298
Government	14%	15%	238
(subset) Federal	2%	4%	65
(subset) State	1%	1%	22
(subset) Local	11%	9%	151

(1) Source: Oregon Employment Department, Workforce Analysis, November 2002

(2) Source: Based on 2002 Estimated Employment by Sector in Sisters

(3) Source: City of Sisters analysis of number of employees by business type from business licenses in 2002-2003

(4) Goods producing and durable and non-durable goods include all manufacturing sector plus construction and mining portion of the non-manufacturing sector. Service producing represents all non-manufacturing minus construction and mining sectors.

Table 9.2 illustrates the similarities between the sector distribution in Deschutes County and the City of Sisters. The most notable differences between Sisters and Deschutes County is that Sisters has fewer businesses in the Service, Construction and Mining, and Transportation, Communications, Utilities sectors, and more dependence upon the

Wholesale and Retail Trade sector. Wholesale and Retail Trade is the sector that employs the most people in Sisters.

Table 9.3 shows the results of a review of 2002 City of Sisters’ business licenses and interviews with local businesses.

Table 9.3: Five Largest Employers in Sisters in 2002-2003 (by number of employees)

Employer	Number of Employees
Sisters School District	140
Multnomah Publishers, Inc.	131
U.S. Forest Service	65
Gallery Restaurant	45
Ray’s Food Place	45

Source: City of Sisters Business Licenses, 2003-2003

Anticipated Population and Employment Growth

Since the early 1990’s Central Oregon and the areas around Sisters have experienced rapid population growth. The majority of growth in the Sisters planning area has occurred in rural residential subdivisions beyond the city limits and the Urban Growth Boundary (UGB). Historically, the lack of a municipal sewer system, small lot sizes unable to support on-site sewage systems and lack of mountain view properties discouraged development within the City.

As described in the *Technical Report, City of Sisters Commercial and Industrial Future Land Needs Analysis* (LNA), February 2, 2003 (see Appendix B), the rate of population growth in the City of Sisters is expected to outpace Bend, Redmond, and the rural areas in Deschutes County. The primary factor driving this growth is the completion of a municipal sewer system (as described in Goal 11). Development of this sewerage system will continue to provide opportunities for population and economic growth in the City. As the City’s population increases, economic growth is also expected.

The LNA used a gravity model to predict economic growth. Such models assume that a city will attract employment relative to a given region based on its relative size. The analysis predicted the City will grow by an additional 1,083 non-farm jobs over the period from 2000 to 2025 in addition to the current 1,636 employees in 2000. This indicates that the City will create and provide for nearly double the number of current jobs in the City.

Assuming the same distribution of jobs between sectors in 2002, of 1,083 new jobs, 880 jobs are expected to be in Service Producing and 203 in Goods Producing sectors. Within the Service Producing category, 40% of the jobs or approximately 435 new jobs are anticipated to be in the Wholesale and Retail Trade sector. After Wholesale and Retail Trade, the Services, Government, and Construction and Mining Sectors are expected to be significant contributors to new job growth.

If the City is successful in diversifying its economic base as discussed later in the Findings portion of this chapter, then the distribution of jobs within non-manufacturing will be more evenly distributed than in 2002. In particular, the percentage of employees in the Wholesale and Retail Trade sector may decrease, and increases are sought in the Construction and Mining, Finance Insurance Real Estate, and Services sectors. The City is also undertaking efforts to maintain and increase employment in the sectors identified in the “*Sisters Strategic Action Plan for Economic Development*”, in particular, light industrial employment opportunities.

Lands for New Employment

Through the Development Code, the City established zoning or land use districts that will accommodate a range of businesses. As discussed in detail below, the pertinent zoning districts for economic development in Sisters include the Commercial and Highway Commercial Sub-Districts, and Light Industrial District. Additional zoning districts may be adopted during the planning period to fulfill the goals and policies of the Comprehensive Plan.

Commercial Lands

The Commercial District (C District) is located along Hood, Cascade, and Main Avenues. In addition, Adams Avenue, and land to the west of North Locust Street is zoned Commercial. The Commercial District establishes locations for the continuation and development of a center for commerce and provides for the shopping, consumer and service requirements for area residents and visitors. Retail and commercial service areas for Sisters residents and visitors are primarily concentrated within Sisters along Cascade/Highway 20, Main and Hood Streets. The community believes that enhancing the pedestrian environment in this District will establish long-term economic vitality for the downtown core. To achieve this end, public works, parks, trails, urban renewal, and roadway projects have all been planned for this area to enhance the pedestrian environment.

The Highway-Commercial Sub-Districts (C-HC Districts) are located at the entrances to Sisters along U.S. Highway 20 and U.S. Highway 20/ Oregon Highway 126. This District is intended to provide areas for commercial uses and services primarily oriented to automobile traffic.

An 1880’s Western Architectural Design Theme applies to the Commercial District (C District) and Highway-Commercial Sub-District (C-HC District). This design theme creates an appealing and distinctive appearance that separates the commercial areas of Sisters from all other commercial areas in Deschutes County.

Land developed as the Conklin Guest House on Camp Polk Road has been approved by City voters for annexation. The guest house property is developed as a bed and breakfast Inn. It is used as a site for local events and provides lodging for visitors to Sisters. The Inn is a landmark building at the north entrance to the City on Camp Polk Road. The Inn is located close to the Sisters Eagle Airport and adjacent to the City’s light industrial zoning district. In this location, the Inn can provide lodging, restaurant and event

services to serve businesses that locate in the light industrial zone, while continuing to serve tourists.

Light-Industrial Lands

The Light Industrial District (LI) is located in the northern portion of the UGB, west of Locust Street and east of Pine Street, and north of Adams Street. The District provides for business parks and a mix of industrial and commercial uses. The LI District presents industrial opportunities for non-offensive industrial activities that do not cause noise, light, water, or air pollution.

There are currently two industrial subdivisions in the City; the Sisters Industrial Park containing 28 lots and the Mountain View Industrial Park containing 17 lots. The two industrial subdivisions encompass approximately 40 acres and one expansion area. These subdivisions, and all other industrial land, are designated Light Industrial (LI).

1880's Design Theme for Commercial Areas

The concept of a central architectural and sign theme based on Western and/or Frontier building styles of the 1880's has been initiated in the Commercial Districts of the City. This is presently expressed through several store fronts remodeled in this style and many new commercial developments in the downtown area.

The result of this interest and endeavor has been adoption of a community development objective to "encourage the development of a central architectural and sign theme based on Western and/or Frontier building styles of the 1880's." This particular goal originally was formed in the 1979 Plan and continues today to improve the City's image, visual appearance, a tourist oriented economy. It has also been prompted by the desire to establish city identity, interest and attraction of visitors and tourists in support of a significant community economic activity.

A legislative mandate for this architectural design and construction is in the City's Development Code. Additional encouragement and results may also be fostered through the local Chamber of Commerce by the business community and a continuing program of business community education and support.

The following information and illustrations in Appendix D of this Plan concern the architectural styles, materials, methods of construction, color and miscellaneous features of the 1880's. It is not intended as a precise interpretation of the architectural design and building philosophy in its purest form, but as a methodology of approaching an overall period expression of architectural style.

Principal features of the period's architectural style revolve around the renaissance or rebirth of the elements of classical architectural orders, expressed in period building materials and methods of construction, with the presentation of an impressive rectangular false store front. In relation to Western and/or Frontier towns, with their explosive boom and usual economic "bust", this was principally carried out in light wood frame and bearing wall masonry (brick) construction. Light wood frame construction predominates

construction in the majority of Western towns in this category; however there are substantial exceptions as exemplified by Jacksonville, Oregon, Virginia City, Nevada and Granite City, Montana.

The following sections are keyed to subsequent illustrations to exemplify methodology of use of materials and construction techniques.

Materials

Structure: Light wood framing, post and beam and masonry bearing walls are typical structural systems. Light wood framing may be achieved through current construction practices utilizing Ballon Framing and/or Western or Platform Framing with light wood framing details, up to two and three stories in height. Here attention will have to be given to building code requirements for fire resistive construction and building separation. Masonry bearing wall construction, particularly I brick, provides an alternative with inherent fire protective benefits.

Roof: Roof systems may be supported by a standard rafter system or pre-fabricated light wood trusses. Typical roof coverings may be realized with shingles or shakes at a minimum slope of four inches in one foot. Alternative coverings are metal with standing or batten/ribbed seams or asphaltic shingles.

Exterior Finishes: Typical materials are varieties of horizontal wood drop siding, vertical board and batten (rough sawn or surfaced four sides) and cedar shingles, with the later particularly applicable to ornamental patterns on residential structures and brick masonry. Modern composite materials such as T1-11, vinyl siding, and the like are not appropriate exterior finishes.

Windows: Wood sash windows are typical, to include double hung, casement, horizontal sliding and fixed sash. Availability of currently manufactured stock in styles keeping with the period is limited as to capturing the period window style. This is particularly true for large expanses of glass in commercial store fronts and will undoubtedly require special fabrication.

Doors: Combination glass and wood panel doors are typical and are available in certain standard types in single and divided glass lights. To approach the variety of period door styles will require modification of standard door types, particularly in arrangement of glass lights or necessitate special manufacture.

Ornamentation and Trim: The principal features of period ornamentation are concerned with the revival of elements of classical architectural orders. This primarily concerns the entablature or the upper section of wall or story that is usually supported on columns or pilasters and consists of the architrave, the lowest division of the entablature resting immediately on the capital or top of the column and the molding around a door or other rectangular wall opening; frieze or the part of the entablature between the architrave and cornice (top), the richly ornamented band; and the cornice or the molding and projecting horizontal member that crowns the architectural composition. In addition, this revival

was manifest in the use of wood columns supporting the porch or covered entrance along the front of a building, reminiscent of the classical portico or colonnaded building entrance. This architectural embellishment also embraced the use of balustrade or “fence” between columns and at the periphery of second story porches.

Exterior Surface Finishes: Depending upon the intended longevity of a particular structure and the quality of exterior finish materials, period structures present variety within the basic construction practices of the era.

Rough sawn or milled board and batten surfaces were unfinished to oiled and/or stained to protect the surface materials. This is practical with the use of Cedar or Redwood which both contain natural oils that protect the wood. As a practical matter for extended protection of any board and batten surface, the use of a sealer or oil base or solid color stain is warranted. The same is true of vertical surfaces finished with Cedar shingles.

Horizontal wood drop siding was normally finished with paint; however in many instances, no finish applied. Here a sealer or stain would be appropriate, in lieu of a painted surface.

In consideration of providing boardwalks in lieu of concrete sidewalks, only pressure treated wood members should be used.

Color: Rough sawn or milled board and batten, particularly Cedar and Redwood, may be retained in a natural finish which ultimately weathers to silver-gray in color.

During the period, there was a lack of high gloss finishes; therefore color applications were generally flat in nature. To duplicate this character, flat or low gloss products currently on the market should be utilized.

Applied surface colors were predominantly flat white for most buildings, particularly the exposed surfaces of porches or covered walkways and ornamentation attached to brick masonry buildings. Large area surface colors other than white were primarily flat earthy ochres, yellows, browns and reds. These colors are generally contrasted with white trim at the cornice, vertical corner trim of the building, windows and doors, porch and balustrade.

Modern interpretation of color application has tended toward a broader color selection in keeping with the white-dark contrast, by adding deep blues, blue-greens and red-oranges.

Color availability and selection for stains is readily obtained from product manufacturers. One example of such product used extensively in the Northwest is Olympic stain, particularly the solid color stains. These stains offer a fairly broad range of color selection and provide a flat, deep colored finish in keeping with the period.

Latex base paints also produce a flat finish color and low-gloss oil base enamels offer additional applications for colored finishes. Color selection samples are readily available from paint manufactures such as Glidden, Sherman-Williams, Fuller or Pittsburg.

The City Council has adopted an approved color pallet recommended by the Deschutes Landmarks Commission to represent typical 1880's colors. This makes color selection and matching easy for applicants.

Methods of Construction

General: Adherence to presently accepted methods of construction and compliance with applicable building codes and development ordinances is recommended as the minimum standards. Fire and life safety are of particular concern.

As the majority of new construction and existing building renovation is adjacent to public walkways, attention to good construction safety practices is necessary. This is particularly true in the more congested commercial areas.

Standard False Front Commercial Structure: The following graphic illustrations keyed to this sub-section illustrate standard approaches to the construction of this element.

Miscellaneous

See the graphic illustrations in Appendix D for various details for:

- Construction Details
- Ornamentation
- Fences
- Gates

Signs: Signing was generally handled by painting the sign directly on the façade of the building, either directly on the finish material or on a sign board which was subsequently affixed to the building. Ornamentation is achieved at the edge of the sign board by its particular shape and the application of edge molding or individually cut raised letters utilized for relief and contrast.

Other signing methods include projecting double faced boards affixed high on the façade of the building and structurally supported by wires.

Free hanging sign boards attached under covered porches were also utilized.

Lettering was generally ornamental and/or shaded and pained in contrasting colors on flat white surfaces. Examples of lettering are provided in the following graphic illustrations keyed to this sub-section. Individual cut-out letters applied to the sign surface and routed lettering provides additional acceptable techniques for signing.

The City's sign code in the Development Code requires adherence to these standards and regulate all signs in the City Limits.

9.3 FINDINGS

Anticipated Demand for Economic Lands and Inventory of Economic Lands

In the greater Sisters area, most of the industrial and commercial activity takes place within the City limits. Land is needed for these activities and an adequate supply of economic lands is needed for expansion of the City's economic base. The *Technical Report, City of Sisters Commercial and Industrial Future Land Needs Analysis (LNA)* was completed to compare the supply and demand of industrial and commercial land until the year 2025 (See Appendix B).

Commercial Land

The LNA identified that there are approximately 37 net buildable acres of vacant C and C-HC designated lands inside the Sisters UGB. The term "net" refers to the amount of land after subtracting approximately 20% for roads and other infrastructure. Adding approximately 12 net buildable acres of re-developable and 40 net buildable acres of developable acreage of partially developed lands, a total of 89 net buildable acres of buildable C and C-HC lands are inside the Sisters UGB. Since the projected future demand is 28 net buildable acres, there is a surplus of commercial land of approximately 61 acres. Even without considering the re-development of partially developed lands, there is sufficient vacant and re-developable land in the existing UGB to accommodate demand for commercial lands within the next 20 years.

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 need should be met by annexing the Conklin Guest House to the City, as already approved by City Voters. Inclusion of the Guest House in the UGB will 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. A Commercial Plan designation is being to this property and it will be zoned UAR-10 until it is annexed. At that time, the city should consider assigning a new Tourist Commercial zoning district to the site. Such a new zoning district will assure 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 LNA projects a demand for 34 net buildable acres of industrial land inside the Sisters UGB until the year 2025. A surplus of 30 acres of net buildable industrial land is predicted based on anticipated supply and demand of 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: 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	44	20	64	34	30

Source: Technical Report, City of Sisters Commercial and Industrial Future Land Needs Analysis, February 2, 2002

In addition, there is a 22.8-acre parcel of land zoned UAR intended for future urban use. That is in addition to the acreages indicated in Table 9.4.

Lastly, there is a 4.34 acre tract of land north of Barclay Drive and adjacent to the Conklin Guest House intended for development with adjacent light industrial zoned land. The is in addition to the acreages indicated in Table 9.4. There is a need to include the 4.34 acre “Carpenter” parcel in the UGB as it is surrounded by land in the UGB. The development of agriculture uses on this small island property would create noise, odors, and pesticide drifts that would make it difficult for the adjacent industrial and commercial lands to be developed with urban uses as intended by the Comprehensive Plan. This property is located north of Barclay Drive and west of the Conklin Guest House property.

Public Infrastructure and Economic Development

As addressed in Goal 11, Public Facilities, the City has developed a new public sewerage system within the City. The construction of this system will enable the City to meet the demands for new commercial and industrial development. Adoption of System Development Charges for water and sewer systems provides a mechanism to ensure that systems can be expanded to accommodate increased demands over time.

The City's Transportation System Plan calls for improving local street access. City roads in the area of the Industrial Park are not adequate for the projected traffic and the number of large trucks using the present system. As identified within the City’s TSP, the City of Sisters road-access from the Industrial Park to Highways 20, 126 and 242 will become increasingly inadequate to meet the City’s transportation demands. The City has adopted a Transportation Plan for the industrial park as part of an overall Transportation System Plan (TSP) as recommended by ODOT. This City is addressing these issues through the implementation of projects as outlined in the Transportation System Plan (TSP).

The airport, Sisters Eagle Airfield, does have an impact on the development of industrial uses, as the Runway Protection Zone overlays a portion a lot 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.

Downtown Sisters Urban Renewal Plan

The City recognizes that tourism will continue to be important to the economic development of the City of Sisters. *The Downtown Sisters Urban Renewal Plan*, adopted in July of 2003 (Urban Renewal Plan), is intended to promote the development of downtown as the commercial and cultural center of the Sisters community. The Urban Renewal Plan is incorporated herein, by reference by this Plan.

The Urban Renewal Plan's goals are stated below.

1. Strengthen Downtown Sisters' Role as the Heart of the Community
2. Improve Vehicular and Pedestrian Circulation Through and Within the Downtown to Accommodate Through Traffic and Downtown Patrons
3. Promote a Mix of Commercial and Residential Uses Oriented to Pedestrians
4. Enhance the Pedestrian Environment On Streets and In Public Parks, a Town Square and Public Gathering Places
5. Promote High-Quality Design and Development Compatible with the Sisters Western Frontier Architectural Theme
6. Encourage Intensive Development of Downtown Properties
7. Promote Employment Uses to Generate Year-Round Jobs

These goals are met by forming an Urban Renewal District overseen by the Sisters Development Commission. Within the boundaries of the Urban Renewal District, tax increment financing, grants, loans, developer contributions, and donations will generate funds to use for improvement projects. The Sisters Development Commission, which is the urban renewal agency of the City, will implement the Urban Renewal Plan. The implementation will involve public improvements; assistance to property owners/lessees for rehabilitation, redevelopment or development; and the creation of civic and community facilities. Overall, the improvements are intended to enhance the vitality of the downtown area by improving streetscapes, reinforcing the existing design theme, and creating community amenities.

Business Recruitment and Outreach Activities

The Sisters Area Chamber of Commerce is a non-profit corporation founded in 1974 to “unify and coordinate the efforts of businesses and residents in promoting the civic, industrial, commercial, agricultural, environmental and general welfare of the City of Sisters, Oregon and its economic area.”

The Sisters Chamber promotes economic development in the City as well as the outlying area. The Chamber assists visitors, answers inquiries, and promotes business relocations to the Sisters area. It also sponsors community events throughout the year that encourage people to visit and support local businesses.

The Sisters Chamber of Commerce with the assistance of the Community Action Team of Sisters (CATS) sponsored the *Sisters Strategic Action Plan for Economic Development, 2002*. This plan identifies overall goals for local businesses and the community as well as specific sector strategies for retail, agribusiness, light industrial/manufacturing, entrepreneurial/professional services, and tourism. Overall, these strategies focus on maintaining and promoting the uniqueness of Sisters’ natural, clean, and friendly environment as the City’s economic base diversifies and grows. The plan seeks to reinforce the existing strengths of the local economy (tourism/retail, traditional agricultural economy, light industrial) by improving the City’s infrastructure (pedestrian environment, roadway function) and promoting and collaborating business-related activities.

The *Sisters Strategic Action Plan for Economic Development* also focuses economic development efforts on targeted industries:

- Light Industry/Manufacturing
- Entrepreneurial/Small Office Home Office/Professional Services
- Tourism
- Retail
- Culture and the Arts
- Real Estate Development
- Agribusiness

Efforts to recruit and relocate businesses will be concentrated on these industries. To this end, a business relocation brochure was created by the Sisters Chambers and CATS. This effort involved many businesses, City Council members, and City staff. The purpose of this document is to encourage targeted industries to relocate to Sisters. These industries are expected to provide the types of economic opportunities appropriate for, and a benefit to, the local economy, while also being compatible with the environment and character of the City. This relocation guide describes the Sisters area, lifestyle, location and climate, community, a calendar of events, the school district, housing, local businesses, and other local resources.

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.
 - 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 and shall be limited and managed based on their impacts.
 - c. The City shall assure development contiguous to commercial and residential zones is designed and built in a manner that is consistent and integrates with the character and quality of those zones.
 - d. The City's Development Code should continue to allow mixed-use development within the Commercial Districts, small commercial uses and home occupation mixed with residential uses.
 - e. Commercial and Industrial uses shall minimize their impacts on residential areas by being subject to additional development standards, i.e. buffers, setbacks, landscaping, sign regulation and building height restrictions.
 - f. The Conklin Guest House property should be annexed to the City as approved by City voters. A new Tourist Commercial zoning district should be adopted and applied to the Conklin Guest House property to assure that it will be used to serve the needs of the Industrial Park businesses and visitors to the area.
2. The City shall support the tourist industry and special events that have a positive year-round economic impact on the community.
 3. The City shall continue to partner with the Community Action Team of Sisters, the Chamber of Commerce, Economic Development for Central Oregon, and other economic development agencies, to improve local and regional economic development efforts, attract businesses, and enhance and diversify the City's economic base. The City will participate with these agencies in periodic updating of the *Sisters Strategic Action Plan for Economic Development*.
 4. The City should support efforts to attract businesses providing family-wage employment opportunities.
 5. The City should work with area educational institutions to maintain high standards of educational opportunity.
 6. The City shall ensure an adequate supply of land for the needs of commercial, mixed-use and light industrial purposes.

Goal 10: Housing

10.1 GOAL

“To provide for the housing needs of citizens of the City and ensure that land development allows for different housing types and densities.”

10.2 BACKGROUND

This part of the Plan establishes a housing goal for the City, presents factual information, describes anticipated housing needs, and sets policies to meet the housing goal. The chapter draws upon different sources of information to result in policies that guide the development of housing in the City. The policies established are then used to develop implementing plans and ordinances. Where the Comprehensive Plan establishes the housing policy direction for the City, the Development Code, Building Code, Transportation Systems Plan, and Water and Sewer Master Plans establish specific standards that affect the size, form, appearance, and function of new housing developments.

The City of Sisters’ historic housing stock consists of a majority of single-family dwellings, substantial percentage of mobile and manufactured homes, relatively few multiple-family dwellings, and recently higher-end single family residences.

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 report provides demographic background information and specific information about the housing needs of low-income households in Sisters. Information presented below is from this report, and further explanation of data sources and methodologies can be found in the full text of the report. Information derived from estimates and projections is based on data and methodologies that may differ from other data sources and methodologies used in this Plan. It is appropriate to use the information to understand the overall magnitude and frequency of demographic and housing trends in Sisters.

“Definitions (from the *Central Oregon Housing Needs Update*, March, 2003):

Low Income Households

It is estimated that 20,722 households in the three-county region (Deschutes, Crook, and Jefferson) have incomes below 80% of the Area Median Income (AMI). This equates to 31% of the region’s household population. As explained in the Technical Documentation, the 2000 AMI for the three counties as published by the Department of Housing and Urban Development was applied to 2000 Census income data to generate estimates of the number of households in three categories:

- Equal to or less than 30% AMI
- 31%-50% AMI

- 51%-80% AMI

The median incomes for a family of three were used in the calculation since the average size of households in the region tends to be near or slightly higher than 2.5 persons per occupied unit. The estimates in each income category were then adjusted upward from 2000 to 2003 using the projected increase in the overall population.

Cost Burdened Households

Households that spend more than 30% of their income on housing are considered to be cost burdened based on standards typically used by Federal and State housing agencies as well as mortgage lenders... There is a strong correlation between income level and affordability... Most of the cost burdened households have incomes at or below 80% of the median. In other words, housing affordability is primarily a problem for low-income households.

Overcrowded Units

About 4% of the region's occupied housing units have more than one person per room residing in the unit and are considered overcrowded.

The *Central Oregon Housing Needs Update*, March, 2003 included information in the tables below, which illustrate some of the housing characteristics of Sisters.

Table 10.1: Housing Characteristics

Variable	2000 Census
Total Population	959
Total housing units	482
Occupied (82.4%)	397
Vacant (17.6%)	85
Owner occupied (58.4%)	232
Renter occupied (41.6%)	165

Source: 2000 U.S. Census, City of Sisters

Table 10.2: Type of Structure (2000 U.S. Census)

Variable	Percentage
Single-family	63%
Mobile home	32%
Multi-family	5%

Source: 2000 U.S. Census, City of Sisters

Table 10.3: City of Sisters Gap Analysis

Low Income Households in 2003	Less than or equal to 30% AMI	31–50% AMI	51-80% AMI	Total
# Households	56	46	106	208
# Cost Burdened Households	50	21	40	111

Source: Rees Consulting estimate of year 2003 based on 2000 U.S. Census Data for City of Sisters

Of the 397 households living in Sisters in 2000, 24.9% lived in housing that was not affordable given their incomes. Of these households, the vast majority (93%) had annual incomes under \$35,000. The 2003 estimate for cost burdened households is 139 with the number projected to increase to 198 by 2008. At present, 208 households have incomes at or below 80% AMI. Of these, 111 or 53% live in housing that is not affordable.

The number of overcrowded housing units is projected to grow from 13 units in 2000 to 26 units by 2008. Units without complete plumbing facilities will grow from 5 to 10 and units without complete kitchens will remain at 0.”

10.3 FINDINGS

Anticipated Housing Demand and Inventory of Residential Land

On behalf of the City, Geo-Spatial Solutions completed the *Technical Overview Report, Sisters Residential Buildable Land Inventory*, dated December 18, 2002, and updated by the City Planning Department May 2003 and 2005 as the “Residential Land Supply and Demand Analysis, 3-17-05 Update”. This report is a detailed analysis supporting this Comprehensive Plan, is included as Appendix C, and is adopted with the adoption of this Plan. This study provided the foundation for the projected land needs of the City of Sisters as well as housing trends unique to the Sisters area.

The Residential Land Supply and Demand Analysis, 3-17-05 Update indicates that the City of Sisters is expected to grow from 1,080 people to approximately 3,747 by the year 2025. This forecast was based on year 2000 U.S. Census data, and historic and recent building permit activity. The forecast was coordinated with Deschutes County, and accepted by the Oregon Office of Economic Analysis and the Oregon Department of Land Conservation and Development.

It is important to note that the Residential Land Supply and Demand Analysis (RLSDA) was completed in 2002 and updated in March of 2005. At the time (2002), the best current population forecast was used to determine the need for housing. Since the completion of the RLSDA, the Deschutes County Coordinated Population Forecasts have

been updated, challenged, and modified and have been adopted by all cities within and by Deschutes County. The coordinated population forecast is attached as Appendix A.

The Residential Land Supply and Demand Analysis includes a Housing Needs Analysis estimating that approximately 1,125 housing units will be needed in Sisters between the years 2005 and 2025. This estimate is based on forecast population, the number of anticipated residential building permits, occupancy, and persons per household. Generally, the estimate is based on the City issuing an average of 56 residential building permits per year (from planning staff), an occupancy rate of 81% (source: 2000 U.S. Census), and the assumption that there are two persons per household (source: 2000 U.S. Census and anticipated housing trends). This general information is based on averages of these data sources between the years 2003 and 2025. The detailed population information used by the Residential Lands Supply and Demand Analysis is contained in Appendix A and C.

According to the Coordinated population forecast, between 2002 and 2025 the population of Sisters is anticipated to more than double to 3,747. Rapid growth is expected in the short term, with sustained growth expected until the year 2025. The population growth rates per year gradually decrease from 13 percent per year in 2003 to 2005, to 3.2 to 5.5 % between years 2010 and 2025.

Methodology

The Residential Lands Supply and Demand Analysis (RLSDA) determined the existing supply of residential land, predicted demand for new housing based on population growth and demographics, anticipated the amount of land to be used for new development, and compared the existing supply of land with demand for new residential land. The RLSDA analyzed the difference between housing types that have been built in the past and what needs to be built in the future to accommodate the housing needs of all of the City's residents. One goal of the analysis was to consider the housing needs of all City residents based on their different income levels, and to provide sufficient land to accommodate the resulting need for housing. Demand for different housing types was then equated with demand for land with a zoning designation that enables development of the demanded housing types. The Comprehensive Plan Citizens Advisory Committee agreed that the future distribution of income levels of City residents should be like the distribution of income levels of City residents in the year 2000, and that this distribution will result in a healthy and diverse City.

Conclusion of RLSDA

The RLSDA also determined that 350 undeveloped lots were present in existing and approved developments. As of 2005, there was a supply of 69 gross acres of land zoned Residential Multi-Family Sub-District, and 36 gross acres of land zoned Residential. After subtracting out the supply of platted and planned units in approved subdivisions and existing supply of vacant zoned land, there will be a shortage of residential land in the City of Sisters between the years 2002 and 2025 (refer to table 13 of Appendix C). Based on this shortage of 25 acres of residential land in the Residential District, a need

exists for land to be added to the Urban Growth Boundary (refer to Chapter 14 for analysis). The process to convert lands to residential uses is described in detail in the Goal 14, Urbanization section of this Plan.

Average Housing Cost in 2002

Single-family detached housing is the most expensive housing type in Sisters and 70% of the housing built in the City of Sisters between 1994 and 2002 was single-family housing. A City Planning Commissioner conducted an independent analysis of Multiple Listing Service home sales data for the City of Sisters. The analysis included property sales (listed through agents) of single-family stick built, mobile, manufactured homes, and condominiums on one acre or less in 2002. A total of 47 units were sold ranging from \$65,000 to \$448,000, with an average sales price of \$189,864 and a median sales price of \$176,440.

Affordable Housing

Tourism is a primary economic element of the City and is expected to be an important economic sector during the planning period. Tourism typically creates service industry jobs that typically pay minimum-wage incomes. This in turn creates demand for low- to moderate-income housing. As provided for in the City's Development Code, the City has taken a proactive response to create provisions for the development of more affordable housing by providing height and density incentives to "income and rent controlled housing". The density bonus increases the allowed maximum density for affordable development by 25%. These provisions currently exist in the Development Code.

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.

The City has acknowledged the Central Oregon Regional Housing Authority and Sisters Habitat for Humanity as providers of low-income housing assistance. The City will continue to meet the requirements of the Federal Fair Housing Act.

Housing for Moderate- to High-Income Households

The City also finds that providing housing for moderate- to high-income households will benefit the City and the City needs to accommodate these housing needs. The BLI and Comprehensive Plan Advisory Committee find that half of all new dwelling units constructed in the planning period should be single-family units in existing or new subdivisions. The range of dwelling units available to these income groups is broad, and includes condominiums, single-family dwellings on a variety of lot sizes, townhomes,

duplexes, and others. The Development Code permits creating lots in new subdivisions up to 10,000 sq. ft. to further promote the development of housing that attracts moderate- to high-income households. Recent suggested changes to the Development Code will lift restrictions on maximum lot sizes and will lower the density range for the standard R District from 6 to 7 units per gross acre to 3 to 8 units per gross acre. These changes will provide flexibility for builders to meet the needs of high and low income residents of the City.

