



## NOTICE OF LAND USE DECISION

Notice is hereby given that on July 13, 2023, the City of Sisters Planning Commission deliberated and voted resulting in adoption of PC Resolution No. 2023-05 (the "Decision") affecting Planning File Nos. SP 22-02 / MCU 22-01. All relevant provisions of the City of Sisters Development Code were reviewed for compliance.

**FILE NUMBERS:** SP 22-02 / MCU 22-01  
**APPLICANT:** Stephen Williams  
**OWNER:** Pliska Investments LLC  
**SITE LOCATION:** Address: 411 W Cascade Avenue, Sisters  
Tax Map and Lots: 15-10-8AA 100 / 200  
**REQUEST:** Site Plan Review and Minor Conditional Use to establish a service station in the Downtown Commercial and Airport Overlay Districts. The applicant proposed replacement of the existing development with an approximately 3,500 square-foot convenience market, fuel island with 16 pumps, fuel island canopy, and related site improvements.

**APPLICABLE CRITERIA:** City of Sisters Development Code (SDC):  
Chapter 2.4 – Downtown Commercial District  
Chapter 2.11 – Airport Overlay District  
Chapter 2.15 – Special Provisions  
Chapter 3 – Design Standards  
Chapter 4.1 – Types of Applications and Review Procedures

**CITY STAFF:** Matthew Martin, Principal Planner (Email: [mmartin@ci.sisters.or.us](mailto:mmartin@ci.sisters.or.us); Phone: 541-323-5208)

**PLANNING  
COMMISSION  
DECISION:**

**DENIAL** of Site Plan Review and Minor Conditional Use file nos. SP 22-02 / MCU 22-01.

Please contact Matthew Martin ([mmartin@ci.sisters.or.us](mailto:mmartin@ci.sisters.or.us)) for a copy of the Decision.



Aerial photo of subject property (Source: Deschutes DIAL)

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 5:00 p.m. on the fourteenth calendar day following mailing of the decision or no later than **August 3, 2023, at 5:00 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.

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.

**\*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.**