



Oregon

Theodore R. Kulongoski, Governor

Department of Land Conservation and Development

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NOTICE OF ADOPTED AMENDMENT

November 30, 2006

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

FROM: Mara Ulloa, Plan Amendment Program Specialist

SUBJECT: Deschutes County Plan Amendment
DLCD File Number 005-05



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

Appeal Procedures*

DLCD ACKNOWLEDGMENT or DEADLINE TO APPEAL: December 12, 2006

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

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

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

Cc: Doug White, DLCD Community Services Specialist
Mark Radabaugh, DLCD Regional Representative
Paul Blikstad, Deschutes County

<paa> ya



FORM 2

D L C D NOTICE OF ADOPTION

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

(See reverse side for submittal requirements)

DEPT OF

NOV 24 2006

LAND CONSERVATION AND DEVELOPMENT

Jurisdiction: Deschutes County Local File No.: PA-05-1, ZC-05-1
(If no number, use none)

Date of Adoption: September 9, 2005 Date Mailed: November 21, 2006
(Must be filled in) (Date mailed or sent to DLCD)

Date the Notice of Proposed Amendment was mailed to DLCD: April 18, 2005

- Comprehensive Plan Text Amendment
- Comprehensive Plan Map Amendment
- Land Use Regulation Amendment
- Zoning Map Amendment
- New Land Use Regulation
- Other: _____
(Please Specify Type of Action)

Summarize the adopted amendment. Do not use technical terms. Do not write ASee Attached.≡

The City of Sisters has incorporated this land within their UGB. This was done in lieu of the County adopting the applicant's changes under these applications. (i.e. the City of Sisters process superceded these applications)

Describe how the adopted amendment differs from the proposed amendment. If it is the same, write ASame.≡ If you did not give notice for the proposed amendment, write AN/A.≡

Plan Map Changed from : Agriculture to Commercial

Zone Map Changed from: EFU-SC to ~~EFU-SC~~ UAR-10

Location: 15-10-4 1101 adjacent to sisters UGB Acres Involved: 4.6 acres

Specify Density: Previous: _____ New: _____

Applicable Statewide Planning Goals: 11, 14

Was an Exception Adopted? Yes: No:

DLCD File No.: 005-05 (14314)

Did the Department of Land Conservation and Development receive a notice of Proposed Amendment **FORTY FIVE (45) days prior to the first evidentiary hearing.** Yes: No:

If no, do the Statewide Planning Goals apply. Yes: No:

If no, did The Emergency Circumstances Require immediate adoption. Yes: No:


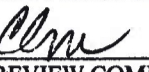
Affected State or Federal Agencies, Local Governments or Special Districts: _____

Local Contact: Paul Blikstad Area Code + Phone Number: (541) 388-6554
Address: 117 NW Lafayette City: Bend
Zip Code+4: OR-97701 Email Address: paulb@co.deschutes.or.us

ADOPTION SUBMITTAL REQUIREMENTS

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

1. Send this Form and TWO (2) Copies of the Adopted Amendment to:
**ATTENTION: PLAN AMENDMENT SPECIALIST
DEPARTMENT OF LAND CONSERVATION AND DEVELOPMENT
635 CAPITOL STREET NE, SUITE 150
SALEM, OREGON 97301-2540**
2. Submit **TWO (2) copies** the adopted material, if copies are bounded please submit **TWO (2) complete copies** of documents and maps.
3. Please Note: Adopted materials must be sent to DLCD not later than **FIVE (5) working days** following the date of the final decision on the amendment.
4. Submittal of this Notice of Adoption must include the text of the amendment plus adopted findings and supplementary information.
5. The deadline to appeal will not be extended if you submit this notice of adoption within five working days of the final decision. Appeals to LUBA may be filed within **TWENTY-ONE (21) days** of the date, the ANotice of Adoption is sent to DLCD.
6. In addition to sending the ANotice of Adoption to DLCD, you must notify persons who participated in the local hearing and requested notice of the final decision.
7. **Need More Copies?** You can copy this form on to 8-1/2x11 green paper only ; or call the DLCD Office at (503) 373-0050; or Fax your request to:(503) 378-5518; or Email your request to Larry.French@state.or.us - ATTENTION: PLAN AMENDMENT SPECIALIST.

REVIEWED  LEGAL COUNSEL
REVIEWED  CODE REVIEW COMMITTEE

For Recording Stamp Only

BEFORE THE BOARD OF COUNTY COMMISSIONERS OF DESCHUTES COUNTY, OREGON

An Ordinance Amending Title 23, the Deschutes County Comprehensive Plan Map, to Take Exceptions to the Statewide Planning Goals to Amend the Sisters Urban Growth Boundary (UGB) and Change the Designation of 4.6 Acres of Land from Agriculture to Commercial and 4.3 Acres of Land from Agriculture to Industrial, and Declaring an Emergency.	* * * * * * * *	ORDINANCE NO. 2005-035
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WHEREAS, the City of Sisters (City) completed the process of a Post Acknowledgement Plan Amendment of the Sisters Urban Area Comprehensive Plan and Urban Growth Boundary (UGB); and

WHEREAS, the City completed a Commercial and Industrial Future Land Needs Analysis and the UGB Expansion Findings demonstrate a need for additional commercial and industrial land to meet its commercial and industrial lands needs now and in the future; and

WHEREAS, to meet that need, the City proposed amending its urban growth boundary (UGB) to include two parcels of land: a 4.6 acre property for commercial purposes and a 4.3 acre property for industrial purposes; and

WHEREAS, the City demonstrated that the proposed amendment meets all applicable state laws and rules; and

WHEREAS, the Sisters and Deschutes County Planning Commissions considered the proposed amendment through joint public hearings on May 26, 2005; and

WHEREAS, on July 28, 2005, the Sisters City Council voted to approve the proposed amendment and forward it to the Board of County Commissioners ("Board") for consideration; and

WHEREAS, the Board concurs with the City's findings and concludes that the public will benefit from the amendment to the City's UGB to add land for commercial and industrial purposes; and

WHEREAS, Deschutes County Ordinance 2000-017 ordained the Plan Map to be a component of Title 23 and, therefore, any amendment to the Plan Map is an amendment to Title 23; and

WHEREAS, the Board considered the proposed amendment to the Comprehensive Plan map after a public hearing on September 8, 2005; now, therefore,

THE BOARD OF COUNTY COMMISSIONERS OF DESCHUTES COUNTY, OREGON, ORDAINS as follows:

Section 1. AMENDMENT. The Deschutes County Comprehensive Plan is amended to change the plan designation of the property shown on Exhibit "A" and described in Exhibit "B," from Agriculture to Commercial or Industrial.

Section 2. AMENDMENT. DCC Chapter 23.120, Exceptions Statement, of the Deschutes County Comprehensive Plan is hereby amended as shown in Exhibit "C," with new language shown in underline.

Section 3. FINDINGS. The Board of County Commissioners adopts as its findings in support of the amendment the Burden of Proof attached hereto as Exhibit "D," and by this reference incorporated herein.

Section 4. EMERGENCY. This Ordinance being necessary for the immediate preservation of the public peace, health and safety, an emergency is declared to exist, and this Ordinance takes effect on its passage.

DATED this 9th day of September, 2005.

BOARD OF COUNTY COMMISSIONERS
OF DESCHUTES COUNTY, OREGON

excused
TOM DEWOLF, Chair

Michael M. Daly
MICHAEL M. DALY, Commissioner

Dennis R. Luke
DENNIS R. LUKE, Commissioner

Date of 1st Reading: 8th day of September, 2005.

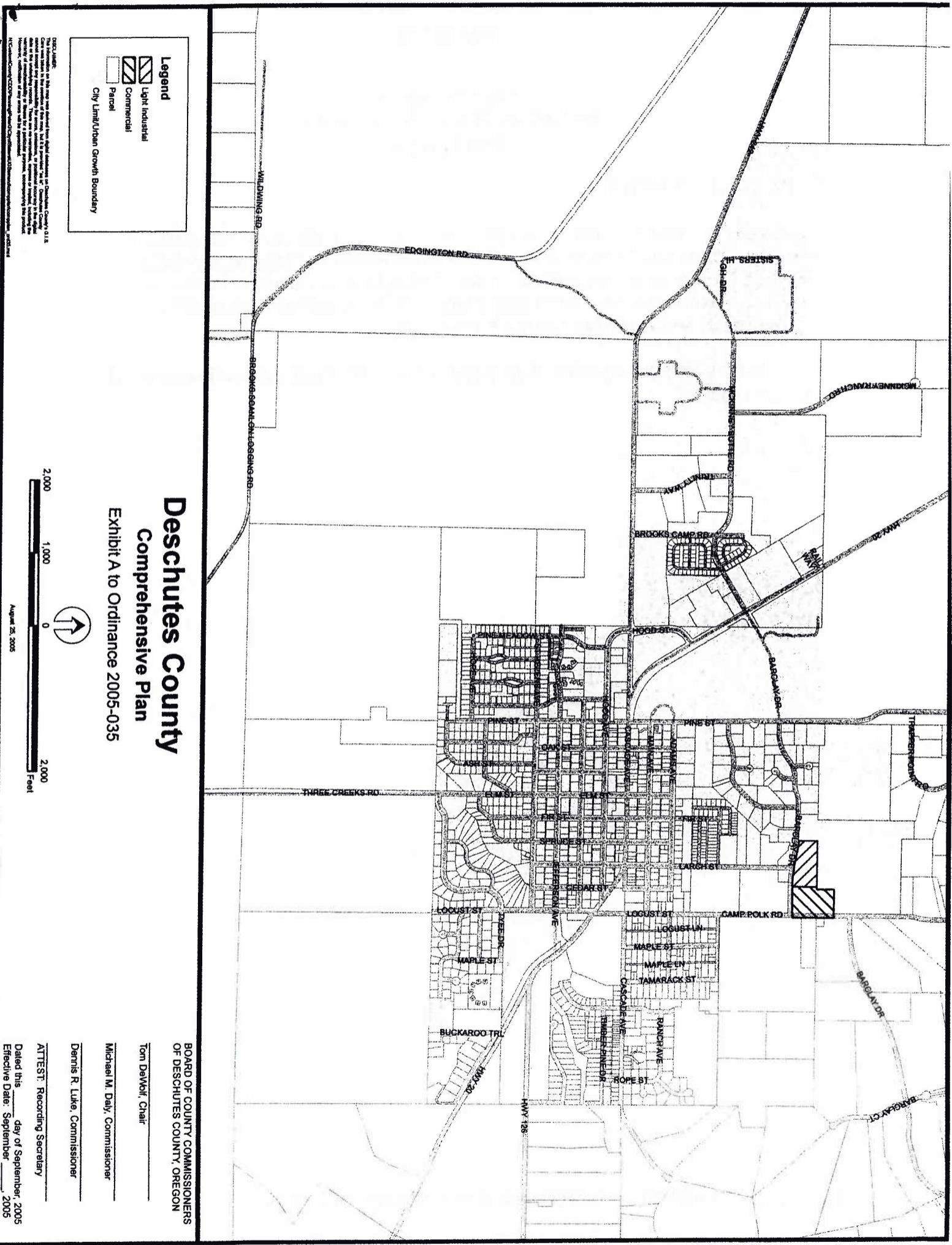
Date of 2nd Reading: 8th day of September, 2005.

Record of Adoption Vote				
Commissioner	Yes	No	Abstained	Excused
Tom DeWolf	___	___	___	<u>X</u>
Michael M. Daly	<u>X</u>	___	___	___
Dennis R. Luke	<u>X</u>	___	___	___

Effective date: 9th day of September, 2005.

ATTEST:

Connie J. Thomas
Recording Secretary



Deschutes County Comprehensive Plan Exhibit A to Ordinance 2005-035

Legend

- Light Industrial
- Commercial
- Parcel
- City Limit/Urban Growth Boundary

2,000
1,000
0
2,000
Feet

August 26, 2005

BOARD OF COUNTY COMMISSIONERS
OF DESCHUTES COUNTY, OREGON

Tom DeWolff, Chair _____

Michael M. Daly, Commissioner _____

Dennis R. Luke, Commissioner _____

ATTEST: Recording Secretary _____

Dated this _____ day of September, 2005
Effective Date: September _____, 2005

NOT A LEGAL INSTRUMENT
This information is for informational purposes only and does not constitute an offer of insurance. It is not intended to be used as a basis for any insurance policy. The actual terms, coverages, amounts, conditions, exclusions and other provisions of any policy will be governed by the actual policy. The information is provided for informational purposes only and does not constitute an offer of insurance. It is not intended to be used as a basis for any insurance policy. The actual terms, coverages, amounts, conditions, exclusions and other provisions of any policy will be governed by the actual policy.

EXHIBIT "B"

**Legal Description
For the City of Sisters UGB Expansion.
"Eady Property"**

LEGAL DESCRIPTION:

A Portion of Parcel 1 of Partition Plat No. 2000-7, situated in the Southwest Quarter of Section 4, Township 15 South, Range 10 East of the Willamette Meridian, Deschutes County, Oregon being more particularly described as follows: All of that Portion of Parcel 1, Partition Plat No. 2000-7 lying North of the North right of way line of Barclay Drive, Deschutes County Tax Account # 15 10 4 1109.

TOGETHER WITH that portion of the Barclay Drive right of way that is adjacent to said described parcel.

EXHIBIT "B"

**For the City of Sisters UGB Expansion.
"Bed and Breakfast Property"**

LEGAL DESCRIPTION:

A portion of the Southeast Quarter of the Northwest Corner (SE ¼ NE ¼) and a portion of the Northeast Quarter of the Southwest Quarter (NE ¼ SW ¼) of Section Four (4), Township Fifteen (15) South, Range Ten (10) East of the Willamette Meridian, Deschutes County, Oregon, described as follows:

Beginning at the center of Section Four (4); thence South 00°05'01" (Contract shows 00°05'10") East, 329.94 feet; thence South 89°49'54" West, 396.08 feet; thence North 00°05'01" West, 329.94 feet; thence North 89°49'54" East, 33.65 feet; thence North 89°49'54" East, 362.43 feet; thence South 00°05'01" East, 240.38 feet to the point of beginning.

TOGETHER WITH those portions of the Barclay Drive and Camp Polk Road rights of way that are adjacent to said described parcel.

EXHIBIT "C"

23.120.220. Conklin / Eady Property.

In conjunction with approval of PA05-3, an exception to Statewide Planning Goal 3, Agricultural Lands, was taken to include a portion of a certain property zoned Exclusive Farm Use Sisters-Cloverdale (EFU-S/C). Reasons justifying why the state policy embodied in Goal 3 should not apply in this situation are set forth in Exhibit "C" to Ordinance 2005-035, which findings are incorporated herein by reference.

(Ord 2005-035 § 1, 2005)

EXHIBIT "D"
City of Sisters UGB Expansion Findings Report

Findings for UGB Expansion and Exceptions to Goal 4

(Findings for Public Facility – refer to pages 4, 7, 14, 15, 19, 20, 24, 26, 27, 29, 31, 32, 34, 36, 37, 40, 42, 45, 46, 48, 49, 51-70, including appendices)

Applicant: City of Sisters
Attn: Bill Adams, Planning Director
150 N. Fir Street
P.O. Box 39
Sisters, OR 97759

Property Owners:

1. McKenzie Meadow Village, LLC. Approximately 30-acres comprised of portions of Map and tax lots 1510005000 1202 (part), 1203 (part), and 1204, described more particularly as: The NW 1/4 of the SW 1/4 of Section 5, Township 15 South, Range 10 East of the Willamette Meridian, Deschutes County, Oregon, except the East 288.7 feet thereof.”
2. City of Sisters. Map and tax lot: 1510090001002.
Site address: 1000 S. Locust Street.
Mailing: PO Box 39, Sisters, OR 97759.
3. Frank and Marie Conklin. Map and tax lot: 1510040001101.
Site address: 69013 Camp Polk Road.
Mailing: 69013 Camp Polk Road, Sisters, OR 97759.
4. Keri and Theodore Eady. Map and tax lot: 1510040001109.
Site address: 601 N. Larch Street.
Mailing: 18208 Highway 126, Sisters, OR 97759.

Proposal: Applicant proposes to bring a total of approximately 53 acres of land into the City of Sisters Urban Growth Boundary (UGB). A total of 30 acres would be added to the UGB and rezoned from F2 to Urban Area Reserve (10-acre minimum) to satisfy an estimated 20-year need for residential uses. 4.3 acres and 4.6 acres would be added to the UGB and rezoned from EFU-SC to a Comprehensive Plan designation of UAR-10 and Zoning designation of Light Industrial and Commercial, respectively. The Applicant proposes to bring approximately 13.8 acres of land into the City of Sisters UGB and rezone the property from F1 to Public Facility as a site for a new Public Works Department headquarters adjacent to the existing wastewater treatment facility.

EXHIBIT "D"
City of Sisters UGB Expansion Findings Report

1. BACKGROUND

A. Overview

The City of Sisters is proposing an Urban Growth Boundary expansion to implement its amended Sisters Urban Area Comprehensive Plan policies and tasks. 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 and multi-family housing as well as associated church, park, and mixed-use commercial uses;
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.

This City of Sisters UGB Expansion Findings Report (Findings) discusses how this UGB expansion is consistent with the:

1. Updated City of Sisters Urban Area Comprehensive Plan, as of December, 2003
2. Deschutes County Comprehensive Plan
3. Joint Management Agreement between Deschutes County and the City of Sisters, November, 1998
4. State of Oregon Statewide Planning Goals, Oregon Revised Statutes, and Oregon Administrative Rules

This Findings document briefly describes the process and policies used to determine the size, type, and location of the proposed UGB expansion. The bulk of the Findings document describes how the final proposal is consistent with applicable laws and rules.

B. Overview of the Planning Process

In January 9, 2002 the City received a grant from the State of Oregon Department of Land Conservation and Development (DLCD) to "adopt comprehensive plan chapters, and supplemental supporting documents relating to Statewide Planning Goals 9 (economic development), 10 (housing), 11 (public facilities), 12 (transportation), and 14 (urbanization), together with revised and updated plan policies". This included completing a buildable lands inventory to determine housing and economic land needs and consider public facility and transportation plans completed since the last Sisters Urban Area Comprehensive Plan. Lastly, City ordinances will be updated to reflect new Comprehensive Plan policies.

New Comprehensive Plan policies were developed to address the DLCD grant and are currently before the Sisters Planning Commission and City Council. In June 2003, a Sisters Urban Area Comprehensive Plan Advisory Group completed its effort to provide citizen input regarding the direction and content of the newly developed Sisters Urban Area Comprehensive Plan (Plan) policies. This group consisted of between 6 and 12 citizens who participated in over 15 meetings suggesting changes and reviewing proposed materials. Participants included citizens living

EXHIBIT "D"
City of Sisters UGB Expansion Findings Report

inside and outside the City's UGB, planning consultants, City planning staff, City Planning Commissioners and Councilors, Deschutes County long-range planners, local and state agencies, and Department of Land Conservation and Development field representatives. The process and products were continuously monitored by City planning staff, the Planning Commission, and City Council during workshops. Newly developed Plan policies applicable to this application are discussed later in the Report.

C. Determining Need and Comprehensive Plan Designation

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

The City of Sisters prepared an analysis of 20-year residential land need within the City of Sisters (See Appendix 1: Residential Land Supply and Demand Analysis, March 2005). The analysis 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 predominantly single-family or standard residential density development (Residential or R) is needed to accommodate the anticipated 20-year demand.