The Development Code requires the development of housing which contains site amenities and design features which add to the livability of the City of Sisters. The City recognizes that parks and/or open spaces are important for the livability of residential neighborhoods and that appropriate trees and site landscaping enhance the livability of residential areas. The Development Code is dynamic and may be adjusted to improve livability as new issues and challenges arise.

10.4 POLICIES

1. All residential developments shall retain and respect the physical characteristics of the site pertaining to soils, slope, geology, erosion, flooding and natural vegetation to the greatest extent possible. These developments shall be designed to be safe and aesthetically pleasing, recognizing and respecting the character of the area in which they are located.
2. The City shall develop a coordinated and comprehensive Housing Plan that will provide housing choices to all income levels in the City. The following objectives shall be incorporated into the plan:

Tasks –

- a. The Housing Plan shall explore and recommend how one in 10 of all new housing units built in the City by 2025 can be made affordable to families with low incomes.
 - b. The Housing Plan shall explore and recommend the use of appropriate tools including, but not limited to: accessory dwelling units, annexation policies, development incentives, fee waivers or deferrals, down payment assistance programs and gap financing, employer housing assistance (non-residential development), equity pool or shared equity programs, land trusts, land banking, mixed use, mobile home parks, residential density bonuses and increases, flexible zoning, affordable housing trust funds, and UGB expansions.
 - c. The Housing Plan shall address how affordable housing can be dispersed throughout the City.
3. Modular and manufactured homes shall be permitted on individual lots, as part of a modular and manufactured home park, or planned unit development.

4. All residential development shall be provided with orderly extension of City services including sewer and water.
5. Limited and appropriate non-residential uses such as public and community facilities (utility substations, transformers, sewer pump stations) and small scale commercial uses such as home occupations, are necessary and should be permitted within Residential Districts. Their location, size, and design shall be compatible with their surroundings and intended for the convenience and safety of the people.
6. Areas dedicated or provided as public, semi-public, or private open space as part of a residential development, as provided by the Development Code, shall be counted as part of the total area when computing residential densities for any given development. The gross size of the parcel will be used when calculating the minimum and maximum residential density allowed on a lot or parcel. It is the policy of the City to achieve a range of residential densities from 3-8 units per gross acre for standard residential and from 9-20 units per gross acre for multi-family residential.
7. Properties proposed for annexation as residential property to the City of Sisters shall demonstrate how one in ten housing units will be made affordable to households with incomes less than 80% of the Area Median Income.

Goal 11: Public Facilities and Services

11.1 GOAL

“To plan and develop a timely, orderly and efficient arrangement of public facilities to support the City’s development.”

11.2 BACKGROUND

Public facilities and services accommodate or provide various government services to the people of the community. These include, but are not limited to schools, parks, fire stations and other public facilities such as shop areas, solid waste disposal sites, sewer and water systems. Adequate public facilities are essential for orderly growth and community life, economic development, enhancing the health, safety, educational and recreational aspects of urban living.

City Government

The City of Sisters is organized under the Mayor - Council / City Manager form of municipal government. The Mayor and four members of the Council conduct the business of the City at a regularly scheduled meeting held on the second and fourth Thursdays of each month. A seven member Planning Commission appointed under the provisions of ORS 227. 020, is responsible to the Council for matters pertaining to city planning and development. Two members of the Commission are permitted to be from

outside the City limits. The Commission and City Council are responsible for the implementation of the Sisters Comprehensive Plan, Development Code, and facility master plans.

The City Hall staff provide for the majority of City governmental functions which include the City Administration, Recorder, Public Works, Planning, Utility Billing, and Finance.

Fire Protection

The City of Sisters belongs to the Sisters-Camp Sherman Rural Fire Protection District. The District encompasses approximately 534 square miles of rural territory. Mutual aid arrangements are currently in force with 17 fire departments, U.S. Department of Agriculture and Oregon Department of Forestry. A five-member Board governs the District. The Sisters-Camp Sherman RFPD implements the International Fire Code as of 2003 and will implement changes to this code as amendments are adopted by the Oregon State Fire Marshal.

Law Enforcement

The City of Sisters contracts for police services with the Deschutes County Sheriff Department. Facilities are available within the City for booking and evidence storage. All detention is at the Deschutes County Jail in Bend. The Deschutes County Sheriff's Department is also responsible for law enforcement functions for the area surrounding the City of Sisters.

Library

The City of Sisters library services are provided by the Deschutes Public Library System. The Sisters Branch Library built in 1989 is a 2,655 square foot building owned by the City of Sisters and located at 164 E. Main Street.

Schools

School District No. 6 serves the City of Sisters and an area approximately 10 miles beyond the city limits. The District serves a Kindergarten through grade 12 grade span. The School District boundaries reach north beyond Indian Ford Ranch to the Jefferson County line; easterly approximately 8 miles along the Bend and Redmond Highways, south along Three Creek Road and west to Black Butte Ranch and along the McKenzie Highway including the Crossroads, Tollgate, and Indian Ford subdivisions. The Sisters School District also serves students living in Camp Sherman and Suttle Lake area in Jefferson County grades 7 through 12.

The Sisters School District holds valuable land assets that enable long-range facility planning for the duration of the planning period. The lands owned by the School District are sufficient to allow future school building sites, community use facilities, and space for light industry.

Central Oregon Community College

The Central Oregon Community College (COCC) has a General Community Satellite Education Program in Sisters for post-secondary education. The main COCC campus is located in Bend. The local COCC program shares space in a building owned by the Sisters Organization for Activities and Recreation.

Solid Waste

The City of Sisters currently operates a solid waste/recycling collection program. The county-operated northwest waste collection and transfer station is located on Fryrear Road approximately 8 miles from Sisters.

Wastewater System

The City adopted Wastewater System Master Plan dated March, 2000 which provides the planning and analysis for the development of the Wastewater Holding and Effluent Disposal System. This Wastewater System Master Plan is incorporated herein by reference as an element of the Comprehensive Plan. The System has been operational since 2001. The system includes lines and connections to nearly each structure in the City, pumping stations, two storage and initial intake reservoirs with 7 million gallons of storage capacity each, and one large 70 million gallon storage pond. Treated effluent is applied to the forest on a City-owned site that is currently 120 acres. The continued development of the system is phased, to allow for future construction which is affordable for the residents of the City of Sisters funded primarily by System Development Charges.

Transportation

The City completed and adopted a Transportation System Plan (TSP) in June, 2001. The TSP plan is incorporated herein by reference as an element of the Comprehensive Plan. The TSP provides an overview of the current transportation system, a review of the City's expected needs and improvements and recommendations as to how to implement the proposed transportation system modifications. The TSP is described in more detail in the section Goal 12 of this Plan.

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 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.

System Development Charges

System Development Charges (SDCs) compensate the City for increased use of public infrastructure and are required in the City of Sisters. SDCs are in place for wastewater, water, parks, and transportation, and require new development to pay in proportion to the

impact of the new development. SDCs are a valuable mechanism that will help the City expand infrastructure as demands increase.

Development Standards for Water, Wastewater, and Transportation

The City of Sisters, Public Works Standards, November, 1999 and its subsequent updates are City Ordinances that regulated the construction, installation, etc. of public facilities, including water, wastewater, stormwater, roads, curbs, sidewalks, and utilities.

Health Care

City residents depend on local clinic offices to provide health services. Regional hospitals are the Central Oregon Community Hospital in Redmond and St. Charles Medical Center in Bend.

Other Public Services

The City adheres to the State Uniform Building Code, which provides for minimum building construction standards within the community. Many cities and counties in Oregon are replacing the UBC with International Building Codes. It is likely that within the planning period, the City will adopt the International Building Code and International Residential Code for One- and Two-Family Dwellings, 2000 International Building Codes.

Additional government services include the Oregon Department of Forestry office, Deschutes National Forest Service Compound and the Sisters U.S. Post Office. The U.S. Post Office is located at 160 S. Fir Street, Sisters. The Oregon Department of Forestry maintains a sub-unit office of the Central Oregon District and warehouse facility located at the northwest corner of Washington and Elm Streets.

The Deschutes National Forest compound area is located at the junction of U.S. Highway 20 and Pine Street. This area includes the Sisters District Ranger Administrative Office, seven single-family dwelling units, office space, warehousing, maintenance facilities and two bunk houses and the Oregon State Highway Division maintenance facilities.

Capital Improvement Plans and Projects

Transportation

The City of Sisters Transportation Systems Plan, June 2001 (TSP), adopted by the City Council, controls the development of transportation infrastructure in the City. This Comprehensive Plan adopts the findings and recommendations of the TSP. The full text of the TSP is available from the City Planning Department.

Water and Wastewater

The City of Sisters Water System and Wastewater System Master Plans, March, 2000 adopted by the City Council, control the development of water and wastewater infrastructure in the City. This Comprehensive Plan adopts the findings and recommendations of the City of Sisters Wastewater System Master Plan and Water

System Master Plan, March 2000. The full text of these reports is available from the City Planning Department.

Stormwater

The City does not have a stormwater master plan. The stormwater system built prior to 2001 consists mostly of drywells. Since 2001, dry wells are subject to more stringent permitting and monitoring requirements established by the Oregon Department of Environmental Quality Groundwater Injection Control Program. Currently, the City requires all new construction to comply with DEQ stormwater management guidelines. This may include the use of drywells, swales, retention ponds, and other mechanisms. The City requires all new development to control and dispose of drainage on-site consistent with DEQ guidelines.

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.
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.

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.
2. The City shall ensure that all properties within the Urban Growth Boundary are able to be provided with water, sewer, electrical and phone utilities.

Tasks-

- a. Applications for annexations shall demonstrate that the full development of the annexed property will not reduce levels of service or adversely

impact the long-term operation of public infrastructure (water, sewer, roadways).

- b. Public facilities and all utilities (phone, cable, and power) shall be located underground and required “to and through” when a property is developed or redeveloped, in order to ensure that neighboring properties can be served in the future.
3. The City shall provide adequate public restrooms in the downtown commercial core.
4. The City should help civic groups establish a Community Center.
5. The City shall work with agencies and interest groups including the Sisters School District, County, COCC, CATS, and SOAR to meet the educational and recreational needs for the community.

Goal 12: Transportation

12.1 Transportation Goal

“To provide and encourage a safe, convenient and economic transportation system.”

12.2 BACKGROUND

Historically, the City has relied heavily upon agriculture and its proximity to transportation routes for its economic livelihood. The City now has a more diversified economy that relies less upon agriculture and more upon commercial, light industrial and tourism sectors of the economy. The highways running through Sisters still supply pass through traffic vital to the local tourist economy, but also are the backbone of the local transportation network. This Comprehensive Plan chapter examines how the transportation system will function to accommodate a wide range of uses in the future.

The City of Sisters completed and Sisters City Council adopted a Transportation System Plan in June, 2001 (TSP). The TSP is long-range transportation planning tool that analyzes existing conditions, anticipates future needs, and suggests specific improvements to address system deficiencies. The TSP constitutes the transportation element of the City’s Comprehensive Plan and is incorporated herein by reference. This part of the Plan references information from the TSP and adds additional transportation policies. The full text of the TSP is available at the City of Sisters Planning Department.

Transportation Network

The following section describes the City’s streets. This is based on information in the TSP. The historic street design is formed as an interlocking grid and future streets need to extend and support the grid design.

Arterials

The City of Sisters has three principal routes into and out of the city. These include the McKenzie Highway (OR 242 and OR 126); McKenzie-Bend Highway (US 20) and the Santiam Highway (US 20/OR 126). These are classified as arterials for the local street system and are the primary connections to Bend and Redmond to the east and the Willamette Valley to the west. The 1999 Oregon Highway Plan classifies the state highway system into five categories: Interstate, Statewide, Regional, and District Highways and Local Interest Roads. In Sisters, the highways are classified as either Statewide (US 20 and OR 126) or District (OR 242).

Table 12.1: State Highways in the Sisters Urban Growth Boundary

State Highway Name	Highway Route Number	Classification
McKenzie-Bend Highway	US 20	Statewide
McKenzie Highway (East of Sisters)	OR 126	Statewide
McKenzie Highway (West of Sisters)	OR 242	District
Santiam Highway	US 20/OR 126	Statewide, Expressway

Source: City of Sisters, Transportation System Plan, June 2001

Collectors

Collector streets connect residential neighborhoods with the arterial system. Property access is generally a higher priority for collectors than arterials and through traffic is served as a lower priority. Collectors are intended to carry local traffic, including limited through traffic, at design speeds of 25 to 35 miles per hour. Collector streets within the City of Sisters include: Locust Street (Camp Polk Road); Pine Street (Squaw Back Road); Elm Street (Three Creeks Lake Road) and Tyee Drive. The adopted Transportation System Plan, by adoption, upgraded Hood Avenue, Jefferson Avenue, Main Avenue, and Barclay Drive to a collectors. Though not referenced in the proper section of the TSP, Barclay Drive is also classified as a collector.

Local

Local streets provide access to parcels of land and serve travel over relatively short distances. They are designed to carry the low traffic volumes associated with the local uses abutting them. The local streets in the City of Sisters Urban Growth Boundary are comprised of all streets not classified as either arterials or collectors. Local streets in Sisters are under city jurisdiction and form most of the grid system within the Urban Growth Boundary.

Street Conditions

The Transportation System Plan, 2001 identified that the McKenzie-Bend and McKenzie Highways were rated as good and the Santiam Highway system was rated as very good according to the GFP and Non-National Highway System pavement condition indexes. Streets in the Pine Meadows subdivision were rated as in excellent condition. An overlay of city collector and local streets completed after sewer construction has all streets in good to excellent condition, with the exceptions of sections of S. Ash and Elm which are in poor condition..

Bikeways

Current bike lanes in the City of Sisters are located along Highway 242 from Cascade Avenue to the Sisters High School, Pine Street between Cascade Avenue and Barclay Drive, Locus Street south of Jefferson Avenue, and the Buck Run subdivision. Bike lanes are required along newly constructed portions of collectors and arterials in any all zones or districts. An inventory of the City’s current bicycle and pedestrian plan is

included in the City's TSP.

The Community Action Team of Sisters (CATS) sponsors the Sisters Community Trails Committee. This committee completed a Trails Plan, December, 2003 with the assistance of local donors, public sponsors, and community input. The Trails Plan lays out a framework for creating a community-wide non-motorized trail system. This trail system links rural subdivisions and rural trails/roadway systems to points of interest within the City of Sisters. The City plays a critical role in meeting the goals of the Sisters Community Trails project by constructing trail, bike lane, multi-use pathway, and sidewalk projects in the adopted TSP, coordinating with the trails committee to obtain funding, and other providing assistance as needed. The City finds that developing the proposed trail system in the Trails Plan, in addition to developing other new trails in and around the City, will help the City meet transportation, recreation, land use, and public facility goals and action items.

Sidewalks

Continuous sidewalks are found in the downtown core. The area bounded by Hood Avenue, Main Avenue, Larch Street, and Pine Street includes most of the sidewalks in town. Outside of this area, sidewalks are uncommon except in newer housing developments such as Pine Meadow. This is partly due to the community's desire to maintain a rural atmosphere in the City's neighborhoods.

The adoption of the Development Code in 2001 will result in more sidewalks being constructed in the City. In the Residential Multi-Family Sub-District, sidewalks could be required of development with the anticipation of increased use. In the standard Residential District, sidewalks could be required along collector streets. Likewise, new commercial and industrial developments in the Light Industrial (LI) and Commercial Districts will construct sidewalks as development occurs.

Existing sidewalks are in good to poor condition, mainly relating to their age. Sidewalks constructed in the last few years include well-designed curb ramps at intersections. Older sidewalks are missing curb ramps, or have ramps that do not meet current Americans with Disabilities Act (ADA) guidelines.

Pedestrian volumes are highest in the commercial core along Cascade and Hood Avenues, particularly during the peak tourist season and special events. Sidewalks average four to six feet wide. There are painted crosswalks on Cascade Avenue between Larch and Pine Streets; on Hood Avenue between Larch Street and Oak Street, and at several intersections along Main Avenue. Good street furniture and lighting are also found in the commercial core.

The Pedestrian Plan in the TSP recommends adding curb extensions on Cascade, widening Cascade Street sidewalks, adding sidewalks on Cascade Street, Hood and Main Streets, and enhancing crosswalks in the downtown core.

Special Transportation Area

The 1999 Oregon Highway Plan allows the designation of “Special Transportation Areas” (STAs) as a means to “foster compact development patterns in communities.” The STA designation is also ODOT’s way of recognizing that the function of the state highway is different along a “main street” or in a downtown where convenient local circulation for pedestrians and vehicles is critical to the vitality and economic success of downtown.

The primary objective of managing highway facilities in an STA is to provide access to community activities, businesses, and residences and to accommodate pedestrian movement along and across the highway in downtown, business districts, and community centers. Direct street connections and shared on-street parking are encouraged. Direct property access is very limited in an STA. Local auto, pedestrian, and bicycle movements to the business district are generally as important as the through movement of traffic. Traffic speeds are slow, generally 25 mph or less.

The TSP discusses the steps required to implement a STA. The process involves the City requesting an STA from the Oregon Department of Transportation (completed), defining the boundaries, preparing an STA impact analysis, and developing a management plan. The TSP completes some of the required steps, but additional work will be required to finish the STA designation process.

The Sisters City Council requested a STA in 2001 and City staff are working on completing the remaining steps required to finalize the STA designation. The City anticipates the STA designation will be in place by 2005.

Urban Renewal Plan

The City has established an Urban Renewal District in the downtown commercial core, approved by the City Council in July, 2003. The Urban Renewal District will affect the transportation system, especially with respect to improvements to the pedestrian system and management of the STA. The goals of the Urban Renewal Plan mesh with those of the TSP, but as specific projects are proposed the TSP may be amended. At the least, improvement projects in the TSP will be re-evaluated to make sure they are consistent with the goals of the Urban Renewal District.

The Downtown Sisters Urban Renewal Plan will promote the development of downtown as the commercial and cultural center of the Sisters community. The Urban Renewal Plan will provide for improvements to streets, sidewalks, pedestrian ways, public gathering places, parks and public parking. It will also assist property owners in the rehabilitation, development or redevelopment of their properties.

Other Transportation Modes

Public Transportation

Local public transportation in Sisters is the "Dial a Ride" service offered by Central Oregon Council on Aging. This service is provided to many communities in Central

Oregon including Sisters, Madras, Redmond, Bend and La Pine. In Sisters, the service consists of door-to-door transport to medical appointments.

Airport

The City of Sisters' Eagle General Aviation Airport located at the intersection of Camp Polk Road and Barclay Drive is less than one mile from the Sisters city limits. The privately owned airfield has a heliport and a runway that is 50' wide by 3,550' long. The paved and unlit runway supports locally based aircraft and primarily accommodates recreation-oriented traffic. Limited service is provided to users at their own risk. There are certain operational limitations that are associated with runway orientation, prevailing northern winds and high elevation terrain some 200 feet east of Runway 2. This airport is the center for AirLife, search and rescue, smoke-jumper training, and other airport related activities.

A municipal commercial airfield is located in Redmond, 20 miles to the east of Sisters via Highway 126, serves as the main aviation hub for Central Oregon. The airport has two paved, lighted, 7,000-foot runways that accommodate most sizes of commercial aircraft. In addition, general aviation support facilities are available through the fixed operator that supports charter flights, flight training and aircraft maintenance and service.

Rail Service

There are no rail lines or services in the Sisters area.

Water Transportation/Pipeline Service

There are no water or pipeline transportations modes in Sisters.

12.3 FINDINGS

1. The City of Sisters TSP is an element of the City of Sisters Comprehensive Plan and is incorporated herein by reference. As such, it identifies the general location of transportation improvements and allows the following actions without land use review:
 - a. Changes in the specific alignment of proposed public road and highway projects are permitted without plan amendment if the new alignment falls within a transportation corridor identified in the TSP.
 - b. Operation, maintenance, repair, and preservation of existing transportation facilities without land use review, except where specifically regulated.
 - c. Dedication of right-of-way, authorization of construction and the construction of facilities and improvements, for improvements designated in the TSP, the classification of the roadway and approved road standards.

2. The City has developed and adopted a Transportation System Plan (TSP) in 2001, in conformance with the Oregon Transportation Planning Rule. The adopted Transportation System Plan identified the following needs for the City's roadway system:
 - a. The street system capacity will need to be increased to meet the demand over the 20-year planning period.
 - b. Improvements are needed at several intersections to increase safety.
 - c. Establish a Special Transportation Area (STA) in the downtown core along the highway corridor.
 - d. Re-designate Main, Jefferson, Barclay Drive, and Hood Avenues as collectors.
 - e. A bridge over Squaw Creek north of OR 126 is needed.
 - f. A parking plan is needed.
3. Draft Environmental Impact Studies (EIS) or Environmental Assessments (EA) will serve as the documentation for State projects that require local land use review, if local review is required in the following circumstances:
 - a. Where the project is consistent with the TSP, formal review of the draft EIS or EA and concurrent or subsequent compliance with applicable development standards or conditions;
 - b. Where the project is not consistent with the TSP, formal review of the draft EIS or EA and concurrent completion of necessary goal exceptions or plan amendments.
4. The TSP recommends the formation of a Special Transportation Area (STA) for the area between Pine Street and Larch Street, and Hood Avenue to Main Avenue. The main purpose of a STA is to facilitate access to land uses and accommodate pedestrian movement along and across the highway in downtowns and commercial areas. The STA designation is ODOT's way of managing the different function of a state highway along a main street or downtown, where local circulation and pedestrian use is a high priority. The Sisters City Council adopted a STA by ordinance and ODOT is currently preparing a management plan for the STA. This will involve analysis of different alternatives, public involvement, and public review.
5. The TSP identified the following needs for the City's pedestrian and bicycle system:
 - a. A pedestrian and bicycle plan is needed and is found in Chapter 7 of the TSP
 - b. Sidewalks on Cascade Avenue are deficient
6. The current design of the Cascade Avenue / Highway 20 intersection will not be capable of accommodating the projected traffic for the twenty-year planning period. The intersection has a 60-foot right-of-way that creates multiple congestion problems between vehicles, pedestrians, and bicycles. The Oregon Department of Transportation requires that highways of statewide importance maintain a volume-to-capacity ratio of .75. This ratio has been regularly exceeded on peak summer weekends since 1991.

7. A proposed one-way couplet was rejected by the City Council in 1992. It was the community's opinion that a couplet would not meet the long-term transportation needs of the community. The Comprehensive Plan Committee (2001) was concerned that a couplet would disrupt the pedestrian friendly atmosphere of the City. However, because of the concerns raised by alternative solutions such as the economic impact of removing on-street parking along Cascade Avenue, or the cost of building a bypass, the TSP concluded that a couplet must be included in the long-term approach to transportation planning solutions for Sisters. A couplet on Hood and Main Avenues can be designed to maintain the low-speed, pedestrian-orientated feeling of the existing downtown area. The specific design of the couplet will be determined through a community based Couplet Refinement project currently being undertaken by the City in 2003-2005.
8. Even with a couplet, the highway will exceed acceptable volume-to-capacity ratios on peak summer weekends. A Special Transportation Area is proposed for Cascade Avenue (to include Hood and Main Avenues if a couplet is implemented). This designation recognizes that the Downtown Sisters segment of Highway 20 has a different highway function than highway segments located outside of the Urban Growth Boundary.
9. Section 660-12-045 (1) of the Transportation Planning Rule (TPR) requires that cities and counties amend their land use regulations to conform with the jurisdiction's adopted TSP. This section of the TPR is indented to clarify the approval process for transportation-related projects. The approval process for different types of projects should be clear.
10. Section 660-12-045 (2) (d) of the TPR requires that jurisdictions develop a process for the coordinated review of land use decisions affecting transportation facilities.
11. Section 660-12-045(2) of the TPR requires that jurisdictions protect future operation of transportation corridors. In addition, the proposed function of a future roadway and other transportation facilities such as airports must be protected from incompatible land uses.

12.4 POLICIES

1. The City shall implement the adopted City of Sisters Transportation System Plan, June 2001.
2. The City will be proactive in obtaining all elements of a well functioning multi-modal transportation system through all legal means.

Tasks -

- a. The City shall plan for the development and maintenance of additional parking spaces and/or facilities.
 - b. Right-of-way for planned transportation facilities, access ways, paths, or trails shall be preserved through all practical means, including exaction, voluntary dedication, conditions of approval, setbacks, or other appropriate means.
 - c. The City of Sisters shall include a clear and objective process for the approval of transportation projects in the City's Development Code.
 - d. New development shall integrate with the existing street and grid system to facilitate local traffic flows, access to developments, and safe access to state highways.
 - e. All streets shall be constructed to City Public Works Construction standards.
3. The City shall cooperate with neighboring Cities and with Deschutes County in the development of an inter-city transportation plan.
 4. The City shall participate in the Central Oregon Commute Options Program by assisting in implementing measures outlined in their programming.
 5. The City should develop and utilize telecommuting strategies to facilitate the movement of information and data rather than people.
 6. The City of Sisters Tax Increment Financing District (Urban Renewal District) provides funding for the development of improvements along and adjacent to the commercial core.
 7. Residential street lighting shall be designed consistent with the 1880s Western Design Theme, Dark Skies ordinance, and Development Code.
 8. Street signs of a type approved by the City shall be provided by the developer for each new residential development.
 9. The City shall work with ODOT to lower speed limits along highways within the entire Urban Growth Boundary.

Goal 13: Energy

13.1 GOAL

“To manage land uses in a manner to maximize the conservation of all forms of energy based upon sound economic principles.”

13.2 BACKGROUND

The Central Oregon area has historically had relatively low energy costs. This has generally led to land use, construction and transportation practices that do not promote energy conservation.

The City of Sisters receives electrical power from Central Electric Co-Operative (CEC). Central Electric's service area includes seven counties in central and eastern Oregon: Deschutes, Crook, Jefferson, Grant, Linn, Wasco and Lake. CEC is a non-profit, consumer-owned corporation.

CEC has many helpful energy saving tips on its web site www.centralelectriccoop.com, or advice is available from their office in Redmond. Energy saving tips include subscribing to a free monthly Energy Newsletter, providing energy tips for the home and business, facilitating the use of “green” power, illustrating ways to improve energy efficiency of lighting, water heating, cooling, and by performing energy auditing services.

With few industrial power users in Sisters, residences and business are significant energy users in the City. Anticipated significant increases in population growth make mandated energy efficiency standards for new construction an important link in improving the energy efficiency of the buildings in the City. New construction will be subject to standards in the International Building Code and International Residential Code for One- and Two-Family Dwellings, International Code Council, 2000. These standards include considerations for enhancing the energy efficiency of new construction.

Area weather patterns make solar energy a viable alternate energy source for space and water heating.

13.3 FINDINGS

1. Currently, the City is using the Uniform Building Code. As the International Building Code is adopted and updated by the State of Oregon, the City of Sisters will adopt the International Building Code to replace the Uniform Building Code.
2. Many buildings in the City are substandard and were built before energy efficiency was required by building codes. Owners of these buildings are encouraged to participate in energy audits and adopt improved energy efficiency practices.

3. The local electric power provider, Central Electric Cooperative, recognizes conservation measures as an economical way to meet future energy demand.
4. The only known natural sources of energy within the Sisters Urban Area are wind, solar, and wood. However, current development costs discourage development of commercial scale solar and wind power.

13.4 POLICIES

1. All new development shall occur in a manner that encourages energy efficiency.

Tasks –

- a. All new development shall provide solar access, in accordance with the standards described in the Development Code, as conditions allow.
 - b. All new development shall conform to adopted building and development codes.
 - c. The City shall adopt and enforce either the Uniform Building Code or the International Building Code and International Residential Code for One- and Two-Family Dwellings.
 - d. Infrastructure in new developments, such as bike lanes, paths, and trails shall be laid out to provide convenient access to places of education, recreation, and shopping in an effort to promote energy efficiency. Routes should be constructed according to the City TSP, Sisters Area Trails Plan, or other applicable plans.
2. When needed, the City shall participate in planning energy delivery transmission routes in cooperation with the energy provider.

Task –

- a. Areas should be set aside for substations or transformers near load centers in cooperation with property developers and the utility provider.
3. The City in coordination with the County and local energy providers should develop a program for public awareness and education of the reasons and need for energy conservation.
 4. The City should continue to encourage use of the recycling program through public education and ease of use of facilities.
 5. The City should practice energy conservation in all its programs and operations.

Goal 14: Urbanization

14.1 GOALS

"To provide for an orderly and efficient transition from rural to urban land use."

14.2 BACKGROUND

Definitions

Urban Lands: Lands inside the City of Sisters Urban Growth Boundary (UGB) for which sewer and water services are available and capable of supporting planned levels of development, including associated open space and unbuildable land.

Urbanizable Lands: Land inside the City of Sisters UGB that is designated for urban development for which sewer and water services capable of supporting planned development are not available.

Urban Services: Key facilities to support urban types and levels of development and to include at least the following: City water and sewer services, storm drainage facilities, and transportation infrastructure.

The City of Sisters' City Limits coincide with the City's adopted Urban Growth Boundary (UGB). The current (2003) city limits contains approximately 1,124 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>	45
PF District Total	244
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
<hr/>	
Commercial Districts (C District)	
<i>Commercial District (C)</i>	129
<i>Highway Commercial Sub-District (C-HC)</i>	66
C and C-HC Districts Total	195
<hr/>	
Light Industrial District (LI District) Total	117
<hr/>	
Residential (R District)	
<i>Residential District (R District)</i>	268
<i>Residential Multi-Family Sub-District (R-MFSD District)</i>	161
R Districts Total	429
<hr/>	
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 Districts Total	53
<hr/>	
Total Area in Urban Growth Boundary	1,124

Source: City of Sisters GIS based on Deschutes County GIS Taxlots

14.3 FINDINGS

Population Forecast

The official July 1, 2004 population estimated for the City of Sisters is 1,490 (Portland State University, PRC July 1, 2004 estimates). This statistic is for the Sisters City limits and Urban Growth Boundary, which are coincident. The City of Sisters (hereafter referred to as Sisters or City) population is forecast to remain small compared to the other jurisdictions, but will experience consistent growth over the long-term. Sisters uses the population forecast numbers for long-range planning purposes, including the residential buildable lands supply and demand analysis. Refer to Appendix A for City of Sisters coordinated population forecast.

Summary of Population Forecast

Table 14.2 is a summary of the City's 20-year population forecast. The expected population growth rate between 2000 and 2005 is 12.54% per year. This rate is expected

to decrease during the 20-year planning period to above 3 percent per year. The year 2025 population is expected to be 3,747 people.

14.2 Population Forecast Summary

Year	City of Sisters Population ²	5-year Average Annual Growth Rate (previous to current year)
2000	975 ¹	NA
2005	1,768	12.64%
2010	2,306	5.46%
2015	2,694	3.16%
2020	3,166	3.28%
2025	3,747	3.43%

¹ Source: PRC July 1, Official Population Estimate for City of Sisters.

² Source: Population Estimates by City of Sisters.

The City of Sisters’ methodology for determining population is based on the current estimates of the City’s population (from PRC) plus estimates of population growth based on the number of new residential building permits that will be issued in the city between 2004 and 2025. The housing unit method approximates population for the city based on the number of occupied housing units in the city multiplied by the city’s average household size. Based on the number of building permits issued each year, and the number of people per household (considering vacancy rate and local demographics) it is possible to forecast how many people will be “added” to the City in the future. For years beyond 2004, the number of building permits for residential units was estimated based on past and recent building trends, then population was estimated from the growth in housing represented by residential building permit issuance.

