

NOTICE OF THREE PUBLIC HEARINGS

Notice is hereby given that the City of Sisters Planning Commission is holding **three** public hearings at Sisters City Hall, 520 E. Cascade Avenue, Sisters (mailing address PO Box 39, Sisters, OR 97759) on **August 18, 2016 at 4:00 pm and 5:30 p.m.** regarding the applications listed below. Please check the relevant time for the particular application. All relevant provisions of the City of Sisters Urban Area Comprehensive Plan, the Sisters Development Code and Oregon Revised Statutes (ORS) will be reviewed for compliance. Please contact Patrick Davenport Community Development Director, at (541) 323-5219 for more information.

PUBLIC HEARING #1: 4:00PM

File #: TA 16-01; **Applicant:** City of Sisters

Project Description: Type IV review of a proposal to revise the following Development Code Chapters: Various subsections within Chapter 4.6 Cluster Developments, Sections and Chapter 4.2 Site Plan Review, Section 4.2.200 Applicability. **Location:** City-wide Applicable Zoning Districts; **Applicable Criteria:** Chapter 4.1 (Types of Applications and Review Procedures), and Chapter 4.7 (Land Use District Map and Text Amendments), Chapter 2.6 Cluster Developments and Chapter 4.2 Site Plan Reviews.

PUBLIC HEARING #2: After public hearing for File # TA 16-01 (approximately 4:30pm)

File #: MOD 16-02; **Applicant:** Peter Hall/3 Sisters Partners

Project Description: Type III Review of a Modification to a previously approved tentative subdivision plat on a 20.02 acre property for a 5 – Phase, 77 - lot subdivision. The application is a requesting to modify the project phasing and develop 9 cottage style dwellings in proposed Phase 2.

Project Location: The subdivision known as ClearPine currently consists of 14 lots in Phase 1 and the remaining Tract A of the ClearPine subdivision. The property is situated north of Lundgren Mill Drive, east of N Pine Street and West of the intersection with East Sun Ranch Drive and identified as tax lot #151004BC00100.

Applicable Criteria: Sisters Development Code: Chapter 3.2 Landscaping, Chapter 4.1. (Types of Applications and Review Procedures), Chapter 4.3 Land Divisions, Chapter 4.6 Cluster Developments

PUBLIC HEARING #3: 5:30 pm start time (or after public hearing #2 if it concludes after 5:30pm)

File #: MP 16-01 and SUB 16-01; **Applicant:** Hayden Homes/April Pust, P.E.;

Project Description: Type III Review of a modification to an approved master development plan (MP 05-01) and new tentative subdivision plan to enable the development of 70 single family detached, 27 single family attached (townhouses) and 52 units of multifamily apartment dwellings with associated development of right of way and open space. This project is the continuation of Village at Cold Springs for Phases 4, 6, 7 and 8.

Location: West of Trinity Drive and the existing phases of Village at Cold Springs development, both sides of existing Rail Way and North of McKinney Butte Road and Village Meadows identified as tax lot 1510050001100. **Applicable Criteria:** City of Sisters Development Code (SDC): Chapter 2.3 (Multi-Family Residential); Chapter 3.1 (Access and Circulation); Chapter 3.2 (Landscaping and Screening); Chapter 3.3 (Vehicle and Bicycle Parking); Chapter 4.1. (Types of Applications and Review Procedures); Chapter 4.3 Land Divisions and Chapter 4.5 (Master Plans);

Questions, concerns and/or written testimony regarding these applications should be directed to Patrick Davenport, Community Development Director, PO Box 39, Sisters, Oregon, 97759. Mr. Davenport can be reached at (541) 323-5219 or pdavenport@ci.sisters.or.us. Failure to raise an issue in person, or by letter or email before or during the hearing, or failure to provide statements or evidence sufficient to afford the decision-maker an opportunity to respond to the issue, may preclude an appeal based on that issue with the State Land Use Board of Appeals. All evidence relied upon by the hearings body to make this decision is in the public record and is available for public review. Copies of this evidence can be obtained at a reasonable cost from the City. A copy of the City's staff report shall be available for review upon request at no cost at least seven days before the hearing. Testimony may be provided in writing to the staff member listed above prior to or during the public hearing, and anyone wishing to testify will be given the opportunity to speak on this application during the public hearing. All relevant testimony will be considered. TTY services are available at the Sisters City Hall; the City needs at least seven days' notice to accommodate this request. Please contact Kathy Nelson, City Recorder, at (541) 323-5213 to arrange. The Sisters City Hall building is a fully handicapped-accessible facility.