A buildable lands analysis was conducted for economic lands designated Commercial (C), Commercial Highway (CH), and Light Industrial (LI). The current supply of economic lands is sufficient to meet the 20-year demand. Lands proposed for these uses in the current UGB expansion are intended to accomplish other Plan policies.

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-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.

EXHIBIT "D"
City of Sisters UGB Expansion Findings Report

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.

D. Proposed Zoning for Lands Included in the UGB Expansion

Initially, all lands selected for inclusion in the UGB, with the exception of a parcel used for Public Facilities, will have a proposed zoning of UAR-10 by the Deschutes County Comprehensive Plan. Title 21 of the Deschutes County Code in addition to referenced codes, will regulate the uses on these properties so long as they are outside the City limits but inside the Sisters Urban Growth Boundary. This area is called the Sisters Unincorporated Urban Area. So long as each parcel remains zoned UAR-10, it can only be divided into 10-acre parcels and used for low-intensity development. These areas are holding zones for future residential and/or commercial development and when the Applicant can satisfy the requirements for annexation and a zone change, the properties can assume the appropriate zone and Comprehensive Plan land use designation.

E. 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.

EXHIBIT "D"
City of Sisters UGB Expansion Findings Report

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. See Appendix 5: UGB Site Evaluation Matrix and Maps for the resulting evaluation matrix.

This matrix is referred to many times in this Findings. 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, built rural subdivision lots were also excluded from the inventory.
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 5 column named "Overall Score").
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.

The site with the highest rank was selected to be included to meet the 20-year need for residential land. The County and City Planning Commissions analyzed the characteristics of three sites with the highest scores and determined that a more detailed analysis of the Goal 14 and ORS 197.298 criteria resulted in the conclusion that the McKenzie Meadow Village property was most appropriate to meet the City's 20-year need for residential lands. The City Council reviewed the evidence and concurred with the Commissions' recommendation.

This Findings for UGB Expansion document further substantiates the size and location of the UGB expansion in relation to state and local standards.

EXHIBIT "D"
City of Sisters UGB Expansion Findings Report

F. Location of Subject Properties

The locations of these properties are shown in Appendix 2, *Proposed Additions to the UGB*. The parcels to be added to the City's UGB are colored red. Appendix 3 contains the *City of Sisters: Comprehensive Plan Map* showing the Comprehensive Plan designation for all lands added to the City's UGB. Appendix 4 contains the *City of Sisters: Zoning Map* showing the proposed zoning of the parcels to be added to the City's UGB. Each property is also described below in *Table 1: Parcel Characteristics*. All parcels are adjacent to the existing UGB and with the exception of the parcel owned by the City of Sisters, are privately owned.

Table 1: Parcel Characteristics

Parcel	Owner	Site Address	Zoning	Total Gross Acres	Approximate constrained acres
1510050001 202 (part), 1203(part), 1204	McKenzie Meadows LLC	McKinney Butte Road and McKinney Ranch Road intersection	F2	30.0	0
1510090001 002	City of Sisters	1000 S. Locust St.	F1	13.8	0
1510040001 101	Frank and Marie Conklin	69013 Camp Polk Road	EFU- SC	4.6	3.6 (house, ponds, AH-RPZ)
1510040001 109	Keri and Theodore Eady	601 N. Larch St.	EFU- SC	4.3	3.46 (AH – transitional, approach, RPZ)

Each parcel is also described briefly below according to the Map Number (#), Parcel, and Owner's last name. The Map Number (Map #) and Parcel also correspond with the UGB Site Evaluation Matrix in Appendix 5.

EXHIBIT "D"
City of Sisters UGB Expansion Findings Report

G. McKenzie Meadow Village LLC

Map #: FF-11, 12, 13 (predominantly FF-12)

Parcel: All of 1510050001204, and portions of 1202 and 1203

Owners: McKenzie Meadow Village LLC (hereafter referred to as the McKenzie Meadow property)

This property is approximately 30-acres and is surrounded on three sides by the current UGB, immediately adjacent to the Sisters School District middle and high school campuses. The property is comprised of all of tax lot 1204 on Deschutes County Assessor's Map # 15-10-05, and a portion of tax lots 1202 and 1203. These tax lots can also be described as Lots 2 (TL 1202), 3 (TL 1203), and 4 (TL 1204) of the McKinney Butte Ranch subdivision. Following the UGB expansion, the owner will presumably adjust the adjacent the northern lot line of Lot 4 to follow the new UGB. No structures are present on the portion of the property to be included in the UGB. However, there is an existing house on Lot 3 (TL 1203), and all four parcels of the McKinney Butte Ranch subdivision are eligible for a dwelling per Deschutes County File CU-90-106 and the May 12, 1992 letter from the Deschutes County Planning Director in the County file for the property. A picture of a portion of the property is below in Figure 4.

The property is non-irrigated, flat, and sparsely wooded with mostly native varieties of grasses, trees, and perennials. The property is not used for farming or grazing. Mc Kinney Butte Road, north of Highway 242 and east of Barclay Drive runs along the southern border of the property. The road is developed to collector standards and provides direct access to the parcel. In addition, the property owners created McKinney Ranch Road, a private road, to serve the 4-lot McKinney Butte subdivision. The road right-of-way runs along the eastern boundary of the property

The NRCS soil survey for Deschutes County did not include all areas within the County. Parcels FF-11, 12, and 13 were not included in the NRCS survey and report. Dramatic differences in soil texture, color, and distribution of plant species on the subject property were not noted compared with other parcels surrounding Sisters. City Planning staff assumed that soils on this property are similar to those on the immediately adjacent Sisters High School parcel and are Soil Unit 85A (Lundgren sandy loam, 0 to 3 percent slopes), which has an agricultural capability of Class 6s and a maximum annual wood fiber growth of 46 cubic feet per acre per year. Class 6 soils "have severe limitations that make them generally unsuitable for cultivation" (NRCS report, p. 187). The subject property, which is currently zoned for Forest rather than Exclusive Farm Use, has a very low capability for timber production due to its soil composition. The site index is 60 (the average height of the dominant and codominant trees at age 100 will be only 60 feet), and the productivity is low enough such that the stand will produce only 24,500 board feet/acre if left to grow for 190-years. In contrast, the NRCS woodland productivity analysis for the upper Deschutes Basin illustrates that a high productivity soil such as Unit 143B (Suiotem-Circle Complex, 0-8 percent slopes) has a maximum annual wood fiber growth of 141 cubic feet per acre per year, a site index of 120, and a productivity of 62,900 board feet per acre if left to grow for only 110-years. Of the 90 soil units included in the NRCS woodland productivity analysis, only three have 100-year site indexes and annual growth ratings lower than the ratings for the subject property.

EXHIBIT "D"
City of Sisters UGB Expansion Findings Report

The record also indicates that the property has not been logged for over 40-years, mostly due to its generally low productivity and its proximity to the Sisters urban area. In addition, the site is physically separated from other forest lands within the Deschutes National Forest by surrounding properties and Highway 242. No significant rocky outcrops are present on this property.

Figure 4: McKenzie Meadow Village LLC property (looking east from the western property border)



Vegetation on this site is predominately native grasses, native perennials, and native trees such as Ponderosa Pines and Western Juniper.

The parcel is zoned Forest II (F2) by the Deschutes County Comprehensive Plan. The parcel is not currently in forest production. The Sisters UGB borders the property's eastern, western, and southern property lines. Land to the east and south inside the UGB is zoned for public facilities use (PF) and is developed as a middle school to the south, and high school to the west. The property to the south is also designated for future elementary school development, and the property to the west also contains community recreational (SOAR) facilities. The properties adjacent to the north are the remaining lots of the McKinney Butte Ranch subdivision. Each lot is 20-acres or less and is approved for a residential dwelling. At the present time, the owners have constructed a dwelling only on Lot 3 (TL 1203).

The proposed Land Use District (zoning designation) for the property is UAR-10. This zone is a holding zone for residential development. The Plan designation and proposed end-use for this parcel is Residential (R). When rezoned, the proposed use for this property is predominately residential. This approximately 30-acre property will require a Master Plan which allows for a mix of uses and building types, maintaining the open space and density standards.

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H. The Frank and Marie Conklin Property

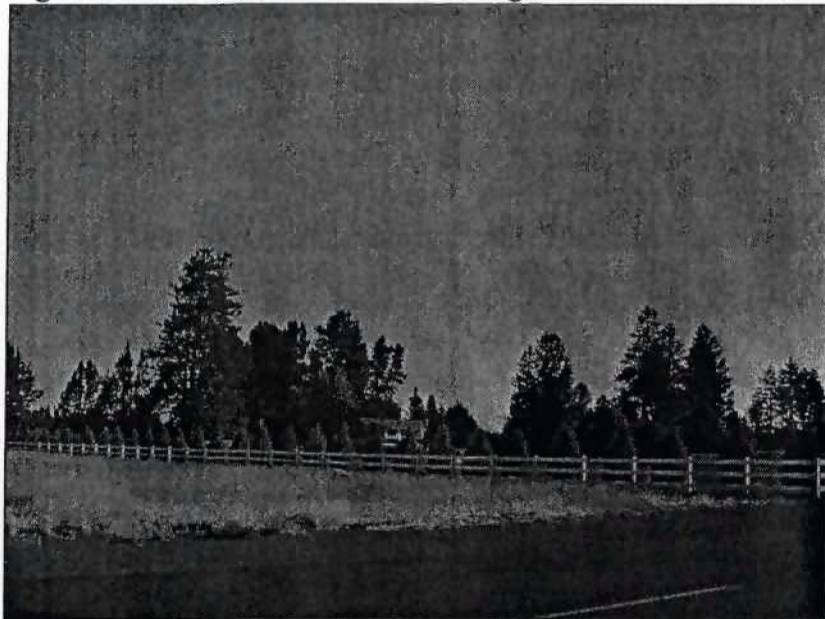
Map #: FF-16

Parcel: 1510040001101

Owners: Frank and Marie Conklin (hereafter referred to as the Conklin property)

This parcel is 4.6 gross acres and is surrounded by the current UGB to the north, south, and west. The property is south of lands zoned Light Industrial and north of land zoned Commercial in the north-central portion of the City. The property is tax lot 1101 on Deschutes County Assessor's Map # 15-10-04. The site address is 69013 Camp Polk Road. The parcel is developed as a guest ranch with a house, barn, associated storage sheds, and other features such as landscaping and ponds. The Deschutes County Assessor's Office property records for this property show an improvement value of \$339,705. A picture of a portion of the property is below in Figure 5.

Figure 5: Conklin Guest Ranch looking northeast from southern property line.



The parcel has flat topography and is landscaped intensively with a mix of native and non-native plants and groundcovers. The parcel is irrigated via a private well but is not used for farming or grazing.

Access to the subject property is directly off of Camp Polk Road (N. Locust Street), just north of Barclay Drive.

According to the NRCS report, the parcel is entirely soil unit 85A (Lundgren), a Class 6 soils. Class 6 soils "have severe limitations that make them generally unsuitable for cultivation" (NRCS report, p. 187). No significant rocky outcrops are present on this property.

The parcel is zoned Exclusive Farm Use – Sisters Cloverdale Sub-zone (EFU-SC) and Airport Safety (AS) by the Deschutes County Comprehensive Plan. The parcel is not in farm use. A small portion of the parcel's northwestern corner is within the Runway Protection Zone and the

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remainder is in the Transitional Surface zone. The Sisters UGB borders the property's southern and northern property lines. The vacant parcel adjacent to the north is inside the Sisters UGB and is zoned Light Industrial (LI). The vacant parcel adjacent to the south is inside the Sisters UGB and is zoned Commercial (C). The adjacent parcel to the west of the subject property is vacant, outside the Sisters UGB, and is zoned EFU-SC.

The proposed Land Use District (zoning designation) for the property is UAR-10. This zone is a holding zone for residential development. The Plan designation and proposed end-use for this parcel is commercial. When rezoned, the proposed use for this property is Commercial (C).

In 2001, the voters in the City of Sisters agreed to annex the subject property into the City limits. A UGB amendment was not proposed with the annexation. Since the existing use is more urban in nature than rural in nature, is not in farm use and was approved for annexation by voters the current revision to the Plan proposes to include this parcel in the Sisters UGB.

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I. The Keri and Theodore Eady Property

Map #: FF-17

Parcel: 1510040001109

Owners: Keri and Theodore Eady (hereafter referred to as the Eady property)

This parcel is 4.3 gross acres and is located north of the current UGB in the vicinity north above the existing industrial park.

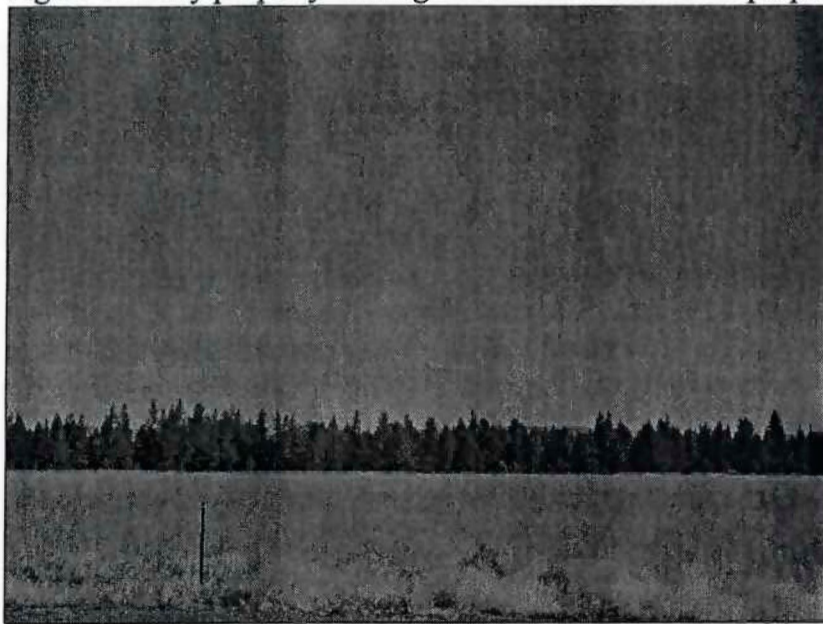
The property is south and north of lands zoned Light Industrial north-central portion of the City. The property is tax lot 1109 on Deschutes County Assessor's Map # 15-10-04. The site address is 610 N. Larch Street. A picture of a portion of the property is below in Figure 6.

The parcel is a flat vacant field without significant vegetation or trees other than invasive non-native weed species. The parcel is not irrigated.

Access to the subject property is directly off of Camp Polk Road (N. Locust Street), just north of Barclay Drive. North Larch Street terminates at the southern border of the property.

According to the NRCS report, the parcel is entirely soil unit 85A (Lundgren), a Class 6 soils. Class 6 soils "have severe limitations that make them generally unsuitable for cultivation" (NRCS report, p. 187). No significant rocky outcrops are present on this property.

Figure 6: Eady property looking north from the southern property line.



The parcel is zoned Exclusive Farm Use – Sisters Cloverdale Sub-zone (EFU-SC) and Airport Safety (AS) by the Deschutes County Comprehensive Plan. The parcel is not in farm use. In regard to the Airport Safety designation, most of the parcel is in the Approach Surface, as well as Runway Protection Zone and Transitional Surface. All of these designations limit potential development on the property.

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The Sisters UGB borders the property's southern and northern property lines. The vacant parcel adjacent to the north is inside the Sisters UGB and is zoned Light Industrial (LI). The parcel adjacent to the south is inside the Sisters UGB, is zoned Light Industrial, and is developed as office and light-manufacturing buildings. The adjacent parcel to the west of the subject property is vacant and zoned Light Industrial by the City of Sisters.

The proposed zoning designation for the property is UAR-10. This zone is a holding zone for development. The Plan designation and proposed end-use for this parcel is Light Industrial (LI). When rezoned, the property will be zoned Light Industrial.

The City proposes to bring the property to the east (Conklin property) into the Sisters UGB. With this action, the subject property Eady property would be entirely surrounded by the Sisters Urban Growth Boundary. Including the subject property in the UGB will enable the City to develop surrounding properties more efficiently by facilitating the extension of the street grid, and other infrastructure.

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J. The City of Sisters Property

Map #: FF-3

Parcel: 1510090001002

Owners: City of Sisters (hereafter referred to as the City of Sisters property)

This parcel is a total of 160-acres but only 13.8 acres is needed to be included in the UGB. The entire parcel is located in the south part of Sisters and there are approximately 40-acres of the parcel already included in the UGB. The entire parcel is used as a municipal wastewater treatment facility including two holding ponds, a treatment facility housed in a large building, equipment storage, with the bulk of the property used for surface spraying/application of the treated wastewater. The property is tax lot 1002 on Deschutes County Assessor's Map # 15-10-09. The holding ponds, treatment facility, and equipment storage are present on the southern portion of the property inside the City of Sisters UGB.

A picture of a portion of the property proposed to be included in the UGB is shown below in Figure 7.



The parcel has no water rights but treated wastewater is applied to most of the property with a series of water lines and sprinklers. The area proposed to be included in the Sisters UGB does contain areas used for surface application, but this equipment is movable so any development or construction would require moving the equipment. The area proposed to be included in the Sisters UGB does contain some of the area used for this surface application. The waterlines and sprinklers, however, are easily moved if necessary for any development or construction." No farming, ranching, or forestry activities take place on this parcel.

The parcel is accessed via S. Locust Lane, which dead-ends into a gate restricting access to the property.

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According to the NRCS report, the portion of the parcel for inclusion in the Sisters UGB is soil unit 47A (Ermabell), a Class 6 soils. Class 6 soils "have severe limitations that make them generally unsuitable for cultivation" (NRCS report, p. 187). No significant rocky outcrops are present on this property.

Vegetation on this site is predominately native grasses, native perennials, and native trees such as Ponderosa Pines and Western Juniper.

Figure 8: Public Works Facilities Adjacent to Figure 7



The parcel has two zoning designations: Public Facility (PF) on the approximately 40-acres included in the Sisters UGB and Forest I (F1) by the Deschutes County Comprehensive Plan for the area outside the UGB. The parcel is not currently in forest production and its use as a treatment site precludes future forest production uses. The proposed expansion is to the north of the existing Sisters UGB surrounding the treatment facility.

The proposed Land Use District (zoning designation) for the property is Public Facility. The Plan designation and proposed end-use for this parcel is Public Facility. The proposed use for this property is for a new public works headquarters, including offices, maintenance shop, covered and outdoor storage, on-site circulation, and uses associated with equipment storage, maintenance, and repair. The 13.8 acres proposed to be included in the Sisters UGB will be zoned Public Facility (PF). Public access and use of the site will be prohibited.

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2. URBAN GROWTH BOUNDARY AMENDMENT

The Applicant requests a Comprehensive Plan Amendment to modify the City of Sisters Urban Growth Boundary to include the subject properties described above and to rezone the subject properties from their respective Deschutes County zoning designations to UAR-10 (Urban Area Reserve, 10-acre minimum). Deschutes County and the City of Sisters will be updating their comprehensive plans to reflect this UGB amendment.

This Findings document accompanies an application to Deschutes County for a Comprehensive Plan Amendment. A Comprehensive Plan Amendment for a UGB expansion requires compliance with the Goal 14 factors for establishment or change of a UGB. Because the Applicant proposes to rezone properties from Forest and Agricultural Use to UAR-10 and non-resource uses, the Applicant must also justify an exception to Goal 3 (Agricultural Lands) and Goal 4 (Forest Lands) pursuant to the Goal 2 exception criteria set forth in OAR 660-004-0010. The Applicant must also demonstrate that the comprehensive plan amendment complies with other applicable statewide planning goals and the goals and policies of the Sisters Urban Area Comprehensive Plan.