This technique is one of the most feasible, accurate, and cost-effective among the major methods of population estimation available for small geographies such as Sisters. Using the number of building permits coupled with other demographic information to estimate population is commonly used to estimate populations for small geographic areas. Different versions of the housing unit model are used by the US Census Bureau to estimate sub-County populations and by a wide variety of cities, counties, states and special districts. The official yearly estimates of the City’s population determined by Portland State University’s Center for Population Research and Census are based on a housing unit method.

14.3 Housing Units and Building Permit Issuance, 1990-2000

Period	Number of Total Housing Units In City of Sisters	Average Annual Growth Rate of Building Permit Issuance
1990-2000 ¹	354 to 482 housing units	3.13%

¹ Source: 1990 and 2000 U.S. Census, Summary File 1 (SF-1) 100-Percent Data

Between 1990 and 2000, the number of housing units increased 3.13 percent/year as shown in Table 14.3. Note in Table 14.4, using the exact same source of data (U.S. Census data), the rate of population growth was 3.51 percent per year. These two rates of average annual growth are very similar. This information demonstrates why it is appropriate to use the number of new dwelling units to predict population, in combination with other important data.

14.4 Population Growth, 1990-2000

Period	Population by Year, City of Sisters	Average Annual Growth Rates of Population
1990-2000 ¹	679 to 959 people	3.51%

¹ Source: 1990 and 2000 U.S. Census, Summary File 1 (SF-1) 100-Percent Data

The factual information presented in tables 14.3 and 14.4 supports the City’s assumption that using residential building permits to approximate the growth of housing units and to predict population is appropriate when used with other information such as the number of people per dwelling unit. The rates of growth of the City’s housing units and population mirror each other over a decade between 1990 and 2000 as well as during a short period such as 2001-2003. Increases in housing unit construction are mirrored by the increases in the official population estimates by PRC. Multiple sources of public data verify these conclusions.

Table 14.5 below, shows how many building permits for residential units after subtracting demolitions were issued by year in the City between 1990 and 2003. This demonstrates the slow rate of building in the early 1990’s, the acceleration in anticipation of construction of the municipal sewer in 1996, the dramatic and sustained increases in issuance of building permits as the sewer became operational, and the continued rate of building permit issuance since the sewer’s completion.

Table 14.5 Housing Unit Growth Rates, 1990-2003

Period	Number of Total Housing Units	Average Annual Growth Rate of Housing Construction
1990-2000 ¹	354 to 482 housing units	3.13%
2001-2003 ²	482 to 725 housing units	14.57%

¹ Source: 1990 and 2000 U.S. Censuses, Summary File 1 (SF-1) 100-Percent Data

² Source: City of Sisters Building Permits for Residential Units, after subtracting demolitions.

In years 1990 through 2000, no municipal sewer was available and residential development was limited to single-family development on large (1/2 acre) lots. The relatively low average annual population growth rate of 3.68 percent per year between 1990 and 2000 reflects this when compared to the rate of population growth after the municipal sewer installation in 2001. In years 2001 to 2003 the average annual rate of population growth in the City was 13.62 percent per year, nearly four times the rate during the 1990s. In addition, the City’s development codes were dramatically updated in 2001, facilitating infill development and smaller lot sizes. Thus, the conditions (new sewer and code) present in 2004 and beyond are significantly different than in the 1990’s.

The population forecast assumes that the high rate of growth seen after the installation of the municipal sewer will slowly decrease and long-term growth for the remainder of the planning period will be at rates slightly higher than population and housing growth rates during the 1990s. The yearly population forecast, which is part of the Deschutes County Coordinated Population Forecast 2000-2025, is presented in Table 14.6. For a detailed discussion of the population forecast and methodology, please refer to Appendix 1.

Table 14.6: Population Forecast for City of Sisters, 2003-2025

Forecast Year	Forecasted Rate of Building Permit Growth ¹	Forecasted Residential Housing Units ²	Forecasted New Residential Building Permits Issued/Yr. ³	Persons per Dwelling Unit ⁴	Population Forecast ⁵
2003	NA	725	104	NA	1,430
2004	11.10%	805	80	1.99	1,590
2005	11.10%	895	89	1.99	1,768
2006	8.90%	Declining 975	80	1.99	1,927
2007	5.40%	Influence of 1,027	53	1.99	2,031
2008	4.30%	New Sewer 1,071	44	1.99	2,119
2009	4.30%	1,117	46	1.99	2,211
2010	4.30%	1,165	48	1.99	2,306
2011	3.13%	1,202	36	1.99	2,379
2012	3.13%	1,240	38	2.00	2,454
2013	3.13%	1,278	39	2.00	2,532
2014	3.13%	1,318	40	2.00	2,612
2015	3.13%	Rate of 1,360	41	2.00	2,694
2016	3.13%	Building 1,402	43	2.00	2,780
2017	3.13%	Permit 1,446	44	2.10	2,872
2018	3.13%	Growth 1,491	45	2.10	2,967
2019	3.13%	same rate 1,538	47	2.10	3,065
2020	3.13%	as 1990 1,586	48	2.10	3,166
2021	3.13%	through 1,636	50	2.20	3,275
2022	3.13%	2000 1,687	51	2.20	3,388
2023	3.13%	1,740	53	2.20	3,504
2024	3.13%	1,794	54	2.20	3,624
2025	3.13%	1,850	56	2.20	3,747

¹ Source: Rates between 2004 through 2010 based on weighted average of growth rates before and after the construction of the municipal sewer. Rates of Building Permit Growth between 2011 and 2025 based on rate of housing unit growth between 1990-2000 as determined by the U.S. Census.

² Source: "Forecasted Residential Housing Units" based on "Forecasted Rate of Building Permit Growth" applied to base of 725 Residential Housing Units in 2003, and grown by the applicable rate per year.

³ Source: Current year minus previous years "Forecasted Residential Housing Units", for example in 2004, 805 Forecasted Residential Units in 2004 minus 725 Forecasted Housing Units in 2003 equals 80.

⁴ Source: Persons per Dwelling Unit of 1.99 is from the 2000 U. S. Census, SF-1.

This statistic accounts for vacancy rates and second homes. The statistic increases over time as estimated here by the City of Sisters Planning Department based on the assumption that the City will approach the State of Oregon statistic of 2.4 Persons Per Dwelling Unit as determined by the 2000 U.S. Census, SF-1. In other words, the City of Sisters will become more like the state in terms of persons per household in the future.

⁵ Source: Calculated by adding the total of (Total Res. Permits/Yr. in Sisters UGB x Persons Per Dwelling Unit) to previous year's Population Forecast.

Infrastructure

The City has community facilities plans for water, wastewater, parks and transportation. A voter mandated Charter amendment that Systems Development Charges be paid as development permits are issued ensures there will be adequate capacity in those systems to accommodate growth. As more building permits are issued, the amount of SDCs collected increases directly. If additional land is needed to accommodate anticipated housing, industrial, or commercial growth, the City will comply with State of Oregon requirements to provide the necessary land base. Water, sewer, and transportation facility plans will be updated to reflect anticipated population growth, necessary infrastructure will be planned, and SDCs updated and required to fund needed improvements.

The Sisters School District has adequate facilities to accept increased enrollment and their reputation for quality (as defined as being a public school with one of the highest average SAT scores for graduating seniors) attracts families to the district. The Sisters School District recently completed building a new high school, enabling the high school, middle school, and elementary school to all have enrollment at approximately half of the facilities total student capacity. In addition, the Sisters School District owns a large campus with sufficient room for an additional elementary school if needed.

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.

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.

There are no firm proposals for the Public Facility- and Landscape Management-zoned lands owned by the U.S. Forest Service to be sold or used for other purposes within the planning period. It is possible that the U.S. Forest Service may relocate or reorganize some of its existing facilities (campus facilities), and the 54 acres currently used as a kiosk and campus may be available for other public, development, or community uses.

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 is proposed at this time. This expansion is proposed for the area adjacent to the shop at the wastewater treatment facility and will 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.

Flood Plain Lands (FP District)

The FP District and 100-year flood plain are not expected to change in the planning period. If improved maps of the 100-year flood plain are made available by FEMA or local survey efforts, the City will make the appropriate changes in the boundaries of this district.

Residential Lands (R and R-MFSD Districts)

Given anticipated population growth, the existing supply of residential land by district, number of platted and planned units in subdivisions, and current density ranges, a shortage of residential land to meet the 20-year demand is predicted late in the planning period. This shortage is predicted after existing supplies of vacant residential land are developed, as existing platted subdivisions are developed, and as infill occurs. There are sufficient R-MFSD lands to meet anticipated needs during the planning period, but insufficient R District lands to meet anticipated needs during the planning period. An anticipated need for an additional twenty five (25) gross acres of land zoned Residential is needed to meet the demand for new housing. A UGB expansion is proposed as part of this Plan to meet this need and is discussed in more detail later in this section and in the UGB Expansion Findings document.

Commercial and Light Industrial Lands (C, C-HC, LI Districts)

Given anticipated population growth, the existing supply of economic lands by district and anticipated employment by sector there are approximately 37 net buildable acres of vacant C and C-HC designated lands inside the Sisters UGB. Adding approximately 12 net buildable acres of re-developable and 40 net buildable acres of developable acreage of partially developed lands, a total of 89 net buildable acres of buildable C and C-HC lands are inside the Sisters UGB. Since the projected future demand is 28 net buildable acres, there is a surplus of commercial land of approximately 61 acres. Even without considering the re-development of partially developed lands, there is sufficient vacant and re-developable land in the existing UGB to accommodate demand for commercial lands within the next 20 years. For more information see Appendix B, *Technical Report, City of Sisters Commercial and Industrial Land Needs Analysis*.

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. There is a projected demand for 34 net buildable acres of industrial land inside the Sisters UGB by the year 2025. A surplus of 30 acres of net buildable industrial land is predicted based on anticipated supply and demand of 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. For more information see Appendix B.

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 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.

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.

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, re-zoning 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 a modest Urban Growth Boundary expansion 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 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,
4. bringing a small Exclusive Farm Use parcel entirely surrounded by the City UGB into the UGB.

The proposal is bring a total of approximately 53 acres of land into the City of Sisters Urban Growth Boundary (UGB). Of this, 30 acres would be 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 for commercial and light industrial uses – reflecting an existing commercial use and a parcel surrounded by the city. The proposal also bringing 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 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.

Determining Need and Comprehensive Plan Designation

Residential Uses (lands zoned UAR-10 with Plan designation Residential)

The Residential Buildable Land Supply and Demand Analysis (see Appendix C) predicted the amount of residential land needed until year 2025 based on anticipated population growth, historic and anticipated building trends, housing needs by income group, existing zoning, and the current supply of buildable residential land. This report estimated a need for additional land to be added to the Sisters UGB to meet anticipated demand. Specifically, 25 gross acres of land zoned for residential (predominately single-family) development (Residential-R District) is needed to accommodate 20-year demand.

To meet the need for residential land, a single parcel of 30 acres (McKenzie Meadows parcel) is proposed to be included in the UGB as a result of this Comprehensive Plan. The 30 acre parcel provides about 30 gross acres of buildable land for development. Eventual urban development of this parcel will most likely be in the form of a Master Plan, so any area subject to restrictions can be used to fulfill open space and access requirements.

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. 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.

Commercial and Industrial Uses (Lands zoned UAR-10 with Plan designations Commercial and Light Industrial)

In 2000, City voters approved the annexation of a 4.6-acre parcel of Exclusive Farm Use land adjacent to the northern portion of the Sisters UGB. The site is developed as the Conklin Guest House and has a bed and breakfast, small water feature, a barn, landscaping, and other improvements. This parcel is irrevocably converted to urban uses and so no loss of farm land would occur.

The proposal is to include the parcel in the UGB with a zoning designation of Urban Area Reserve UAR-10 (10-acre minimum, hereafter referred to as UAR-10) and a Plan designation of Commercial. This would preserve the use at current levels until a time when it applies for a zone change and annexation. Adding the site to the UGB would also enable the owner to intensify the development consistent with the Airport Height, Commercial District, and other land use guidelines in place in the Sisters Development Code. This parcel of land is also surrounded by the Sisters UGB to the north, west, and south, creating a gap in the urban area that will result in less efficient extension of utilities to the parcels inside the current UGB to the north.

With the Conklin Guest House parcel included in the UGB, the parcel adjacent to the west would be an Exclusive Farm Use Parcel that would be entirely surrounded by Urban Lands. This parcel has no water rights, is only 4.3 acres, and is currently a vacant dry parcel.

The proposal is to include the parcel in the Sisters UGB zoned UAR-10 with a Plan designation of Light Industrial. This preserves the use at current levels or would allow the development of a single-family house, or other low intensity developments until the site successfully annexes and rezones consistent with City Development Codes. After rezoned, the use could be intensified consistent with the Airport Height, and Light Industrial guidelines in place in the Sisters Development Code.

Overview of Site Selection Process

After the need for additional land was determined and new Plan policies developed, the UGB expansion was determined through a methodology implementing State of Oregon statute and rule as well as the City's Plan policies.

A site evaluation strategy was developed to determine the best sites to be included in the UGB to meet the need for additional residential land. Generally, all properties surrounding the current coincident UGB and city limits that were determined to have significant developable lands were rated according to 17 criteria that implemented State of Oregon statutes and rules and local policies. All parcels were evaluated as either Good (3 points), Fair (2 points), or Poor (1 point) in each criterion and the total points were added to a total score and weighted total score. The best parcels (ones with the highest point totals) were considered to meet anticipated needs. Refer to the UGB Site Evaluation Matrix and Maps (Appendix 5) of the Findings for UGB Expansion document for the resulting evaluation matrix.

This matrix is referred to many times in the Findings document. The methodology resulting in parcels selected for inclusion in the UGB is as follows:

1. Parcels adjacent to the UGB determined to have developable lands were identified and are shown in the Productivity Spreadsheet
2. Only developable parcels that were not in public ownership were selected to be evaluated further
3. Criteria were developed to implement the "seven factors" of Goal 14 as well as Plan policies and ORS 197.298 prioritization criteria
4. Parcels were evaluated based on the criteria and each received a score according to the parcels characteristics
5. Scores were 3 points for a "Good" evaluation, 2 points for a "Fair" evaluation, and 1 point for a "Poor" evaluation
6. Scores were added together to arrive at the overall score for the parcel (see Appendix 2 column named "Overall Score" in the UGB Expansion Findings document)
7. Scores for criteria under the column headings "ORS 197.298 Priority of Lands for UGB" and "Factor 3" were doubled and added to the rest of the criteria to arrive at the "Overall Weighted Score" column. The purpose of this was to evaluate how a parcel's score might change compared to the non-weighted "Overall Score". This

demonstrates possible differences in the overall scores when placing more importance on two factors.

8. “Overall Rank” and “Weighted Rank” were calculated based on the parcels scores on “Overall Score” and “Overall Weighted Scores”, respectively. This shows the ordinal rank of parcel according to these scores and a snapshot of a best to worst evaluation for all parcels evaluated.
9. A parcel had to score “Fair” on average in both the “Overall Rank” and “Weighted Rank” to be considered further. Those parcels that scored “Fair” on average in both categories were scored with a “Yes” in this column.
10. The top ranked sites in the “Overall Rank” and “Weighted Rank” category were considered for addition to the Sisters UGB.

The 30 acre parcel that was considered to best meet the needs of the City and ranked highly in the UGB Site Evaluation Matrix is the McKenzie Meadows parcel. The City decided that it best met the need because it is virtually surrounded by urban uses where the other highly ranked parcels weren’t. In addition, it was sited closer to the majority of schools in the City. Lastly, it has more potential to be developed for needed residential uses within the planning period.

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. Each figure shows different information. *Figure 14-1: City of Sisters Proposed Additions to the UGB*, shows parcels that are proposed to be added to the City’s UGB. *Figure 14-2: City of Sisters Zoning Map*, shows the proposed zoning of lands within the UGB upon adoption of this plan. *Figure 14-3: City of Sisters: Comprehensive Plan Map* shows the Comprehensive Plan designation for lands within the UGB. 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

Figure 14-2: City of Sisters: Zoning Map

Figure 14-3: City of Sisters Comprehensive Plan Map

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 UGB expansion will require taking exceptions to two 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(c)(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 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 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;
 - 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 acres to add Public Facility land to the existing wastewater treatment facility site for a Public Works Headquarters and equipment and materials storage 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 shall be rezoned to an urban zoning designation 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.
 - 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.

Part VI

Implementation Policies and Programs

The Comprehensive Plan for the Sisters Urban Area has value only to the extent that it is supported by the community and its citizens, as a policy statement for the general guidance of future development actions which work toward attainment of community goals and objectives. Realization of community goals and objectives through the Comprehensive Plan is dependent on adoption of the general proposals of the Plan, its specific policies and the tools for implementation.

It is recommended that the Plan be reviewed by the Planning Commission every year to whatever degree is necessary to insure that it is continuing to function as a guide for community growth. In addition, it should be possible for individuals to petition for changes or amendments to the plan in a manner similar to that for zone changes. There must be a public hearing before the Planning Commission and the Governing Body prior to making any changes. Any changes should be consistent with the goals, objectives, policies and statements of intent of the plan or these guidelines should first be changed or amended to reflect the new policies. This should be true of both changes resulting from periodic Planning Commission review and from individual petitions.

Interpretation of the Comprehensive Plan

Administration and interpretation of the Comprehensive Plan is a continuing process and for this purpose the material contained in this report and supplemental maps identical to the one published herein, constitute the Comprehensive Plan. Full understanding and interpretation of proposals contained on the maps may be accomplished only through proper reference to the descriptive analysis, policies and proposals contained in this report.

Proper administration of the Plan demands flexibility, variation and adjustment, however, such changes in policy or proposals must come from careful independent study of broadly based issues and not be dictated by “issues of the moment”, such as controversial zoning requests, momentary fiscal problems or the inadequacy of public facilities. Necessary changes which may be required through the years should normally be accomplished during the annual review process

Implementation Policies, Ordinances and Programs

The following implementation measures are essential to the functional success of the Comprehensive Plan.

Development Code

The City adopted a new Development Code in 2001 that facilitates a wide variety of land developments and housing types. The Development Code may need to be modified to bring it into conformance with provisions of the Comprehensive Plan and provide the City with a more effective implementation tool. The Development Code is a separate document supplemental to this Plan.

A revised Official Zoning Map has been prepared as a separate document in conformance with the land use policies set forth in this Plan. Upon adoption of the Comprehensive Plan, the Revised Official Zoning Map may be adopted as further described by the Development Code.

In accordance with Goal 2 of the Statewide Land Use Goals, the City develops and follows orderly procedures to establish the land use planning process and policy framework. This framework results in objective standards to evaluate proposed land uses in the City.

Capital Improvements Programming

Capital Improvement programming is an important process in the implementation of the Plan. It consists of three basic elements – listing of necessary public improvements, determination of priorities, and a financial analysis. A listing of all Capital Improvements that will be needed in the foreseeable future is first established. Based on evaluation of the projects and their relative urgency, a priority is assigned to each project based on the apparent need. A financial analysis is prepared to determine existing and anticipated future sources of revenue which can be applied to the Capital Improvement programs. From these projections, it is possible to estimate the amount of revenue available annually for capital expenditures and to allocate these funds to appropriate projects.

Capital Improvement programs are usually prepared on an overall basis for 20 years in five-year increments, and they are revised annually as funds are expended and priorities change. Developing a realistic Capital Improvement program and applying it to the city and county budgeting processes can be one of the most significant and beneficial steps which the community can take to guide its growth in an orderly manner. There are many federal and state programs which can be applied to the communities Capital Improvement requirements. These programs cover a wide variety of problems and these sources of assistance should be fully explored and used as necessary to implement the plan.

Intergovernmental Program Coordination

Responsibility for the provision of necessary public programs and support facilities to maintain the desired level of public services for the City of Sisters is vested in all levels of government. These include the City of Sisters with its existing and projected range of program services; Deschutes County, particularly in roads, health and sanitation and building; School District No. 6, U.S. Forest Service for public use of forest lands; Oregon State Department of Transportation, for highways and airport facilities; State of Oregon Department of Environmental Quality; State of Oregon Department of Commerce in the housing program area; and elements of the Federal Government for surplus federal properties and financial grant and aid programs. This results in a broad range of program concern and intensity, project priority, authorization and funding and implementation timing.

Authority and responsibility vested in city legislative powers does not include the ability to compel other levels of government to comply with and/or coordinate their program

activities with those of the City. Consequently, it is imperative that the City establish lines of communication with related governmental agencies whereby positive influence may be exercised toward coordination of programs and facilities which are the responsibility of more than one level of government or a specific project is inter-related to other governmental programs and facilities. This action may consist of (1) identifying the responsible segment of involved governmental agencies with which to establish effective lines of communication and coordination, (2) define agency responsibilities as to roles and commitment in the implementation of specific programs and/or projects, (3) coordinate the priority, timing and funding of involved levels of government in realizing a well integrated program or facility and (4) referral of program and project proposals to related governmental agencies prior to execution.

PART VII
APPENDICES

Appendix A: Coordinated Population Forecast

Appendix B: Technical Report, City of Sisters Commercial and Industrial
Future Land Needs Analysis

Appendix C: Technical Report: Residential Land Supply and Demand
Analysis, 3-17-05 Update

Appendix D: Examples of 1880's Architectural Design

Forecast Year	Forecasted Rate of Building Permit Growth ¹	Forecasted Residential Housing Units ²	Forecasted New Residential Building Permits Issued/Yr. ³	Persons per Dwelling Unit ⁴	Population Forecast ⁵
2003	NA	725	104	NA	1,430
2004	11.10%	805	80	1.99	1,590
2005	11.10%	895	89	1.99	1,768
2006	8.90%	975	80	1.99	1,927
2007	5.40%	1,027	53	1.99	2,031
2008	4.30%	1,071	44	1.99	2,119
2009	4.30%	1,117	46	1.99	2,211
2010	4.30%	1,165	48	1.99	2,306
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2024	3.13%	1,794	54	2.20	3,624
2025	3.13%	1,850	56	2.20	3,747

¹ Source: Rates between 2004 through 2010 based on weighted average of growth rates before and after the construction of the municipal sewer, see Table 37. Rates of Building Permit Growth between 2011 and 2025 based on rate of housing unit growth between 1990-2000 as determined by the U.S. Census, see Table 34.

² Source: "Forecasted Residential Housing Units" based on "Forecasted Rate of Building Permit Growth" applied to base of 725 Residential Housing Units in 2003, and grown by the applicable rate per year.

³ Source: Current year minus previous years "Forecasted Residential Housing Units", for example in 2004, 805 Forecasted Residential Units in 2004 minus 725 Forecasted Housing Units in 2003 equals 80.

⁴ Source: Persons per Dwelling Unit of 1.99 is from the 2000 U. S. Census, SF-1.

This statistic accounts for vacancy rates and second homes. The statistic increases over time as estimated here by the City of Sisters Planning Department based on the assumption that the City will approach the State of Oregon statistic of 2.4 Persons Per Dwelling Unit as determined by the 2000 U.S. Census, SF-1. In other words, the City of Sisters will become more like the state in terms of persons per household in the future.

⁵ Source: Calculated by adding the total of (Total Res. Permits/Yr. in Sisters UGB x Persons Per Dwelling Unit) to previous year's Population Forecast.

Technical Report
City of Sisters Commercial and Industrial Future Land Needs
Analysis

February 2, 2003

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Technical Overview

Task 1: Inventory the supply of buildable commercial and industrial land

Overview: Task 1 calculates how much vacant and re-developable commercial and industrial land (C, C-HC and IL designated) is inside the Sisters Urban Growth Boundary (UGB).

A Geographic Information Systems (GIS) was used to calculate the information needed in Task 1. The information used was the Deschutes County Real Estate Data Package in GIS shapefile format, as of March 1, 2002.

The methodology and assumptions used in this part of the analysis are presented below.

Step 1: Calculate the gross vacant acres by plan designation, including fully vacant and partially vacant parcels.

- All taxlots inside the City of Sisters UGB were included in the initial inventory
- The City of Sisters and Sisters UGB are identical areas
- The zoning of each parcel was determined by overlaying digital zoning maps with digital maps of taxlots
- Duplicate taxlots created by the overlay process were deleted
- Vacant/developed status was determined by analyzing the relationship between improvement values and assessment information
- Parcels with a zero improvement value, or that were assessed showing no structural improvements were assumed to be vacant
- Parcels with improvement values equal to or greater than 30% of the total value, or were assessed with a residential, commercial, or other type of structure were assumed to be developed
- Based on a year 2000 aerial photograph, areas used for building and parking were calculated for developed parcels. Since many commercial and industrial parcels are under-utilized and will likely redevelop.
- Parcels with an improvement value equal to or less than 30% of the total value were considered re-developable, and not vacant or developed
- Assumptions and classifications of the parcels were checked by the City of Sisters planner for accuracy and appropriateness

Step 2: Calculate the gross buildable vacant acres by plan designation by subtracting unbuildable acres from total vacant acres.

- Only land zoned LI, C, and C-HC became part of the inventory of industrial and commercial land, other parcels were eliminated from the inventory
- Lands owned by the City of Sisters, United States Forest Service, State of Oregon, and street rights-of-way were subtracted from the land inventory
- The size of each parcel in acres was calculated based on the GIS "AREA" field to result in gross vacant acres for each taxlot
- No other significant topographic or natural hazards (high slopes, faults, etc.) limit development in the Sisters UGB
- Lands included in the inventory are shown in *Figure 1: Industrial and Commercial Lands*.

Step 3: For lands shown in *Figure 1: Industrial and Commercial Lands*, calculate net buildable vacant acres by plan designation by subtracting land for future facilities from gross buildable vacant acres.

- For each vacant and re-developable taxlot, 25% (for future public infrastructure) of each taxlot’s area was calculated and subtracted from gross buildable acres to result in net buildable acres
- For developed taxlots, no additional area was subtracted for public infrastructure, since such infrastructure already exists
- For developed taxlots, the area used for buildings and parking was subtracted from the total area of these taxlots to estimate the remaining net Buildable acres of developed taxlots

Step 4: For lands shown in *Figure 1: Industrial and Commercial Lands*, calculate total net buildable acres by LI, C, and C-HC plan designations by adding re-developable acres, and buildable portions of developed parcels, to net buildable vacant acres.

Results: Tables 1 and 2 present the results of the analysis described in Steps 1-4.

Table 1: Commercial Land Inventory Statistics

Commercial Zones: C and C-HC	<i>Count</i>	<i>Gross Buildable Acres of Parcels</i>	<i>Pubic Infrastructure (25%)</i>	<i>Net Buildable Acres</i>
Vacant C	55	42.2	10.6	31.7
Vacant C-CH	3	7.6	2.0	5.7
<i>Subtotal Vacant C and C-HC</i>				37.3
Developed C	139	40.1	Existing	40.1
Developed C-CH	7	44.7	Existing	44.7
<i>Subtotal Developed C and C-HC</i>				84.8
<i>Minus Developed Area ⁽¹⁾</i>				45.0
<i>Remaining Developable Acreage of Developed Lands</i>				39.8
Re-developable C	30	7.7	1.9	5.8
Re-developable C-HC	3	8.2	2.1	6.1
<i>Subtotal Re-developable C and C-HC</i>				11.9
Total Developable C and C-CH Lands				89.0

(1) GIS analysis calculated 36 acres of built areas including buildings and parking areas. The 36 acres was increased by 25% to estimate existing built areas.

Note: Totals may not sum due to rounding.

There are 37.3 net buildable acres of vacant C and C-HC designated parcels inside the Sisters UGB. Adding 11.9 net buildable acres of re-developable and 39.8 acres of developable acreage of developed lands, a total of 89 acres of buildable C and C-HC lands are inside the Sisters UGB.

Table 2: Light Industrial Land Inventory Statistics

Industrial Zone: LI	Count	Gross Buildable Acres of Parcels	Pubic Infrastructure (25%)	Net Buildable Acres
Vacant LI	17	74.5	18.6	55.9
<i>Vacant LI</i>				55.9
<i>Minus Runway Protection Zone</i>				12.0
<i>Subtotal Vacant LI</i>				43.9
Developed LI	33	33.0	Existing	33.0
<i>Subtotal Developed LI</i>				33.0
<i>Minus Developed Area ⁽¹⁾</i>				16.0
<i>Remaining Developable Acreage of Developed Lands</i>				17.0
Re-developable LI	4	4.4	1.1	3.3
<i>Subtotal Re-developable LI</i>				3.3
Total Developable LI				64.2

(1) GIS analysis calculated 13 acres of built areas including buildings and parking areas. The 13 acres was increased by 25% to estimate existing built areas.

Note: Totals may not sum due to rounding.

There are 43.9 net buildable acres of vacant LI designated parcels inside the Sisters UGB. Adding 3.3 net buildable acres of re-developable and 17.0 acres of developable acreage of developed lands, a total of 64.2 acres of buildable light industrial (LI) lands are inside the Sisters UGB.

Task 2: Determine future commercial and industrial land needs

Overview: This task seeks to determine the amount of commercial and industrial land that will be demanded inside the Sisters UGB until year 2025. This requires using regional population and economic forecasts, local building license information, and industry sector characteristics to calculate land needs.

Employment forecasts are not prepared for individual cities in Oregon, but are completed for regions. Since specific information is lacking for Sisters, this analysis uses a combination of local data, county level data, and regional data to estimate likely employment growth. Assumptions, which are clearly stated so their appropriateness can be evaluated, are necessary for this analysis to be completed.

1.0 Local Employment Background

Table 1 shows farm and non-farm employment in Deschutes County from 1990 to 2001. It shows an increase of over 19,530 non-farm jobs in the county between 1990 and 2001. It also demonstrates relatively stable annual unemployment rates at above 6%. Employment grew by 58% over this time period and population grew by 53% percent.

Table 1: Deschutes County Employment Profile

Year	<i>Population</i>	<i>Per Capita Income</i>	<i>Annual Average Unemployment</i>	<i>Total Employment</i>	<i>Non-Farm Employment</i>
1990	79,800	\$19,191	6.4%	40,160	33,450
1995	94,100	\$21,967	6.5%	47,120	40,670
2000	116,600	\$25,680	5.3%	58,285	52,600
2001	122,050	\$26,469	6.4%	57,669	52,980

Source: Oregon Data Sheets, Deschutes County, Oregon Employment Department, 2002.

The discussion below is from the *Region 10, 2002 Regional Economic Profile*, by the Oregon Employment Department. Excerpts from this report are presented to describe the economic climate in Deschutes County.

On average, unemployment in Deschutes County was 1.2 percentage points above the statewide average during the 1990s; while, from 1995 to 2000, it averaged 1.6 percentage points higher. These consistently higher unemployment rates are mostly the result of Deschutes County's high level of population growth. Population increased by 53.9 percent from 1990 to 2000, the highest rate in the state and the fifth highest in actual terms.

