



NOTICE OF DECISION

Notice is hereby given that the City of Sisters Planning Commission approved PC Resolution #20-01 (the "Decision") affecting application Planning File No. MP 19-01 submitted by Chris Mayes, Mayes Architecture on behalf of Threewind Partners LLC. All relevant provisions of the City of Sisters Development Code were reviewed for compliance.

FILE NUMBERS: MP 19-01
LOCATION: 801 W Hood Avenue, Sisters OR 97759
TAX LOT: 151005DC07202
APPLICANT: Chris Mayes, Mayes Architecture
OWNER: Threewind Partners LLC
STAFF: Nicole Mardell, Principal Planner

REQUEST: The Applicant is requesting approval of a Master Planned Development, Comprehensive Plan Map & Zoning Map Amendment, Tentative Subdivision, and Development Agreement. The Master Plan includes up to 28,000 square feet of commercial space, up to 28,000 square feet of residential space (including up to 50 residential units) and supporting infrastructure. The applicant is required to submit subsequent Site Plan Review applications for detailed review.

APPLICABLE CRITERIA: City of Sisters Development Code (SDC): Chapter 4.1 – Types of Applications and Review Procedures, Chapter 4.5 – Master Planned Developments, Chapter 2.5 – Highway Commercial District (HC), Chapter 2.15 – Special Provisions, Chapter 3.1 – Access and Circulation, Chapter 3.2 – Landscaping and Screening, Statewide Land Use Goals; City of Sisters Comprehensive Plan; Oregon Revised Statutes.

PLANNING COMMISSION DECISION: Conditional approval of MP 19-01 (Master Plan), subject to conditions of approval contained in Exhibit F to the Decision.

A copy of the signed Decision can be viewed online through the project website:

<https://www.ci.sisters.or.us/community-development/page/threewind-master-plan-mp-19-01>

All evidence relied upon by the Planning Commission to make this Decision is in the public record and is available for public review. Copies of Decision and items in the record can be obtained at a reasonable cost from the City of Sisters at 520 E Cascade Avenue, Sisters, OR 97759. Please contact Carol Jenkins, Planning Technician, at (541) 323-5207 for more information.

All persons entitled to notice or who are otherwise adversely affected or aggrieved by the Decision may appeal the Decision. The filing of a Notice of Appeal shall be accompanied by the filing fee of \$2,500. Except as otherwise required, the notice of appeal and appeal fee must be received by the Community Development Department no later than 5 p.m. on the fourteenth calendar day following mailing of the decision or no later than **March 11, 2020 at 5 p.m.** Notices of Appeals may not be filed by facsimile machine.

The Notice of Appeal shall be submitted upon the form provided by the Community Development Department, shall include any such information as listed on the application submittal checklist and shall contain the following: 1. A concise description of the land use decision sought to be reviewed, including the date of decision; 2. A statement of the interest of the appellant seeking review and, that the appellant was a party to the initial proceedings; and, 3. The grounds relied upon for review.



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Further information can be obtained concerning the appeal process at the Community Development Department at 520 E Cascade Avenue, Sisters Oregon 97759. Unless appellant (the person who files the appeal) is the applicant, the hearing on the appeal shall be limited to the specific issues identified in the written comments submitted during the comment period. Additional evidence related to the Notice of Appeal may be submitted by any person during the appeal hearing, subject to any rules of procedure adopted by the City Council.