



NOTICE OF LAND USE DECISION

Notice is hereby given that the City Community Development Department issued a Notice of Decision affecting this property on **July 28, 2023**. All relevant provisions of the City of Sisters Urban Area Comprehensive Plan and City of Sisters Development Code were reviewed for compliance. Please contact the City of Sisters, Emelia Shoup, Associate Planner, at (541) 323-5216 or eshoup@ci.sisters.or.us for more information.

File #: SP 23-01 / V 23-01
Applicant: Terry Amundson, Koble Creative Architecture
Property Owner: Rob Moneyhan, Lundgren Mill Lots LLC
Site Location: 155 W. Lundgren Mill Drive; Map and Tax Lot: [151004BC01400](#)
Request: Site Plan Review and Minor Variance request for a new 11,962 SF construction of two single-story buildings connected by a common breezeway, with speculative tenant spaces for commercial & industrial uses (i.e., eating & drinking establishment, retail, office, light manufacturing, warehousing, and food & beverage packaging uses). The requested minor variance is to increase the front yard setback by 20% in order for 50% of the primary building facade to comply with code on the triangular-shaped lot.

Applicable Criteria: Sisters Development Code (SDC) – Chapter 2.14 (North Sisters Business Park District); Chapter 3 (Design Standards); Chapter 4.1 (Types of Applications and Review Procedures); and Chapter 4.2 (Site Plan Review); Chapter 5.1 (Variances); Chapter 2.15 (Special Provisions); Chapter 2.11 (Airport Overlay).

DECISION: Based upon the applicable criteria and standards, and the facts contained within the record, the City **Approves the requested Site Plan & Minor Variance file nos. SP 23-01 / V 23-01 with Conditions.**

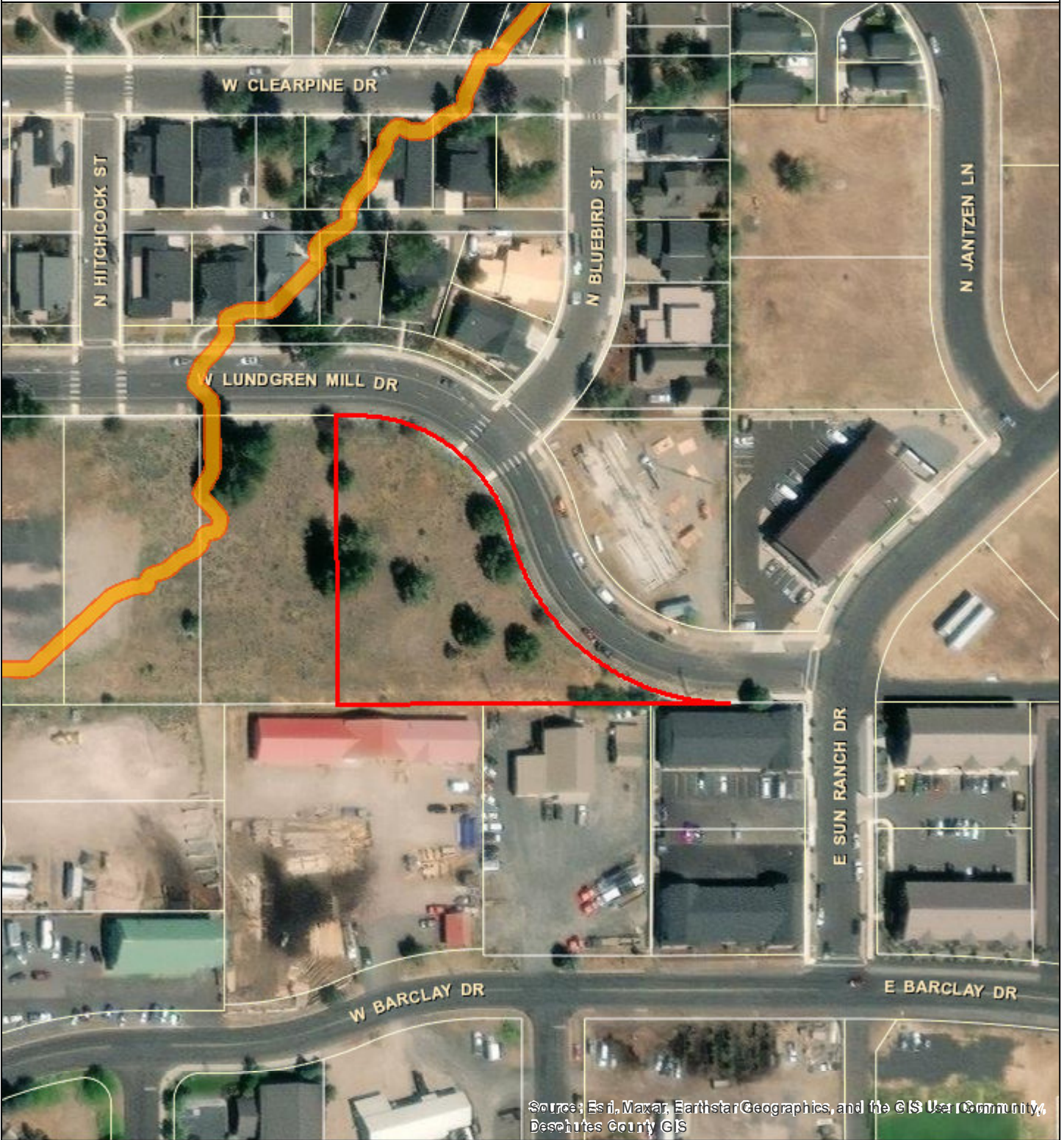
All evidence relied upon by the Community Development Director to make this Decision is in the public record and is available for public review. Copies of this evidence and the Decision can be obtained at a reasonable cost from the City of Sisters at 520 E Cascade Avenue, Sisters, Oregon 97759. All persons 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 \$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/posting of the decision or **no later than August 11, 2023 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. 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 Planning Commission. The Decision shall become final on August 12, 2023, if no appeals are filed.

TTY services can be made available. Please contact City Recorder Kerry Prosser at (541) 323-5213 for accommodations to be made. The Sisters City Hall building is a handicapped accessible facility.

***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.**

File Nos. SP 23-01 / V 23-01

155 W. Lundgren Mill Drive



Source: Esri, Maxar, EarthstarGeographics, and the GIS User Community, Deschutes County GIS



Date: 7/26/2023