Along with this accelerated increase in Deschutes County's population came an almost equal increase in its civilian labor force. From 1990 to 2000, Deschutes County's civilian labor force grew by almost 50 percent. In terms of actual numbers, Deschutes County saw its civilian labor force expand by 20,430 more labor force participants over the same period...

Though this expansion is impressive, Deschutes County was not able to match it with an equally impressive rate of job creation. Over the same period, the ranks of Deschutes County's unemployed expanded at an extraordinary rate of 45 percent, or by 1,000 more individuals.

Though Deschutes County has made impressive strides in increasing job opportunities, population growth still poses a formidable challenge to lowering its overall unemployment rate... Based on recently compiled Oregon Employment Department data, the available labor pool in Deschutes County is highly educated. Of the 13,493 individuals that comprised the Oregon Employment Department's applicant pool in Deschutes County from July 1, 2000 to June 30, 2001, 86 percent had at least a high school education or higher. Of these, 32.2 percent had some post secondary education, with 12.8 percent having attended at least three years of college or more. This high level of education among Deschutes County's growing work force combined with a regional educational system that emphasizes partnering with businesses represents a powerful marketing tool. This situation is beneficial, both in terms of the expansion of existing businesses and recruitment of potential employers that offer wages commensurate to the quality of life Deschutes County and Region 10 as a whole have to offer (page 14).

Regional Industry Employment Trends (Jefferson, Crook, and Deschutes) 1990-2000

In contrast to the early 1980s, Central Oregon experienced healthy job growth throughout most of its industry sectors in the 1990s. In all but three sectors, growth was well above 50 percent. The highest growth rate occurred in the region's construction and mining sector (94.6%). This high growth rate was the result of the region's expanding population, which led to tremendous growth in both residential and commercial construction. Only one sector experienced a decline: the lumber and wood products sector. This sector experienced a contraction of 20 percent during the 1990s as limits to logging on public lands, weak markets, and competition from other states and foreign suppliers continued to take their toll on this traditional mainstay of the region's economy. Even given its decline over the last decade, lumber and wood products employment still accounts for about 54 percent of the region's manufacturing base and eight percent of its total non-farm payroll employment (page 19).

Manufacturing Sector

During the 1990s, Central Oregon's manufacturing sector underwent significant structural change. Most significant was a decline in lumber and wood products employment and the rise of employment in other manufacturing industries. From 1990 to 2000, Central Oregon witnessed the disappearance of more than 1,200 lumber and wood products jobs. Employment in lumber and wood products in ...Deschutes counties declined by about ...32 percent... Deschutes County more than replaced job losses in lumber and wood products with employment in other manufacturing sectors for a net growth rate of nine percent (+490 jobs)... Examining detailed 1999 data, a picture emerges of a manufacturing sector that has not exchanged the dominance of the lumber and wood products industry for that of another manufacturing sector. To the contrary, job growth in other manufacturing has been spread throughout various manufacturing industries in Deschutes County. This has resulted in Deschutes County beginning the 21st century with a manufacturing base that is more diverse, vibrant, and well positioned to mitigate any negative impact from downturns in any particular sector (page 21).

Non-manufacturing Sector

Central Oregon's non-manufacturing sector experienced significant growth during the 1990s as well, following a similar trend at both the state and national levels.

With growth of 66.2 percent, or 22,250 additional jobs, non-manufacturing employment has been the principal force behind job creation in Central Oregon. Growth in non-manufacturing employment ranged from a high of 71 percent in Deschutes County to 51 and 41 percent in Crook and Jefferson counties, respectively. Three sectors (trade, services, and government) accounted for about three-fourths of non-manufacturing's growth since 1990. Trade accounted for 30 percent of the increase in the non-manufacturing sector, with the lion's share (91%) of this growth occurring in Deschutes County's retail trade sector. Based on detailed data from 1999, most of retail's growth occurred in general merchandise stores (18%), eating and drinking places (38%), and auto dealers/services (14%). The service sector accounted for one-quarter of non-manufacturing's job growth during the 1990s, with most of this growth concentrated in the business and health services industries. The combined increases in both these industries equaled over half of the total growth in services during the decade. Again, the majority of this gain occurred in Deschutes County, which accounted for 94 percent of business services growth and 93 percent of health services growth region wide. A closer look at business services reveals that almost half of the increase in this sector occurred in the help supply industry (temporary and professional employer agencies). In the health services sector, a large portion of growth was in medical doctors' offices and clinics, which accounted for 37 percent of the total increase in health services. Based on data from the 1990 and 1999 editions of this publication, government employment grew by 42 percent over the decade in Central Oregon. Most of this growth (93%) occurred in local government institutions, with the majority occurring in local educational institutions. This large increase in educational institutions is a direct consequence of the region's population growth (page 22).

Table 2 provides a more recent snapshot of employment by industry in Deschutes County. Table 2 shows that 81.3% of payroll employment in Deschutes County is in non-manufacturing, and that 18.7% of payroll employment is in manufacturing. Compared to other counties in Central Oregon, the manufacturing sector in Deschutes County is more diversified.

Table 2: November 2002 Non-Farm Payroll Employment by Place of Work, Deschutes County

Industry	November, 2002	Percent of Total
Total Non-Farm Payroll Employment ⁽¹⁾	53,720	100.0%
Goods Producing ⁽²⁾	10,040	18.7%
Service Producing ⁽³⁾	43,680	81.3%
 Manufacturing, Total	 5,770	 10.7%
Durable Goods	4,690	8.7%
Lumber and Wood Products	1,880	3.5%
Other Durable Goods	2,810	5.2%
Non-Durable Goods	1,080	2.0%
Food and Kindred Products	180	0.3%
Other Non-durable Goods	900	1.7%
 Non-Manufacturing, Total	 47,950	 89.3%
Construction and Mining	4,270	7.9%
Transportation, Communication, Utilities	2,330	4.3%
Wholesale and Retail Trade	14,390	26.8%
Finance, Insurance, and Real Estate (FIRE)	3,270	6.1%
Services	15,860	29.5%
Government	7,830	14.6%
Federal	930	1.7%
State	730	1.4%
Local	6,170	11.5%

(1) Oregon Employment Department, Workforce Analysis, November 2002. Non-farm payroll data are based on 1987 Standard Industrial Classification Manual. The data are by place of employment. People working multiple jobs are counted more than once. Data excludes self-employed, volunteers, unpaid family workers, domestics, and persons involved in labor disputes.

(2) Goods producing, durable and non-durable goods includes all manufacturing sector plus the construction and mining portion of the non-manufacturing sector.

(3) Service producing represents all non-manufacturing minus construction and mining

2.0 Sector-level Employment Forecasts

The Oregon Employment Department provides region-wide employment forecasts by sector until the year 2010. These demonstrate anticipated growth levels overall, and by industry.

Table 3 shows employment payroll in year 2000, 2010, the change, percent of change, and annual average growth rates by industry.

This analysis assumes that the Annual Average Growth Rate of 1.32%/year approximates the employment growth in Region 10 between 2010 and 2025. Since no other forecasts by industry are available, these represent a suitable approximation of employment growth by industry. Likewise, it is assumed that Deschutes County non-farm payroll employment will grow at an annual rate of 1.32%/year for the next 25 years.

Table 3: Region 10: Crook, Deschutes, Jefferson Counties Non-Farm Payroll Employment Forecasts by Industry

Industry	2000	2010	Change	% of Change	Annual Average Growth Rate
Total Non-Farm Payroll Employment	65,210	74,310	9,100	100%	1.32%
Goods Producing ⁽²⁾	13,990	14,150	160	1.76%	0.11%
Service Producing ⁽³⁾	51,220	60,160	8,940	98.24%	1.62%
Manufacturing, Total	9,300	9,450	150	1.65%	0.16%
Durable Goods	8,310	8,450	140	1.54%	0.17%
Lumber and Wood Products	5,030	4,810	-220	-2.42%	-0.45%
Other Durable Goods	3,280	3,640	360	3.96%	1.05%
Non-Durable Goods	990	1,000	10	0.11%	0.10%
Food and Kindred Products	140	130	-10	-0.11%	-0.74%
Other Non-durable Goods	850	870	20	0.22%	0.23%
Non-Manufacturing, Total	55,910	64,860	8,950	98.35%	1.50%
Construction and Mining	4,690	4,700	10	0.11%	0.02%
Transportation, Communications, Utilities	2,430	2,660	230	2.53%	0.91%
Wholesale and Retail Trade	17,500	20,840	3,340	36.70%	1.76%
FIRE	4,030	4,900	870	9.56%	1.97%
Services	16,160	19,640	3,480	38.24%	1.97%
Government	11,100	12,120	1,020	11.21%	0.88%
Federal	1,400	1,290	-110	-1.21%	-0.82%
State	1,070	1,190	120	1.32%	1.07%
Local	8,630	9,640	1,010	11.10%	1.11%

(1) Source: Employment Projections by Industry 2000 -2010, Oregon and Regional Summary Oregon Employment Department, August, 2001

(2) Goods producing, durable and non-durable goods includes all manufacturing sector plus the construction and mining portion of the non-manufacturing sector.

(3) Service producing represents all non-manufacturing minus construction and mining

Table 3 shows that non-manufacturing payroll employment growth, particularly in the Wholesale and Retail Trade, Finance, Insurance, and Real Estate (FIRE), and Services categories is expected to be the principal source of employment growth in the region. Manufacturing employment growth is expected to be more than a tenth of non-manufacturing, with losses in timber and the production of food and kindred products contributing to this low growth.

Table 4 presents the long-term employment forecast based on the 1.32%/year growth rate estimated between the years 2000-2010. With this rate of yearly non-farm payroll employment growth, Region 10 would expect to add 25,254 new non-farm jobs between 2000 and 2025. This assumes the non-farm payroll employment growth between years 2000-2010 will approximate the non-farm payroll employment growth between years 2010-2025.

Table 4: Long-Term Non-Farm Employment Projections

Region	2000 Employment (1)	2010 Employment (1)	AAGR 2000- 2010 (1)	Estimated 2025 Employment (2)	Estimated Employment Growth 2000-2025
Region 10	65,210	74,310	1.32%	90,464	25,254

(1) Source: *Employment Projections by Industry 2000 -2010, Oregon and Regional Summary*
Oregon Employment Department, August, 2001

(2) Source: *Projection based on applying AAGR to 2010 employment*

Table 5 illustrates the population growth in Region 10 (Crook, Deschutes, Jefferson counties), and the City of Sisters. While the City of Sisters represents a relatively small share of the total population in Region 10, its share of the population is expected to increase from 0.64% of the total in year 2000, to 1.66% of the total in year 2025. This is due to the City of Sisters population growing relatively faster than the population of Region 10.

Table 5: Long-Term Population Forecasts

Region	2000	2005	2010	2015	2020	2025
Region 10 Population (1)	148,778	172,959	195,821	216,653	235,951	250,714
Sisters UGB Population (2)	959	1,556	2,200	2,757	3,394	4,167
Sisters UGB Population as % Region 10 Pop.	0.64%	0.90%	1.12%	1.27%	1.44%	1.66%

(1) State of Oregon Office of Economic Analysis, DAS, January, 1997.

Note: Since 1997, OEA has revised and reduced its non-farm employment growth estimates.

(2) Long-term Coordinated Population Forecasts for Deschutes County, Draft Estimates, January, 2003

Table 6 predicts the level of employment growth in the City of Sisters until the year 2025. These estimates are based on assumptions. First, that Region 10 employment until 2025 will grow at a rate of 1.32%/year, as it is anticipated to do between years 2000-2010. Second, population growth for the region and City of Sisters will be as anticipated by the coordinated OEA population forecasts.

The methodology used here is a simple “gravity model”. This model assumes that a city will attract employment relative to a given region based on its relative size. This uses population as an indicator or predictor for employment growth. This is appropriate for Sisters because other direct forecasts are unavailable and it accounts for the City’s increasing share of the region’s population growth.

Table 6: Long-Term Non-Farm Additional Employment for the City of Sisters

Region	2000	2005	2010	2015	2020	2025
Sisters UGB Population as % of Region 10 Population ⁽¹⁾	0.64%	0.90%	1.12%	1.27%	1.44%	1.66%
Region 10 Employment ⁽²⁾	65,210	69,629	74,310	79,346	84,723	90,464
Sisters Employment as % of Regional Employment	420	626	835	1,010	1,219	1,504
Additional Employment in Sisters (5 Year Increments)	NA	206	208	175	209	285
Additional Employment in Sisters Between 2000-2025		1,083				

(1) See Table 5

(2) See Table 4

Table 6 illustrates expected additions to non-farm payrolls in five-year increments. This represents the additional job growth expected in the city until year 2025. Table 7 adds this growth to the existing employment levels determined based on business licenses maintained by the City of Sisters. City Business licenses are required to provide the number of employees, type of business, and location. From this information, businesses located in Sisters, the total number of employees, and types of businesses were determined. In year 2000, 1,636 people were employed in the City of Sisters. This does not count businesses located outside of Sisters, doing business in Sisters. Table 7 takes year 2000 employment of 1,636 and adds the additional employment growth predicted in 5-year increments as shown in Table 6.

Table 7: Long-Term Non-Farm Employment Forecasts for the City of Sisters

Region	2000	2005	2010	2015	2020	2025
Reported Employees (Business Licenses Plus Public) ⁽¹⁾	1,636					
Additional Employment in Sisters (5 Year Increments)	NA	206	208	175	209	285
Total Employees by Year	1,636	1,842	2,051	2,225	2,434	2,719
Sisters Job Growth from 2000-2025		1,083				

(1) Source: City Business Licenses reporting number of employees plus estimated 238 Public employees determined via interviews in 2003.

Table 8 depicts the differences and similarities between the percentages of non-farm employment in different industries by area. Information for the City of Sisters is based on type of business as indicated on city issued business licenses. Data for public sector employment was obtained by interviews since business licenses are not maintained for these entities. Strikingly, the employment by industry for City of Sisters is very similar to Deschutes County, and is not closely aligned with the Region 10 profile.

Table 8: Industry Comparisons between Region 10, Deschutes County, City of Sisters

Industry	Region 10 ⁽¹⁾	Deschutes County ⁽²⁾	Sisters UGB ⁽³⁾	2002 Estimated Employment by Industry in Sisters
Total Non-Farm Payroll Employment	100%	100.0%	100%	1,633
Goods Producing ⁽²⁾	1.8%	18.7%	18.8%	307
Service Producing ⁽³⁾	98.2%	81.3%	81.2%	1,326
Manufacturing, Total	1.65%	10.9%	12.12%	198
Non-Manufacturing, Total	98.35%	91.0%	87.88%	1,435
Construction and Mining	0.1%	8.1%	6.7%	109
Transportation, Communications, Utilities	2.5%	4.4%	0.9%	15
Wholesale and Retail Trade	36.7%	27.3%	40.2%	656
FIRE	9.6%	6.2%	7.3%	119
Services	38.2%	30.1%	18.2%	298
Government	11.2%	14.9%	14.6%	238
Federal	-1.2%	1.8%	4.0%	65
State	1.3%	1.4%	1.3%	22
Local	11.1%	11.7%	9.2%	151

(1) Source: *Employment Projections by Industry 2000 -2010, Oregon and Regional Summary* Oregon Employment Department, August, 2001.

(2) Oregon Employment Department, *Workforce Analysis*, November 2002.

(3) Based on 2002 Estimated Employment by Industry in Sisters.

Note: Goods producing, durable and non-durable goods includes all manufacturing sector plus the construction and mining portion of the non-manufacturing sector. Service Producing represents all non-manufacturing minus construction and mining

Table 9 estimates the amount of new non-farm payroll employment by industry for the anticipated 1,083 new jobs to be created by year 2025. The jobs are allocated by industry as shown in Table 8, and assume the current distribution of employment in 2002 is an appropriate estimator for the future employment/industry distribution. Again, these assumptions are necessary absent of specific forecasts for the City of Sisters. Table 9 shows that of the 1,083 new employees in the City by year 2025, 880 are expected to work in Service Producing industries, while 204 are expected to work in Goods Producing industries. Most of the non-manufacturing job growth is expected to be in Wholesale and Retail Trade, followed by services and government.

Table 9: Estimated Employment by Industry in the City of Sisters

Industry	Percent ⁽¹⁾	Number of New Employees 2025
Total Non-Farm Payroll Employment ⁽¹⁾	100.0%	1,083
Goods Producing ⁽²⁾	18.8%	204
Service Producing	81.2%	880
Manufacturing, Total	12.12%	131
Durable Goods ⁽²⁾	10.0%	108
Non-Durable Goods ⁽²⁾	2.1%	23
Non-Manufacturing, Total	87.9%	952
Construction and Mining	6.7%	72
Transportation, Communication, Utilities	0.9%	10
Wholesale and Retail Trade	40.2%	435
Finance, Insurance, and Real Estate (FIRE)	7.3%	79
Services	18.2%	198
Government	14.6%	158
Federal	4.0%	43
State	1.3%	15
Local	9.2%	100

(1) Total Employment of 1,083 is based on Table 7, percentages are based on Table 8 "Sisters UGB" column.

(2) Based on Deschutes County distribution between durable and non-durable goods since this information is not available for the City of Sisters.

3.0 Employee/acre Ratios by Employment Sector

Table 10 below shows the amount of space used by different types of employment. This data was obtained from similar analysis done for Prineville and Crook County, and was noted as an industry standard by a Department of Land Conservation and Development regional representative. The report states that the table depicts "typical square foot per employee and land coverage ratios by land use and industry classification. These numbers are based on typical nationwide figures and modified slightly downward for the Prineville area." (p. 55, *Buildable Land Analysis and Future Land Needs Analysis*, May 4, 2001, Benkendorf Associates Corporation).

Coverage ratios refer to the amount of area on a site that is taken up by a structure. For example, 20% is used for industrial and office land uses, while 25% is used for retail. The number of employees per acre is calculated by determining the amount of land used as building space and dividing this by the amount of floor area per job. Based on City of Sisters Business Licenses in 2002, the average employees/acre ratio for all jobs in the City is 40 employees/acre. This calculation assumed a coverage ratio of 20%.

Table 10: Land Use and Industry Type Employees per Acre

Land Use and Industry Type	Floor Area Per Job (sq. ft.)	Coverage Ratio	Employees per Acre
Industrial		20%	
Manufacturing	750		11.62
Construction and Mining	750		11.62
Transportation, Communication and Utilities	1,400		6.22
Wholesale Trade	1,100		7.92
Retail Trade	2,500		3.48
Financial, Insurance, and Real Estate	350		24.89
Services	350		24.89
Government	300		29.04
Office		20%	
Manufacturing	225		38.72
Construction and Mining	225		38.72
Transportation, Communication and Utilities	250		34.85
Wholesale Trade	225		38.72
Retail Trade	225		38.72
Financial, Insurance, and Real Estate	225		38.72
Services	250		34.85
Government	200		43.56
Retail		25%	
Transportation, Communication and Utilities	300		36.30
Retail Trade	500		21.78
Financial, Insurance, and Real Estate	300		36.30
Services	300		36.30

Source: Hobson Johnson and Associates and the Benkendorf Associates Corp., from Crook County Buildable Land Analysis and Future Land Needs Analysis, The Benkendorf Associates Corp.

4.0 Projected Land Needs

Table 11 applies employee per acre ratios by industry to the number of new jobs created by industry to determine the amount of land required by industry. Important here is the capture factor, or the amount of land by type (industrial, office, retail) that is required by type of industry (Manufacturing, Retail Trade, Government, etc.). The capture factor for each industry will sum to 100 percent. For example, the Manufacturing industry typically requires 85% of its land use in Industrial lands, and 15% in Office land uses. The capture factor is used to determine the number of jobs by land use and industry. Finally, the number of new jobs by industry is divided by employee per acre ratios to result in land required by land use type. A vacancy rate of 10% is used to consider structural vacancy.

This analysis predicts that a total of 56.62 net buildable acres of Industrial, Office, and Retail land will be demanded in the Sisters UGB by 2025. By adding in needed space for public infrastructure (approximated at 25%), 70.78 gross acres of industrial, office, and retail land is required. Considering a vacancy rate of 10%, 62.29 acres of Net Buildable land, or 77.86 gross acres of economic lands are demanded. Accounting for a vacancy rate of 10%, an estimated 34.09 net buildable acres or 42.74 gross acres of industrial land is demanded. An estimated 28.09 net buildable acres or 35.11 gross acres of office and retail land is demanded.

Table 11: Projected Land Needed by Industry, City of Sisters, 2025.

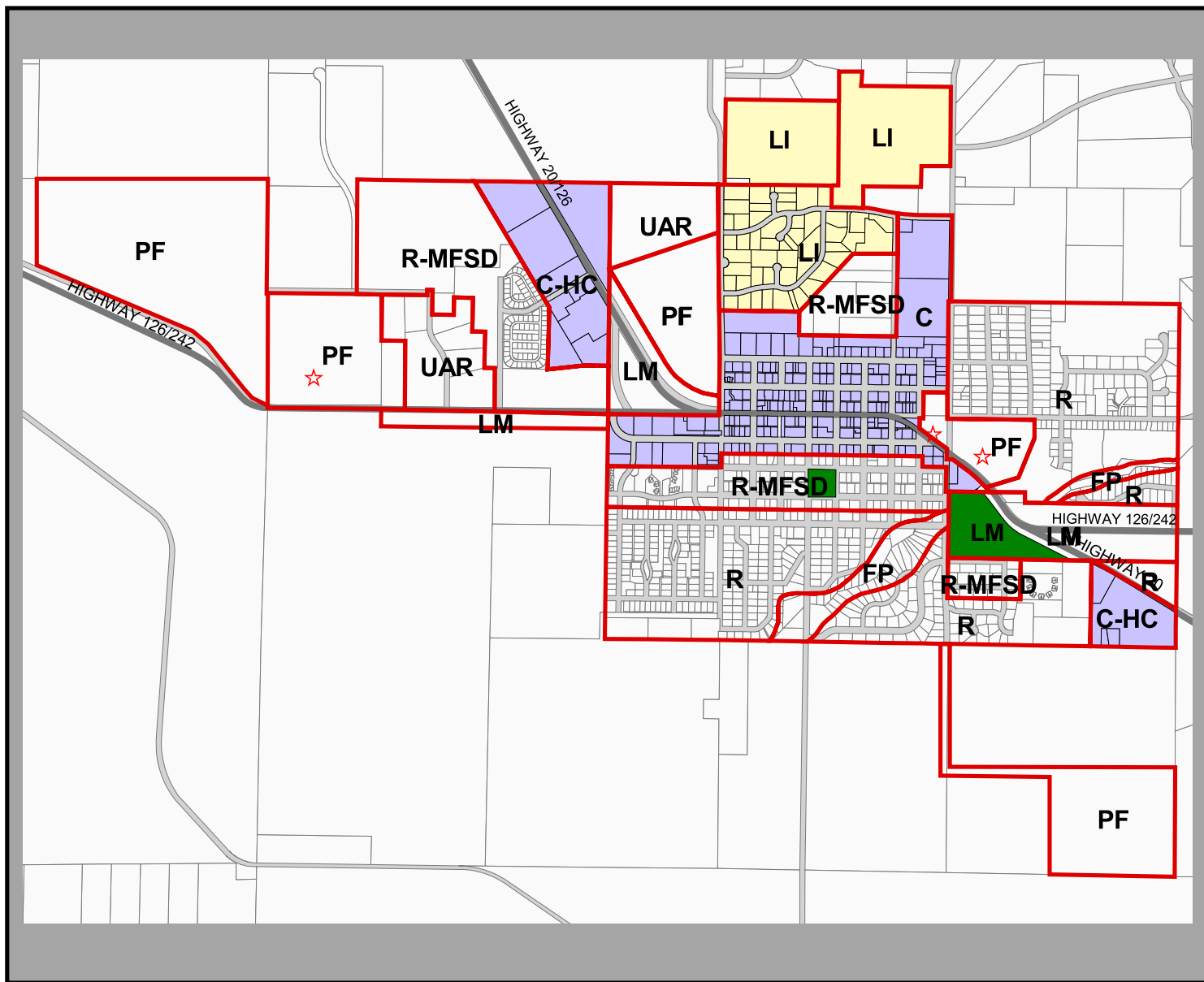
Land Use and Industry Type	New Jobs 2000-2020	Capture Factor	New Jobs 2000-2020 (adjusted)	Employees Per Acre	Land Required (Net Acres)
Total (Industrial, Office, Retail)	1,083	NA	NA	NA	56.62
Total Plus Vacancy of 10%					62.29
Industrial					
Manufacturing	131	85%	112	11.62	9.61
Construction and Mining	72	60%	43	11.62	3.73
Transportation, Communication and Utilities	10	60%	6	6.22	0.96
Wholesale Trade	24	85%	20	7.92	2.58
Retail Trade	411	10%	41	3.48	11.79
Financial, Insurance, and Real Estate	79	10%	8	24.89	0.32
Services	198	25%	49	24.89	1.99
Government	158	2%	3	29.04	0.11
Total Industrial					31.09
Total Industrial Plus Vacancy of 10%					34.19
Office					
Manufacturing	131	15%	20	38.72	0.51
Construction and Mining	72	40%	29	38.72	0.75
Transportation, Communication and Utilities	10	30%	3	34.85	0.09
Wholesale Trade	24	15%	4	38.72	0.09
Retail Trade	411	2%	8	38.72	0.21
Financial, Insurance, and Real Estate	79	80%	63	38.72	1.63
Services	198	25%	49	34.85	1.42
Government	158	35%	55	43.56	1.27
Total Office					5.96
Total Office Plus Vacancy of 10%					6.56
Retail					
Transportation, Communication and Utilities	10	10%	1	36.30	0.03
Retail Trade	411	88%	362	21.78	16.61
Financial, Insurance, and Real Estate	79	10%	8	36.30	0.22
Services	198	50%	99	36.30	2.72
Total Retail					19.57
Total Retail Plus Vacancy of 10%					21.53

5.0 Comparison of Land Demanded and Land Supply

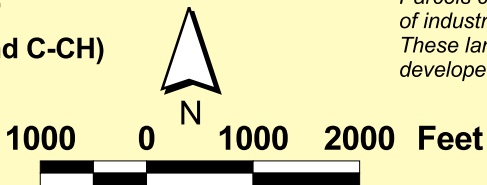
There are 37.3 net buildable acres of vacant C and C-HC designated lands inside the Sisters UGB. Adding 11.9 net buildable acres of re-developable and 39.8 acres of developable acreage of developed lands, a total of 89 acres of buildable C and C-HC lands are inside the Sisters UGB. Since only 28.09 net buildable acres of office and retail land is demanded, there is a surplus of commercial land of approximately 61 acres. Even without considering the re-development of partially developed land, there is sufficient vacant and re-developable land to accommodate future demand for commercial lands.

There are 43.9 net buildable acres of vacant LI designated lands inside the Sisters UGB. Adding 3.3 net buildable acres of re-developable and 17.0 acres of developable acreage of developed lands, a total of 64.2 acres of buildable light industrial (LI) lands are available inside the Sisters UGB. An estimated 34.19 net buildable acres of industrial land is demanded inside the Sisters UGB until the year 2025. A surplus of 30 acres of net buildable industrial land is predicted based on anticipated supply and demand of industrial lands until year 2025. There is a sufficient supply of vacant acreage alone to satisfy anticipated demand, without considering re-developable and partially developed parcels.

Figure 1: Industrial and Commercial Lands



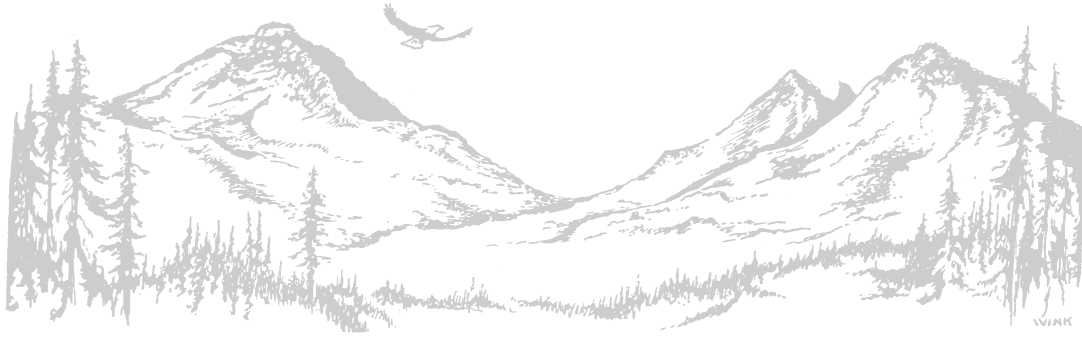
- Zoning Designations
- Light Industrial Land (LI)
- Commercial Lands (C and C-CH)
- City Parks
- ★ School
- State Roads
- Taxlots



Notes:
 Parcels colored blue and yellow were included in the supply of industrial and commercial lands. These lands were determined to be vacant, developed, or re-developable based on subsequent analysis.

Prepared by:
 City of Sisters
 Planning Department

January 28, 2003



City of Sisters Residential Land Supply and Demand Analysis

3/17/2005 Update

March, 2005

City of Sisters
Brian Rankin, Planner
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Sisters, OR 97759

Executive Summary

At densities allowed by the City's current development codes, 25 gross acres of Residential (R District) land are needed in addition to existing supplies of residential lands to meet the need for housing until the year 2025. This takes into consideration the anticipated rapid population growth documented in the 2005 coordinated population forecast, the need for different housing types based on demographic characteristics of people living in the Sisters UGB, current supplies of lots in platted and planned subdivisions, and the amount of undeveloped residential land.

Introduction

This report estimates how much land will be used by anticipated residential development in the City of Sisters (hereafter, City or city) between 2004 and 2025. There are five main tasks involved in making this estimate:

- Task 1: Inventory the supply of buildable residential land
- Task 2: Determine the actual density and mix of housing
- Task 3: Conduct a Housing Needs Analysis
- Task 4: Housing density and mix analysis
- Task 5: Supply and demand analysis of buildable land in the UGB

This report uses historical demographic and building permit data, field studies, studies on local housing trends, and assumptions about future housing and demographic trends to predict if there is a surplus or shortage of land for residential uses in the City's Urban Growth Boundary (UGB). This report is also an update of previous studies, so the format and content of the older reports were used as the basis for this study, but critical information was updated to more accurately predict future land needs. Updated data includes new land supply information and population and housing unit estimates. As a result, the conclusions of this report differ from previous versions.

Task 1: Inventory the supply of buildable residential land

Overview: This portion of the analysis calculates how much vacant and re-developable residential land (R and RMFSD land use districts) is inside the Sisters UGB.

A Geographic Information Systems (GIS) was used to calculate the information needed in Task 1(A)-(D). The information used was the Deschutes County Real Estate Data Package in GIS shapefile format, as 10/24/04.

The methodology and assumptions used in this part of the analysis are presented below.

Step 1: Calculate the gross vacant acres by plan designation, including fully vacant and partially vacant parcels.