LCDC recently amended Goal 14 to revise the procedure for a UGB expansion. However, the amendments authorize local governments that initiated UGB expansions prior to the effective date of the Goal 14 amendments (April 28, 2005) to apply the Goal 14 provisions that existed prior to April 28, 2005. The City chose to apply the Goal 14 provisions in effect at the time it initiated its UGB expansion process (i.e. the pre-April 28, 2005 Goal 14 provisions).

A. 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. Establishing an urban use on rural land requires either an exception to Goal 14 or an amendment the UGB consistent with Goal 14.

A UGB amendment must demonstrate compliance with the seven Goal 14 factors. Goal 14 also requires a governing body proposing a change to an urban growth boundary to follow the procedures and requirements established in Goal 2 and its implementing rule for taking an exception to the relevant planning goals. The Goal 14 seven factors contain both "need" and "location" factors. Based on the "need factors" the City must demonstrate a need for additional land to accommodate the City's 20-year housing needs (as defined by ORS 197.296), which establishes a methodology for jurisdictions to use to determine the 20-year housing needs. Need for other types of land included in the proposed expansion must also be demonstrated.

1. Need Factors

Need factors require the Applicant to identify the amount of vacant, urbanizable land that must be added to the UGB to satisfy the growth requirements through a 20-year planning period. The need factors are as follows:

- a. Demonstrated need to accommodate the long-range urban population growth requirements consistent with LCDC goals.*

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b. Need for housing, employment opportunities and livability

For the remainder of the Findings, criteria are addressed by grouping lands according to the general type of use proposed. Criteria are applied and discussed as they relate to three groups: Residential, Commercial/Industrial, and Public Facility. Only one property (the McKenzie Meadow property) is discussed in the Residential category. The Commercial/Industrial group includes the Conklin and Eady properties. The Public Facility group includes the City of Sisters property.

A. Need for Residential Land (Zoning Designation UAR-10, Comprehensive Plan Designation R)

The City commissioned a residential buildable lands analysis that is presented in Appendix 1 of this Report. The report uses the methodology established by ORS 197.296 and considers important factors driving need for residential land described in Goal 14. The *City of Sisters Residential Land Supply and Demand Analysis March, 2005* (SDA) predicts a need for an additional 25 gross acres of residential (R) land for residential uses. An overview of how this need was determined is provided below.

Demand for dwelling units inside the Sisters UGB is driven largely by expected population growth and other demographic characteristics. In Appendix 1 of the SDA, the population forecast 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 in the SDA, 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 made only 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

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

Table 13 estimates how much land needs to be added to existing City-wide inventories to accommodate a 20-year demand. Table 13 demonstrates the demand for new housing units, the numbers of lots in existing subdivisions, and remaining demand for new housing units, and residential land need. 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 illustrates 25 acres of Residential District land need to be added to the City's UGB to accommodate the demand for residential development in Sisters by the year 2025. Table 13 demonstrates (under the heading Residential Land Need) how much land new residential development will use after considering lots in existing subdivisions. The figures under the heading Land Need, Residential, shows 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 expected.

Table 13: Supply and Demand for Dwelling Units in City of Sisters until 2025.

Population & Housing		Unit and Land Supply (in gross acres)				Land Need
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

Rezoning of Existing Urban Area Reserve Lands to Reduce Need for UGB Expansion

As discussed in more detail later in this Findings, land inside the Sisters UGB may be re-zoned to satisfy the anticipated need for housing. The existing UGB contains two main Urban Area Reserves, one north of the U.S. Forest Service compound currently owned by the U.S. Forest Service and another area owned mostly by churches. The 23 acres of UAR owned by the U.S. Forest Service is in public ownership, secondly, it is unknown what future use, or zoning district will be applied to the site. This area is not intended for residential development, leaving the second area for potential re-zoning for residential uses.

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The second area of UAR land is east of the old Sisters High School property, now the Sisters School District Middle School, north of Oregon Highway 242 and west of Oregon Highway 126/ U.S. Highway 20. 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. The residential multi-family designation (R-MFSD) is appropriate because the surrounding residential areas are multi-family. See Appendix 5:UAR Productivity.

Proposed UGB Expansion in Response to Anticipated Needs

Considering this, the need for UGB expansion to accommodate future housing needs based on population growth, demographic characteristics, and local housing trends is one, approximately 30-acre property, to be zoned UAR-10 with a Residential Comprehensive Plan designation. The property is referenced as the McKenzie Meadow Village property and is comprised of all of Lot 1 (Tax Lot 15-10-05-1204), and the very southern portions of Lot 2 (TL 1202) and Lot 3 (TL 1203) of the McKinney Butte subdivision, as depicted on the attached maps. On either side of the property, the UGB follows the quarter-section line, and the proposed boundary will close the current gap and continue the UGB across the entirety of Section 5. Following the UGB expansion, property owner will presumably adjust the northern lot line of Lot 4 to follow the quarter-section line and the new UGB. The property is approximately 5 acres above the estimated 25-acre need predicted by the SDA. The additional acreage is justified because the additional acreage is necessary to accommodate public and private rights-of-way necessary, including the private McKinney Ranch Road right-of-way, to serve the remaining lots of the McKinney Butte Ranch subdivision. In summary, the SDA demonstrates a need for approximately 25 acres of residential land to meet anticipated 20-year demand. This need is based on population growth, demographic and income characteristics of the City's population, current and anticipated zoning designations and densities, redevelopment potential, and land supply. The City proposes to meet this need by including approximately 30-acres of land in the UGB, a portion of which will be dedicated to rights-of-way. The chosen acreage is discussed in more detail below in response to the locational factors of Goal 14.).

The proposal meets the demonstrated need to accommodate the long-range urban population growth requirements consistent with LCDC goals. The expansion provides for land to meet the interrelated needs for housing.

B. Need for Public Facility Land (Zoning Designation PF)

A total of 13.8 acres of land zoned F1 by Deschutes County Comprehensive Plan is proposed to be included in the UGB in an area north of the existing City wastewater treatment facility. The treatment facility consists of two storage and treatment ponds, an intake and treatment facility, and an open storage shed. The City owns the property proposed for inclusion in the UGB and the entire site is directly or indirectly used for wastewater treatment and other City of Sisters Public Works Department purposes. This parcel is not in agricultural or forest production uses. The reason for the expansion is to provide sufficient land for a new headquarters, and maintenance and storage facilities next to the existing wastewater treatment facility.

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Currently, the Public Works Department uses a building located at 175 W. Washington Avenue for storage of equipment and supplies. This includes plows, a back hoe, four garbage trucks, three dump trucks, street sweepers, tractors gravel, sand, signs, dumpsters, other heavy equipment, and supplies. This facility is in a residential area and the City believes that moving the facility to a non-residential area as proposed will be more compatible.

This facility was sold to the Sisters Camp Sherman Rural Fire Protection District and the City needs to relocate its facilities in the next few years. The updated Plan and UGB expansion make this an opportune time for the City to relocate the facility.

The proposed new facility would serve as the City of Sisters Public Works Department headquarters. This includes a new office, shop, concrete wash bay, and dumpster storage pad, concrete material storage bays, a parking area, all adjacent to the existing wastewater treatment facility. The wastewater treatment site has a covered but open vehicle storage building in addition to the enclosed portion of the treatment facility. This would be accessed by existing paved and gravel roadways, and would be fenced and gated for security purposes.

Having all of the proposed facilities on the same site as the existing facilities will greatly enhance operations and efficiency of the Public Works Department. Fewer vehicle trips per day for public works purposes will be made with the proposed location compared to any location in the existing City limits. Expansion of the existing facilities will enable vehicles to be quickly and easily moved from vehicle storage to repair areas, from offices to shops, and so on. Department staff operates the wastewater treatment site and facility daily as part of normal operations associated with the facility, vehicle storage, and other operations. Efficiency also demonstrated by the City already owning the site and not having to purchase another property.

There are no other City-owned properties that are of sufficient size to accommodate the proposed use. See Appendix 6: City-Owned Properties. Since the City owns the entire 160-acre parcel and most of the parcel is used for surface application of treated effluent it will save taxpayers from financing the purchase of a new site.

If the proposed site is not used, the most appropriate location for the proposed use is in the existing Light Industrial District. The City's use of a site in one of the industrial parks will diminish supplies of existing economic lands needed for use by private industries.

Expansion of the City's housing and economic base will increase the demands upon the Public Works Department and the proposed site has sufficient size for growth. The City's population is expected to more than quadruple by 2025, and increased demands on City services will require the Public Works Department to add staff, equipment, office, garage, storage, and maintenance space. The proposed site allows room for proposed uses and any needed expansion within the next 20-years.

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C. Need for Commercial Land (Zoning Designation UAR-10, Comprehensive Plan Designation C)

The City proposes to rezone a 4.6 gross acre parcel zoned Exclusive Farm Use – Sisters Cloverdale Sub-zone (EFU-SC) and Airport Safety (AS) by the Deschutes County Comprehensive Plan to Urban Area Reserve. The proposed Plan designation is Commercial. The parcel is developed as a guest ranch with a house, barn, associated storage sheds, and other features such as landscaping and ponds. The parcel is not in farm use and is nearly surrounded by the City of Sisters UGB.

The current use is non-conforming with respect to its plan designation (EFU-SC). While the City has bed and breakfasts and traditional hotels, this is a unique asset to the City and will expand employment opportunities within the City. By including the property in the UGB, the use may be allowed to intensify consistent with local codes. Intensification of the current use is not likely with the existing zoning. Intensification will lead to additional employment opportunities vital to the City's economy.

In 2001, the voters in the City of Sisters agreed to annex the subject property into the City limits. A UGB amendment was not proposed with the annexation. Since the existing use is more urban in nature than rural in nature, is not in farm use, and was approved for annexation by voters, the current revision to the Plan proposes to include this parcel in the Sisters UGB.

D. Need for Light-Industrial Land (Zoning Designation UAR-10, Comprehensive Plan Designation LI)

The proposal to include the Conklin property (as discussed above) will result in the 4.3-gross acre Eady property (Map #: FF-17) to be entirely surrounded by land inside the City of Sisters UGB. To enhance the economic opportunities and increase the livability of surrounding parcels, the Eady property is proposed to be included in the Sisters UGB.

The Sisters UGB currently borders the property's southern and northern property lines. The vacant parcel adjacent to the north is inside the Sisters UGB and is zoned Light Industrial (LI). The parcel adjacent to the south is inside the Sisters UGB, is zoned Light Industrial, and is developed as office and light-manufacturing buildings. The adjacent parcel to the west of the subject property is vacant and zoned Light Industrial by the City of Sisters. The parcel to the east is the developed Conklin property currently zoned EFU-SC by the Deschutes County Comprehensive Plan.

The parcel is not currently in agricultural use, but agriculture is an allowed use on the parcel. The allowed agricultural use on the parcel would be incompatible with surrounding uses and decrease the livability and marketability of these properties. In this case, livability refers to preserving the intended character of the area, which is mostly light industrial. Potential negative impacts include dust and odors from farm activity.

Bringing the proposed parcel into the UGB with a Plan designation of light industrial will expand the diversity of industrial sites in the City and improve light industrial economic development opportunities. The proposal to add an additional 4.3 acres of land initially zoned as UAR-10 will expand the City's long-range economic land base. The subject property is unique

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because it is outside the two established industrial parks and is considerably smaller than the surrounding large light industrial parcels (29 acres, 35 acres). The subject parcel is also twice as large as most other light industrial parcels in the City, which are on average less than two acres in size.

An estimated 3.46 acres of the parcel is not fully developable and is subject to height and use restrictions associated with the Runway Protection Zone and Approach Surface. No new structures will be allowed in the Runway Protection Zone and no new structures will penetrate the Airport Imaginary Surfaces. These areas are appropriate for parking, open space, and other uses not requiring structures or buildings.

2. Locational Factors

a. Orderly and economic provision for public facilities and services;

Residential Land (land zoned UAR-10, with Comprehensive Plan Designation R)

The proposed UGB expansion for residential purposes embodies an expansion resulting in the orderly and economic provision of public facilities. The site selected for the urban expansion was chosen because it best meets the Goal 14 locational factors and ORS 197.298, as detailed below and depicted on the Site Evaluation Matrix (see Appendix 5: UGB Site Evaluation Matrix and Maps, incorporated herein by reference).

Seven "sub-criteria" were developed to operationalize "orderly and economic provision for public facilities and services", and each parcel surrounding the UGB was rated as "Good", "Fair", or "Poor" according to these and other criteria. These include:

1. Parcel's development will result in the orderly and efficient provision of water systems (municipal water).
2. Parcel's development will result in the orderly and efficient provision of sewer systems (municipal sewer).
3. Parcel has an existing certified water right that could be dedicated to the City when annexed or agrees to provide water rights (to insure adequate water supply).
4. Majority of the parcel is near an arterial or collector street (to accommodate larger volumes of traffic without major improvements).
5. Majority of parcel is served by an existing or planned (TSP) street grid (to reduce the impact on a single intersection and thus reduce the need for traffic control devices such as widening and signaling an intersection).
6. Development of the parcel generally conforms with the Transportation Planning Rule (favoring more compact development and reducing urban sprawl).
7. Likelihood that most trips from the parcel will be making through or left turning movements at intersections currently operating at Level of Service (LOS) E or F at the 30th Highest Hour (to avoid adding more traffic to intersections that operate poorly).

Each of the criteria in the UGB Site Evaluation Matrix was further defined with objective indicators. These objective indicators are shown in the Appendix 5: UGB Site Evaluation Matrix and Maps.

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The City's engineering firm, HGE Inc., performed an independent evaluation of all parcels surrounding the UGB according to criteria 1 and 2 above. This firm is intimately familiar with the design and operation of the existing water and sewer systems and has written the City's water and sewer master plans. All parcels proposed for inclusion scored at least "Fair." Most also received a higher "Good" score on one of two of criteria 1 and 2.

"Good" and "Fair" in the evaluation of municipal sewer system expansion refer, respectively, to "easiest and most cost effective areas to sewer, generally have direct access to main lines, and depth to extend without pumping," and "more difficult and more expensive to extend sewer service, but likely without new pumping facilities". "Good" and "Fair" in the evaluation of municipal water system expansion refer, respectively, to "easiest and most cost effective areas to receive water service, generally has direct access to main water lines", and "more difficult and expensive to provide water service, but access to main lines is in vicinity".

Under advisement of the City's engineer, pursuing additional water rights will also benefit the City. However, neither state nor local law requires a property to provide additional water rights in order to comply with any of the Goal 14 criteria. In addition, the Planning Commissions and City Council recognized that water rights are transferable and can be sold to other parties for use and/or mitigation purposes. Thus, there is no guarantee that a property with water rights will retain those rights and transfer them to the City to enhance the City's water supply, nor is there a requirement that a parcel do so to comply with the UGB expansion factors. Therefore, the fact that a property currently possesses water rights does not render that property more suitable for inclusion in the UGB.

Nevertheless, all three of the top-scoring parcels either have existing water rights or agreed to provide water rights at such time as those rights are needed to accommodate future development. Thus, the parcels were equally scored under this sub-criterion. However, with respect to the sub-criteria regarding the orderly and efficient provision of water and sewer infrastructure, the Council found that the McKenzie Meadow property was superior for the following reasons.

Because the McKenzie Meadow Property is surrounded by urban land on three sides, the owners shared the cost of upsizing the sewer line through town in 2002 to provide increased capacity to serve the adjacent high school and full buildout of all of the McKinney Butte subdivision acreage. As a result, the McKenzie Meadow Property is immediately adjacent to an oversized 12-inch sewer mainline, and this mainline is stubbed 20 feet into the property along the southern boundary. Similarly, the Property is also immediately adjacent to an oversized 12-inch water mainline, and this mainline is stubbed 20 feet into the property along the southern boundary. Finally, the Property is also adjacent to additional oversized utilities, and lines for electricity, high-speed internet, and telephone cable are all stubbed off in the southwest corner of the property. Thus, although the matrix assigned the same score ("3") to the top three properties for this criterion, a more qualitative examination of the McKenzie Meadow Parcel reveals that it best meets the Goal 14 Factor regarding the efficiency of public facilities and services.

City staff also evaluated each parcel according to criteria 4, 5, and 7 (from list above), transportation related criteria. These criteria give higher scores to parcels that are adjacent to roads designed to carry larger volumes of traffic than local roads, have access to an existing

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street network, and do not channel into intersections that perform poorly. An Oregon Department of Transportation (ODOT) planner evaluated all sites by criterion 6.

With respect to criterion 4 (regarding proximity to an arterial or collector), the Planning Commissions and City Council found that the McKenzie Meadow Property is bordered on the south by McKinney Butte Road, which is improved to collector standards and extends across Hwy 20 to Barclay Drive which connects to Camp Polk Road on the east and, thus provided connection to several different areas of the City. This connection meets the criteria of a Collector and will be considered for classification as such when the Transportation System Plan is updated (McKinney Butte Road was not in place when the City's TSP was adopted in 2001) The Council finds that the MM Property meets the intent of this criteria..

With respect to criterion 5 (regarding service by an existing street grid), the Planning Commissions and City Council found that the McKenzie Meadow Property is served by McKinney Butte Road on the south and McKinney Ranch Road on the east. While a grid does not currently exist within the site, the Council found that the "blank slate" will enable the owners and the City to design a highly-functioning grid system within the 30-acre property and connect that system to the private and public roads on its borders. In addition, the parcel also received a "good" score regarding the impacts on turning movements at intersections likely to be affected by its development (criterion 7). Thus, the Council concluded that including the property in the UGB will result in the orderly and economic provision of transportation facilities and service.

Public Facility Land (Zoning and Comprehensive Plan Designation PF)

A component of providing an orderly and economic provision for public facilities and services throughout the City begins with having orderly and efficient facilities for the Public Works Department. The proposed addition of Public Facility lands to the UGB adjacent to the existing facility will consolidate the Public Works Department operations center and provide a centralized storage and maintenance area. This will reduce travel costs between different facilities. Since the City owns the land, there are no site acquisition costs. Using the proposed site versus other City-owned properties frees up other City-owned properties for more appropriate and suitable uses. The proposal is orderly because it adds to an existing facility versus buying, developing, and using a separate facility. The proposal does not interfere with the operation of the municipal wastewater treatment facility

Commercial and Light-Industrial Land (Zoning Designation UAR-10, Comprehensive Plan Designation C and LI, respectively)

The commercial and light-industrial parcels are "gaps" of rural land surrounded by land within the existing Sisters UGB. As parcels to the north are developed, utilities will be required to serve these parcels. Including parcels proposed to be included in the UGB with eventual use as commercial and light industrial will result in more orderly and economic provision for public facilities and services by facilitating development of infrastructure through the properties to other City properties to the north.

Public utilities such as water and sewer cannot be extended into parcels located outside the City limits (see Plan policies related to Goal 14). With the UGB and City limits north of the subject parcels, orderly and efficient extension of water and sewer from current lines north is less likely.

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By including these parcels in the UGB and eventually the City, these services can be provided through the subject parcels versus around them and, thus, in a more orderly and efficient manner.

