



**CITY PLANNING COMMISSION**  
**520 E Cascade Avenue Sisters, OR 97759**  
**Thursday, February 18, 2016– 5:30 P.M.**

**REVISED AGENDA**

**I. CALL TO ORDER**

**II. VISITOR COMMUNICATION**

*This is the time provided for individuals wishing to address the Planning Commission, at the Commission's discretion, regarding issues that are not already on the agenda. Citizens who wish to speak should sign up prior to the beginning of the meeting on the sign-up sheet at the podium. Please use the microphone and state your name and address at the time the Planning Commission calls on you to speak.*

**III. APPROVAL OF MINUTES: Workshop for December 17, 2015**

**IV. PUBLIC HEARINGS:**

- A. Site Plan Review: Formula Food Establishment with Drive Thru (Dairy Queen) located south of the intersection of Highway 20 and McKinney Butte Road SP #15-03 with Conditional Use Permit CU #15-01; Applicant – Steve McGhehey
- B. Text Amendment: TA #15-03 various revisions to Development Code; Applicant City of Sisters: The proposed amendments are as follows:
1. Revise Chapter 1.3 Definitions: Definition of Formula Food Establishments
  2. Revise Chapter 2.2 Residential District:
    - Reduce front-loaded garage setbacks and clarify text for garage setbacks
  3. Revise Chapter 2.3 Multi-Family Residential District:
    - Reduce front-loaded garage setbacks and clarify text for garage setbacks
    - Revise minimum density standards and require a Minor Conditional Use permit for projects consisting of 15-20 gross units per acre
    - Increase maximum height for multifamily structures consisting of 5 or more units
    - Revise minimum lot size requirements for fourplex dwellings and multifamily structures consisting of 5 or more units
    - Revise open space requirements for multifamily structures consisting of 5 or more units
  4. Revise Chapter 2.4 Downtown Commercial District:
    - Reduce front-loaded garage setbacks and clarify text for garage setbacks.
  5. Revise Chapter 3.2 Landscaping:
    - Reduce minimum caliper size for required street trees

- V. WORKSHOPS: All workshops are open for public participation
  - A. Continue discussion of future Development Code revisions
    - 1. Temporary Uses
  - B. Open/ongoing discussions and studies
    - Urbanization Study:
      - Review and discuss criteria for studying parcels outside City UGB
      - Comprehensive Plan update
      - Form based codes/planned development zoning
      - Other Development Code revisions

VI. OTHER COMMISSION BUSINESS

VII. ADJOURN

*This agenda is also available via the Internet at [www.ci.sisters.or.us](http://www.ci.sisters.or.us). The meeting location is accessible to persons with disabilities. Requests for an interpreter for the hearing impaired or for other accommodations for persons with disabilities should be made at least 48 hours before the meeting by calling Kathy Nelson, City Recorder, at the number below.  
520 E. Cascade Ave. – P.O. Box 39, Sisters, OR 97759 – 541-323-5213.*