- All taxlots inside the City of Sisters UGB were included in the initial inventory
- The City of Sisters and Sisters UGB are identical areas
- The zoning of each parcel was determined by overlaying digital zoning maps with digital maps of taxlots
- Duplicate taxlots created by the overlay process were deleted
- Vacant/developed status was determined by analyzing the relationship between improvement values and assessment information
- Parcels with a zero improvement value, or that were assessed showing no structural improvements were assumed to be vacant

- Parcels with improvement values equal to or greater than 30% of the total value, or were assessed with a residential, commercial, or other type of structure were assumed to be developed
- Parcels with an improvement value equal to or less than 30% of the total value were considered re-developable, and not vacant or developed
- Created maps and field-checked to verify or edit the status of the parcel

Step 2: Calculate the gross buildable vacant acres by plan designation by subtracting unbuildable acres from total vacant acres.

- Only land designated R and R-MFSD became part of the inventory of residential land, other taxlots were eliminated from the inventory
- Lands owned by the City of Sisters, United States Forest Service, State of Oregon, street right-of-way, and common areas in built subdivisions were subtracted from the land inventory
- The size of each parcel in acres was calculated based on the GIS “AREA” field to result in gross vacant acres for each taxlot
- For each taxlot, the area inside the FEMA flood way and 100-year flood plain was calculated and subtracted from gross vacant acres to result in gross buildable acres. The FEMA 100-year flood plain was digitized by the Deschutes County GIS Department and is part of the Deschutes County GIS Data Package.
- No other significant topographic or natural hazards (high slopes, faults, etc.) limit development in the Sisters UGB
- Lands that are zoned R or R-MFSD, that are privately owned and are outside of the FEMA flood way and 100-year flood plain are included in the inventory of residential lands

Descriptions of these lands are shown in Tables 1 and 2 below

Step 3: Separate existing platted and planned subdivisions that will likely not be further partitioned or subdivided from land that is either un-subdivided, or not limited by covenants codes and restrictions (CCRs).

- *Table 3: Platted and Subdivided Property Inventory (approximate numbers)* shows lands determined by the Sisters Planning Department to not be capable of, or unlikely to encounter, further land divisions
- The numbers of parcels that are planned, developed, and vacant (including currently vacant and un-built future parcels) are described in Table 3.
- The number of developed and vacant lots and potential remaining units in platted subdivisions are shown in Table 3.

Step 4: For residential lands, calculate vacant gross developable acres by plan designation by subtracting flood plains from gross buildable vacant acres.

Table 1: *Vacant Residential Lands in the City of Sisters by Land Use Designation (in gross acres not including platted and planned subdivisions)*

Zone	Number of Tax Lots	Total Area (In Acres)	Area of FP (In Acres)	Vacant Gross Developable Acres
R	35	16.2	2.6	13.6
RMFSD	17	69.1	0.0	69.1

There are 13.6 acres of vacant gross developable acres of land designated Residential in the City of Sisters (hereafter, referred to as City or city). There are 69.1 acres of vacant gross developable acres of Residential Multi-Family Sub-District in the City.

Table 2: *Re-developable Residential Lands in the City of Sisters by Land Use Designation (in gross acres not including platted and planned subdivisions)*

Zone	Number of Tax Lots	Total Area (In Acres)	Area of FP (In Acres)	Re-developable Gross Acres
R	2	22.4	0.0	22.4
RMFSD	0	0.0	0.0	0.0

Re-developable parcels were determined based on a variety of methods. To be classified as re-developable, the parcel's improvement value was less than 30 percent of the total parcel value (land and improvements), and be greater than 4 acres in size. Other Deschutes County data sources were used to verify the presence of structures and improvements before classifying a parcel as re-developable. City building permit data was also used to update the county parcel databases. Field investigations also verified the re-developable status. Only two parcels met these criteria, both are zoned Residential, and total 22.4 gross acres.

Table 3: *Platted and Subdivided Property Inventory (approximate numbers)*

Name	Total Units	Developed Units	Remaining Single-family	Remaining Multi-family	Total Remaining Units
The Pines	79	46	33	NA	33
PMR	180	63	86	31	117
Buck Run	72	56	16	NA	16
Coyote Springs	47	15	32	NA	32
Timber Creek	154	46	108	NA	108
Creekside	22	16	6	NA	6
South View	6	1	5	NA	5
Aspenwood	26	2	24	NA	24
Sisters Park Place	40	31	9	NA	9
Total	626	276	319	31	350

Table 3 illustrates the number of developed and remaining lots, and thus units, that exist in platted and developing subdivisions throughout the city. As of December 2004, a total of 319 remaining single-family and 31 multi-family units are available for development in existing subdivisions. A total of 350 remaining units can be developed in the subdivisions listed in Table 3.

Task 2: Determine the actual density and mix of housing

Overview: This task explores the types and densities of housing that have recently been developed within the Sisters UGB. This information is used to predict how much vacant land will be used if development continues at historic densities, and to predict if needed housing types are likely to be developed based on recent types of development.

The methodology and assumptions used to complete this task are presented below.

Step 1: Determine the time period for which the data must be gathered.

- The last periodic review for the City of Sisters was in 1994. Building permit data was gathered from March of 2002, back to January 1, 1994. Data was in the form of hard copy lists of building permits by type, data, owner, address, and value. A total of 165 building permits issued between 1994 and March 2002 were considered in the analysis.

A total of 8 building permits for single-family dwellings were not included because of missing data.

Step 2: Identify the types of new housing construction to address.

- Housing types addressed include single-family dwellings (SFD), mobile homes (MOB), manufactured homes (MAN), condos with five units (COND5), duplexes (DUP), and other multifamily dwellings

Step 3: Collect data.

- Hard copy lists of building permits were studied to extract the permit types for the aforementioned housing types. Usually, addresses for the building permit were given versus the taxlot of the new development. Based on the address, the building permit type was associated with the taxlot in the GIS.

Step 4: Collect data pertaining to the type, zoning, density, and number of units of housing developed.

- The types, density, and number of housing units developed are shown in Table 4

Step 5: Calculate the actual mix of housing.

- The actual housing mix is shown in Table 4

Step 6: Calculate the average actual density of each housing type.

- The average actual density is by housing type is shown in Table 4

Step 7: Calculate the average actual net density of all housing types.

- The average actual net density of all housing types is shown in Table 4

Table 4: *Housing Permits by Type in City of Sisters: 1994-2002*

Dwelling Type	Number of Dwelling Units	Total Net Acres	% Housing Type	Average Density (Dwelling Units/Net Buildable Acres)
SFD	115	22.6	70%	5.1
MAN	3	0.7	2%	4.4
MOB	2	0.6	1%	3.2
DUP	40	1.8	24%	21.7
COND5	5	0.4	3%	12.4
TOTAL	165	26.2	100%	6.3

Figure 1: Average Density by Dwelling Type Constructed in Sisters UGB: 1994-2002

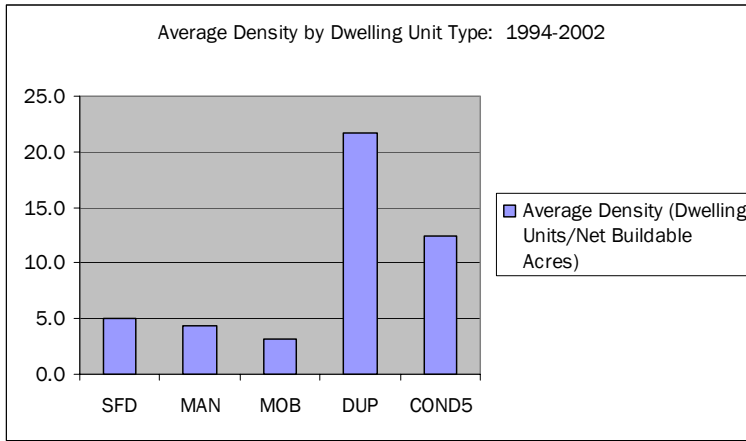


Figure 2: New Dwellings Constructed in Sisters UGB: 1994-2002

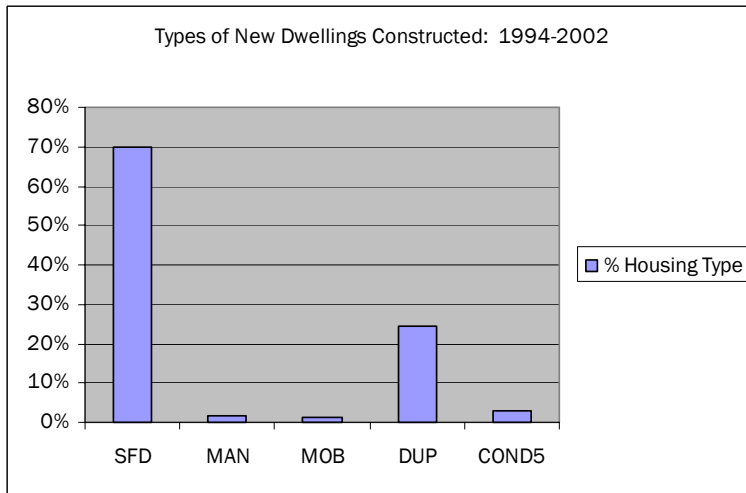
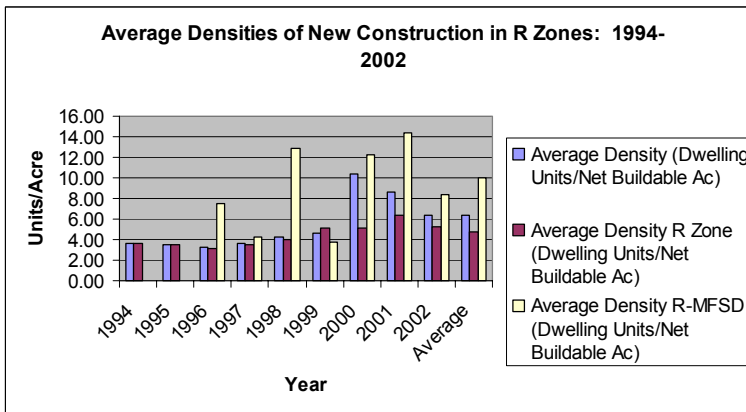


Figure 3: Average Densities of New Construction in R Zones by Year: 1994-2002



Task 3: Conduct a Housing Needs Analysis

Overview: This task estimates the amount and types of housing needed in the Sisters UGB for the next 20 years based on anticipated population growth and demographic characteristics of the population.

Step 1: Project the number of new housing units needed in the next 20 years.

- Recent demographic trends related to the number of people/dwelling unit inside the City of Sisters tend to vary from state and national trends. National housing trends suggest that households are becoming smaller due to more households being formed by empty nesters, young singles, and couples than by the traditional family (Planning for Residential Growth, June 1997 by Oregon DLCD). However, this trend is not expressed in recent demographic statistics for the City of Sisters.
- For example, the average household size in the State of Oregon was 2.6 people/unit in 1980, 2.52 people/unit in 1990, and 2.4 people/unit in 2000 (U.S. Census). The 1990 ratio of people/unit in the City of Sisters was 1.91 (1990 U.S. Census). This ratio increased to 1.99 by the year 2000 (2000 U.S. Census). This data is shown in Tables 5 and 6.
- The 1990 and 2000 ratios of people/household are lower for the City of Sisters than the State of Oregon ratios for the same periods. This suggests that the City of Sisters is moving towards the State ratio of persons/household in spite of state and national trends favoring a decreasing household size.

Table 5: People per Dwelling Unit in City of Sisters: 1990 U.S. Census Data

People per Dwelling Unit: 1990 US Census
City of Sisters

Year	City of Sisters Population	Housing Units in City of Sisters	People/Unit City of Sisters
1990	679	354	1.91

Table 6: People per Dwelling Unit in City of Sisters: 2000 U.S. Census Data

People per Dwelling Unit: 2000 US Census
City of Sisters

Year	Persons	Total Housing Units	People/Unit
2000	959	482	1.99

- This analysis assumes that in the next 20 years the ratio of people/unit will rise in the City of Sisters as shown in *Appendix 1: Population and Building Permit Forecasts, Sisters UGB*, from 1.99 people/unit to 2.20 people per unit by 2025

- *Appendix 1: Population and Building Permit Forecasts, Sisters UGB* are same population estimates used in the 2005 Deschutes County Coordinated Population Forecasts. These estimates and rates are shown in Appendix 1 and Table 7.
- Appendix 1 demonstrates that a total of 1,125 housing units are expected to be constructed in the city between 2004 and 2025.

Table 7: *Sisters UGB Coordinated Population Forecast: 2000-2025*

Year	City of Sisters Population ²	5-year Average Annual Growth Rate (previous to current year)
2000	975 ¹	NA
2005	1,768	12.64%
2010	2,306	5.46%
2015	2,694	3.16%
2020	3,166	3.28%
2025	3,747	3.43%

¹ Source: PRC July 1, Official Population Estimate for City of Sisters.

² Source: Population Estimates by City of Sisters, see Appendix 1.

Step 2 and 3: Identify relevant national, state, and local demographic and economic trends and factors that may affect the 20-year projection of structure type and mix. Describe the demographic characteristics of the population and, if possible, household trends that relate to demand for different types of housing.

The Central Oregon Housing Needs Assessment completed in 2000 discusses local factors affecting the need for different structure types. Information from the survey is based on confidential surveys containing 52 questions on demographic and housing characteristics that were mailed to 14,000 households in Central Oregon (Crook, Deschutes, and Jefferson Counties). A total of 2,064 completed, valid surveys were returned via postage-paid envelopes. Excerpts from this report are included below in quotations. Some of the findings and data from this report are provided below.

Housing Characteristics of the Region

- “Based on the household survey, approximately 69% of the housing units in the three counties (Crook, Deschutes, Jefferson) are single-family homes. Mobile homes also make up a significant percentage of the total with 18% of the supply. Apartments comprise the next largest portion of housing units at 5%. Duplexes, triplexes and townhouses make up 4% of the total and a very small percentage, approximately 1%, are condominiums” (Central Oregon Housing Needs Assessment).
- This demonstrates that single-family dwellings are the most common and preferred housing type in Central Oregon, as well as the City of Sisters, as shown by building permit activity since 1994.
- “There is a wide range in average sales prices for residential properties in the region. The communities of Sunriver and Sisters have dramatically higher average sales prices than elsewhere in the region” (Central Oregon Housing Needs Assessment).

1999 Residential Sales Prices by Community

Community	Average Sales Price	Median Sales Price
Sunriver	\$276,344	\$245,000
Sisters	\$260,013	\$210,000
Bend	\$171,070	\$136,500
South Bend	\$161,043	\$115,900
Redmond	\$116,859	\$110,500
Jefferson County	\$91,872	\$88,000
Crook County	\$91,214	\$80,000
Lapine	\$85,290	\$76,000

Source: Multiple Listing Service of Central Oregon (Central Oregon Housing Needs Assessment)

- Sales prices of homes in the City of Sisters and outside the city limits tend to be higher than other urban areas in Deschutes County
- In the City of Sisters, according to the 2000 U.S. Census, the rental vacancy rate is 7.3% and homeowner vacancy rate is 2.1%. Approximately 11% of the housing units in Sisters are for seasonal, recreational, or occasional use.

Building Trends

- “Future Trends: The staff at the Central Oregon Homebuilders Association provided the names of 25 developers and homebuilders that are active in the region and that, in their estimate, are responsible for up to 75% of all new development. These developers were contacted in a survey conducted during April 2000; a total of 4,865 homes in 37 different developments have been captured in the survey data. Although the survey was not random, the results are accurate indicators of the direction of the residential real estate supply” (Central Oregon Housing Needs Assessment).
 1. “Type of Unit: Of the 4,865 planned units that were identified in the survey, the majority (92%) will be single-family homes. Approximately 2% of the new units will be condominiums and townhouses and 5% will be rental units in apartment projects” (Central Oregon Housing Needs Assessment).
 2. “Housing Costs Compared: As seen previously with the comparison of past sales to current listings (see below), the supply of real estate continues to shift to the more expensive price ranges. Among past sales, 26% were in the price range of \$50,000 to \$99,999. Based on the projected prices, only 7% of homes under development will be in this range. Another significant change can be anticipated to occur in the \$150,000 to \$199,999 range. Previously, past sales made up 13% of the total supply. In the future, homes in this price range will represent 19% of the total supply” (Central Oregon Housing Needs Assessment).
 3. “The most significant changes will occur in the highest range, those homes priced at \$400,000 or above. While this category accounts for 5% of past sales, future sales are anticipated to make up 28% of the supply. It appears that developers in the region anticipate a significant increase in the number of buyers of high-end homes” (Central Oregon Housing Needs Assessment).

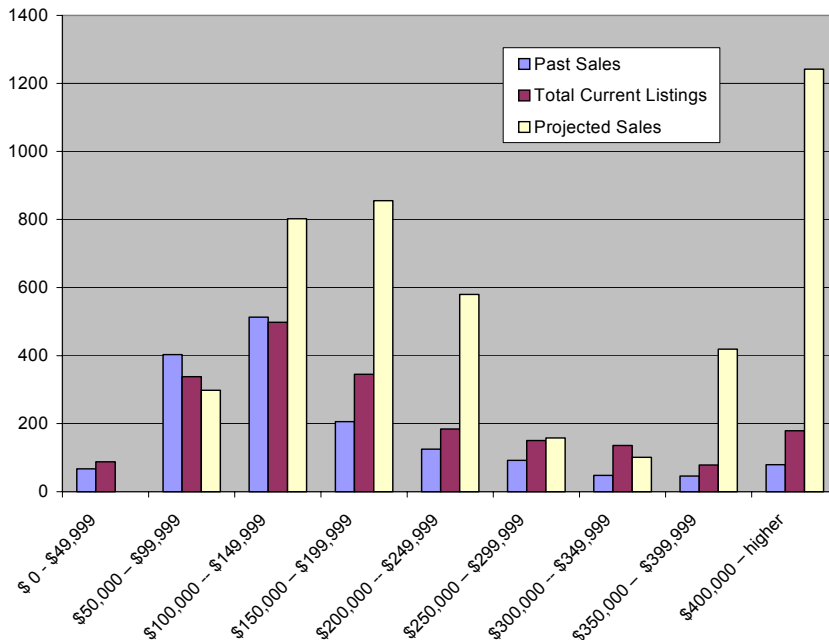
Comparison of Past, Current and Projected Home Prices

	Past Sales	Total Current Listings	Projected Sales
\$ 0 - \$49,999	4.2%	4.4%	0.0%
\$50,000 – \$99,999	25.5%	16.9%	6.7%
\$100,000 -- \$149,999	32.5%	24.9%	18.0%
\$150,000 – \$199,999	13.0%	17.3%	19.2%
\$200,000 -- \$249,999	7.9%	9.2%	13.0%
\$250,000 – \$299,999	5.8%	7.5%	3.5%
\$300,000 -- \$349,999	3.0%	6.8%	2.3%
\$350,000 – \$399,999	2.9%	3.9%	9.4%
\$400,000 – higher	5.0%	9.0%	27.9%
Total	100.0%	100.0%	100.0%

Sources: Multiple Listing Service of Central Oregon and Developer Survey, April 2000 (Central Oregon Housing Needs Assessment)

The following graph clearly illustrates the trend toward more expensive housing.

Comparison of Past, Current and Projected Home Prices



Sources: Multiple Listing Service of Central Oregon and Developer Survey, April 2000 (Central Oregon Housing Needs Assessment)

- “Buyer Characteristics: Based on the survey responses, more than half of the buyers of new construction are new to the Central Oregon region. Approximately 24% of all buyers are coming from out of state and 31% are arriving from the Portland-Willamette Valley-west coast area. These percentages reflect the buyer profiles in developments totaling 4,309 homes and are limited to ownership housing” (Central Oregon Housing Needs Assessment).

Housing Preferences

- “Overall, the majority of Central Oregon’s residents live in the community where they most want to live” (Central Oregon Housing Needs Assessment)
- “In the City of Sisters, approximately 63% of survey respondents are living in the community they want to live. In the Sisters School District approximately 89% of survey respondents live in the community they want to live” (Central Oregon Housing Needs Assessment).
- “The high cost of housing is by far the greatest barrier to residents living where they want to live” (Central Oregon Housing Needs Assessment).

Demographic and Housing Characteristics in Sisters Area

- Summary of household characteristics for the City of Sisters from Central Oregon Housing Needs Assessment:
 - “There are proportionately more adults living alone and fewer households with children than in the region as a whole. “
 - “The unincorporated portion of the Sisters School District contrasts sharply with the Town of Sisters. A far higher percentage of the households are homeowners, fewer live in mobile or manufactured homes, households are larger, and the percentage of adults living alone is smaller.”
 - “The average household income in the Town of Sisters is substantially lower than the average for Deschutes County. “
 - “The average annual income for the unincorporated area is more than twice the average income in the town.”
 - “In the Town of Sisters, over half of the households surveyed are classified as low-income households with annual incomes below 80% of the median family income for Deschutes County. In the unincorporated area, 21% have incomes below 80% of the median.”
- Summary of housing characteristics for the City of Sisters from Central Oregon Housing Needs Assessment:
 - “Sisters has the highest proportion of renter households in the region – roughly half of the town’s households rent.”
 - “A relatively large percentage of residents reside in mobile homes.”
- According to the US 2000 Census, the median mortgage is \$908 and average rent is \$619 in the City of Sisters

Summary of Housing Issues for the City of Sisters According to the Needs Assessment

- “A greater percentage of Sisters’ residents feel that housing in their community is a major problem than any other area in the region, with the exception of the Warm Springs Reservation.”
- “About 19% of the households surveyed in the Town of Sisters are not satisfied with their housing, which is nearly double the region’s percentage. In contrast, nearly 94% of the households in the unincorporated area of the School District are satisfied with their housing. “
- “Residents of the Town of Sisters report a high percentage of homes in fair or poor condition and a higher percentage who are not satisfied relative to the region as a whole.”
- “Approximately 32% of the Town’s households live in housing that is not affordable given their incomes, which compares to 17% in the region. In the unincorporated area, just under 20% spend more than 30% of their income on their rent or mortgage payment, which is lower than in the Town but higher than in the region overall.”

- “In the Town of Sisters, the vast majority of residents (92%) believe that there is too little affordable housing in the community, by far the highest percentage in the region. Most also believe that the size and price of new homes is too much. In the unincorporated area, the majority of residents (74%) also believe that there is too little affordable housing in the area but residents are divided on the overall amount of housing being built. The majority feels that the size and price of new homes is too much.”
- *Summary of the Impacts of Planned Development from the Central Oregon Housing Needs Assessment*
 - “New development in the Town of Sisters has been limited in the recent past as the lack of a municipal sewage treatment plant has limited the number of building permits the Town can issue. The process to construct a new sewage treatment facility is under way with the plant scheduled to open in June of 2002. When additional capacity to accommodate growth is available, requests for building permits are likely to grow quite rapidly as it appears that the limited growth rate has not allowed the supply to keep pace with demand.”
 - “Demand for housing will be fueled by increases in the housing supply. Jobs will be created as a direct and indirect result of the residential development planned to occur. Residential development directly creates not only construction jobs but also permanent jobs directly associated with maintenance and operation of the homes including interior designers, landscapers, security personnel, caretakers, and cleaning and cooking staff.”
 - “The impacts of residential development multiply through the community, fueling job creation primarily in the services and retail sectors. The homes planned for development in Sisters appear to be primarily targeting buyers not now living in the area. The population could double in the next seven years if 550 additional units are constructed. The new part-year and year-round residents that would move to the community, will seek goods and services generating demand for additional jobs, many of which would be in the low-wage sectors.”
 - “The demand for housing generated both directly and indirectly by the residential development planned for Sisters is difficult to quantify with information available at present; however, it is clear that workers filling these new positions will need units priced below what it appears the private market is likely to provide.”

This analysis breaks income groups into four main categories shown in Table 8 below.

Table 8: *Income Groupings*

Income Levels in the City of Sisters: 1990 and 2000 Census Data

Income Levels	1990 U.S. Census City of Sisters	2000 U.S. Census City of Sisters
Households		
low (less than or equal to \$14,999)	42%	17%
lower middle (\$15,000-\$34,999)	41%	33%
upper middle (\$35,000-\$74,999)	15%	31%
high (\$75,000 and greater)	2%	19%
Total	100%	100%

Source: 1990 and 2000 U. S. Census

- Table 8 demonstrates how rapidly demographic changes can occur within a small city. The percentage decrease of households in the low-income category between 1990 and 2000, from 42% to 17% of households is striking. The lower middle-income category also experienced a decline from 41% to 33% of households in the same period. These decreases were offset by increases in the two higher income groupings.
- Table 9 describes the estimated percentages of the City of Sisters households within the four income groupings. These estimates are based on 2000 U.S. Census data for the City of Sisters and Community Technical Advisory Committee input.

Table 9: *Estimated Income Groupings in City of Sisters: 2002-2025*

Income Levels	2000	2002-2025
Households		
low (42.85% Median Household Income)	17%	17%
lower middle (Median Household Income)	33%	33%
upper middle (2.14 x Median Household Income)	31%	31%
high (greater than 2.14 x Median Household Income)	19%	19%
Total	100%	100%

City of Sisters Median Household Income \$35,000 in 2000 (2000 U.S. Census)

Step 4: Determine the types of housing that are likely to be affordable to the projected households based on household income.

- Households spending 30% of their monthly gross income on housing are nearing the upper limit for affording that housing. The monthly housing costs in Table 11 represent the upper limit that each income group can be expected to pay per month for housing. The housing types available to each income level are also described.

Table 10: *Income Groups by Available Housing Types and Monthly Costs*

Income Levels	Housing Types Available to Income Levels	Monthly Cost
low (42.85% Median Household Income)	subsidized multi-family, apartments, mobile/manufactured in parks, attached single and multifamily	\$0-\$375
lower middle (Median Household Income)	mobile and manufactured homes on lots and parks, attached single and multi-family, single detached on smaller lots	\$376-\$875
upper middle (2.14 x Median Household Income)	All housing types, predominantly single-family detached	\$876-\$1,875
high (greater than 2.14 x Median Household Income)	All housing types, predominantly larger single-family detached	\$1,876+

City of Sisters Median Household Income \$35,000 in 2000 (2000 U.S. Census)

Step 5: Estimate the number of additional needed units by structure type.

- Table 11 estimates the distribution of housing types demanded by income groups. The Citizens Technical Advisory Committee recommended that the current income

distribution of the population of Sisters as shown in Table 9, remain fixed for the planning period. Demand is highest for single-family type units including more affordable manufactured homes, small single-family units, and more expensive medium to large single-family dwellings. More affordable multi-family dwellings, attached single and multi-family, and condos are demanded by approximately 50% of the City’s population that have household incomes less than and equal to Median Household Income.

Table 11: Estimated Housing Types Demanded by Income Group, Year 2002-2025

Income Levels	Housing Types Available to Income Levels	Percent of Population Demanding Housing Type
low (42.85% Median Household Income)	subsidized multi-family, apartments, mobile/manufactured in parks, attached single and multifamily, subsidized housing	17%
lower middle (Median Household Income)	mobile and manufactured homes on lots and parks, attached single and multi-family, single detached on smaller lots	33%
upper middle (2.14 x Median Household Income)	all housing types, predominantly single-family detached	31%
high (greater than 2.14 x Median Household Income)	all housing types, predominantly larger single-family detached	19%
Total		100%

City of Sisters Median Household Income \$35,000 in 2000 (2000 U.S. Census)

Task 4: Housing density and mix analysis.

Overview: Needed housing densities and mixes are compared with actual densities and mixes to determine if measures are needed to provide needed housing densities/mix.

- Table 12 shows how the actual development of housing types does not match the needed mix based on demographic characteristics of households in the City of Sisters
- The needed mix was calculated by adding the percentages of low and lower middle income groups needing multi-family, manufactured homes in parks and on lots, and attached single-family housing in 2002 (17% +33%)
- The needed mix significantly differs from the actual mix calculated for the 1994-2002 period

Table 12: Actual Versus Needed Housing Mixes

Housing Type	Actual and Needed Housing Mixes			Difference
	Actual 1994-2002	Actual 2002	Needed Mix*	
Multi-family (1+ units attached), apartments, condos, duplexes, mobile/manufactured homes	30%	33%	50%	17%
Single Family Detached	70%	67%	50%	-17%

* Needed mix is based on the percentage of low and lower middle income households needing these housing types

- This table illustrates that there is a need for more development of multi-family, apartments, condos, duplexes, triplex, multiplex, attached single-family, small single family, and manufactured homes in parks and on single lots. These are more affordable housing options available to lower income households.
- Measures in the comprehensive plan and zoning ordinance will be required to encourage the development of more affordable housing types relative to single-family housing

- A number of measures exist in the new code to construct these needed housing types at affordable prices, including incentives such as density and height bonuses for Income and Rent Controlled Housing. In addition, the new code enables higher density residential development such as duplexes, triplexes, townhomes, multi-family apartments, condos, and manufactured home parks.
- Additional measures beyond the new model code may be needed to encourage the development of more affordable housing in the City of Sisters

Task 5: Supply and demand analysis of buildable land in the UGB

Overview: The supply of buildable residential land from Task 1 is compared with the demand for residential land calculated in Step 5.

Task 5 involves comparing the supply of buildable land and lots in platted and planned subdivisions with the demand for dwelling units/lots and buildable land.

Tables 1 and 2 (discussed previously in Task 1) demonstrate there are 36 gross acres of vacant and re-developable land designated R (Residential) and 69 gross acres of RMFSD (Residential Multi-Family Sub-District) in the City. Table 3 demonstrates there are 319 remaining single-family lots (for single-family units) and 31 allowed multi-family units in existing subdivisions. These totals are reflected below in Table 13.

Demand for dwelling units inside the Sisters UGB is driven largely by expected population growth and other demographic characteristics. Appendix 1 demonstrates estimated population and housing increases in the city and estimates that 1,125 housing units will be built in the city between 2004 and 2025.

As discussed previously in Task 4, the needed mix of housing requires that half of the units be affordable to households with incomes under the city's median income, and half of the units be affordable to those with incomes over the city's median income. This analysis predicts that to accomplish this, half the units will likely be the type and density typically constructed in the Residential Multi-Family Sub-District (to meet the housing needs of those under the median income level), and half will be the type and density typically constructed in the standard Residential District (to meet the needs of households above the median income level). This assumption is not a policy directive and many high income households will choose to live in multi-family districts and lower income households in the standard Residential areas, but this assumption is made to allocate demand for housing to a specific land use type.

The City's two residential districts facilitate distinctly different housing unit development. Generally, housing types such as subsidized and market rate multi-family, triplexes, duplexes, attached townhomes, condos, and small single-family are more likely to be built in the Residential Multi-Family Sub-District. Housing types such as multi-family can only be constructed in the RMSD land use district. Similarly, in the Residential District, there are prohibitions placed upon multi-family unit construction and restrictions on triplex, duplex, and attached townhome infill construction. Thus, given that half of the future demand for housing will be for families with incomes at and below the City's median income level, most of these units will most likely be built in the Residential Multi-Family Sub-District.

Table 13 demonstrates that of the total demand for housing (1,125 units) between 2004 and 2025, half of the total units (563 units) will need to be built in the Residential Multi-Family Sub-

District, and the other 563 units be constructed in the Residential District. This is demonstrated in Table 13 under the heading, “Population and Housing”.