According to the City/County Joint Management Agreement, roadways adjacent to parcels brought into the City UGB are also to be brought into the UGB. By bringing the two parcels into the UGB, a jurisdictional gap is filled and the City will have a continuous maintenance responsibility of the roads between the northern-most portion of the UGB along Three Creeks Road/Locust Street. This proposal would consolidate maintenance and planning responsibilities and allow the development of a uniform set of road improvement standards as parcels inside the current UGB to the north develop.

All Lands

The Sisters-Camp Sherman Rural Fire Protection District and Deschutes County Sheriff's Department currently serve, and will continue to serve the properties designated to be added to the Sisters UGB.

b. *Maximum efficiency of land uses within and on the fringe of the existing urban area;*

Overall, inclusion of the subject properties within the UGB will result in maximum efficiency of land uses within and on the fringe of the existing urban area because there is not sufficient land within the UGB to accommodate the need for residential uses and public facility uses and because all properties are immediately adjacent to the UGB and existing services.

Residential Land (land zoned UAR-10, with Comprehensive Plan Designation Residential (R))

Urban growth boundaries shall be established to identify and separate urbanizable land from rural land. One consideration in establishing and changing this boundary is encouraging maximum efficiency of land uses within and on the fringe of the existing urban area. According to the Land Use Board of Appeals, the term "maximum efficiency of land uses" under Goal 14, Factor 4 requires "the encouragement of development within urban areas before the conversion of urbanizable areas." *1000 Friends of Oregon v. City of North Plains City of North Plains*, 27 Or LUBA 372, 390, *aff'd* 130 Or App 406 (1994). LUBA also explained that this factor "invokes a concern for avoiding leapfrog or sprawling development inconsistent with the density and connectivity associated with urban development." 27 Or LUBA at 390.

The expansion proposal meets the predicted needs which account for redevelopment and new development at residential densities between 3 and 8 units per acre. The proposal assumes highly efficient use of urban lands and is minimized as a result of this planning. The 20-year need for residential land determined by the SDA is the basis for the UGB expansion for residential purposes. The SDA determined this need based on predicted population growth, existing zoning designation and densities, inventories of lots in platted subdivisions, and re-development of under-utilized parcels. The SDA assumed that market forces would favor infill supported by the existing development code, accounting for maximum efficiency of urban lands. Parcels expected to re-develop were those four acres and greater in size with an improvement value of less than 30% of the total improvement and land value as determined by the Deschutes County Assessor's Office.

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The McKenzie Meadow Property proposed for inclusion in the UGB is surrounded by the existing UGB on three sides. The property is adjacent to residential lands inside the UGB to the east, and the properties within the UGB to the west and south are developed with school and recreational uses. The land to the north is zoned F-2 and is outside of the UGB, but the properties are approved for non-forest residential use per Deschutes County File No. CU-90-106. Because the property is surrounded by urban uses and does not extend out into rural lands, the inclusion of this property in the UGB will maximize efficiency of land uses by continuing to encourage urban development within the current urban area while ensuring that new development does not "leapfrog" out into rural lands..

As detailed above and incorporated herein by reference, public services are adequate and utilities have already been extended to the subject property due to its location in the midst of urban properties. Thus, public facilities and services can be efficiently expanded into the proposed expansion area. Efficient expansion of infrastructure will enable existing urban areas to continue their use of these facilities and also enable future growth to minimize its impacts.

UAR productivity analysis (Appendix 5) demonstrates the City intends to use the only existing holding zone for residential development to the fullest extent. While the City is not rezoning existing UAR lands to residential uses, the City favors zone changes to Residential Multi-family Sub-District (R-MFSD). The future re-zoning potential to residential multi-family (R-MFSD) does not decrease the need for standard Residential (R) lands that are the subject of the UGB expansion for residential purposes. The two residential land use districts are different, and the type, intensity, and scale of development allowed in each is different. Therefore, the maximum efficiency of urban use within the city is achieved by previously rezoning several sites to R-MFSD, but this does not reduce the size of the UGB expansion needed for R-zoned land.

The proposal to expand does not create an oversupply of lands for future residential use. Land is proposed to be included as UAR-10, requiring the owners to successfully apply for a zone-change to enable development of the parcel. While the conversion process is occurring, existing urban lands will develop and redevelop, thereby furthering the need for the additional residential acreage. The proposal also diversifies the number of long-term land owners, promoting diversity in the marketplace and the likelihood that demand for housing will be met through competing developments.

Finally, the McKenzie Meadow property is generally flat with minimal tree cover and is free of major rock outcrops, flood plains, flood ways, seasonal flood areas, high slopes, thus maximizing the potential for efficient urban planning proposed versus other potential sites surrounding the existing Sisters UGB.

Public Facility Land (Zoning and Comprehensive Plan Designation PF)

No sites owned by the City of Sisters inside the UGB are appropriate for a public works headquarters, maintenance and storage facility, and using the proposed area will result in more efficient use of urban lands by private interests. The City of Sisters owns six sites within the UGB. These sites include the City Library at 291 E. Main Avenue, City Hall at 150 N. Fir Street, the Multnomah building at 204 Adams Avenue, the existing Wastewater treatment site at 912 S. Locust Street, and two pieces of undeveloped roadways, one on 68416 Brooks Scanlon

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Road and a right-of-way near Curtis Court and Oak Street. None of these sites are appropriate for a Public Works Department headquarters facility, and thus a new site would need to be purchased. Since the City already owns the proposed expansion site, building there will result in less taxpayer money spent on a new site, and not reduce the inventory of buildable land for private interests.

Due to the proposed site's proximity to an existing public facility, the amount of land needed for a maintenance facility will be reduced due to co-use of the site. Without co-use of the site a greater area would need to be used for maintenance and storage purposes, thus not maximizing the efficient use of existing lands.

The use proposed for the site is compatible with the surroundings because the site is large enough to buffer the use from neighboring residential properties. The closest concentration of residences is approximately a quarter mile to the north of the proposed Public Facility expansion area.

Commercial and Light-Industrial Land (Zoning Designation UAR-10, Comprehensive Plan Designation C and LI, respectively)

The proposed location of the expansion for commercial and light-industrial uses is compatible with the surrounding land uses, enabling them to develop to their maximum efficiency. Each site borders the same zoning designation, creating continuity and the proposal is not incompatible with surrounding existing land uses. Therefore, additional setbacks, screening, and buffer areas will not be required as a result of this proposal.

Other than farm uses, the proposed commercial and industrial uses are the most compatible and highest use for the subject properties, maximizing the efficient use of these lands. One parcel is fully developed (Conklin property) and the other parcel (Eady property) is not suitable for farm use since it is not irrigated and is relatively small and not a part of a farmable tract of land. Both properties contain Runway Protection Zone and Transitional Surfaces. According to Table 3-4 of the Airport Land Use Compatibility Guidebook, Compatible Land Uses per Federal Aviation Regulations Part 77 Surfaces and Federal Aviation Administration Safety Areas, development of residential uses and places of public use, most recreational uses, and mining uses are not compatible in the Transitional Surface. According to the City's Development Code, these uses are not allowed in the light industrial and commercial zones. Thus, the proposal enables compatible uses and efficient use of the parcel. Only transportation uses, utilities, agricultural (except livestock) and forestry, and parks are compatible in the Runway Protection Zone. The City's Development Code precludes development in the Runway Protection Zone, ensuring the safe operation of the Sisters Eagle Airport. Any proposed development or enlargement of existing development will comply with the FAA/FAR rules as implemented through the City's Development Code.

c. Environmental, energy, economic and social consequences

Overall, the positive environmental, energy, economic, and social (ESEE) consequences of including the subject properties within the Sisters UGB outweigh the potential negative ESSE consequences. The amendment will not result in any significant adverse impacts on the quality

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of air, water, and land resources of specific sites, the Sisters Urban Area generally, of the state, nor is the potential for such impacts occurring on any of the specific sites any greater than they would be on other sites.

The UGB Site Evaluation Matrix in Appendix 5, incorporated herein by reference, evaluates all sites surrounding the UGB according to 17 criteria that address the State's Goal 14 criteria, including ESEE criteria. Factors included in the analysis include all Factor 5 criteria in the UGB Site Evaluation Matrix. Including the McKenzie Meadow Property in the UGB will result in fewer negative environmental, energy, economic, and social consequences than including other parcels.

(1) Environmental

Residential Lands (UAR-10 zone with Comprehensive Plan Map designation of Residential (R))

The United States Forest Service was consulted regarding the distribution of State and federally listed Threatened and Endangered Species, Management Indicator Species, and Species of Concern. Avoiding parcels with these species was considered during the site evaluation process. Overall, all parcels were unlikely to contain Threatened and Endangered species. Some parcels may contain Management Indicator Species and Species of Concern, but are not ideal habitats for these species. No wetlands are present on any of the proposed properties.

No known ecologically or scientifically significant areas exist within the studied parcels.

The UGB Site Evaluation Matrix in Appendix 5 demonstrates how each site surrounding the current UGB scored according to environmental related criteria. In part, the Council analyzed whether "development of the parcel may disrupt habitat for rare and endangered species, or Management Indicator Species." Under this sub-criterion, a parcel was evaluated as "good" if it is not forest, nor surrounded by forest. Forest is the natural habitat in the area, and most likely habitat to attract and support local endangered and Management Indicator species. A parcel was considered fair if it contained forested areas and is surrounded by a mix of habitats. The McKenzie Meadow Property was ranked "fair" because it is minimally forested but is surrounded on three sides by urban areas, bordered on the south by a road, and the forested area to the north is approved for residential use. Thus, the property is actually "fair" to "good" because the potential impact on habitat resulting from the development of this parcel is minimal.

If there are any negative environmental impacts such as noise, sound, air pollution, light pollution, etc., they are no more negative on the proposed site than any other sites. Existing state, federal and local land use and environmental standards and regulations are sufficient to ensure that subsequent land use activities within each of the areas subject to the amendment will be conducted in a responsible manner.

The standards and regulations governing land use activities in areas subject to periodic flooding are presently in place and are sufficient to assure adequate protection of life and property in areas identified as being subject to natural disasters and hazards. The local development standards and regulations in place for the City have previously been acknowledged by LCDC as being in

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compliance with State Goal 7. The McKenzie Meadow Property has no steep slopes, thus landslides and related potential hazards are not applicable. The McKenzie Meadow Property also has no flood plain and is not prone to flood-related hazards.

Public Facility Lands (PF Zone)

The likely positive environmental impacts associated with developing the proposed site versus other sites are reductions of vehicle trips due to co-location of facilities, corresponding positive impacts on air quality and reduced noise impacts, and less noise pollution by moving from a residential location to a more isolated and buffered site.

Current operation of the Public Works Department headquarters involves operating heavy machinery at odd hours of the early morning and late night inside a residential area. Examples include starting, backing up, maneuvering, loading, and unloading heavy machinery such as garbage trucks and street sweepers. The new site will be located on a much larger site and these noise impacts will not be as noticeable, thus reducing noise pollution.

Development of a headquarters on any other site would most likely result in the need to go back and forth from the headquarters to the wastewater treatment site and vehicle storage area. Public Works Department Director anticipates fewer trips back and forth if the facilities are joined on the same site. Reduced trips would result in fewer vehicle miles traveled, less noise and air pollution, and improved safety.

Potential negative environmental impacts include having to drive slightly longer distances to reach the facility versus a site centrally located. However, the reduction in total trips should offset these negative impacts.

Another potential negative environmental consequence is the development of a forest-zoned parcel. However, the subject property is generally composed of unproductive soils (Class 6 soils) and is already committed to a non-forest use as a treated effluent application site. Even without the proposed expansion, this area would not be used for commercial forest activities because it is committed to a non-resource use for its foreseeable lifetime.

Commercial and Light Industrial Lands (UAR-10 zone with Comprehensive Plan Map designation of Commercial and Light Industrial)

Potential positive environmental impacts include having additional commercial and industrial lands relatively close to residential areas in the City, thus making it possible to live and work in the same immediate area, reducing reliance on automobile. The proposed location is not adjacent to, but within a ¼ mile of residential areas, facilitating at least shorter vehicle trips, if not fewer.

As discussed with respect to residential properties proposed for inclusion in the UGB, development of these parcels will not result in a loss of habitat used by State and Federally listed Threatened and Endangered Species, Management Indicator Species, and Species of Concern.

A potential negative environmental impact is the conversion of farm land to other more intensive uses. However, the subject parcels are generally composed of unproductive soils. The NRCS

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soil ratings for both parcels are Class 6 soils. Class 6 soils "have severe limitations that make them generally unsuitable for cultivation" (NRCS report, p. 187). These lands are also not in farm use, nor are they likely to be since one is developed and the other has no water rights, is only 4.3 acres in size, and proximity to the urban area makes intensive farm use problematic.

(2) Energy

All lands proposed for inclusion in the UGB are not known to contain energy resources such as known deposits of oil and natural gas, or geothermal resources. Other potential energy sources on the subject properties, such as wind and solar, are approximately equal to all sites surrounding the UGB. The proposed expansion will result in more positive impacts on energy use than negative impacts compared with other possible urban expansions, as shown below.

Residential Lands (UAR-10 zone with Comprehensive Plan Map designation of Residential)

The Site Evaluation Matrix in Appendix 5, incorporated herein by reference, that was used to determine the best sites for inclusion into the UGB for residential purposes included many criteria directly related to energy conservation. Overall, development of the selected McKenzie Meadow Property will have fewer negative energy consequences than other sites surrounding the UGB.

First, under the "Energy" column in the Site Evaluation Matrix, each parcel's access to solar energy was generally evaluated. Unlike most other criteria, most parcels scored similarly on this criterion, which scored a site as "Good" if it contained little tree cover, thus good access to solar energy.

The McKenzie Meadow Property is minimally forested because it was logged over 40 years ago and is comprised of soil types that are not highly productive for tree growth. Thus, it scored "good" on this one criterion.

Secondly, many criteria under the Factor 5 category for social impacts and the Factor 3 category for orderly provision of public facilities and services also indirectly relate to energy conservation. All parcels were evaluated according to criteria such as:

1. "Parcel is within walking distance of existing parks, schools, and commercial districts;"
2. "Pedestrian access to the parcel is not along busy streets and a variety of routes are available;"
3. "Majority of the parcel is near an arterial or collector street;" and
4. "Majority of the parcel is served by an existing or planned (TSP) street grid."

Consequently, the evaluation rewarded parcels for being close to existing urban areas, fostering a well functioning pedestrian environment to lessen the use of automobiles, and having access to a transportation system that reduces the likelihood of congestion and traffic and thus, resulting in less energy being spent on automobile travel. The McKenzie Meadow Property is already surrounded on three sides by urban uses. Furthermore, the property is immediately adjacent to the existing high school and middle school and the site for a future elementary school. The

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property is also adjacent to the community (SOAR) recreational facilities and is within walking distance of commercial uses. Pedestrian access to and from the site can be developed via a variety of roadways and paths, from small local alleys and local streets to collector streets. The proposal optimizes the opportunities for children to walk or bike to school, people to walk and bike to work, and to reduce the number of vehicle miles traveled over time, compared with other potential expansion areas.

Potential negative energy consequences include the increases in traffic and activities at the site compared with current levels, however, overall, the unique location of the site minimizes these potential negative consequences compared to other expansion proposals.

Public Facility Lands (PF Zone)

The most significant positive energy consequences of including the subject property within the UGB will stem from the consolidation of the Public Works Department facilities. The consolidation will enable the department to efficiently share and access vehicle storage and repair spaces, a common access road, existing fences and gates. This will have positive energy consequences by encouraging fewer cross-town trips to access the needed facilities, reduce the need to duplicate the current facilities and associated infrastructure.

Potential negative energy consequences include the increase in traffic activity at the site due to consolidation of facilities. However, since the site must be visited daily for normal operations, and since vehicle storage is currently housed at the site, the expected increase in the number of trips is expected to be minimal, and would not be more than if the facility were developed elsewhere in the City.

Commercial and Light Industrial Lands (UAR-10 zone with Comprehensive Plan Map designation of Commercial and Light Industrial)

By bringing the subject properties into the UGB and making them candidates for annexation, utilities and services will be able to be provided through the properties versus around them, resulting in less construction of infrastructure and less consumption of energy in using and maintaining the infrastructure. Until then, there will be no change in the energy use or consumption associated with the parcel. Efficient development of the wastewater collection and water distribution systems results in energy savings by reducing the need for extra pump stations, pumps, and pressurized water lines.

Likewise efficient extension of the street grid, such as a northern extension of Larch Street saves travel time and miles traveled versus adding new intersections. Efficient road networks providing congestion free and direct access result in less travel time spent, fewer vehicle miles traveled, and less energy consumed as a result. The subject properties are economic lands and are across N. Locust Street and to the north of a proposed residential area, creating opportunities to use non-motorized travel modes between work and home, also saving energy.

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(3) Economic

Residential Lands (UAR-10 zone with Comprehensive Plan Map designation of Residential)

The UGB Site Evaluation Matrix in Appendix 5, incorporated herein by reference evaluated economic impacts of each parcel's future rezoning to residential uses. One "Economic" consideration was the "Development of the parcel does not have significant negative impacts on neighboring light industrial and commercial activities." "Good" parcels were evaluated as being unlikely to cause negative impacts. Due to the nature of these activities in Sisters, such as the absence of heavy high impact industry due to zoning restrictions, all parcels were evaluated as being "Good" on this criterion. The analysis suggests that all expansion areas will not reduce the efficient use of neighboring economic lands, thus having no appreciable negative impact on the economic activities in the area.

As a result of anticipated population growth in the City in the next 20 years, more residential land must be added to the current UGB. Providing for anticipated needs will allow the housing and related industries to grow to meet demands, directly and indirectly benefiting the local economy. This benefits business such as construction and trades, real estate, banking, and insurance, retail and manufacturing, and many others.

The most efficient areas for expansion of the water, wastewater, and transportation systems were suggested and evaluated by the City Engineer (see Appendix 5). The positive economic consequence of this evaluation and proposed expansion is that it minimizes the cost of expanding infrastructure relative to other potential sites. Providing utilities in an efficient manner reduces construction and maintenance costs, thus saving the money of the City's taxpayers and homebuyers. As discussed above, the McKenzie Meadow Property has the best access to developed infrastructure due to its location in the midst of developed urban properties.

Public Facility Lands (PF Zone)

Not buying a new site saves taxpayers money in many ways, thus having a positive economic consequence compared to developing a different site. There are actual site acquisition costs that are being saved by siting the proposed facility on City-owned lands. Since the site has an existing service roadway and vehicle storage area, these development costs are saved by using the proposed site. Much of the fencing and security gates required by developing any site is already present on the current wastewater treatment site and would not need to be constructed as a result of this proposal. Together, these cost savings are significant and the proposal will reduce the need for the City to raise additional funds for development of the facility.

Commercial and Light Industrial Lands (UAR-10 zone with Comprehensive Plan Map designation of Commercial and Light Industrial)

If the properties are annexed and rezoned to enable intensification and use as light industrial and commercial properties, the economic land base in the City will expand slightly, providing additional tax revenues to the City, providing more economic opportunities than if the properties are not intensified.

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The current use of the Conklin property is not allowed to intensify with its current farm-use zoning designation. This is a non-conforming use and cannot be expanded. However, if brought into the City through annexation, intensification would be allowed consistent with the City's Development Code. This use is consistent with the City's goals to broaden the types of businesses operating inside the City.

The proposal converts low value farm land not used for farm purposes to higher value industrial and commercial lands. The increased value will most likely be demonstrated by increasing each parcel's value once included inside the UGB. Once inside the City limits, these lands can expand opportunities for economic development within the UGB though intensified development.

