



NOTICE OF LAND USE APPLICATION AND PUBLIC HEARING

Notice is hereby given that the City of Sisters Planning Department has received land use applications affecting this property and a public hearing has been scheduled before the Planning Commission on **February 20, 2020 at 5:30 PM** at Sisters City Hall, 520 E. Cascade Avenue, Sisters, OR 97759. Public oral or written testimony is invited. The hearing will be held according to SDC Chapter 4.1 and the rules of procedure adopted by the Council and available at City Hall. All relevant provisions of the Statewide Planning Goals, City of Sisters Urban Area Comprehensive Plan, and Sisters Development Code will be reviewed for compliance. Prior to the public hearing, written comments may be submitted to Nicole Mardell, Principal Planner, Sisters City Hall at 520 E. Cascade Avenue, Sisters (mailing address PO Box 39, Sisters, OR 97759) or emailed to nmardell@ci.sisters.or.us. Comments should be directed toward the criteria that apply to this request and **must reference the file number**. Public comments will continue to be received until the official record is closed but must be submitted by **02/12/20 at 5:00 P.M.** in order to be included in the staff report.

File #s: MP 19-01
Applicant: Chris Mayes of Chris Mayes Architecture
Property Owner: Threewind Partners, LLC
Engineer: H.A. McCoy Engineering and Land Surveying, LLC
Site Location: 801 W. Hood Ave, Sisters, OR 97759
Tax Map #: 151005DC07202
Request: The Applicant is requesting approval of a Master Planned Development (Type III), to enable the construction of 50 multi-family units covering 26,800 square feet of building area, 26,800 square feet of commercial space and supporting infrastructure.

Applicable Criteria, Standards, and Procedures: 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.

A copy of the application, all documents and evidence submitted by or for the applicant, and the applicable criteria and standards can be reviewed at Sisters City Hall at no cost and copies are available at a reasonable cost. Files associated with the project can be viewed by visiting the Community Development Department's project web page: <https://www.ci.sisters.or.us/community-development/page/three-winds-master-plan-mp-19-01> . A copy of the City's staff report and recommendation to the hearings body will be available for review at no cost at least seven days before the hearing, and copies will be available on request at a reasonable cost. Please contact Carol Jenkins, Planning Technician, at (541) 323-5207 for more information. The Planning Commission will consider the staff report all other written and oral testimony and forward a recommendation to the City Council for Council's ultimate approval. The decision criteria and hearing process will occur according to Development Code Chapter 4.1 Procedures and all other applicable Development Code requirements. Failure to raise an issue in person, or by letter before or during the issuance of the decision, or failure to provide statements of sufficient evidence to afford the decision-makers an opportunity to respond to the issue, may preclude an appeal based on that issue with the State Land Use Board of Appeals.

TTY services can be made available. In order to accommodate persons with physical impairments, please notify the City of any accommodations you may need as far in advance of the hearing as possible by contacting City Recorder Kerry Prosser at (541) 323-5213. The Sisters City Hall building is a handicapped accessible facility.

****Location and Zoning Map, Proposed Master Plan, Proposed Tentative Subdivision Plan on following pages****

Notice to mortgagee, lienholder, vendor or seller: City of Sisters Development Code requires that if you receive this notice it shall be promptly forwarded to the purchaser.

Location Map



Zoning Map