Table 13 also demonstrates the numbers of lots in existing subdivisions. After subtracting the totals under the heading “Lots in Subdivisions” from the totals under the heading “Housing Units”, by land use district (Residential or Res. Multi-fam), the “Remaining Demand” column shows the number of units needed in addition to existing supplies of units. The remaining demand is for units (by land use district) between 2004 and 2025, after subtracting for the number of existing platted units in subdivisions.

To predict land need, assumptions regarding the future density of residential development must be made. Under the heading “Residential Land Need” in Table 13, the amount of gross acres consumed by anticipated development between years 2004 and 2025 is presented. This is calculated based on the number of units shown under the heading “Remaining Demand”, divided by the anticipated density of future development. For units to be built in the Residential District, a gross density of 5 units/gross acre is used. The assumption is that future development in this land use district will be at 5 units/gross acre given the adopted density range for the Residential District is 3 to 8 units per gross acre. Likewise, given the adopted density range of 9 to 20 units per gross acre in the Residential Multi-Family Sub-District, this analysis assumes that future development in this land use district will be an average of 9 units/gross acre.

Table 13 demonstrates (under the heading “Land Need, Residential”) how much land new residential development will use after considering lots in existing subdivisions. The amount of vacant and re-developable residential land by land use district is shown under the heading “Residential Land Supply”. Under the heading “Land Need, Residential”, figures represent the results of subtracting future demand for residential land from the existing supply of residential land. An additional 25 gross acres of Residential District land is needed to accommodate future demand and a surplus of 10 acres of Residential Multi-Family Sub-District land is predicted. Refer to Chapter 14 of the Comprehensive Plan and the Findings for a UGB Expansion for a discussion of the UGB expansion to meet this predicted need.

Table 13: *Supply and Demand for Dwelling Units, Need for Additional Residential Land in City of Sisters to Year 2025.*

<i>Population & Housing</i>		<i>Unit and Land Supply (in gross acres)</i>				<i>Land Need</i>
2025 Population	Housing Units (2004-2025)	Lots in subdivisions	Remaining Demand	Residential Land Need	Residential Land Supply	Residential
3,747	1,125	350	See below	See below	See below	See below
Residential	563	319	244	61	36	25
Res. Multi-fam	563	31	532	59	69	10 (surplus)
Totals	1126*	350	776	120	105	15

Notes:

* Note: The total of 1,126 is different than the 1,125 based on the Deschutes County Coordinate Population Forecast due to rounding

Conclusion

The needed mix for housing differs significantly from the recent mix of housing constructed in the City of Sisters. This analysis estimates that half of the housing built in the Sisters UGB until the year 2025 should be a suitable type affordable to households earning at and under the median household income level of residents living in the City of Sisters. This typically includes housing types such as small single-family, multi-family apartments, attached single and multi-family,

manufactured home parks, and subsidized housing. Creative housing solutions conceived by the community to meet these and other community goals should be sought. Comprehensive Plan policies implemented through the development code will likely be required to meet this need.

At densities allowed by current development codes, a total of 25 gross buildable acres of Residential (R District) land are needed in addition to existing supplies of residential land. This takes into consideration the anticipated rapid population growth documented in the coordinated population forecasts, the need for different housing types based on demographic characteristics of people living in the Sisters UGB, current supplies of lots in platted and planned subdivisions, and undeveloped land.

Appendix 1: Population and Building Permit Forecasts, Sisters UGB

Forecast Year	Forecasted Rate of Building Permit Growth ¹	Forecasted Residential Housing Units ²	Forecasted New Residential Building Permits Issued/Yr. ³	Persons per Dwelling Unit ⁴	Population Forecast ⁵
2003	NA	725	104	NA	1,430
2004	11.10%	805	80	1.99	1,590
2005	11.10%	895	89	1.99	1,768
2006	8.90%	975	80	1.99	1,927
2007	5.40%	1,027	53	1.99	2,031
2008	4.30%	1,071	44	1.99	2,119
2009	4.30%	1,117	46	1.99	2,211
2010	4.30%	1,165	48	1.99	2,306
2011	3.13%	1,202	36	1.99	2,379
2012	3.13%	1,240	38	2.00	2,454
2013	3.13%	1,278	39	2.00	2,532
2014	3.13%	1,318	40	2.00	2,612
2015	3.13%	1,360	41	2.00	2,694
2016	3.13%	1,402	43	2.00	2,780
2017	3.13%	1,446	44	2.10	2,872
2018	3.13%	1,491	45	2.10	2,967
2019	3.13%	1,538	47	2.10	3,065
2020	3.13%	1,586	48	2.10	3,166
2021	3.13%	1,636	50	2.20	3,275
2022	3.13%	1,687	51	2.20	3,388
2023	3.13%	1,740	53	2.20	3,504
2024	3.13%	1,794	54	2.20	3,624
2025	3.13%	1,850	56	2.20	3,747

¹ Source: Rates between 2004 through 2010 based on weighted average of growth rates before and after the construction of the municipal sewer, see Deschutes County Coordinate Population Forecast, 2004. Rates of Building Permit Growth between 2011 and 2025 based on rate of housing unit growth between 1990-2000 as determined by the U.S. Census.

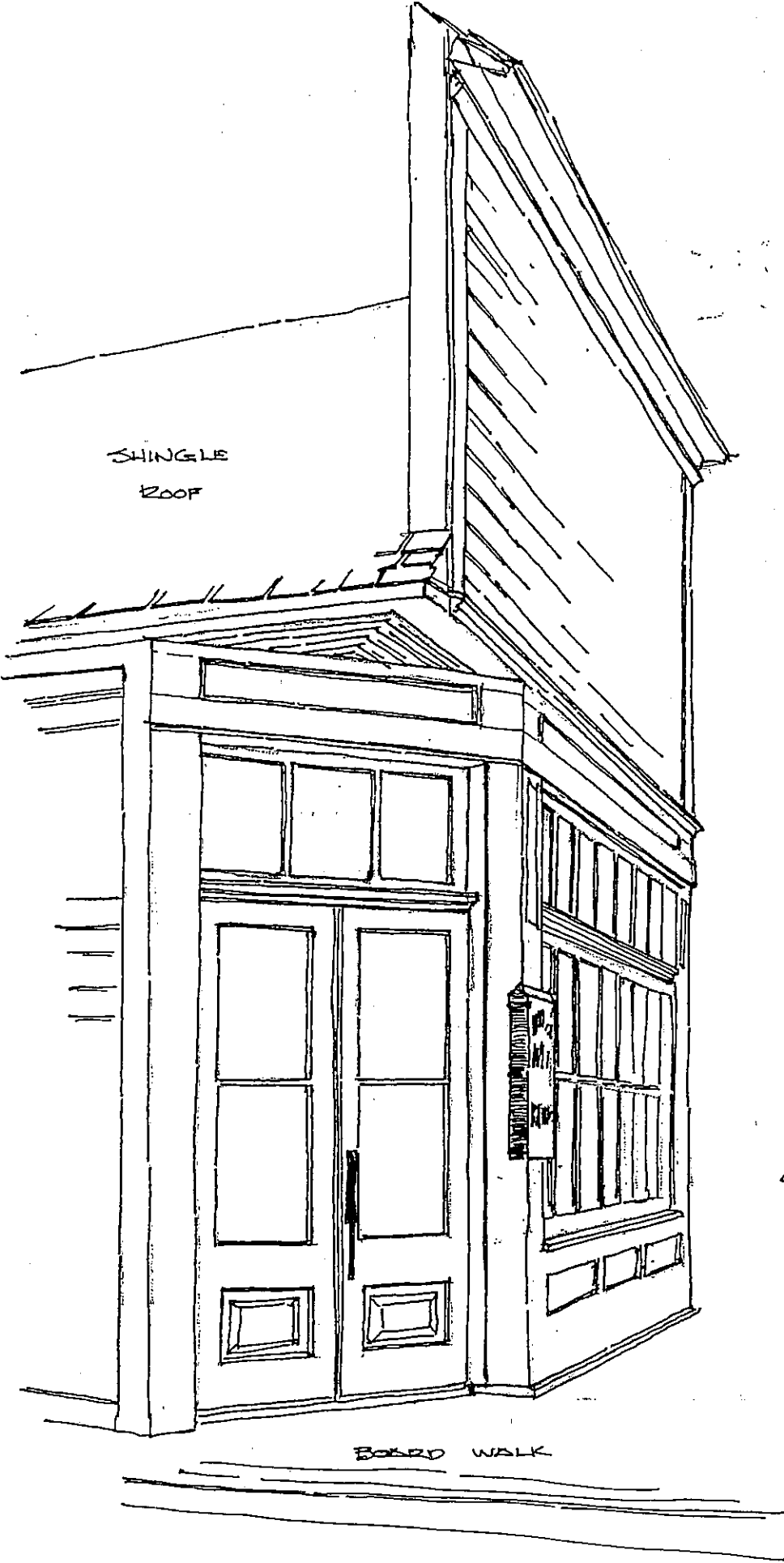
² Source: "Forecasted Residential Housing Units" based on "Forecasted Rate of Building Permit Growth" applied to base of 725 Residential Housing Units in 2003, and grown by the applicable rate per year.

³ Source: Current year minus previous years "Forecasted Residential Housing Units", for example in 2004, 805 Forecasted Residential Units in 2004 minus 725 Forecasted Housing Units in 2003 equals 80.

⁴ Source: Persons per Dwelling Unit of 1.99 is from the 2000 U. S. Census, SF-1.

This statistic accounts for vacancy rates and second homes. The statistic increases over time as estimated here by the City of Sisters Planning Department based on the assumption that the City will approach the State of Oregon statistic of 2.4 Persons Per Dwelling Unit as determined by the 2000 U.S. Census, SF-1. In other words, the City of Sisters will become more like the state in terms of persons per household in the future.

⁵ Source: Calculated by adding the total of (Total Res. Permits/Yr. in Sisters UGB x Persons Per Dwelling Unit) to previous year's Population Forecast.



SHINGLE
ROOF

BOARD WALK

OLD MOLSON BANK
MOLSON, WASHINGTON (1908)

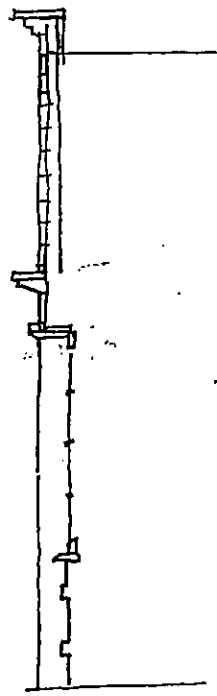
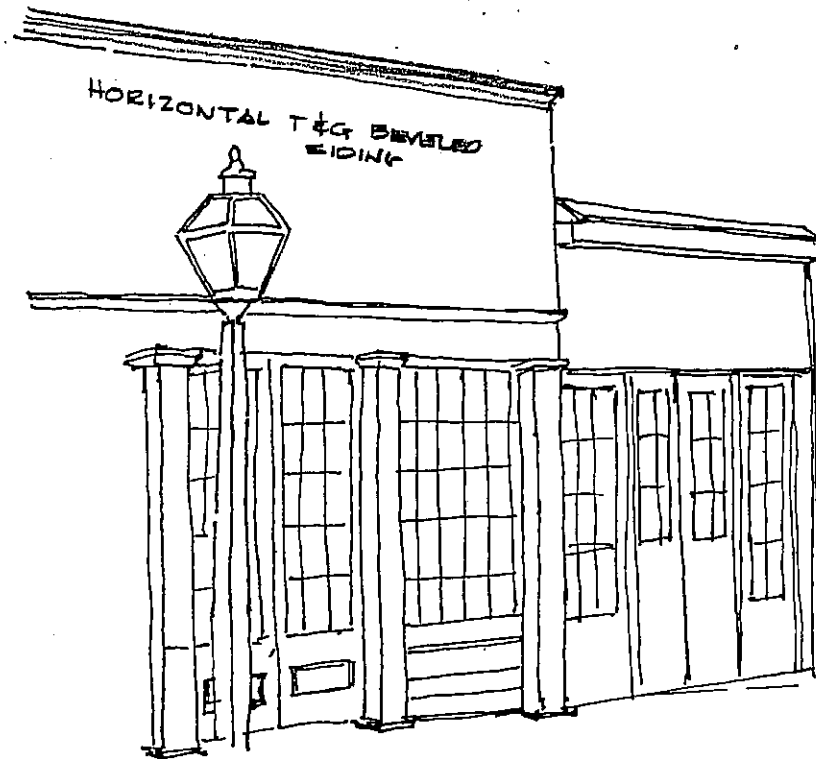
SECTION 2.20



JOE KOHEVAR HOME
CRESTED BUTTE, MONTANA (1913)

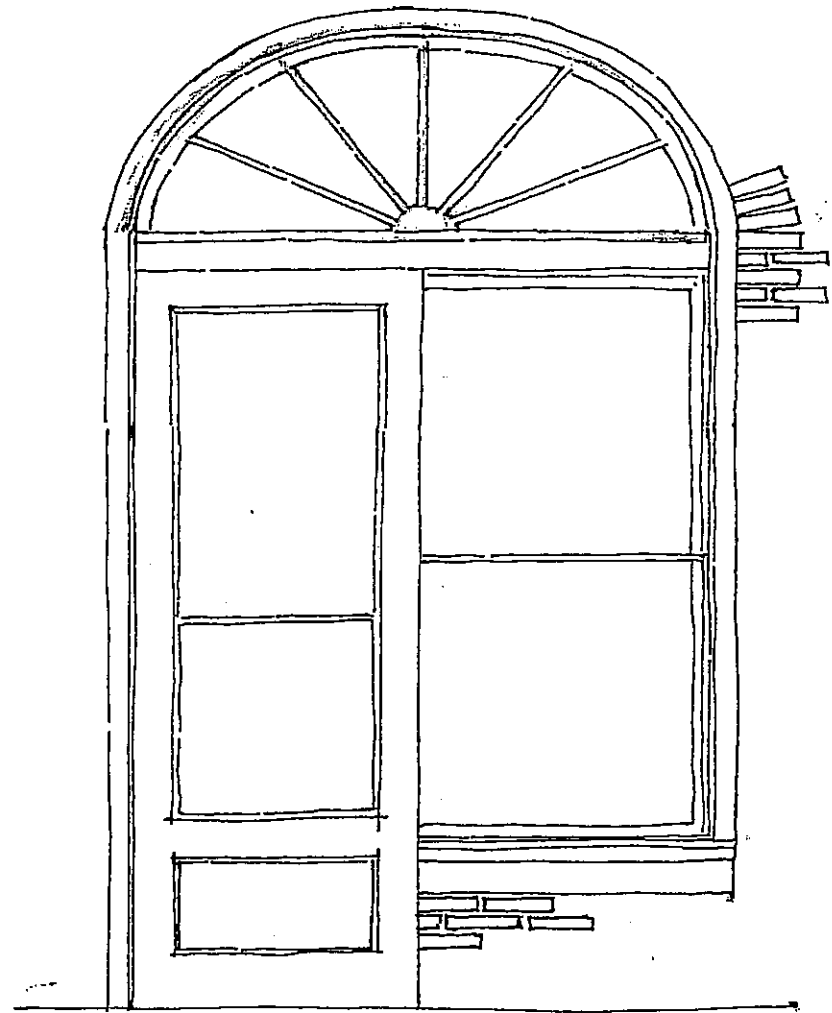
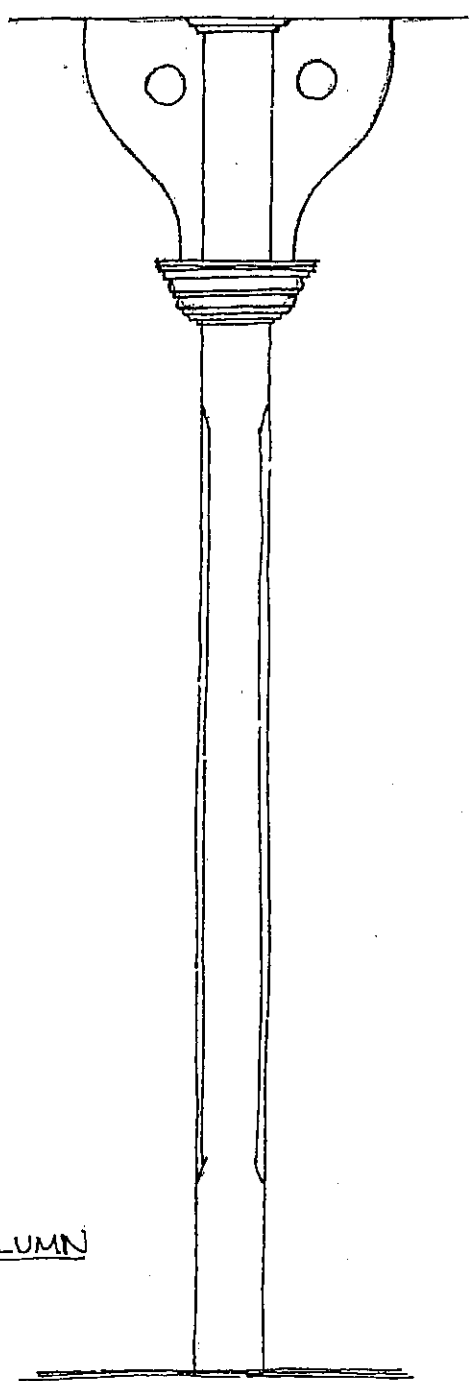
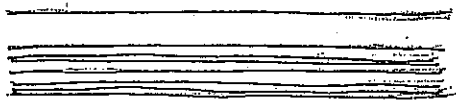
EXAMPLE OF HANDCRAFTED SHINGLE FACADE
SHINGLES SORTED BY SIZE, PACKED IN TIGHT BUNDLES
AND END DESIGN CUT WITH BAND SAW.

SEC. 1.10 | † SEC. 1.30 | † SEC. 2.40



OVERLAND STAGE OFFICE
VIRGINIA CITY, NEV. (1858±)

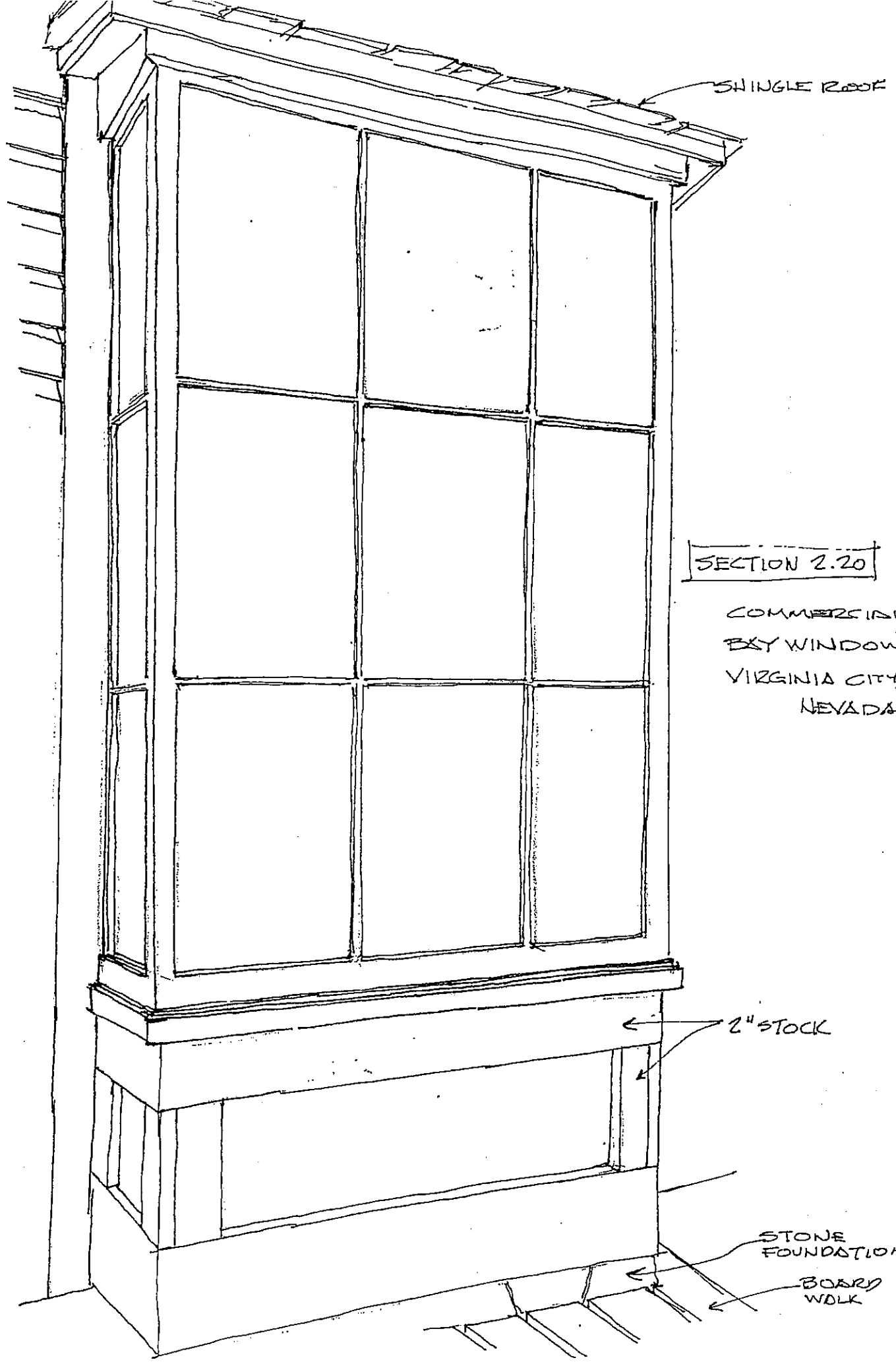
SEC. 1.10



DOOR / WINDOW

SHANIKO HOTEL
SHANIKO, OREGON (C. 1878)

SEC. 1.40 & 1.50



SHINGLE ROOF

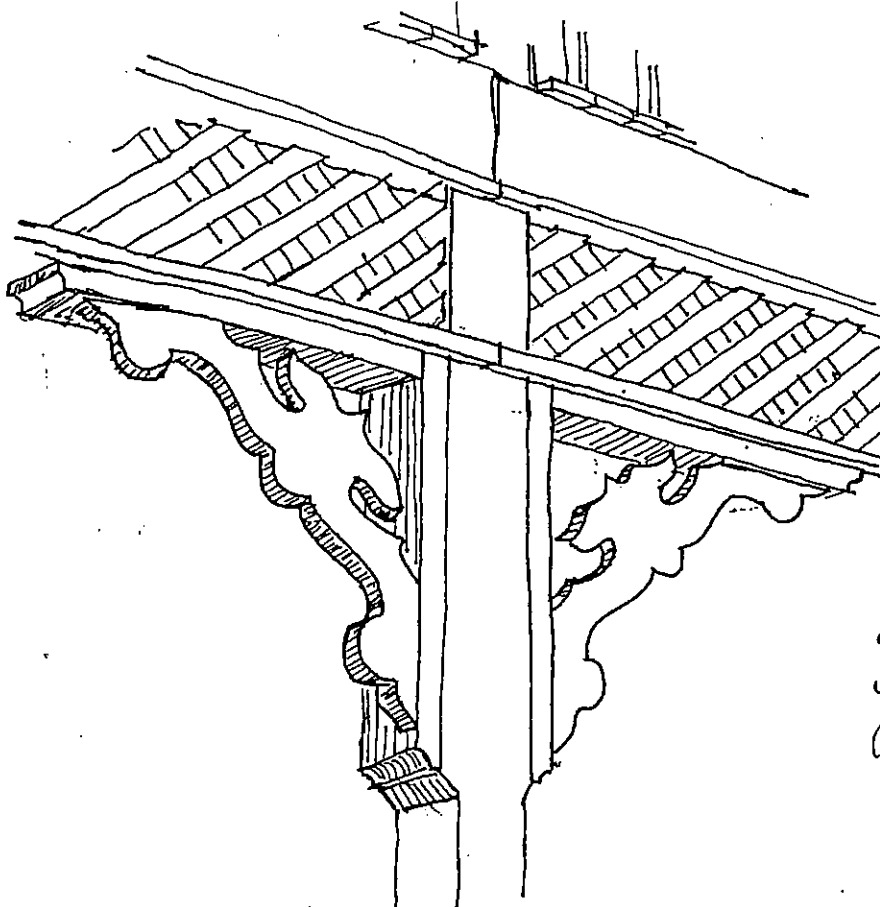
SECTION 2.20

COMMERCIAL
BAY WINDOW
VIRGINIA CITY,
NEVADA

← 2" STOCK

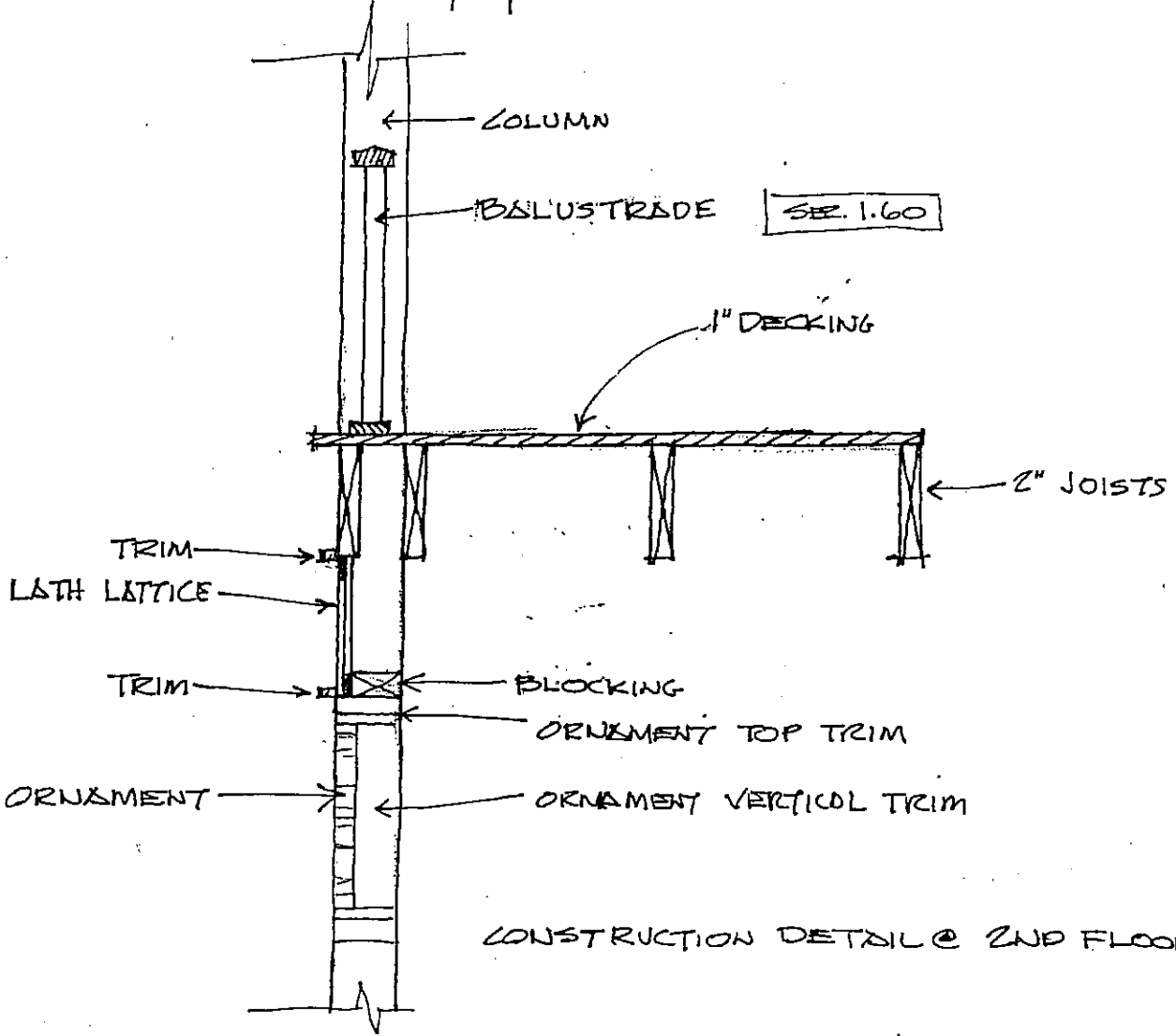
← STONE FOUNDATION

← BOARD WALK



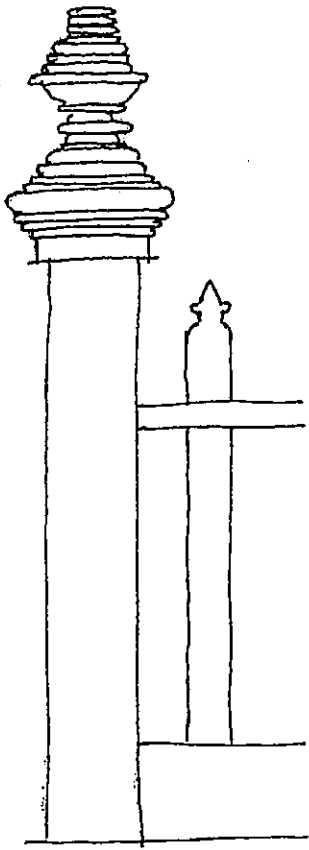
SEE. 1.60

DETAIL
YMER HOTEL.
YMER, BRITISH COLUMBIA
(3-STORY WOOD-FRAME HOTEL)