(4) Social

Residential Lands (UAR-10 zone with Comprehensive Plan Map designation of Residential (R))

The UGB Site Evaluation matrix in Appendix 5, incorporated herein by reference, included criteria related to social factors. As revised, the criteria were applied to each site included for residential uses. These included:

1. "Parcel is within walking distance of either existing parks, schools, and commercial districts;"
2. "Pedestrian access to the parcel is not along busy streets and a variety of routes are available."

Sites that enable safe and easy pedestrian access to parks, schools, and commercial areas improve the sense of connectedness of these communities and this connectedness is believed to improve the social relations of the City's residents. Recent studies demonstrate that neighborhoods with these elements improve the emotional and physical well being of people (see August/September 2003 issues of the American Journal of Public Health and American Journal of Health Promotion).

"Good" sites were ones within a quarter mile of commercially zoned lands, schools, and parks, and ones with local street access and different routes. "Fair" sites were ones that had one or two of commercially zoned lands, school, or parks within a quarter mile of the site and rely on collectors/local street access, but have few routes to the site. The Council found that inclusion of the McKenzie Meadow Property in the UGB would have very positive social consequences because it is already surrounded by urban areas. Thus, filling in the "gap" in the UGB would create continuity in urban uses along the western edge of town. In addition, because the Property is the only property that is immediately adjacent to the City's schools and recreational facilities, development of a new residential community on the site would encourage pedestrian access to these facilities more than any other parcel in the area. In addition, it would also foster a connection between those facilities and the residential properties to the east of the McKenzie Meadow Property.

In addition, due to its size, the Property can be master planned, thereby enabling the owners to develop minimal park and commercial uses on the site. This will also provide social benefits by

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enabling people to live, work, and play in the same neighborhood. The same benefits will extend to residents living next to the expansion areas.

Potential negative social impacts are impacts on developments next to the new residential areas. The expansion may not be seen as positive to all residents. However, proper planning can minimize any negative impacts on adjacent properties, including the F-2 properties to the north, which are also approved for residential use.

Public Facility Lands (PF Zone)

Potential positive consequences include removing the existing Public Works Department headquarters from a residential area to a non-residential area, thus being more compatible and improving the quality of life around the existing site. Other social benefits of siting at the proposed site would be to save money by not having to purchase and do basic site development, as would be required on a new site. This money could be used by the City for other socially beneficial purposes, or saved and used to benefit affected parties.

Potential negative social consequences of the expansion include increased traffic impacts on properties on roadways serving the wastewater treatment site. An estimated 30 daily trips and 4 PM peak number of trips are expected to be generated by the UGB expansion and subsequent development. This increase of trips does not change the functional classification of S. Locust Street, nor does it require intersection improvements.

The potential social benefits of the expansion for this purpose will greatly enhance the operations of the Department and the City's residents whom benefit directly from these enhancements.

Commercial and Light Industrial Lands (UAR-10 zone with Comprehensive Plan Map designation of Commercial and Light Industrial)

A potential positive consequence of expanding the UGB is to add to the long-term supply of commercial and light industrial lands. As lands are annexed and developed at higher intensities consistent with City Development Codes, more employment opportunities will be provided. If lands are kept at current uses, no changes in social consequences are expected. While the City does not have a deficiency of land for employment opportunities, the expansion for this purpose is very small (8.9 acres), and should not diminish the marketability and development opportunities of existing economic land owners.

The proposed uses are also compatible with surrounding uses since they are like zoned, and do not limit social benefits associated with allowing land uses to fully develop within the urban area. The potential conflicts between industrial and farm uses, and commercial and farm uses are greater than conflicts between light industrial and commercial uses. This enables all properties in the area to develop at their fullest and best uses, allowing neighboring properties to develop and prosper to the fullest extent.

A potential negative social impact of adding the sites to the UGB is to make it possible through annexation, re-zoning, and intensified use, a higher intensity use in the vicinity of the Sisters Eagle Airport. The proposed designations are some of the most compatible zones allowing uses compatible with FAA/FAR guidelines on compatible uses next to airports. One site is already

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developed and would have the proposed UAR-10 zoning designation. The current use would not be allowed to significantly expand or intensify since intensive commercial uses are not allowed in the UAR-10 zone. These properties are also regulated by Title 21. Any development would be consistent with Title 21 requirements, thus protecting the function of the airport according to FAA and FAR guidelines.

When and if these properties are both annexed and change zones to the Plan designation, they would be strictly regulated by the City's Development Codes, which have similar provisions for airport protection. These standards are currently applied to many properties in the Sisters UGB and are intended to protect public safety while recognizing the benefits of access to air travel.

d. Retention of agricultural land as defined with Class I being the highest priority for retention and Class VI the lowest priority; and

Residential Lands (UAR-10 zone with Comprehensive Plan Map designation of Residential)

The UGB Site Evaluation Matrix in Appendix 5, incorporated herein by reference, rewarded parcels for being the least agriculturally productive. Nearly all soil types in the Sisters area are Class VI soils, ones with the lowest priority for retention as agricultural land, so most parcels scored well on this criterion. However, the zoning classification of the parcel was also considered, scoring non-agricultural parcels higher than agricultural parcels. The resulting expansion is the minimum necessary and will not result in the conversion of productive farm and forest land to urban uses consistent with State and local policies.

The NRCS soil survey for Deschutes County did not include all areas within the County. The McKenzie Meadow Property was not included in the NRCS survey and report. Because dramatic differences in soil texture, color, and distribution of plant species on the subject property were not noted compared with other parcels surrounding Sisters, City Planning staff assumed that soils on this property are similar to those on the immediately adjacent Sisters High School parcel. The soils are assumed to be Soil Unit 85A (Lundgren sandy loam, 0 to 3 percent slopes), which has an agricultural capability of Class VI and a maximum annual wood fiber growth of 46 cubic feet per acre per year. Class VI soils "have severe limitations that make them generally unsuitable for cultivation" (NRCS report, p. 187). The subject property, which is currently zoned for Forest rather than Exclusive Farm Use, has a very low capability for timber production due to its soil composition. The site index is 60 (the average height of the dominant and codominant trees at age 100 will be only 60 feet), and the productivity is low enough such that the stand will produce only 24,500 board feet/acre if left to grow for 190 years. In contrast, the NRCS woodland productivity analysis for the upper Deschutes Basin illustrates that a high productivity soil such as Unit 143B (Suilotem-Circle Complex, 0-8 percent slopes) has a maximum annual wood fiber growth of 141 cubic feet per acre per year, a site index of 120, and a productivity of 62,900 board feet per acre if left to grow for only 110 years. Of the 90 soil units included in the NRCS woodland productivity analysis, only three have 100 year site indexes and annual growth ratings lower than the ratings for the subject property.

The record also indicates that the property has not been logged for over 40 years, mostly due to its generally low productivity and its proximity to the Sisters urban area. In addition, the site is

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physically separated from other forest lands within the Deschutes National Forest by surrounding properties and Highway 242. As a result, the site, and the F-2 properties to the immediate north, were also approved for non-forest residential use by Deschutes County in File No. CU-90-106). Therefore, even without the UGB expansion, the property would not be used for forestry but would be devoted to rural residential use. In contrast, other parcels under consideration for the UGB expansion are zoned for Exclusive Farm Use and/or immediately adjacent to actively farmed lands. Thus, the Council concluded that inclusion of the non-productive McKenzie Meadow property would best further the goal of retaining agricultural land for agricultural purposes.

Public Facility Lands (PF Zone)

The subject property is designated and zoned as forest land (F1 by Deschutes County). The property is not zoned for exclusive farm use and is not classified as agricultural land. Consequently, this factor does not apply. However, the parcel is composed of 47A and 85A soils, which are assigned to one of the lowest agricultural classes, Class VI soils. Therefore, if the property were zoned agricultural, it would be the lowest priority for retention.

Commercial and Light Industrial Lands (UAR-10 zone with Comprehensive Plan Map designation of Commercial and Light Industrial)

The Conklin and Eady properties are zoned Exclusive Farm Use – Sisters Cloverdale Subzone. The Conklin property is developed without farm uses and very unlikely it will resort back to farm use. No loss of farm uses will occur as a result of the proposed UGB expansion because no agricultural use is likely to be developed on the property.

The Eady property is a vacant dry lot and is not in farm use.

According to the NRCS report, the Conklin and Eady properties are entirely soil unit 85A (Lundgren), a Class IV soils. Class IV soils "have severe limitations that make them generally unsuitable for cultivation" (NRCS report, p. 187). This is the lowest soil classification for retention and least agriculturally productive. The Eady property has no water rights associated with it and the Conklin property is committed to urban uses.

e. Compatibility of the proposed urban use with nearby agricultural activities.

Residential Lands (UAR-10 zone with Comprehensive Plan Map designation of Residential)

As discussed above and incorporated herein by reference, the McKenzie Meadow Property is zoned for forest use but is composed of unproductive soils and has not been logged in over 40 years. The property and the F-2 zoned parcels to the north are approved for residential use. The property is surrounded on three sides by urban uses in the UGB and is not adjacent to any agricultural activities. Therefore, inclusion of the property in the UGB will not create issues of compatibility with agricultural uses. In contrast, the other parcels under consideration were under cultivation and adjacent to agricultural uses.

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Public Facility Lands (PF Zone)

The proposed expansion area is surrounded by forest land (F1) and is not adjacent to agriculture of any type. The forest land is not actively logged since it is on a site mostly used for surface application of treated wastewater.

The proposed use is compatible with nearby agricultural activities to the east and west, which consist of irrigation and horse and cattle grazing. The use is compatible because the sites are not adjacent and the impacts from the public facility will not be noticeable to neighboring farm properties.

Commercial and Light Industrial Lands (UAR-10 zone with Comprehensive Plan Map designation of Commercial and Light Industrial)

The proposed expansion area for these purposes is not adjacent to agricultural uses to the west, north, and south because these areas are inside the Sisters UGB. The Leithauser property, which is in low intensity agricultural use (irrigation and grazing) is to the southeast of the Conklin property. The Conklin property is already developed and does not appear to limit the existing agricultural use on the Leithauser property. The use on the Conklin property is expected to continue in its current manner for the short term (5-10 years). The Leithauser property may also eventually convert to urban uses, thus eliminating any potential conflicts of use between the parcels. The overall lack of intensive agricultural activities currently taking place, and lack of potential for these impacts due to unproductive soils in the area reduce the likelihood that residential development in the area is incompatible with nearby farming practices.

B. Exceptions

The spirit of this UGB expansion is to provide needed reserves of residential land, small amounts of commercial/light industrial lands and public facilities in an appropriate and responsible manner. This embodies protecting resource uses and soils, allowing orderly and efficient development of the City's infrastructure, not include flood prone areas or unique environments, and adding land to the City which is close to existing schools, parks, and commercial areas. Multiple considerations such as State of Oregon planning goals and rules, local laws and feasibility regarding urban expansions sometimes require an exception to a particular statewide planning goal to implement others.

According to Oregon's Statewide Planning Goal 14: Urbanization, "the results of the above considerations (7 factors) shall be included in the comprehensive plan. In the case of a change of a boundary, a governing body proposing such change in the boundary separating urbanizable lands from rural land, shall follow the procedure and requirements as set forth in the Land Use Planning goal (Goal 2) for goal exceptions."

The proposed UGB expansion will require taking exceptions to two goals: Goal 3 (Agricultural Lands) applies to two parcels (Conklin, Eady properties), and Goal 4 (Forest Lands) applies to two properties (McKenzie Meadow and 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 City 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

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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 the standards below.

These parcels are identified on the map in the map in Appendix 2: *Proposed Additions to the UGB* and in Appendix 5.

OAR 660-004-0010(1)(c)(B)

When a local government changes an established urban growth boundary it shall follow the procedures and requirements set forth in Goal 2 "Land Use Planning" Part II, Exceptions. An established urban growth boundary is one which has been acknowledged by the Commission under ORS 197.251. Revised findings and reasons in support of an amendment to an established urban growth boundary shall demonstrate compliance with the seven factors of Goal 14 and demonstrate that the following standards are met:

- i. Reasons justify why the state policy embodied in the applicable goals should not apply (This factor can be satisfied by compliance with the seven factors of Goal 14.)*

McKenzie Meadow Property

Expansion of the UGB to include the McKenzie Meadow Property will ultimately result in the conversion of forest lands to urbanizable and urban uses. The conversion of forest land requires the City to take a general exception to Goal 4 related to protecting forest lands.

There is a demonstrated need for the proposed uses on forest lands. Based on City projections and corresponding housing needs, the 2003 Buildable Lands Inventory (BLI), the City demonstrates an additional requirement of 25 acres of gross buildable acres for residential purposes only. The BLI compared demand for new land with the existing supplies and found that additional lands are needed to accommodate the 20-year supply. Meeting this need is one reason why Goal 4 should no longer apply to the McKenzie Meadow Property.

The only non-resource land surrounding the City is located northeast of the current UGB and the McKenzie Meadow Property proved to be better sites for future residential development than all non-resource lands. The UGB Site Evaluation Matrix in Appendix 2, incorporated herein by reference, determined the parcels for inclusion in the UGB based on site specific features and amenities related to the seven factors of Goal 14.

The McKenzie Meadow Property is better suited for long-term residential development than for forest use. The property is zoned F2 by Deschutes County, a forest parcel. As discussed above, this parcel is generally unsuitable for timber harvesting because it has unproductive soil types estimated as Class VI soils. The parcel is surrounded on three sides by the UGB and is adjacent to the Sisters School District middle and high school campuses, the future elementary school, the SOAR facilities, and residentially-zoned property to the immediate east. Further, the McKenzie Meadow Property and the associated lots to the immediate north were approved for non-forest residential use in 1990 in Deschutes County File No. CU-90-106. Therefore, the property is not capable of sustaining forestry practices due to size, proximity, and site characteristics.

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The proposed residential use is required on resource land. Even after considering the reduction in need for new housing due to potential rezoning of Urban Area Reserve lands inside the UGB, infill, and potential redevelopment on the currently available lands within the UGB, the evidence demonstrates a need for UGB expansion. The need for such residential land cannot be accommodated through the redesignation of other lands inside the UGB because there are not sufficient supplies of residential land present to maintain adequate supplies for future development. In 2001, Sisters approved a new zoning and development code with DLCD approval. This process determined that existing densities and zone boundaries are the most appropriate and beneficial for the City, and significant changes would not improve the livability and function of the City. The absence of more suitable alternative sites within the established UGB and areas adjacent to the existing UGB results in the need to convert the McKenzie Meadow Property to urban uses, and exceed the need to preserve the land for forest uses.

The Conklin Property

This parcel is committed to non-farm uses and is on the border of the Sisters UGB. There is a demonstrated need for the proposed long-term commercial use within the City limits to ensure efficient provision of public services to urban properties to the north, to expand convert a existing developed non-farm non-conforming use to an eventual conforming use inside the urban area, and to enable intensification of the use which may improve employment opportunities in the City.

Another reason this parcel is proposed for inclusion is that it has special features which justify taking an exception to Goal 3, Agricultural Lands. This site is developed as a Guest Ranch and has not been used for farming in recent past. The existing use is a non-conforming use in the EFU-SC zone. The parcel will not be converted to farm use since the current use is economically more productive than farming the parcel. The parcel is small and is also not part of a large farmable parcel, and is composed entirely of Class IV soils, which are generally unproductive farm soils.

The Eady Property

There is a demonstrated need for the proposed light industrial uses. The Eady property will be completely surrounded by the Sisters UGB without including this parcel in the UGB expansion proposal. Having an isolated EFU-SC zoned parcel of 4.3 acres on Class IV soils without irrigation will result in the land not being used for its intended farm use due to these limitations. The parcel being surrounded by the Sisters UGB, becomes an impediment to providing City services "to and through" to neighboring properties inside the UGB to the north. In order to ensure the maximum efficiency of land uses within the UGB, this parcel must be included in the UGB. Adding an additional property to the UGB with Light Industrial Plan designation will also add additional land inventories for these uses, thus improving the opportunities for economic development within the City.

The special features of the site that necessitate its inclusion in the UGB over remaining a farm use parcel are being surrounded by UGB, being an unproductive farm soil, not having water rights, and creating a gap in the City's territory which reduces the City's ability to efficiently provide infrastructure to the north.

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The City of Sisters Property

There is a demonstrated need for the proposed use or activity because the existing City Public Works headquarters has been sold to the Sisters Camp Sherman Rural Fire Protection District and the City must move its current operations to another location. The City needs a site for the headquarters which is compatible with surrounding land uses, has sufficient area, and can be expanded in the future without need for relocation.

The proposed use has special features that necessitate its location at the proposed exception site. The proposed exception site is located adjacent to the City's wastewater treatment plant and having a headquarters next to these facilities will enable the City to save money by not acquiring a new site and reducing site development costs. The City must staff the treatment plant daily and having a headquarters in this vicinity will reduce the need to travel to and from sites. The current facility also has an existing vehicle storage facility, gate, and site fence, so development of this site will not require developing the existing improvements.

The exception site is part of a larger 160-acre site owned by the City of Sisters and used for on-site sprinkler application of treated wastewater. This site is not used for commercial forestry or timber harvesting and due to the current and future uses, will not be used for forestry purposes. Therefore, since no forest uses will be taking place on the exception site, the state's interest in preserving forest uses is not compromised by the proposal.

ii. Areas which do not require a new exception cannot reasonably accommodate the use;

As suggested by OAR 660-004-0010, alternative areas are described by broad review of similar types of areas rather than a site specific review, since a detailed evaluation of specific alternative sites is not required. In summary, the sites not requiring an exception do not reasonably accommodate the proposed uses for the reasons given below.

McKenzie Meadow Property

As explained above, the McKenzie Meadow Property is better suited for residential use than forest use, and other properties not requiring an exception cannot reasonably meet the City's residential land need. The alternative areas are described generally as 1) inside the UGB, and 2) outside the UGB.

Inside the UGB

The City's long-term residential uses cannot be accommodated inside the UGB because there is an insufficient supply of lands inside the current UGB to meet 20-year demand. The Residential Land Supply and Demand Analysis (SDA) in Appendix 1 is a thorough analysis of current supplies of buildable land in relation to the demand for residential lands. This analysis assumes build-out of platted lands in existing and approved subdivisions, infill on undeveloped lots, and redevelopment of lots with an improvement value less than 30% of the total improvement and land value. Development was also anticipated at current densities. Therefore, since this analysis demonstrates the need for expansion it follows that lands inside the UGB are insufficient to meet the need and cannot reasonably accommodate the needed use.

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Outside the UGB

All areas not requiring an exception are shown in Appendix 8: County Zoning Designations in Sisters Area. Properties zoned Rural Residential 10-acre minimum (RR-10) north, northeast, and east of the current UGB are areas that would not require taking an exception if they were added to the Sisters UGB.

There are numerous reasons why these lands cannot reasonably accommodate the proposed residential use compared to the proposed expansion. Lands to the north of the Light Industrial parcels are developed as the Trapper Point subdivision, a rural subdivision with parcels between approximately two and ten to fifteen acres. This subdivision is parcelized, nearly fully occupied and developed, and has an active homeowners association. Improvement values on these lots commonly exceed \$180,000.00, and total values including land commonly exceed \$400,000.00. Redevelopment potential of this area is low due to these and other conditions, and this area was not considered as a potential expansion area.

Lands zoned RR-10 adjacent to the airport cannot reasonably accommodate the proposed residential uses due to use and height restrictions upon these lots, especially those within the runway protection zone.

Other lands to the northeast/east (Map # RR-7, RR-8, RR-9, RR-10, RR-11) cannot reasonably accommodate all of the need for residential land because the properties are not adequately served by public facilities and infrastructure and do not meet the Goal 14 factors for a UGB expansion.

For example, these properties would require construction of new streets to serve the parcels since existing streets do not connect with these parcels. Similarly, water and sewer services are not immediately adjacent to these parcels. Since this infrastructure is not adjacent additional costs will be incurred to provide this, therefore, it is not as economically feasible to develop these parcels compared to the proposed expansion. In contrast, the McKenzie Meadow Property has adequate infrastructure such as roadways, water lines, and sewer lines immediately adjacent and can more efficiently accommodate the use than the parcels not requiring an exception.

Increasing the residential densities to reduce demand for additional land is not feasible at this time. The current density ranges are 4-8 units/ gross acre in the standard residential zone (R District) and 9-20 units/gross acres in the R-Multi-Family Sub District (R-MFSD District). These densities were established in 2001 when the City replaced its older subdivision ordinance with the new and DLCD approved model code. The discussion of increasing densities above the current levels was discussed during the citizen involvement and adoption process and the community and the City Council found that further increased densities were not appropriate for Sisters for many reasons such as compatibility with existing development patterns, need for a variety of housing types, and maintaining livability of existing properties. Recent proposals to the City Council from the Planning Commission and public have not favored increasing density, and the existing Sisters residential density standards have been approved by DLCD during the code adoption process, and are therefore not likely to be increased.

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The Conklin Property

Sites other than the proposed site cannot accommodate the proposed use because the location and type of existing use of the parcel are major reasons why the parcel is proposed for inclusion in the UGB. This parcel is committed to non-farm uses and adding the particular use will add an established business to the City. There are no sites inside or outside the UGB that have such amenities. Adding this particular parcel will ensure efficient provision of public services to urban properties to the north (which are inside the UGB). No other parcels are suitable substitutes and cannot provide these particular benefits.

The Eady Property

Like the Conklin property, sites other than the proposed site cannot accommodate the proposed use because the location of the parcel is one of the reasons why the parcel is proposed for inclusion in the UGB. This parcel would be surrounded by the Sisters UGB if the Conklin property is brought into the UGB. Adding this particular parcel will ensure efficient provision of public services to urban properties to the north (which are inside the UGB), will facilitate the extension of the current street grid, and will. No other parcels are similar in these respects, are therefore not suitable substitutes, and cannot provide these specific benefits.

The City of Sisters Property

This site is adjacent to the existing wastewater treatment facility on a parcel owned by the City of Sisters. The proposed location is immediately adjacent to a vehicle storage building, the wastewater treatment plant, covered and heated vehicle storage, and the effluent ponds. The site is visited daily by City Public Works Department staff as part of normal operation of the wastewater treatment facility and in order to use vehicle stored onsite. The site also has a buffer of approximately 750 feet between it and the closest residences, is fenced and gated around the treatment plant, and is served by existing roadways. The proposed use for the site involves using the existing infrastructure and being adjacent to the wastewater treatment plant, thus saving taxpayers significant site development and building costs while improving the operations of the Public Works Department. No other sites or locations not requiring an exception are available that provide these needed site elements. All sites surrounding the treatment facility are zoned for forest use or farm use and no other sites have the close proximity to the treatment plant. These reasons demonstrate there are no alternative sites that can reasonably accommodate the proposed use.

- iii. The long-term environmental, economic, social and energy consequences resulting from the use at the proposed site with measures designed to reduce adverse impacts are not significantly more adverse than would typically result from the same proposal being located in areas requiring a goal exception other than the proposed site; and*

This standard requires the Applicants to analyze the positive and negative ESEE consequences of siting the proposed uses on the subject sites. The Applicants must also analyze whether the consequences of bringing the subject site into the UGB will be more adverse than the consequences of bringing another property that also requires a goal exception (i.e. another resource parcel) into the UGB. This does not require a detailed evaluation of each specific alternative site.

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The potential ESEE consequences of including the subject sites in the Sisters UGB for the long-term residential, commercial, industrial, and immediate public facility uses are detailed in Section 2 (c) above. The discussion of these consequences is incorporated herein by reference. The consequences of including the McKenzie Meadow Property in the UGB are not more adverse than the consequence of including other resource sites in the UGB for the following reasons.

Residential Group

All sites immediately adjacent to the Sisters UGB were analyzed for their suitability for inclusion in the UGB according to the UGB Site Evaluation Matrix in Appendix 2, incorporated herein by reference. A total of 14 resource parcels (farm or forest) are adjacent to the UGB. A total of 11 parcels were analyzed according to the UGB Site Evaluation Matrix because three parcels were determined to be unproductive, and have significant development limitations such as being entirely in the Runway Protection Zone (RPZ) near the airport or in public ownership (U.S. Forest Service). The remaining 11 parcels were evaluated and the parcels that scored the highest within each region were selected for inclusion in the UGB.

The evaluation matrix included criteria and scoring that rewarded parcels that had the fewest negative ESEE consequences relative to other sites adjacent to the UGB. This demonstrates that the parcels selected for inclusion in the UGB have the fewest ESEE consequences relative to other alternative sites. Appendix 2 is incorporated herein by reference.

For example, related to the environmental and energy concerns, parcels were rewarded and scored higher if they were non-resource zoning designations, did not include 100-year and 500-year flood plains, did not have seasonal drainages, did not have habitat that is ideal for rare, endangered, or Management Indicator species, have poor soils, have low tree cover, and where development of the parcel would not disrupt the neighboring agricultural activities. There were additional criteria that addressed other factors, but the aforementioned environmental criteria represented seven of the seventeen criteria. The McKenzie Meadow Property has no flood plains or seasonal drainages, is not heavily forested and is not ideal sites for rare, endangered, or Management Indicator species, and has poor soils (Class VI).

The UGB Site Evaluation Matrix, incorporated herein by reference, demonstrates that all alternative parcels are either the same or more likely to have more negative ESEE impacts than the subject parcels. All alternative resource parcels were no better or worse with respect to the zoning criteria since the subject parcels are also resource parcels. With respect to a parcel having 100 or 500-year flood plains, six of the alternative parcels were evaluated as the same as the subject parcel and three were evaluated as worse. With respect to a parcel having seasonal drainages, five alternative parcels were evaluated the same as the subject parcel and four were evaluated as worse than the subject parcel. In regard to a parcel containing habitat ideal for endangered, threatened or Management Indicator Species, the McKenzie Meadow Property was evaluated worse than one alternative site, the same as five, and the better than three parcels. The Property and alternative parcels have the same classification of soils and so their evaluation was the same.

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Also, related to social and economic concerns, parcels were rewarded or scored better if their development would not have significant negative impacts on neighboring light industrial and commercial activities, were within walking distance of parks, schools, and commercial areas, and if pedestrian access was not along busy streets and a variety of routes were available. The McKenzie Meadow Property scored the same on the economic criteria as all the other resource parcels, demonstrating they are at least comparable and not worse with respect to this criterion. The McKenzie Meadow Property scored higher than five other resource parcels and the same as four parcels with respect to the social criteria. This demonstrates these potential ESEE impacts are no worse on the Property than other resource sites, and in many cases negative impacts are fewer.

Potential negative environmental consequences of including the McKenzie Meadow Property in the UGB include the development of a forest-zoned parcel. Similar negative consequences could result from including all other forest and farm parcels. However, as discussed above, the McKenzie Meadow Property is unproductive forest land that has not been logged in over 40 years and is approved for residential use. In contrast, other resource parcels are actively farmed and/or adjacent to active farm uses. Therefore, converting the subject property to urban uses will not have more adverse environmental consequences than converting the nearby forest and farm parcels.

Potential negative energy consequences of including the McKenzie Meadow Property into the UGB include increased traffic and energy consuming activities. However, as estimated by the UGB Site Evaluation Matrix, incorporated herein by reference, the transportation and pedestrian networks serving the subject site are overall, more numerous and of greater classification, and are superior to the alternative sites. The McKenzie Meadow Property is surrounded on three sides by the UGB and is immediately adjacent to the town's main educational and recreational facilities. This ensures the future residents on the parcel can minimize vehicle trips to these key public facilities.

The site selection process has resulted in selecting property which has the fewest negative and most positive ESEE consequences, and this is intended to reduce adverse impacts. Negative impacts are reduced compared to alternative sites due to the proximity to adequate infrastructure, roadways, and civic resources, and the absence of ideal habitats, and others. The McKenzie Meadow Property, compared to other forest parcels, is less forested, has soils with the same NRCS classification, is not in forest production use, is closer to infrastructure and schools, has better access to roadways and sidewalks, and is in an area unsuitable for forest production uses. Including the McKenzie Meadow Property will result in fewer environmental, energy, social, and economic consequences than alternative resource parcels.

The Conklin and Eady Properties

These parcels (subject parcels) are zoned EFU-SC by Deschutes County. Alternative farm parcels surrounding the UGB were described above and in the UGB Site Evaluation Matrix, which is included herein by reference. The subject parcels are smaller than all other similarly zoned parcels adjacent to the UGB. The subject parcels have no water rights associated with them. The Conklin property is fully developed as a guest house and the Eady property is not in

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farm use. Due to these site characteristics they are the least suitable parcels for farm use adjacent to the UGB.

Typical advantages of using the area for uses not allowed by the goal are described below. The Conklin guest house is not, nor will be, in farm use because it is developed and used as a guest ranch. This is a non-conforming use for a farm parcel. The advantage of bringing the parcel into the UGB with a Plan designation of commercial is to enable the use to continue as an allowed use and to allow eventual intensification of the existing use if a zone change is successful. The advantage of using the Eady parcel for future Light Industrial uses compared to farming is that the proposed use is the most suitable and highest use for the parcel because the parcel is currently not suitable for farming since it is small, next to the urban area, has poor Class IC soils, and has no water rights. Other neighboring properties to the north, south, and west of the Eady parcel are also zoned Light Industrial by the City of Sisters, so adding another parcel with this zoning will continue an existing development trend. Both of these proposed uses offer much higher economic benefits than keeping them in their current zoning designation, because the parcels are impractical to farm.

The long-term negative environmental, energy, social, and economic impacts of including the subject parcels in the UGB are either less than or the same as the including other farm parcels. First, no current or likely future farm use is taken from production so there are no negative economic impacts from removing valuable farm lands from production. On the contrary, the proposed Plan designations will enable the parcels to be developed more intensively and result in greater economic output than farm use. There should be no particular positive or negative social consequences of changing the uses on these parcels. Negative energy consequences, such as increased use of energy, will likely occur due to adding the parcel to the UGB, but would not be different from any other similar use at an alternative site or location. These parcels are ideal for the proposed light industrial and commercial uses because they are accessed via major streets such as Barclay Drive and Locust Street, respectively, so infrastructure will not need to be extended, thus saving energy. Since these parcels have no unique, wooded, riparian, or natural habitats, their development will likely have fewer negative impacts compared with converting an existing grassland or pasture (which the majority of alternative parcels contain). This subject parcels are Class IV soils, the same as alternative sites and their removal from the resource base of the area poses no negative long-term economic impacts.

The City of Sisters Property

The proposed location of the City's Public Works Headquarters on the subject parcel is due in large part to its location relative to the existing wastewater treatment facility and vehicle storage area. For this reason, alternative sites or areas are not directly comparable. Other potential sites on resource lands are shown in the UGB Site Evaluation Matrix in Appendix 5. Development on any of these parcels would have more negative environmental, energy, social, and economic consequences than developing the proposed property.

The area of the site proposed for more intensive use and inclusion in the UGB is used for on-site surface application. This is the predominate use on the entire 160-acre site and the site is not used for forest production. Given that all forest-zoned sites surrounding the UGB are not well suited for forest uses due to low soil productivity and proximity to the urban area, they could still

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be logged. The subject parcel is under public ownership and will not be logged since the vegetative uptake of surface applied treated wastewater is a necessary component of the treatment cycle. Given this, locating the proposed use at the proposed site does not preclude forest practices on the site itself, but using an alternative site would preclude forest practices and uses. Also, the site area directly impacted by construction of the headquarters is already cleared from previous construction activities. Development on other forest parcels would likely involve clearing trees that serve as habitat. Therefore, the proposed location would have fewer negative environmental impacts by keeping existing forest lands in either forest production or not by removing additional forest habitat compared to other forest parcels.

Energy would be conserved by the proposal versus development on other forest sites. The proposed site is served with roads and other structures necessary to the function of the proposed site. Development of alternative sites would require building new access roads, fences, and duplicating the vehicle storage area, thus using more energy.

Negative social impacts of developing on the proposed site are expected to be less than developing alternative sites. Negative social consequences such as noise pollution, attractive nuisances, and disruptive nuisances are less at the proposed site compared with other alternative sites adjacent to the UGB because the proposed site has a significant buffer (approximately 750 feet) between itself and the nearest residences. Alternative sites large enough to offer this buffer would be cost prohibitive to develop such as the Map # FF-9 (Patterson Ranch), Map # FF-7, FF-5, and FF-1 and so reasonably affordable alternative sites could not offer such a large buffer.

Potential negative economic consequences associated with the use at the proposed site are most likely less than on alternative forest sites. Development of other sites will require constructing facilities that are already present on the proposed site, including site fences, gates, paved roads, and vehicle storage areas. This duplication will cost additional City money and all else being equal, will cost more for the City's taxpayers. In addition, the site would need to be purchased, again costing more for the City's taxpayers. By reducing construction and site acquisition costs there are fewer negative economic consequences associated with developing the proposed property compared with alternative forest parcels.

iv. The proposed uses are compatible with other adjacent uses or will be so rendered through measures designed to reduce adverse impacts.

The exception describes how the proposed use will be compatible with adjacent land uses and situated in such a manner as to be compatible with surrounding natural resources and resource management or production practices. The proposed exception demonstrates how this will be achieved.

McKenzie Meadow Property

The McKenzie Meadow Property is compatible and complementary with its surroundings and will not interfere with surrounding land use activities. The property is surrounded on three sides by the UGB. The lands to the west and south are developed with City schools and recreational facilities. These uses are compatible with residential uses, and locating residential uses adjacent to such facilities promotes social connections and alternative transportation. The property to the

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east is zoned for high-density residential use. Thus, the two residentially-zoned properties will compliment each other, and development of a street grid on the McKenzie Meadow Property will provide increased connectivity between the land to the east and the school facilities. The land to the north, outside of the UGB, is zoned F-2 but is not productive forest land and is approved for non-forest residential use (Deschutes County File No. CU-90-106). The record also demonstrates that the property has been considered for inclusion in the UGB in the past, and is likely to be considered during future expansions. Until that time, the property provides a transition from the national forest lands to its north and the McKenzie Meadow Property. Setbacks and buffers can be used to ensure that the lower-density residential property is compatible with the higher-density community developed on the McKenzie Meadow Property.

The Conklin Property

Property is currently developed with the anticipated end use and will be included in the UGB with the Plan designation of Commercial. The property adjacent to the south is a vacant lot zoned Commercial inside the City limits. The parcel to the east is developed as a single-family residence and large open parcel and is directly across Camp Polk Road on the subject parcels eastern boundary. The parcel adjacent to the north is undeveloped and designated Light Industrial by the City of Sisters. The parcel to the west is currently zoned EFU-SC by Deschutes County, but is proposed to be brought into the Sisters UGB with a zoning designation Urban Area Reserve 10-acre minimum and Plan designation of Light Industrial.

The proposal to include the Conklin property into the UGB will not change the current use since the parcel is developed, and therefore will not significantly change the mix of land uses in the area. The subject property has many trees, berms, and other vegetative buffers that limit the impact of neighboring properties uses on one another. Regardless of this, the parcel's use is compatible with the similar zoning designation to the south. The parcel is also currently near lands zoned Light Industrial and does not limit the use or development of these parcels. Likewise the compatibility of nearby light industrial uses and the current use is demonstrated by continued operation of the existing use.

The Eady Property

The proposed use at the Eady property will be compatible with surrounding land uses as demonstrated below. This property is zoned UAR-10 with a Plan designation Light Industrial. Parcels to the north, south, and west have the same zoning designation and are therefore compatible since they allow like uses. One parcel to the southeast is zoned Commercial but is undeveloped. Generally, commercial and light industrial uses are compatible with each other, so no conflicts are anticipated. There are many other parcels at the border of the downtown commercial area and the light industrial park that have a similar interface of uses. These designations have been in existence since the last acknowledged Plan in 1984 and continue to be successfully developed.

The property to the east is the Conklin property and is currently operating among the light industrial uses without conflicts. The Conklin property also has berms and vegetative buffers such as trees and shrubs which are effective buffers that protect the uses on both properties.

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Proper administration of the City of Sisters Development Code will protect the operation of both parcels through setbacks, adherence to use guidelines, administration of the Airport Overlay standards, and other applicable codes.

The City of Sisters Property

The uses proposed for the City of Sisters property will be compatible with uses on neighboring properties because the City owns the entire site beyond the area proposed for inclusion in the UGB, providing a significant buffer between it and all other uses. First, the use is compatible with the existing use on the site because it is a continuation of the existing use. There is a buffer of 750 feet between proposed site and nearest residential uses to the north. Aside from the structures on the City wastewater site, there are no structures or residences within 750 feet of the border of the proposed UGB expansion. In addition, the parcel is heavily forested so the vegetative and distance buffers will nullify potential sound, visual, dust, and odor impacts associated with the proposed use. The proposed use will not interfere with the operation of the treatment facility, but will enhance the operation of this facility. The proposed use will also not interfere with the operation of the grazing to the east, nor any activities on public lands to the west and south due to the approximately buffer of approximately 600 feet separating the proposed site from other properties. Property to the south is open forest lands owned by the U.S. Forest Service and is not actively managed for forest production. These factors demonstrate that the proposed use will not interfere with these uses.

660-004-0018 Planning and Zoning for Exception Areas

(1) Purpose. This rule explains the requirement for adoption of plan and zone designations for exceptions. Exceptions to one goal or a portion of one goal do not relieve a jurisdiction from remaining goal requirements and do not authorize uses, densities, public facilities and services, or activities other than those recognized or justified by the applicable exception... Adoption of plan and zoning provisions that would allow changes in existing types of uses, densities, or services requires the application of the standards outlined in this rule.

(4) "Reasons" Exceptions:

(a) When a local government takes an exception under the "Reasons" section of ORS 197.732(1)(c) and OAR 660-004-0020 through 660-004-0022, plan and zone designations must limit the uses, density, public facilities and services, and activities to only those that are justified in the exception;

(b) When a local government changes the types or intensities of uses or public facilities and services within an area approved as a "Reasons" exception, a new "Reasons" exception is required.

The proposed zoning designation for all properties but the City-owned parcel is UAR-10 (Urban Area Reserve 10-acre minimum), of Title 21 of the Deschutes County Code. UAR-10 is a holding zone allowing uses such as agriculture and farming, a single-family residence on a 10-acre parcel, bed and breakfast, farming, kennel or animal hospital, home occupation and accessory structures, and conditional uses include commercial riding stables, utility facilities, and double-wide mobile homes. Intensive commercial, residential, light industrial, and other uses are not allowed in this zone. Once parcels are included in the UGB, owners successfully apply for a zone change, and voters approve annexation, then the parcels may be developed to their Plan

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designations. This process guarantees that the types of uses and densities on the parcels will be compatible with the level of public facilities serving the properties.