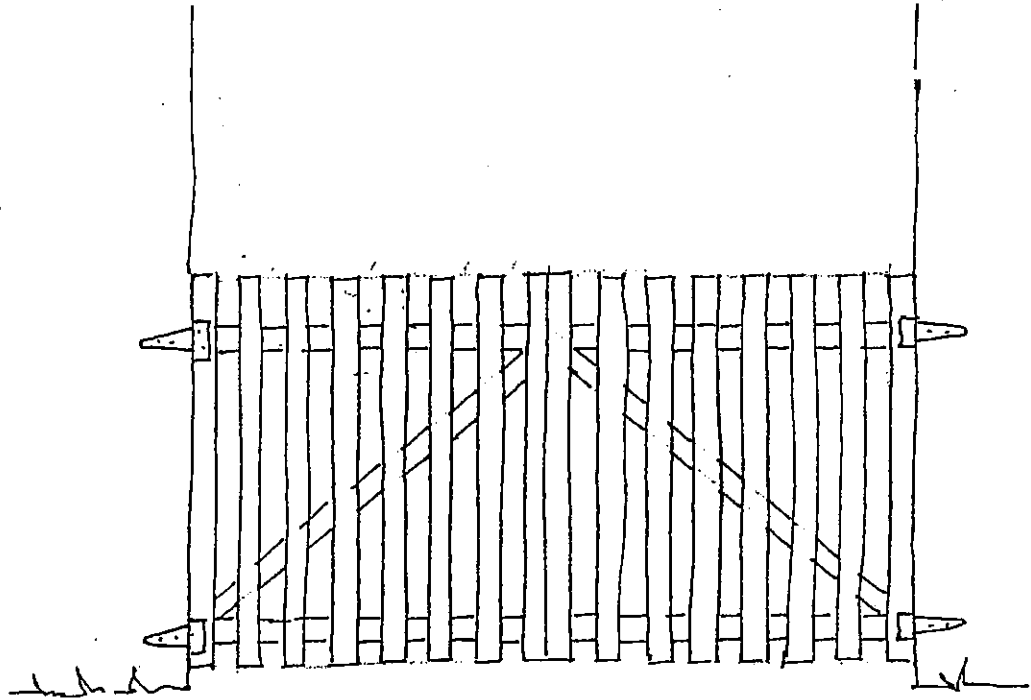


SEE. 1.60

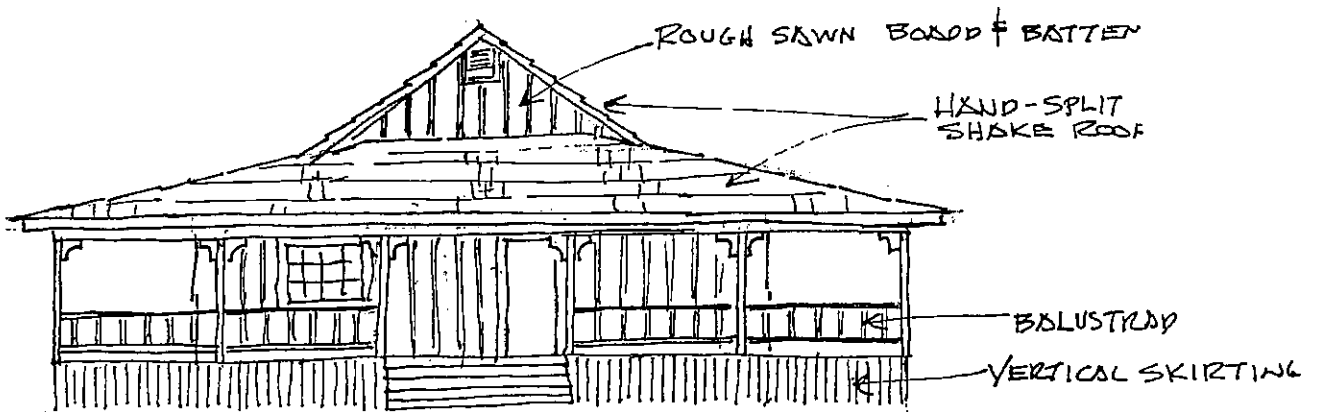
CONSTRUCTION DETAIL @ 2ND FLOOR



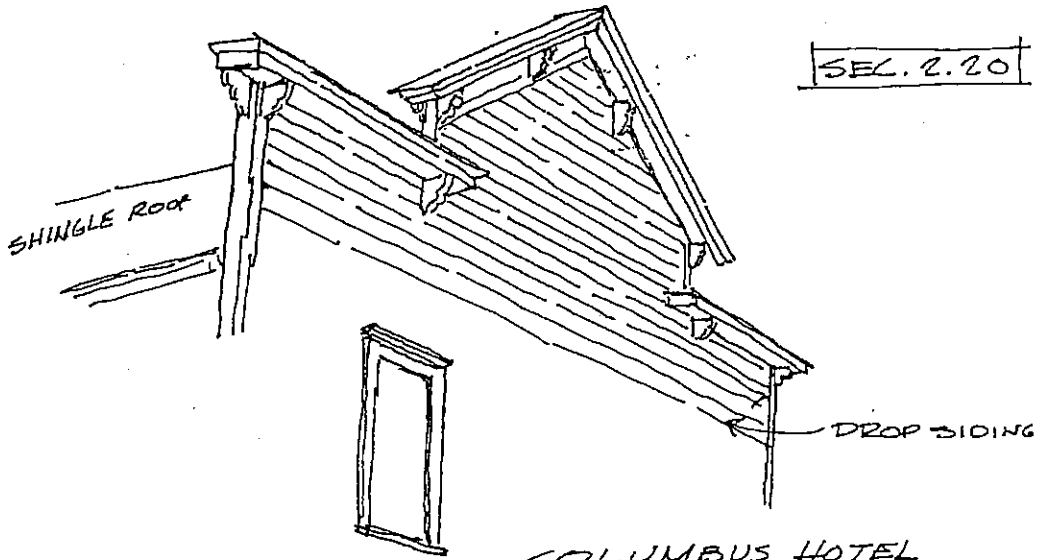
FENCE
 COLUMBIA, CALIF (C. 1850)
 [SEC. 3.10]



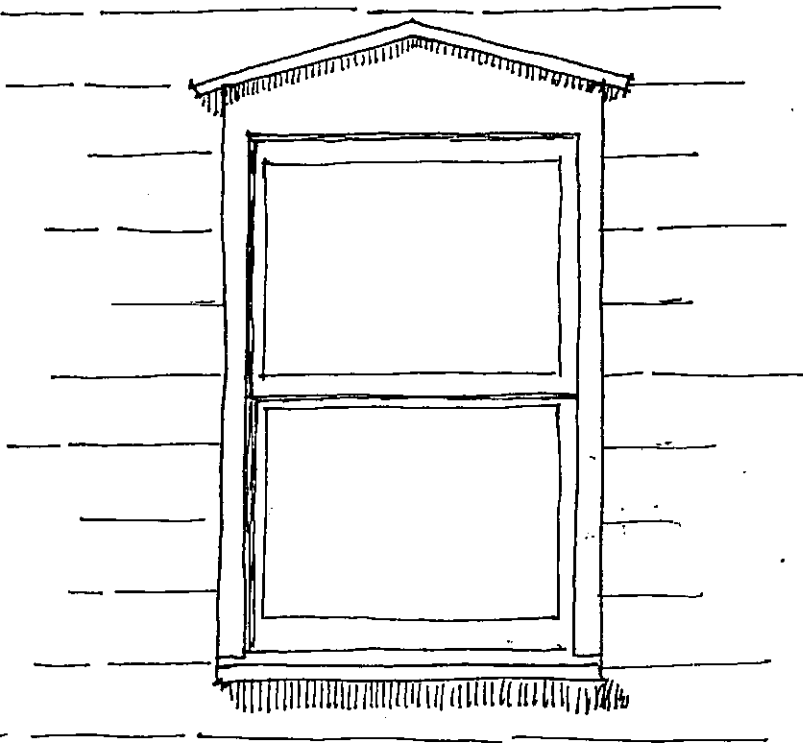
WOODEN GATE
 HORNITOS, CALIF. [SEC. 3.20]



RESIDENCE - SOUTHERN CALIFORNIA
 [SEC. 1.10]



COLUMBUS HOTEL
WADSWORTH, NEVADA (c. 1868-78)

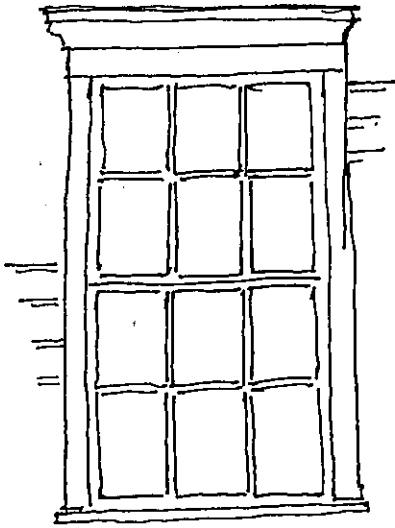


WINDOW - CRESTED BUTTE, MONTANA

SEC. 1.40

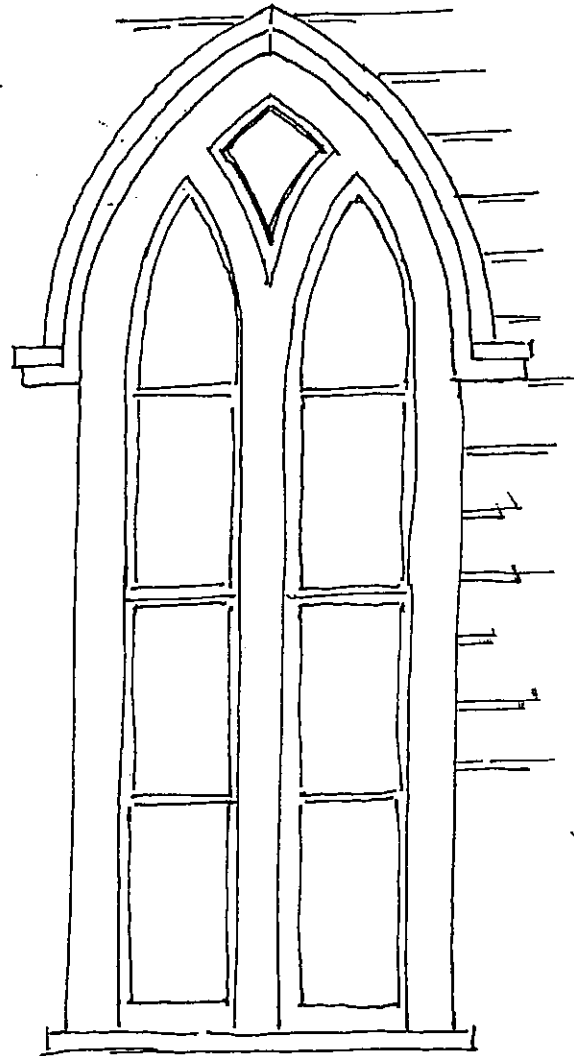


SCHOOL
WINDOW DETAIL
SILVER CITY, NEV
(1892)

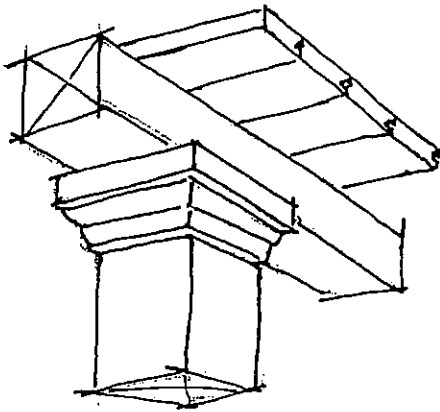


SEC. 1.40

STORE WINDOW
VIRGINIA CITY, NEV.

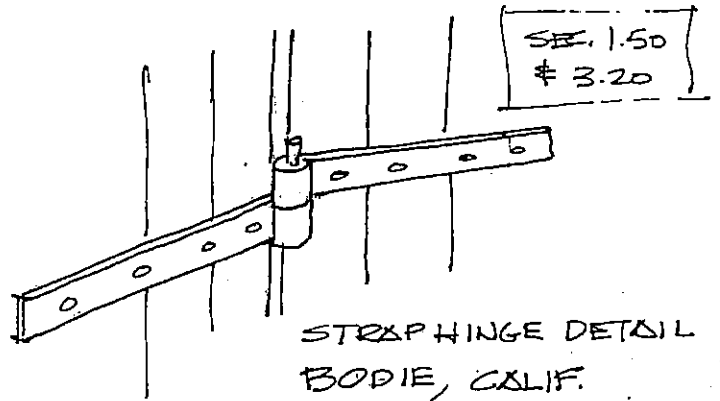


METHODIST CHURCH WINDOW
VIRGINIA CITY, NEV.



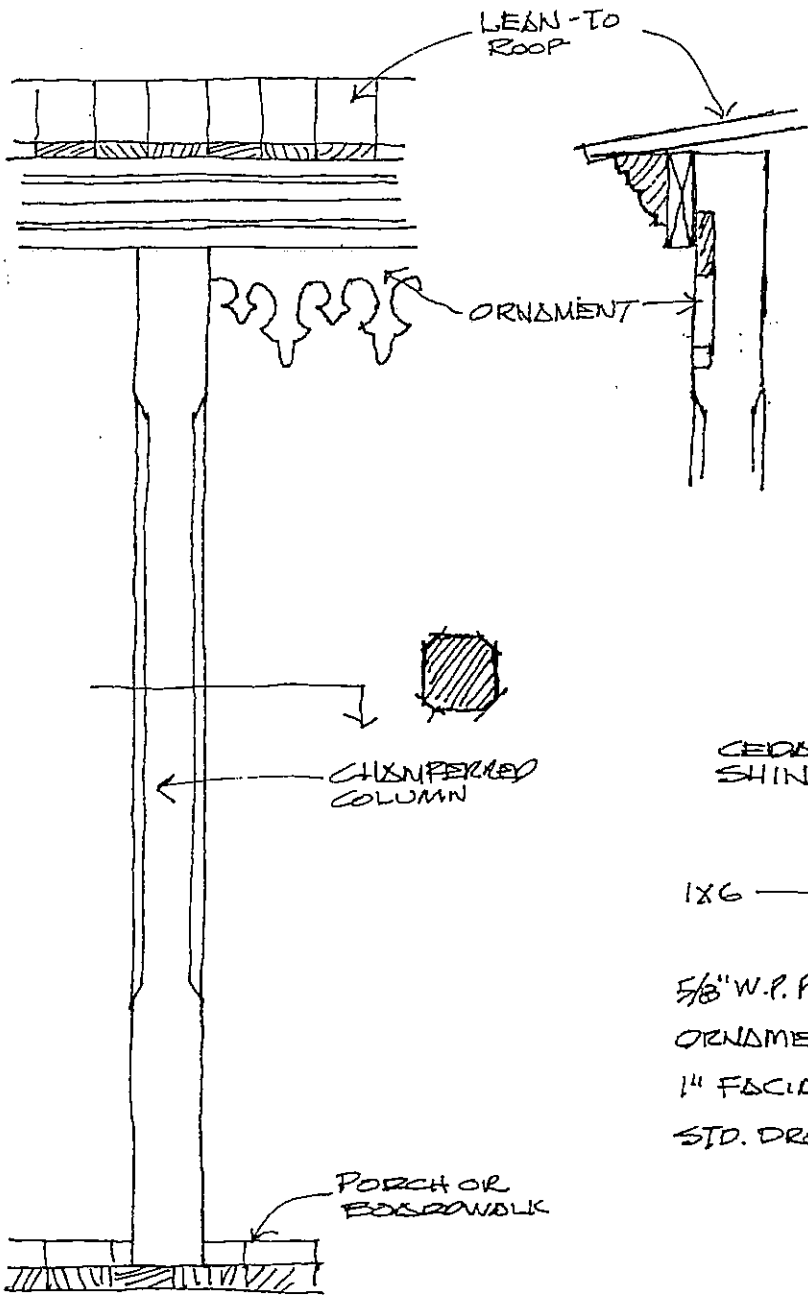
COLUMN DETAIL @
PORCH ROOF
BLOOMFIELD'S GENERAL STORE
NORTH BLOOMFIELD, CALIF. (c. 1851-84)

SEC. 1.10



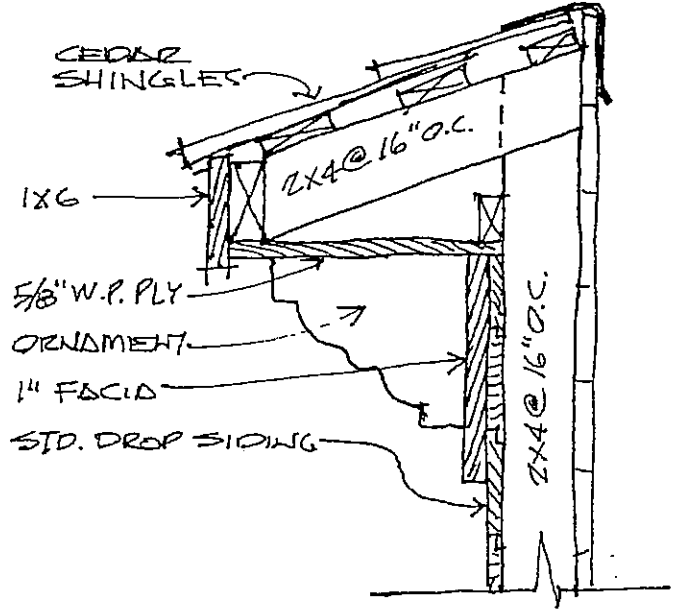
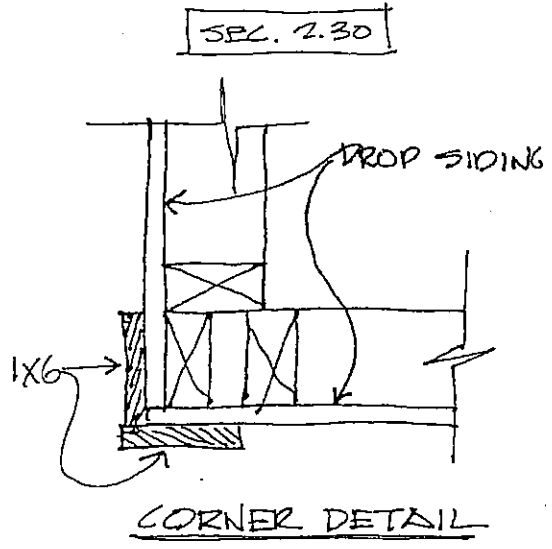
SEC. 1.50
\$ 3.20

STRAP HINGE DETAIL
BODIE, CALIF.



COLUMN W/ORNAMENTATION

SEC. 1.10

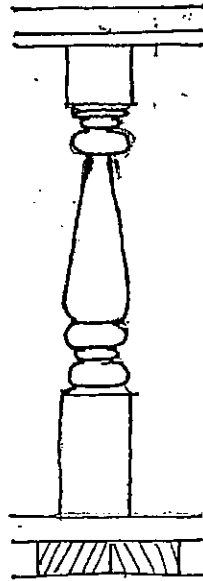
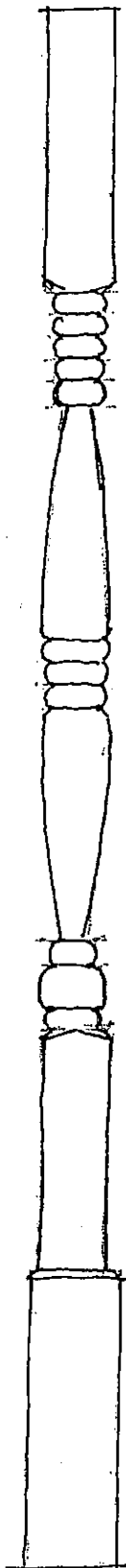


TOP - FALSE FRONT

COMMERCIAL BLDG. DTL.

LEADORE, IDAHO

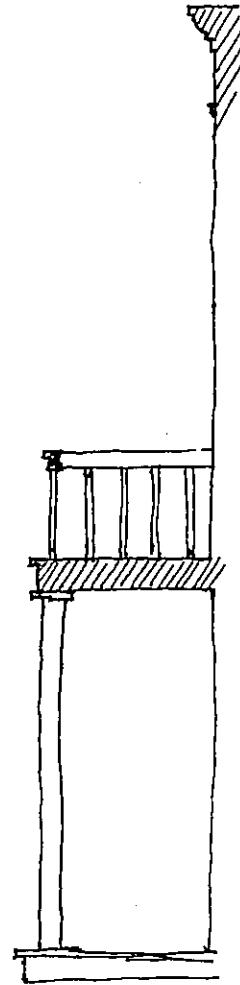
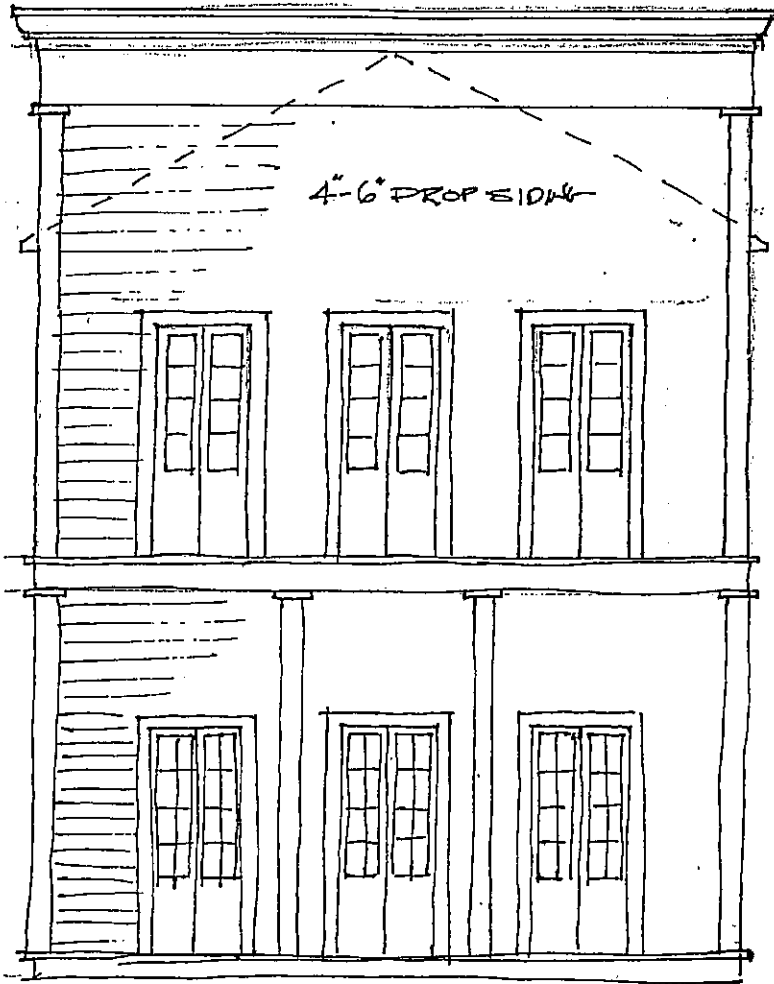
SEC. 2.20 & 2.30



ORIGINAL BALUSTER

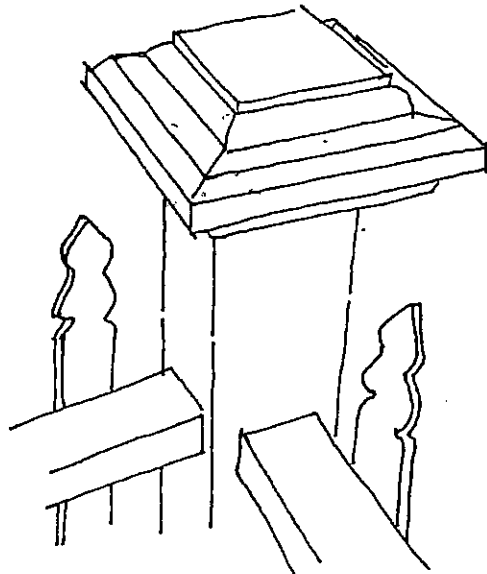
SEC. 1.10 & 2.40

TURNED POST
GOLD HILL BAR & HOTEL
GOLD HILL, NEVADA (1868-88)



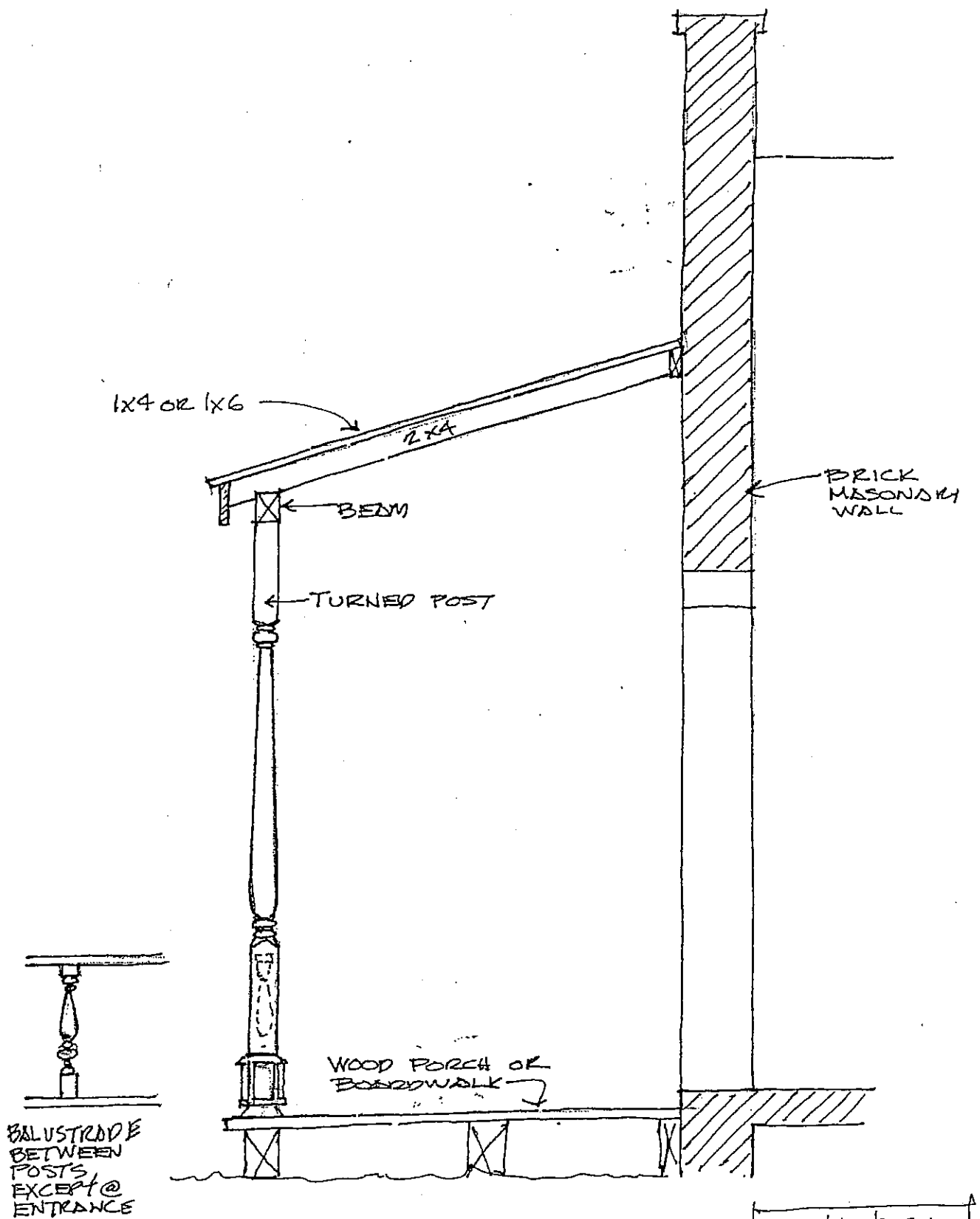
SEC. 2.20

HOTEL - FT. BENTON, MO. (1846+)



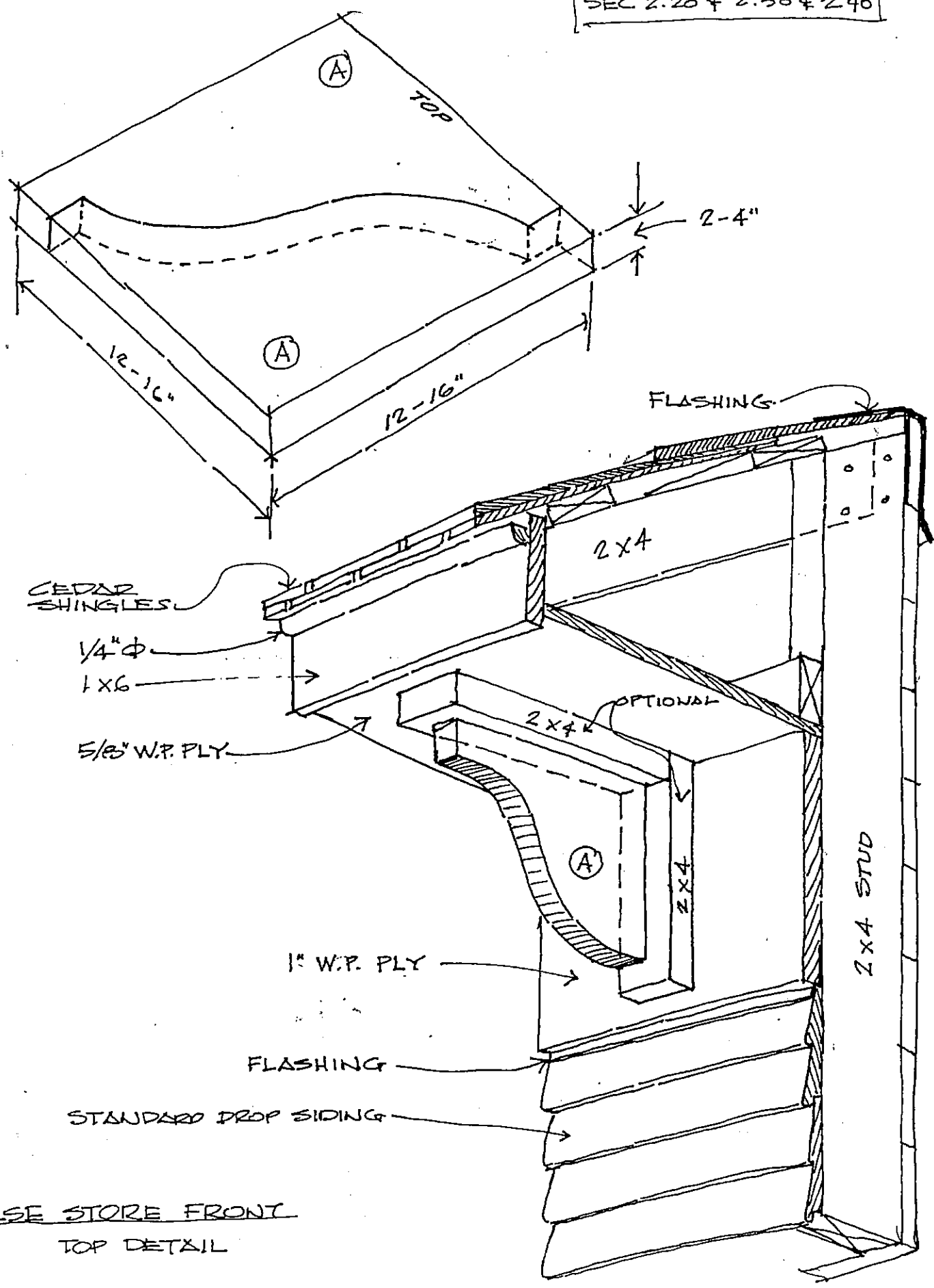
SEC. 3.10

FENCE DETAIL
NORTHERN NEVADA

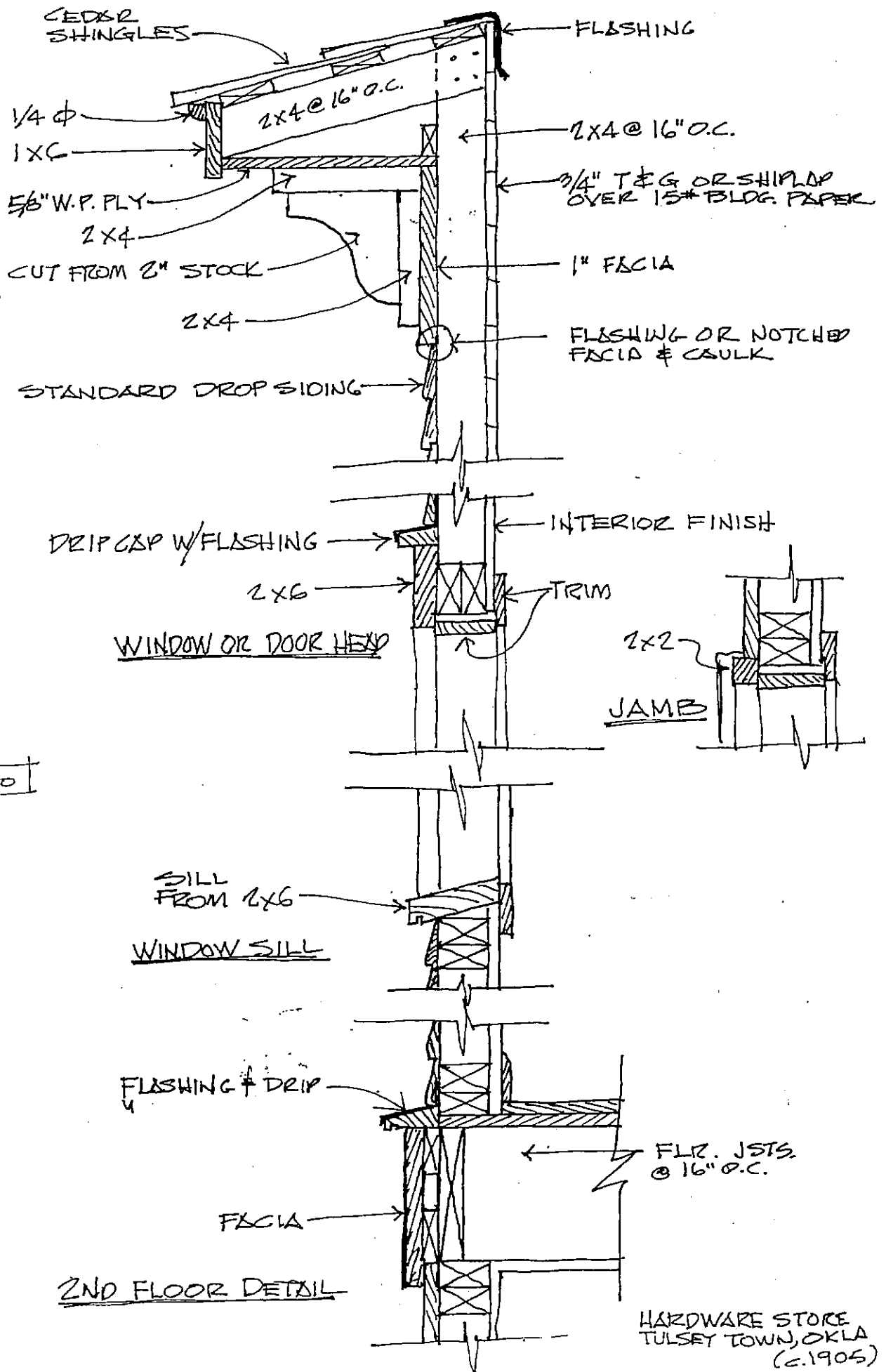


BANK OF CALIFORNIA
 GOLD HILL, NEVADA (± 1862)