The requirements for a "reasons" exception to Goals 3 and 4 have been described and met in the discussion in section B. Exceptions, above. The applicant has demonstrated compliance with Goal 14 and the exceptions to Goals 3 and 4 to allow the properties to convert to urbanizable land to meet the City's need for additional residential, commercial, industrial, and public facility lands. Plan and zone designations clearly limit the uses, densities, public facilities and services, and activities to only those that are justified in the exception.

C. Compliance with ORS 197.298

ORS 197.298 establishes a priority system for the inclusion of land within urban growth boundaries. It requires cities and counties to consider the inclusion of other lands in the following order of priority: (1) designated urban reserve land under ORS 195.145, rule, or metropolitan service district action plan; (2) exception lands and non-resource lands; (3) "marginal land" under ORS 197.247; and (4) lands zoned for agricultural or forest use. If agricultural or forest lands are to be included, lands "of lower capability as measured by the capability classification system or by cubic foot site class" must be added before lands of higher capability. ORS 197.298(3) further provides that lower priority land may be included in the UGB if higher priority land is found to be inadequate based on one of the following reasons: (a) Specific types of identified land needs cannot be reasonably accommodated on higher priority lands; (b) Future urban services could not reasonably be provided to the higher priority lands due to topographical or other physical constraints; or (c) Maximum efficiency of land uses within a proposed urban growth boundary requires inclusion of lower priority lands in order to include or provide services to higher priority lands.

There are no designated urban reserve lands outside the UGB. Urban reserve land inside the Sisters UGB may be re-zoned to satisfy the anticipated need for housing. The existing UGB contains two main Urban Area Reserves (UAR), one north of the U.S. Forest Service compound currently owned by the U.S. Forest Service and another area owned mostly by churches. The 23 acres of UAR owned by the U.S. Forest Service is in public ownership. This area is not intended for residential development, leaving the second area for potential re-zoning for residential uses.

The second area of UAR land is east of the old Sisters High School property, now the Sisters School District Middle School, north of Oregon Highway 242 and west of Oregon Highway 126/ U.S. Highway 20. 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. These future re-zoning potential to residential multi-family (R-MFSD) does not decrease the need for standard Residential (R) lands that are the subject of the UGB expansion for residential purposes. The two residential land use districts are different, and the type, intensity, and scale of development allowed in each is different. Therefore, the availability of additional land for multi-family residential development uses does not reduce the need for primarily single-family residential uses developed at 3-8 units per gross acre.

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There are no marginal lands adjacent to the Sisters UGB, so this prioritization criterion does not apply.

McKenzie Meadow Property

The City relied heavily on the UGB Site Evaluation Matrix in Appendix 5, incorporated herein by reference, to determine the location of urban expansion for residential purposes. This matrix directly incorporates the ORS 197.298 prioritization criteria and scores parcels more favorably if they meet the intent of the ORS. For example, the ORS 197.298 criteria are included by giving the highest score, "Good," for parcels that are exception lands and scores parcels the lowest, or "Poor" if they are a resource land. In addition, the ORS prioritization criterion and Factor 3 criteria were weighted by a factor of 2, signifying the importance of these two state and local policies. A parcel was only considered for inclusion if it scored the highest in its area (West, South, Northeast) in both the "Overall Score" and "Weighted Scores." The site selection process placed a higher priority on including exception lands over resource lands and embodies the intent of ORS 197.298.

ORS 197.298 does contain provisions for including resource lands. The City selected a resource parcel because the City is nearly completely surrounded by such lands and because non-resource lands cannot reasonably accommodate the residential land need, future urban services could not reasonably be provided to the higher priority lands due to topographical or other physical constraints, and maximum efficiency of land uses within the UGB requires inclusion of the lower priority land in order to maximize services to higher priority lands. All agricultural and forest lands surrounding the UGB have the same NRCS soil ratings (i.e. capability classification) are all Class VI soils that "have severe limitations that make them generally unsuitable for cultivation" (NRCS report, p. 187). As discussed above and incorporated herein by reference, the McKenzie Meadow Property is unproductive forestland that is better suited for residential use than forest use due to the ORS 197.298(3) factors.

Lower priority land may be included in the UGB if higher priority land is found to be inadequate based on one of the reasons discussed above. The UGB Site Evaluation Matrix explicitly analyzes all parcels surrounding the UGB and demonstrates that the farm and forest parcels selected for inclusion score higher than competing non-resource parcels, that the land needs cannot be reasonably accommodated on higher priority lands, that other physical constraints make their inclusion unreasonable compared with the proposed sites, and that the selected parcels will maximize the efficiency of land uses within the UGB.

The Conklin Property

This property is a farm use parcel that has been included to maximize the efficiency of land uses within the current UGB. The current UGB, nearly surrounds this property and including it will enable the City to provide needed services to neighboring properties, especially to the north. Bringing this parcel into the UGB allows the City to select the most cost efficient and beneficial routes for public services such as water and sewer services. This also applies to other services such as garbage service, snow removal, and street cleaning. Under the City and Deschutes County Joint Management Agreement, roadways and right-of-ways adjacent to the UGB are under the jurisdiction of the City. Bringing this parcel into the UGB will give the City full responsibility to manage Three Creek Road's/Locust Street's classification, maintenance, and

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long-term use to the maximum benefit along the entire length of the UGB in this area. The current use is also a non-conforming use and cannot be enlarged given its farm use designation by the County, and including the parcel in the UGB will allow it to develop to its fullest extent within the City's guidelines. Together, these reasons demonstrate why the proposed urban growth boundary expansion for this land requires inclusion of lower priority lands to provide services to urban lands.

The Eady Property

This property should be included before properties of a higher priority because its inclusion and eventual annexation and rezoning will result in a land use more compatible with the surrounding urban properties, thus not limiting the development potential of these lands and maximizing efficiency of urban lands. This parcel is surrounded by the City's UGB to the north, west, and south. If the Conklin property is included in the UGB as proposed, this parcel will be entirely surrounded by the City's UGB. Leaving the parcel outside the UGB would create an island of rural land in an area predominated by light industrial and commercial uses. The parcel is currently not in farm production, so there is no direct loss of economic output as a result of the conversion. Also, by including the parcel, Larch Street can be extended to the north to serve the light industrial lands to the north. Larch Street is a direct link to US Highway 20 and bringing the parcel into the UGB will allow consistent development of the street consistent with City standards. If in the UGB, City services can be placed in the road right-of-way, providing a uniform and orderly extension of services in the north part of Sisters. Taken together, these factors facilitate the maximum efficiency of land uses within the current and proposed UGB. These factors also justify why the UGB expansion requires inclusion of lower priority lands in order to provide services to higher priority urban lands.

The City of Sisters Property

The specific type of identified land needs in this case is a site directly adjacent to the current wastewater treatment facility, and this cannot be reasonably accommodated on higher priority lands because no higher priority lands are present near the facility. The wastewater treatment facility is completely surrounded by farm and forest lands. There are no higher priority lands in the area, and the need for the use is only in this area. The proposed use directly involves the existing wastewater facility because it must be monitored daily, a large vehicle storage area is constructed on the site, and the area is very well buffered from residential uses. This area is also not in forest production since it is owned and operated by the City for surface application of treated effluent. Use of this site also preserves the inventory of light industrial lands for private development instead of removing them from the market place if developed by the City. In all, these factors demonstrate that another site cannot reasonably accommodate the use.

D. Compliance with Remaining Statewide Planning Goals

Goal 1: Citizen Involvement

Goal 1 requires each City and County to have a citizen involvement program that ensures the opportunity for citizens to be involved in all phases of the planning process. This application will be processed consistent with the Deschutes County and City of Sisters citizen involvement programs as implemented by code. Public meetings will be held at City and County Planning Commission hearings on this subject, as well as City Council and Board of County

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Commissioner meetings. Public notices posted, mailed, and written in local papers are a part of this process and implement the intent of Goal 1.

Goal 2: Land Use Planning

In accordance with Goal 2, the City has developed and followed an orderly procedure to arrive at objective standards for land use evaluation.

The City has relied upon the explicit site evaluation methodology described earlier and shown in Appendix 5 as the basis for the urban expansion for residential purposes, the bulk of the UGB expansion. The site evaluation methodology explicitly applied Goal 14 urbanization requirements as explained in the findings contained in this document. In addition, the intent of new Plan policies based on community involvement and findings of fact were included in the site evaluation methodology.

State of Oregon Revised Statutes objective methodology to predict land needs was used to estimate the need for the UGB expansion. The SDA relied upon the State of Oregon standards to establish a land-use planning analysis and to develop the adequate factual base for the conclusions. These conclusions, in addition to relevant state and local policies were then used as the basis for decisions and actions taken with respect to UGB expansion.

A part of the land use planning process and policy formulation process involves receiving public input responding to the presented factual basis. A factual basis was presented throughout the planning process and reviewed by the public. As inconsistencies or errors were identified the appropriate corrections were made to improve decision making. Requests for more information were accommodated as best as possible to assist the public input process during taskforce meetings, open houses, and public hearings.

In 2001, the City adopted an entirely new subdivision and zoning ordinance called the Development Code. This code is a State of Oregon model code that was developed and is encouraged by the Department of Land Conservation and Development. This and the City County Joint Management Agreement are the City's procedural guides, thus demonstrating compliance with State and local policy.

Goal 2 also outlines the basic procedures of Oregon's statewide planning program. The goal exception process required by Goal 2 is addressed in Section B, above and incorporated herein by reference.

Goal 3, Agricultural Lands

In the existing Sisters UGB there are no lands used or zoned for agricultural purposes. Any future lands used as such would be subject to the City's Comprehensive Plan policies related to agricultural lands.

Two sites proposed for inclusion into the Sisters UGB are designated as agricultural land (EFU-SC). Specific findings pertaining to the Goal 2 exception to Goal 3 are presented under Goal 14 in this Findings document.. The lands brought into the UGB would still be used as agricultural lands until the owner decided to change the use to a non-farm use consistent with the applicable

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land use designation. To the extent that the owners wish to continue existing or begin new farm uses, they would be allowed in the proposed UAR-10 zone until such time as they are annexed and converted to other uses.

This proposal preserves as much agricultural land as is feasible as demonstrated in the discussion above, does not hinder neighboring farm uses, and thus meets the intent of Goal 3.

Goal 4: Forest Lands

In the existing Sisters UGB there are no lands used or zoned for forestry purposes because this use is inappropriate for an urbanizing and urban area. Any future lands used as such would be subject to the City's Comprehensive Plan policies related to forest lands.

One site proposed for inclusion into the Sisters UGB is designated as forest land (F1). Specific findings pertaining to the Goal 2 exception to Goal 4 are presented under Goal 14 in this Report.

This proposal preserves as much forest land as is feasible as demonstrated in the discussion above, does not hinder forestry uses in the vicinity, and thus meets the intent of Goal 4.

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

State Goal 5 requires the City to take inventories of open spaces, scenic and historic areas, and natural resources. The City has these inventories in the acknowledged Plan.

Several of the parcels proposed for inclusion in the UGB have value as open space areas outside the City limits. All parcels are mostly undeveloped, and are either sparsely forested lands or pasture lands and provide open space, including a mixture of ponderosa and lodgepole pines, sagebrush and other non-endangered plant life. The areas surrounding the City contain an abundance of similar land and the development of these properties as proposed would not have a noticeable adverse impact on the amount of regional open space available.

Impacts on related resources:

Mineral and aggregate resources – None of the subject parcels are zoned or used for surface mining or contain unusual mineral or aggregate resources.

Energy resources – No useful underground energy sources, including natural gas, oil, coal, or geothermal heat, are known to be located at or near any of the subject parcels.

Fish and Wildlife habitats – The United States Forest Service was consulted regarding the distribution of State and Federally listed Threatened and Endangered Species, Management Indicator Species, and Species of Concern. Avoiding parcels with these species was considered during the site evaluation process. Overall, all parcels were unlikely to contain Threatened and Endangered species. Some parcels may contain Management Indicator Species and Species of Concern, but are not ideal habitats for these species. No wetlands are present on any of the proposed properties.

Ecologically and scientifically significant areas – No known ecologically or scientifically significant areas exist within the subject parcels.

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Outstanding Scenic Views – The scenic views offered by the parcels vary depending on tree cover, but are very similar to most other parcels in their respective vicinities. There are outstanding views from many places in the Sisters area and so this proposal does not reduce a unique view area. Height limitations of 30 feet on eventual end uses will also respect the scenic views in the area.

Water areas, wetlands, watersheds, and groundwater sources – There are no wetlands or watershed within or adjacent to any of the subject parcels. No watersheds will be affected by the inclusion of these properties into the Sisters UGB. All sites considered will eventually be served by municipal sewer systems as they are included in the City and will not adversely affect the groundwater due to septic discharge. Other standards and regulations exist that will mitigate any potential threats to existing groundwater quality throughout the course of the development process.

Three of the subject parcels have certified water rights. Some of these rights may eventually be used for urban purposes, but only to the extent required by development.

Wilderness areas – None of the parcels considered meet the definition of “wilderness areas” as described within the Oregon State Goals and Guidelines. All of the parcels have been used in some resource capacity over the previous century, and none of the parcels contain old growth trees or pristine surroundings.

Historic areas, sites, structures, and objects – None of the subject properties contain any structures listed on the National Register of Historic Places. Additionally, in researching the area for existing historic or culturally significant sites, no structures or places of historical significance have been determined to exist within or near the properties with the exception of the Conklin Guest House. The barn at the Conklin Guest House may be a candidate for the Register of Historic Places and may be converted to this designation by the property owner. Including this resource in the UGB does not prevent this designation nor threaten its historic integrity.

Cultural areas – No known or identified cultural resources exist on or adjacent to any of the candidate sites.

Goal 6: Air, Water, and Land Resource Quality

State Goal 6 requires that air, water, and land be monitored and protected from pollution from existing and future land uses. Pollution cannot exceed either 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, process discharge, and wastewater and solid waste disposal.

Expansion of the UGB does not require immediate extension of urban services such as sewer and water because proposed land uses limit land divisions to 10-acre minimums and restrict uses to low impact developments. Eventual annexation will require that the City have the capability to service these sites with sewer and water services. Any additional impacts above the system capacity will be assessed and met by development during the annexation process.

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The UGB expansion will not result in adverse impacts on the environment of the City, County, or State. Existing federal and state environmental laws and local land use standards and regulations will ensure that present and future land uses on the proposed sites will be consistent with State Goal 6.

Noise emanating from the proposed expansion areas will be consistent with local and DEQ noise regulations. There is no evidence that any of the proposed uses will not comply with these regulations. The most intensive noise generating use of the entire proposal is the Public Works headquarters and since there is a distance of approximately 700 feet from the nearest residential area, these impacts will not be noticeable. Activities at the site include starting and operating heavy machinery such as diesel trucks, tractors, garbage trucks, back hoes, etc. Thus, the noise will not be significant enough to impact neighboring properties.

Goal 7: Areas Subject to Natural Disasters

The standards and regulations governing land use activities in areas subject to periodic flooding are presently in place and are sufficient to assure adequate protection of life and property in areas identified as being subject to natural disasters and hazards. The local development standards and regulations in place for the City have previously been acknowledged by LCDC as being in compliance with State Goal 7. None of the candidate sites considered have steep slopes, thus landslides and related potential hazards are not applicable. None of the subject sites are prone to flood-related hazards as identified within State Goal 7.

- Potential threats to life and property from natural disasters include flood and wildfire and a remote possibility of volcanic hazards. These hazards are addressed by the Plan. None of the subject properties are designated flood plains by the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM) dated August 16, 1988.

In response to potential dangers, the City has developed policies and plans to mitigate the potential problems. These policies are sufficient to protect life and property on the proposed sites.

Goal 8: Recreation Needs

Goal 8 requires local jurisdictions to inventory their existing recreational areas, facilities, and opportunities to determining the existing and future recreational needs for citizens and visitors and to provide for the siting of recreational facilities to meet the inventoried needs. The City completed a Parks Master Plan in October 2000 and determined the current inventory of parks to be sufficient to meet 20-year needs.

The lands added to the UGB for residential use will likely provide additional park land to accommodate any additional recreational needs created by the eventual development. In addition, the McKenzie Meadow Property is adjacent to the SOAR facilities and the school campuses, thereby providing recreational facilities within walking distance of the future residential area.

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Goal 9: Economic Development

The City of Sisters seeks to expand and diversify its economic base by providing more opportunities for a greater variety of economic activities congruous to the City's character. As part of the proposed expansion the Conklin Guest House has a Plan designation as Commercial. The land included for Public Facility use will facilitate economic development by improving the operation of the wastewater treatment facility and by freeing up land for private development that would otherwise be used for the new Public Works headquarters.

The proposal also involves converting a farm parcel to light industrial uses. This will convert a parcel of land that is fallow and ill suited for farm use into a much more economically viable and productive use.

Goal 10: Housing

The proposal to expand the UGB is directly driven by Goal 10, which directs jurisdictions to meet local housing needs. The Residential Buildable Lands Supply and Demand Analysis Appendix 1, incorporated herein by reference, demonstrates the level and type of need for housing and the UGB expansion responsibly provides for this need. The UGB expansion discussed in this proposal must take place in order to meet Goal 10. The specific locations of the expansion are determined by the combination of other applicable standards. The discussion of Goal 14 and needs analysis, incorporated herein by reference, demonstrates how this proposal is consistent with Goal 10 and the other statewide goals.

Goal 11: Public Facilities

Based on the City's Water System Master Plan and Wastewater Master Plan the proposed expansion has sufficient capacity to facilitate development on the parcels proposed for expansion.

When (and if) properties are annexed, development codes will require developers to update Water and Wastewater and Transportation Master plans prior to annexation. Plan policies and development code standards require properties annexed into the City to provide for sufficient infrastructure to serve the potential development. Public Works Department policies also require infrastructure to be developed "to and through" developed properties, ensuring orderly and efficient provision of services on to developed lands.

As discussed above and incorporated herein by reference, the McKenzie Meadow Property was chosen in part due to the availability of existing public facility infrastructure to serve the property.

Other sites for inclusion are the PF lands adjacent to the existing wastewater treatment facility, and lands slated for long-term development as commercial and light industrial. All these sites were also evaluated by the City engineer and determined to be fair or good with respect to their ability to be easily and cost effectively served with water and sewer services. Like all properties zoned UAR-10 by this proposal, in order to be served by public facilities these properties will be required to analyze their impact on the systems and ensure the proposed impacts will not be detrimental to these systems.

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Goal 12: Transportation

The City has completed a Transportation Systems Plan dated July, 2001. The City has established standards for road sizes according to their designation based on national standards for collector, arterial, local, and other road types.

The proposal for residential lands promotes development that is compact and does not require exclusive use of the automobile. The McKenzie Meadow Property is bordered by McKinney Butte Road, which is designed and functions as a collector with adjoining pedestrian path connecting to the center of the town..

The proposed expansion to include the UAR-10 lands for eventual residential use will not significantly affect the City's transportation facilities because the number of potential trips is limited due to the limited number of potential lots and allowed uses on these lots. At most, approximately three new single-family dwellings would be constructed on the residential lands prior to them being annexed, representing only approximately 30 daily trips and 3 peak hour trips. Since the proposal disperses the expansion, existing roadways will be sufficient to accommodate any site traffic. When the property is rezoned for higher-density residential use, the owner will address the unique transportation impacts of the new and any proposed uses.

The Conklin property site is fully developed and additional impacts on the transportation network will be minimal.

Since traffic at the proposed Department of Public Works headquarters will be approximately the same as when the TSP was completed, relocation of this facility will not significantly affect any transportation facilities. The current public works headquarters is located off of local streets and does not generate enough trips to significantly impact any transportation systems in the area. These trips were included in the background trips determined in the Transportation Systems Plan, which demonstrates that there are no intersection failures or capacity deficiencies on any of the intersections not involving the highway. The parcel intended for Public Facilities uses will enable the co-siting of equipment storage area and an existing Department of Public Works storage, maintenance, and wastewater treatment facility. Direct impacts on the street serving the site may be higher but will not change the street's functional classification nor cause any intersections to operate unacceptable to ODOT and the City.

The parcel with a Plan designation of light industrial is along an existing collector. Because the site is not fully developable due to zoning restrictions (airport overlay) and because of its small size (4.3 acres), trip generation will likely be low compared to other industrial uses in the area.

In all cases of rezoning the proposed expansion lands from UAR to eventual end uses, traffic studies assessing potential impacts will be determined and mitigated during the zone change and development review process. Existing system development charges (SDCs) will be sufficient to address the immediate impact of development of UAR-10 lands since development potential is limited and sufficient system capacity exists in the vicinities of all expansion areas. Any future development on these lots will be responsible for paying SDC's to pay for proportional impacts on the transportation system.

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13. Goal 13, Energy Conservation

Goal 13 requires land uses to be developed and managed so as to maximize the conservation of all forms of energy. This application is consistent with Goal 13 as demonstrated below.

With respect to lands included in the UGB for residential purposes, the site selection process favored the McKenzie Meadow Property because it is within walking distance of amenities such as parks, schools, and commercial areas, and has the pedestrian infrastructure necessary to facilitate such trips, ones that provide good access to solar energy, and could be efficiently served with public services.

With respect to parcels with proposed long-term commercial and light industrial uses, there are no greater negative impacts associated with including these in the urban area versus other sites. Since the Conklin Guest House is already developed, by including the parcel the City obtains an economic benefit without additional energy consumption required by developing a vacant parcel.

Locating the Department of Public Works headquarters at the proposed site will conserve energy by reducing the number of vehicle trips made by staff due to co-use and co-development of the site.

Goals 15, 16, 17, 18 and 19

These goals govern the Willamette Greenway, estuarine resources, coastal shoreland, beaches and dunes, and ocean resources. Goals 15 through 19 are not relevant to this application.

E. Compliance with the Sisters Urban Area Comprehensive Plan

The following is a summary review of the proposed UGB expansion for compliance with the proposed with the proposed Plan. This expansion complies with and is supported by the following Plan sections and policies:

3.3 Findings, 3. Says

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.

3.3 Policies, 1. Says

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

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zoning designation according to procedures and methodologies established by the State of Oregon, Deschutes County, and the City of Sisters

4.4 Policies, 2. Says

When forest-zoned lands are included in the Sisters UGB, they shall be re-zoned to appropriate zoning designation that prevents commercial forestry uses.

This expansion changes the rural use designations to Urban Area Reserve while in the UGB and designation as City of Sisters urban uses upon annexation. This excludes commercial forestry uses within the City.

5.4 Policies, 1. Says

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

Tasks-

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.

The City's Development Code shall contain provisions to include open space as a part of a Master Planned Development.

Through the land use inventories contained herein, the City determined that was a need for additional residential and public facilities land. The carrying capacities of land adjacent to the City limit were analyzed along with other criteria, to select appropriate parcels for inclusion. Consideration was given for provision of open space, and adequate additional acres are included in the proposal.

Policy 8.4, 1. Says

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.

The City of Sisters Parks Master Plan requires parks to be available within walking distance of residents. The UGB expansion for residential purposes will result in new residential lands being within one quarter mile of existing public parks, as well as other recreational facilities at public schools.

Policy 10.4, 4. Says

All residential development shall be provided with orderly extension of City services including sewer and water.

EXHIBIT "D"
City of Sisters UGB Expansion Findings Report

In its preparation of the exceptions analysis for land adjacent to the City to be included within the City, the City of Sisters Engineer of Record, analyzed current capacities of the water and sewer systems. It was determined that including the McKenzie Meadow Property in the UGB would result in the most orderly and efficient provision of public facilities and services, as described above and incorporated herein by reference.

Policy 11.4, 2. Task a. Says

Applications for annexation 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)

No annexation is proposed as part of this comprehensive plan amendment. The properties chosen for the UGB expansion will apply separately for annexation into the City limits and will demonstrate compliance with this criterion at this time.

Policy 12.4, 2. Task d. Says

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.

In the exception analysis, higher priority was given to those developments that were easily grafted in the existing street grid, which utilized intersections with passing levels of service, and minimized impacts on the State Highway System. Oregon Department of Transportation Planners commented, and their recommendations utilized in grading parcels considered for inclusion. The selected sites will enable the existing road grid to be expanded.

Policy 14.4.4 Says

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.

The City created Urban Area Reserve Districts in its codes to maintain the development potential of parcels in anticipation of development at urban levels. Bringing the parcels into the UGB as UAR-10 will enable them to urbanize as market pressures increase due to land shortages versus including the sites in the UGB and City Limits at the same time. The likely end product is that land within the existing City Limits will develop fully since large surpluses of buildable land will not be made available with this proposal.

Task 5. Says

The establishment and change of the Urban Growth Boundary shall be based upon considerations of the following factors:

EXHIBIT "D"
City of Sisters UGB Expansion Findings Report

Demonstrated need to accommodate the urban population growth requirements consistent with LCDC goals;

As required the City participated in coordinating population forecasts with Deschutes County, establishing the population growth for the planning period of the Plan. This criterion is a state as well as local criteria and has been addressed previously in this Findings document.

Need for housing, employment opportunities and livability;

Through its Residential Land Supply and Demand Analysis (SDA) in Appendix 1, the City determined the housing needs for its population demographic mix. This criterion is a state as well as local criteria and has been addressed previously in this Findings document.

Orderly and economic provision for public facilities and services;

The City has master plans in place projecting infrastructure needs for public facilities and services within the current UGB. The City of Sisters Engineer of Record, the Public Works Director, Planning and Finance Departments determined most advantageous areas for the extension of services. This criterion is a state as well as local criteria and has been addressed previously in this Findings document.

Maximum efficiency of land uses within and on the fringe of existing urban area;

The City's adopted development code prescribes minimum and maximum density standards and determines minimum lot sizes by dwelling unit type. The City's municipal sewer system allows for small lot residential development. This criterion is a state as well as local criteria and has been addressed previously in this Findings document.

Environmental, energy, economic and social consequences;

Retention of agricultural land as defined, with Class I being the highest priority for retention and Class VI the lowest priority; and

Compatibility of the proposed urban uses with nearby agricultural activities.

In its preparation of this exception analysis, these criteria were considered in the decision matrix. This criterion is a state as well as local criteria and has been addressed previously in this Findings document.

F. Compliance with the Transportation Planning Rule

OAR 660-012-0060 states that "amendments to functional plans, acknowledged comprehensive plans, and land use regulations which significantly affect a transportation facility shall assure that allowed land uses are consistent with the identified function, capacity, and performance standards (e.g. level of service, volume to capacity ratio, etc.) of the facility." Because this application requests a comprehensive plan and zoning map amendment, the TPR requires the

EXHIBIT "D"
City of Sisters UGB Expansion Findings Report

Applicants to demonstrate that (1) the amendments will not significantly affect a transportation facility, or (2) if the amendments do significantly affect a transportation facility, which future land uses will be consistent with the function, capacity, and performance standards for the facility. As detailed below, the proposed amendments will not significantly affect a transportation facility.

Under OAR 660-012-0060(2), a plan or land use regulation amendment "significantly affects" a transportation facility if it:

- a. Changes the functional classification of an existing or planned transportation facility;
- b. Changes standards implementing a functional classification system;
- c. Allows types or levels of land uses which would result in levels of travel or access which are inconsistent with the functional classification of a transportation facility; or
- d. Would reduce the performance standards of the facility below the minimum acceptable level identified in the TSP.

Appendix 7 illustrates the estimated trip generation resulting from the proposed Plan amendment and change in zoning, and the following discussion demonstrates the proposed amendment does not significantly affect a transportation facility.

McKenzie Meadow Property

The amended plan and new zoning designation of UAR-10 will result in a total of 30 new trips generated daily and three trips generated during the PM Peak hours between 4 PM and 6 PM. No roadway serving the property will experience more than an estimated three PM peak trips, and this well within the acceptable background traffic levels present on these roadways. The proposed zone change will not alter the functional classification, does not change standards implementing a functional classification system, does not allow a use which is inconsistent with the functional classification, and does not reduce the performance standards of the facility below the minimum acceptable level identified in the TSP. It is important to note that if and when the McKenzie Meadow Property is annexed and rezoned to more intensive residential uses, that a traffic impact study will be required as part of the zone change application per City of Sisters Development codes. This traffic study will determine if the proposed zone change will significantly affect any transportation facilities.

Public Facility Property

The amended plan and new zoning designation of Public Facility from Forest (F1) will result in a total of 18-30 new trips generated daily and 3-4 trips generated during the PM Peak hours between 4 PM and 6 PM. No roadway serving any of the proposed expansion properties will experience more than an estimated 4 trips, and this well within the acceptable background traffic levels present on these roadways. The proposed zone change will not alter the functional classification, does not change standards implementing a functional classification system, does not allow a use which is inconsistent with the functional classification, and does not reduce the performance standards of the facility below the minimum acceptable level identified in the TSP.

EXHIBIT "D"
City of Sisters UGB Expansion Findings Report

3. Zone Change

The Applicants propose to rezone the properties from F1 to Public Facility, and F1, F2 and EFU-SC to UAR-10. The UAR-10 zone serves as an interim zoning and plan designation until such time that market forces drive the need for additional housing.

Chapter 21.40 of the Sisters Urban Area Zoning Ordinance (DCC Title 21) sets forth standards for this zone change. Each standard is quoted below, followed by a description of how the proposed change is consistent with the applicable standard.

A. Conformance with the Sisters Area Comprehensive Plan

The policies of the Sisters Urban Area Comprehensive Plan that are applicable to the comprehensive plan and zoning map amendment are set forth in Section E, above. The Applicant's description of how the proposal is consistent with each policy is incorporated herein by reference. As detailed in Section E above, the proposal is consistent with the Sisters Area Comprehensive Plan.

B. Conformance with all applicable State statutes

The proposal's compliance with ORS 197.298 and OAR-012-0060 (TPR) are addressed in Sections 2 C and F above, incorporated herein by reference. There are no additional state statutes directly applicable to this application.

C. Conformance with statewide planning goals

The statewide planning goals are addressed in Section 2 D, above. The City's description of how the proposal is consistent with all applicable statewide planning goals is incorporated herein by reference. As detailed in Section 2 D, the proposal is consistent with the relevant statewide planning goals, including the UGB amendment factors of Goal 14, and reasons justifying why the policies of Goals 3 and 4 should no longer apply to the respective properties.

D. There is a public need for the change of the kind in question

The public directly served and benefited by this zone change. The public need for this zone change is addressed in Section 1.(c) Background, and Section 2A(1) UGB Amendment, and are incorporated herein by reference.

EXHIBIT "D"
City of Sisters UGB Expansion Findings Report

Appendix 1: City of Sisters Residential Land Supply and Demand Analysis, March, 2005.

EXHIBIT "D"
City of Sisters UGB Expansion Findings Report

Appendix 2: Proposed Additions to the Sisters UGB

EXHIBIT "D"
City of Sisters UGB Expansion Findings Report

Appendix 3: City of Sisters: Comprehensive Plan Map

EXHIBIT "D"
City of Sisters UGB Expansion Findings Report

Appendix 4: City of Sisters: Zoning Map

EXHIBIT "D"
City of Sisters UGB Expansion Findings Report

Appendix 5: UGB Site Evaluation Matrix and Maps

EXHIBIT "D"
City of Sisters UGB Expansion Findings Report

Appendix 6: City-Owned Properties

EXHIBIT "D"
City of Sisters UGB Expansion Findings Report

Appendix 7: Estimated Trip Generation at Proposed Site for Public Works Department
Headquarters and Other Proposed Sites

Section 3. EMERGENCY. This Ordinance being necessary for the immediate preservation of the public peace, health and safety, an emergency is declared to exist, and this Ordinance takes effect on its passage.

DATED this 9th day of September, 2005.

BOARD OF COUNTY COMMISSIONERS
OF DESCHUTES COUNTY, OREGON

excused
TOM DEWOLF, Chair

[Signature]
MICHAEL M. DALY, Commissioner

[Signature]
DENNIS R. LUKE, Commissioner

Date of 1st Reading: 8th day of September, 2005.

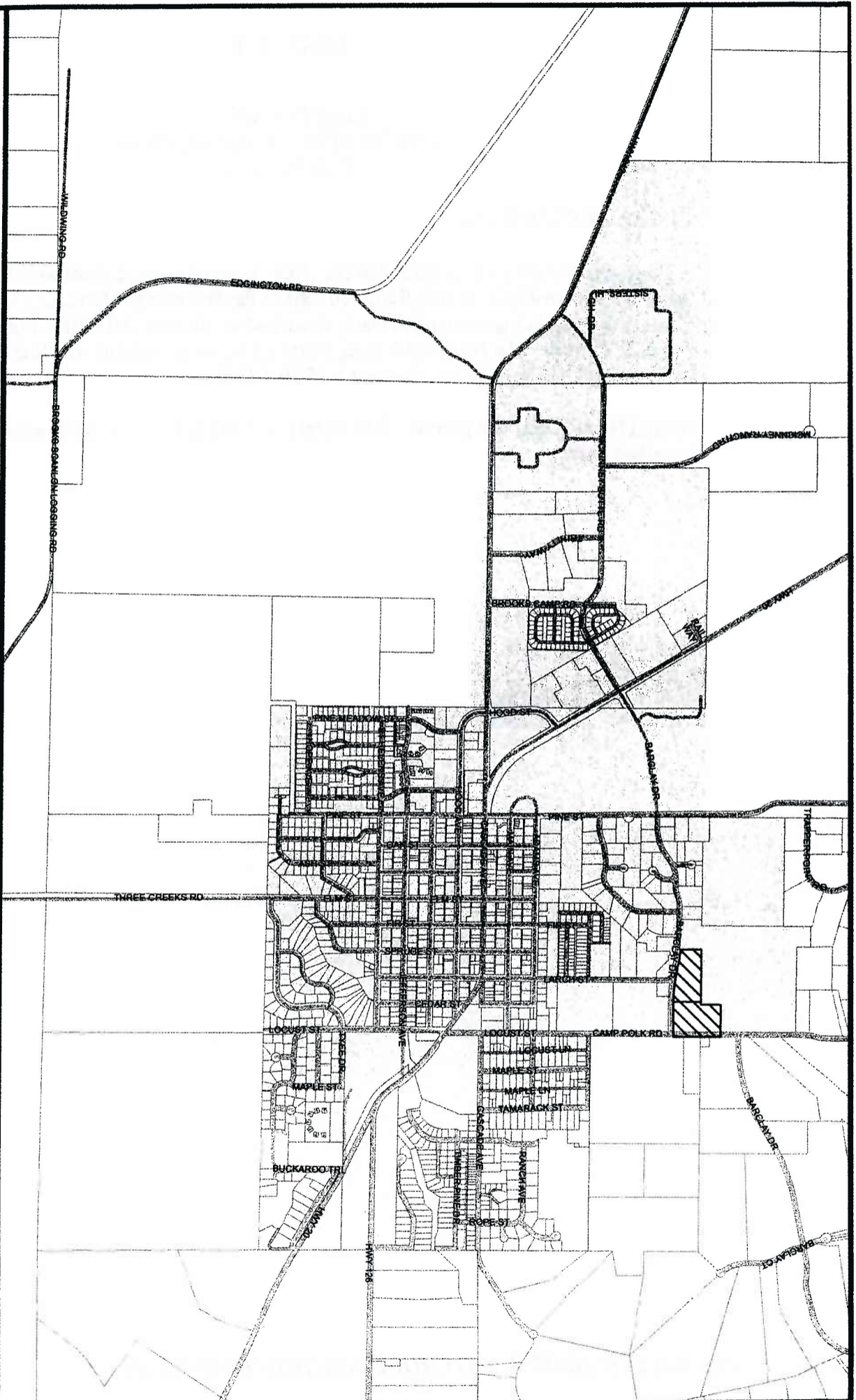
Date of 2nd Reading: 8th day of September, 2005.

Record of Adoption Vote				
Commissioner	Yes	No	Abstained	Excused
Tom DeWolf	___	___	___	<u>X</u>
Michael M. Daly	<u>X</u>	___	___	___
Dennis R. Luke	<u>X</u>	___	___	___




Effective date: 9th day of September, 2005.

ATTEST:

[Signature]
Recording Secretary



Legend

-  Urban Area Reserve Zone (UAR-10)
-  Parcel
-  City Limit/Urban Growth Boundary

NOTES: 1. The map was derived from digital data on Deschutes County, OR. 2. City and County boundaries are shown for reference only. 3. The map is provided "as is" and the County does not warrant its accuracy. 4. The map is provided for informational purposes only. 5. The map is not intended to be used for any other purpose. 6. The map is not intended to be used for any other purpose. 7. The map is not intended to be used for any other purpose. 8. The map is not intended to be used for any other purpose. 9. The map is not intended to be used for any other purpose. 10. The map is not intended to be used for any other purpose.

Deschutes County

Zoning

Exhibit A to Ordinance 2005-036



August 25, 2005

BOARD OF COUNTY COMMISSIONERS
OF DESCHUTES COUNTY, OREGON

Tom DeWolff, Chair

Michael M. Daly, Commissioner

Dennis R. Luke, Commissioner

ATTEST: Recording Secretary

Dated this _____ day of September, 2005
Effective Date: September _____, 2005

EXHIBIT "B"

**Legal Description
For the City of Sisters UGB Expansion.
"Eady Property"**

LEGAL DESCRIPTION:

A Portion of Parcel 1 of Partition Plat No. 2000-7, situated in the Southwest Quarter of Section 4, Township 15 South, Range 10 East of the Willamette Meridian, Deschutes County, Oregon being more particularly described as follows: All of that Portion of Parcel 1, Partition Plat No. 2000-7 lying North of the North right of way line of Barclay Drive, Deschutes County Tax Account # 15 10 4 1109.

TOGETHER WITH that portion of the Barclay Drive right of way that is adjacent to said described parcel.

EXHIBIT "B"

**For the City of Sisters UGB Expansion.
"Bed and Breakfast Property"**

LEGAL DESCRIPTION:

A portion of the Southeast Quarter of the Northwest Corner (SE ¼ NE ¼) and a portion of the Northeast Quarter of the Southwest Quarter (NE ¼ SW ¼) of Section Four (4), Township Fifteen (15) South, Range Ten (10) East of the Willamette Meridian, Deschutes County, Oregon, described as follows:

Beginning at the center of Section Four (4); thence South 00°05'01" (Contract shows 00°05'10") East, 329.94 feet; thence South 89°49'54" West, 396.08 feet; thence North 00°05'01" West, 329.94 feet; thence North 89°49'54" East, 33.65 feet; thence North 89°49'54" East, 362.43 feet; thence South 00°05'01" East, 240.38 feet to the point of beginning.

TOGETHER WITH those portions of the Barclay Drive and Camp Polk Road rights of way that are adjacent to said described parcel.