SEC 2.20 & 2.30 & 2.40

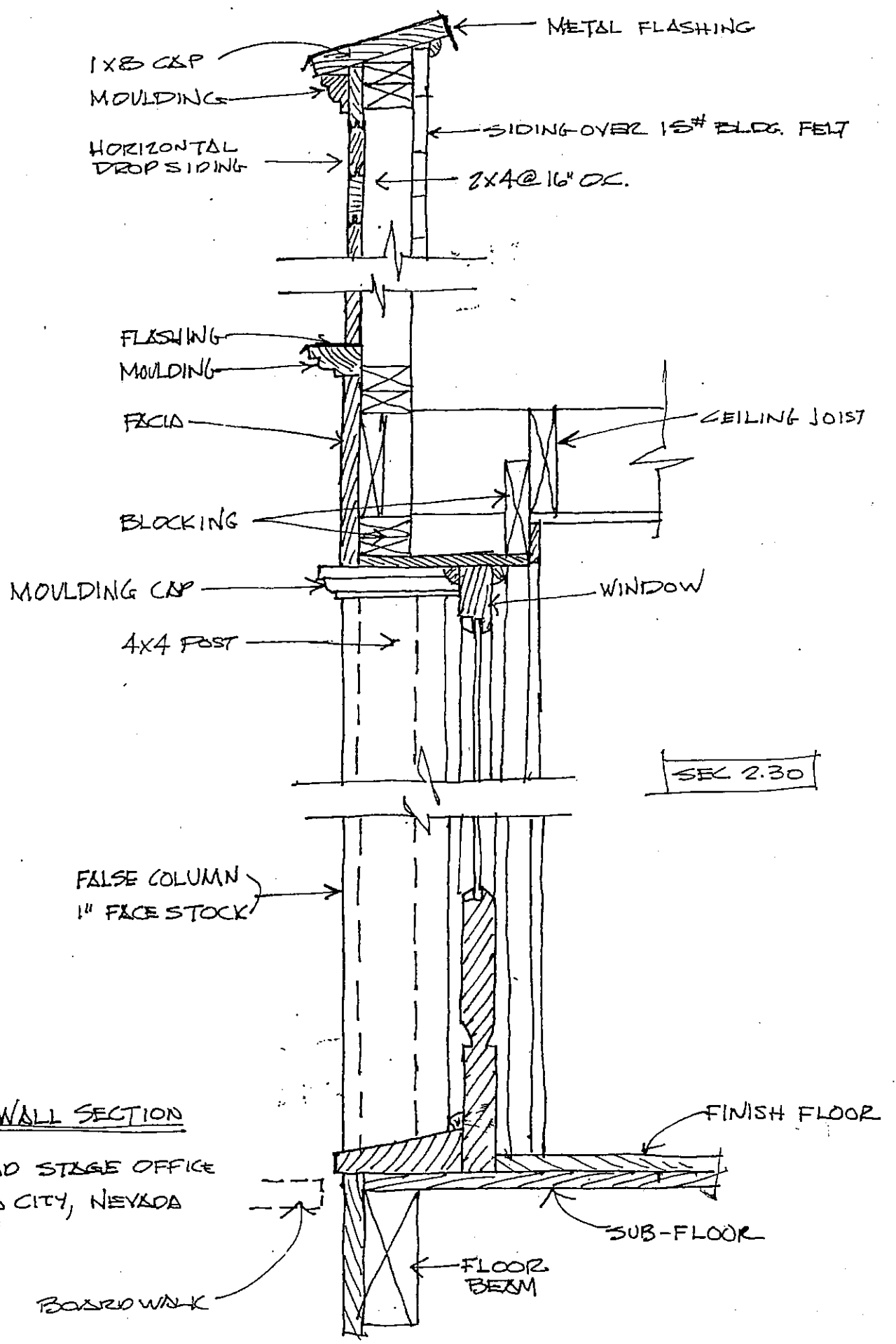


FALSE STORE FRONT
TOP DETAIL



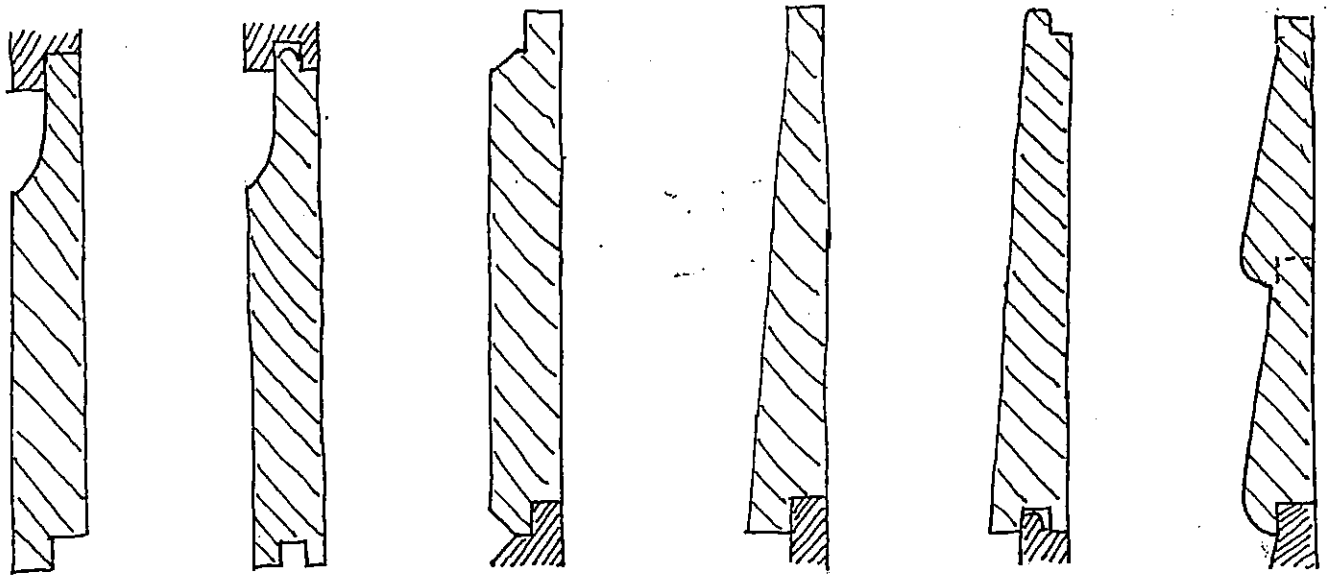
SEC. 2.30

HARDWARE STORE
TULSEY TOWN, OKLA
(c.1905)

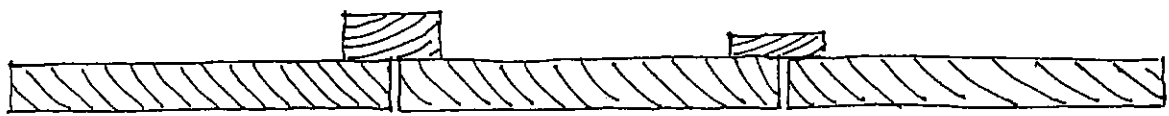


FRONT WALL SECTION

OVERLAND STAGE OFFICE
 VIRGINIA CITY, NEVADA

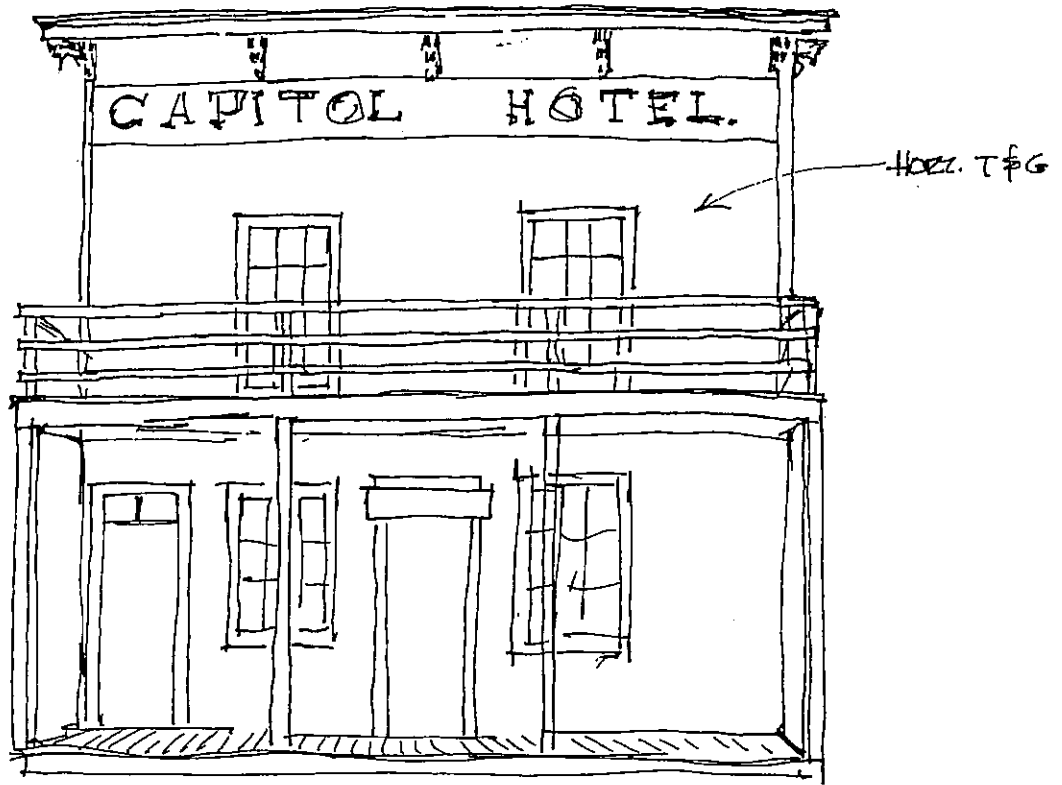


TYPICAL HORIZONTAL WOOD DROP SIDING

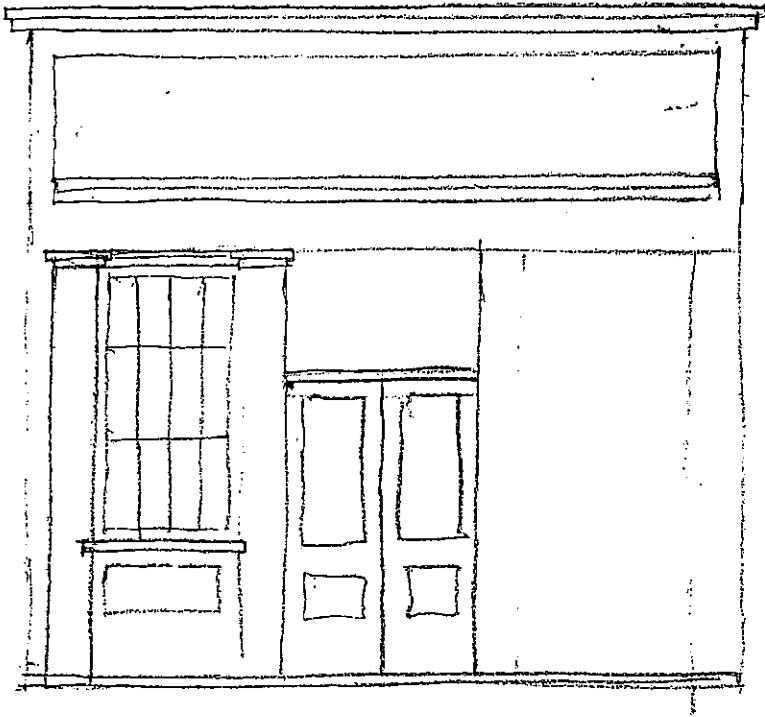


VERTICAL ROUGH SAWN BOARD & BATTEN SIDING

SEL. 1.30
























CAPITOL HOTEL - BISMARCK, DAKOTA (1876)

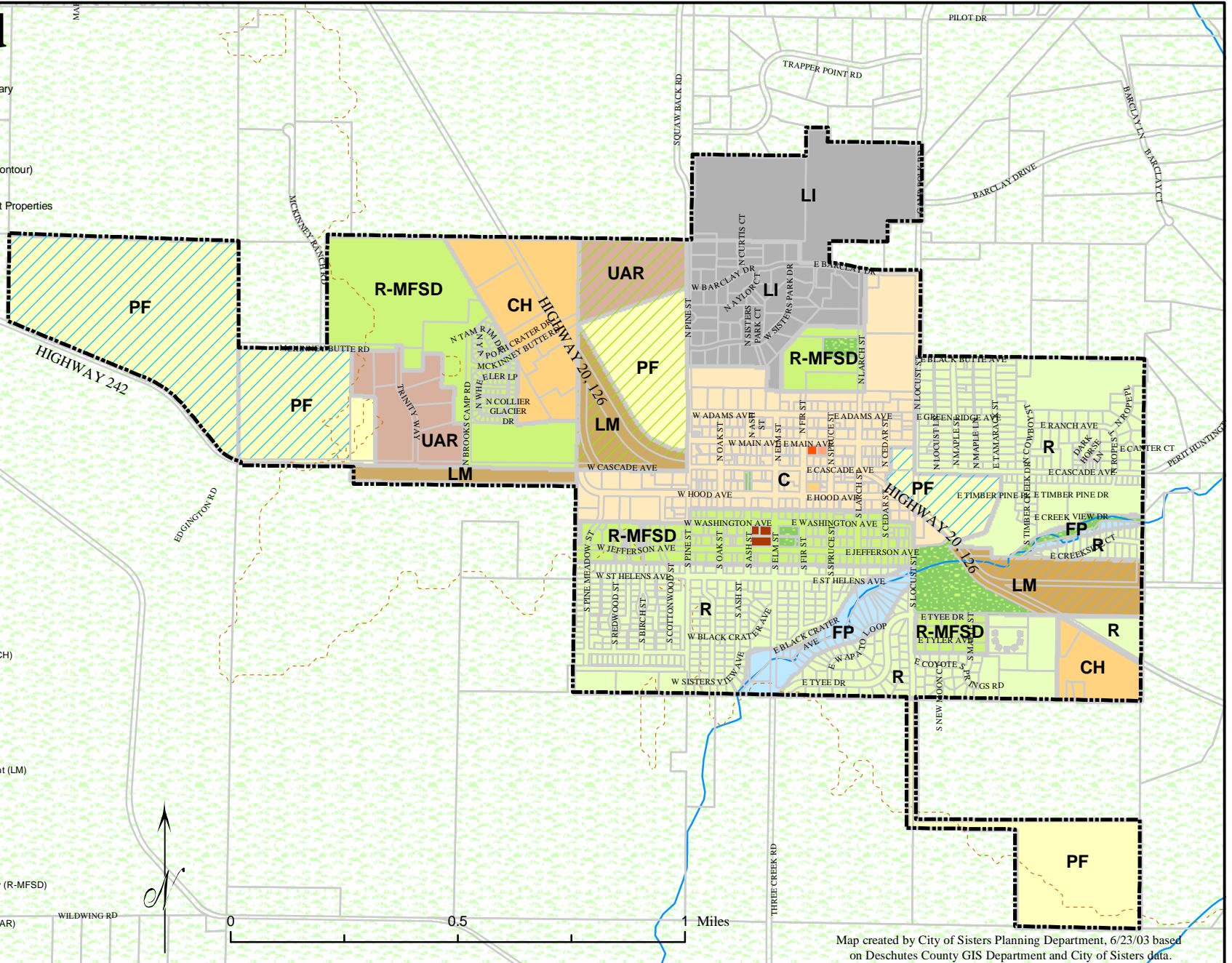


OFFICE BLDG. - OMAHA CITY, NEB. (1862)

City of Sisters: Urban Growth Boundary & Land Use Districts

Legend

-  Urban Growth Boundary
 -  Tax Lots
 -  Topography (100 ft. contour)
 -  Sisters School District Properties
 -  Federal-Owned Land
 -  State-Owned Land
 -  U.S. Post Office
 -  Library
 -  City Hall
 -  Fire Station
 -  Streams
 -  City Parks
- Land Use Districts**
-  Commercial (C)
 -  Commercial Highway (CH)
 -  Flood Plain (FP)
 -  Light Industrial (LI)
 -  Landscape Management (LM)
 -  Public Facilities (PF)
 -  Residential (R)
 -  Residential Multi-Family (R-MFSD)
 -  Urban Area Reserve (UAR)




Map created by City of Sisters Planning Department, 6/23/03 based on Deschutes County GIS Department and City of Sisters data.

County Zoning Designations In Sisters Area

Legend

 Urban Growth Boundary

County Zones

 EFUSC

 F1

 F2

 FP

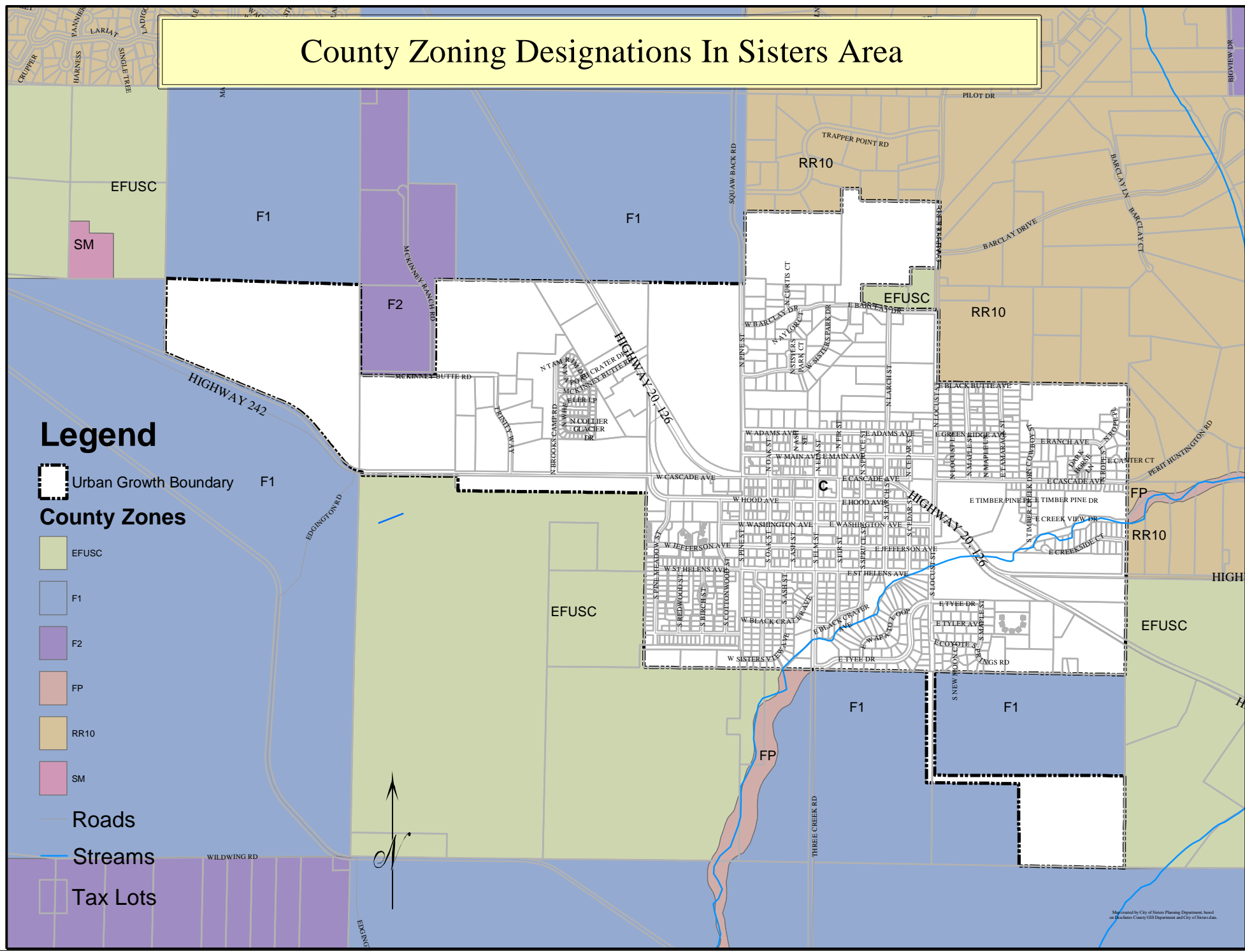
 RR10

 SM

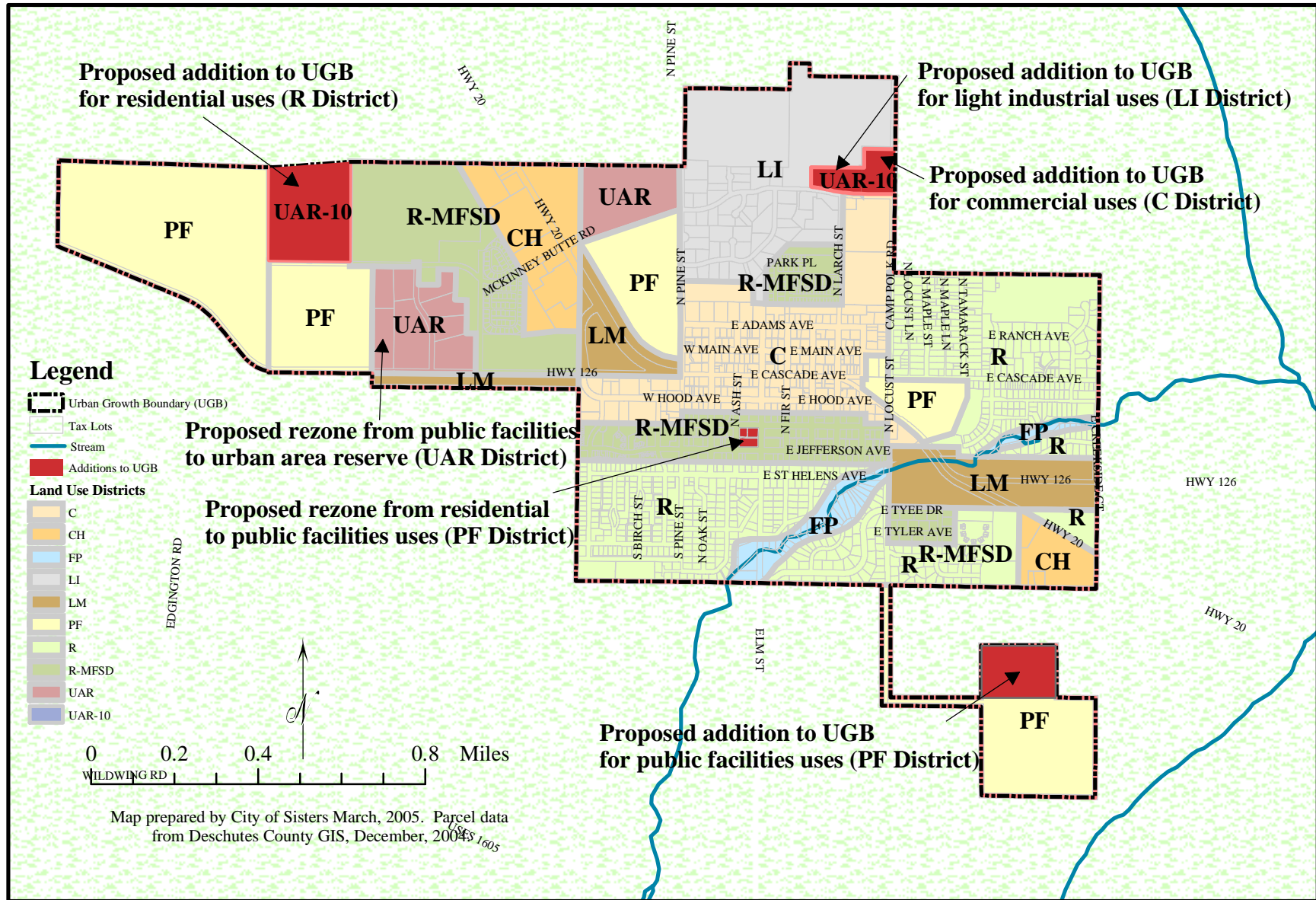
 Roads

 Streams

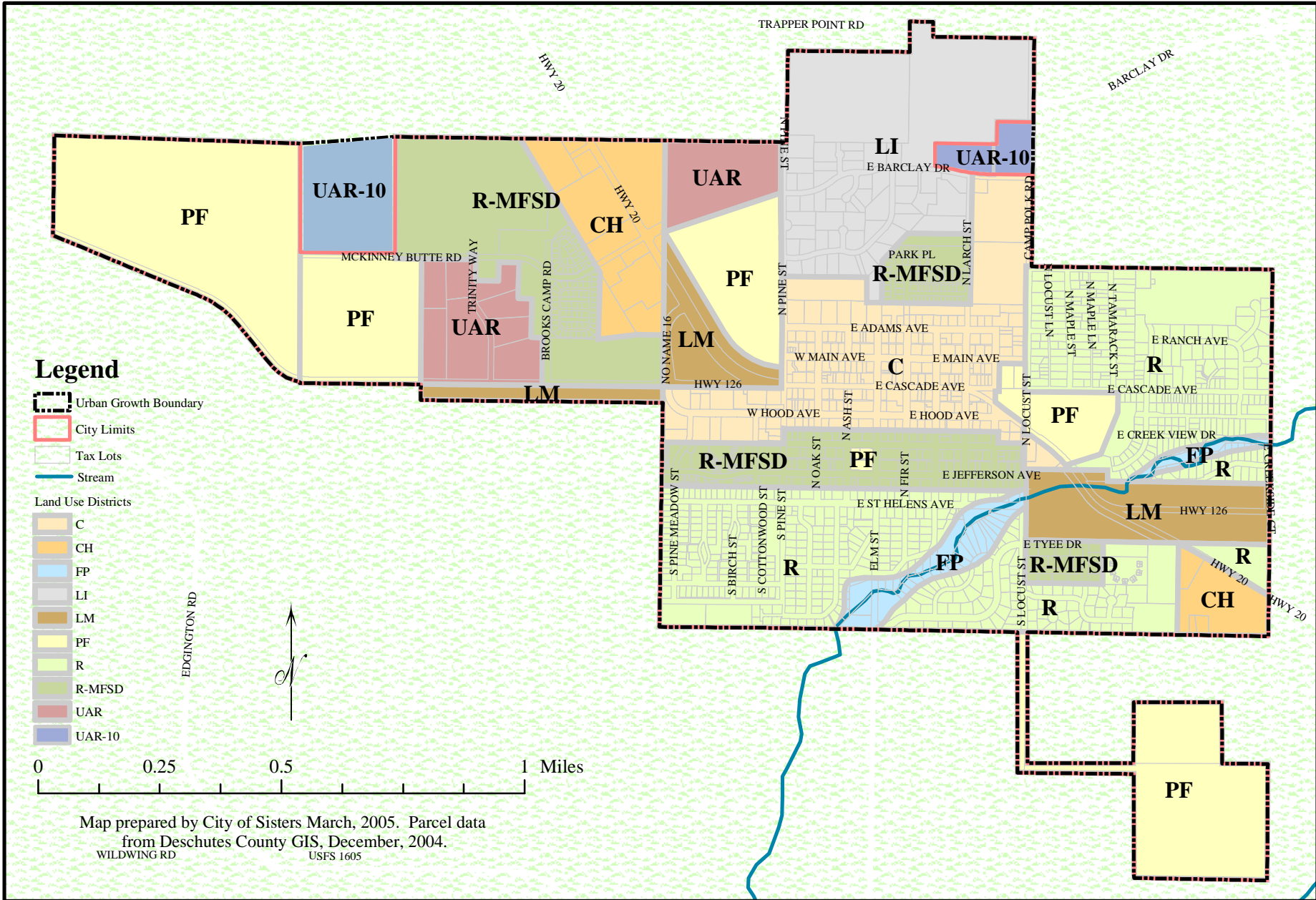
 Tax Lots



City of Sisters: Proposed Additions to UGB



City of Sisters: Zoning Map



- Legend**
- Urban Growth Boundary
 - City Limits
 - Tax Lots
 - Stream
 - Land Use Districts
 - C
 - CH
 - FP
 - LI
 - LM
 - PF
 - R
 - R-MFSD
 - UAR
 - UAR-10

Map prepared by City of Sisters March, 2005. Parcel data from Deschutes County GIS, December, 2004.

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City of Sisters: Comprehensive Plan Map

