



NOTICE OF LAND USE APPLICATION

Notice is hereby given that the City of Sisters Planning Department has received a land use application affecting this property and a public hearing has been scheduled before the Planning Commission on **July 16, 2020 at 5:30pm**. All relevant provisions of the City of Sisters Urban Area Comprehensive Plan and Sisters Development Code will be reviewed for compliance. Please contact Nicole Mardell, Principal Planner, at (541) 323-5208 for more information. Comments may be provided in writing prior to the public hearing at Sisters City Hall at 520 E. Cascade Avenue, Sisters (mailing address PO Box 39, Sisters, OR 97759) or email to nmardell@ci.sisters.or.us.

Due to COVID-19 and required social distancing measures, the City will make accommodations for remote participation and strongly encourages all interested parties to participate remotely. Meeting access information will be posted on the Planning Commission Agenda by July 9, 2020 and can be found on <https://www.ci.sisters.or.us/meetings>. Written comments will be accepted via drop off to the utility payment box at City Hall, 502 E Cascade Avenue, Sisters prior to July 16 at 3 pm.

File #s: CP 20-02, ZC 20-01

Applicant/

Property Owner: Three Sisters Holdings LLC

Site Location: 800 W Barclay Drive, Sisters, OR 97759; Map and Taxlot: 151005D000100

Request: The Applicant is requesting approval of a Zoning Map Amendment and Comprehensive Plan Map Amendment to rezone and redesignate the property from Urban Area Reserve to Light Industrial. The applicant is also proposing text amendments to the Comprehensive Plan related to the subject property and industrial land needs. Files associated with the project can be reviewed by visiting the City website.

Applicable Criteria:

Sisters Development Code (SDC)

- Chapter 3 (Design Standards)
- Chapter 4.1 (Types of Applications and Review)
- Chapter 4.7 (Land Use District Map and Text Amendments)

Statewide Land Use Goals

City of Sisters Comprehensive Plan

Oregon Revised Statutes

Oregon Administrative Rules

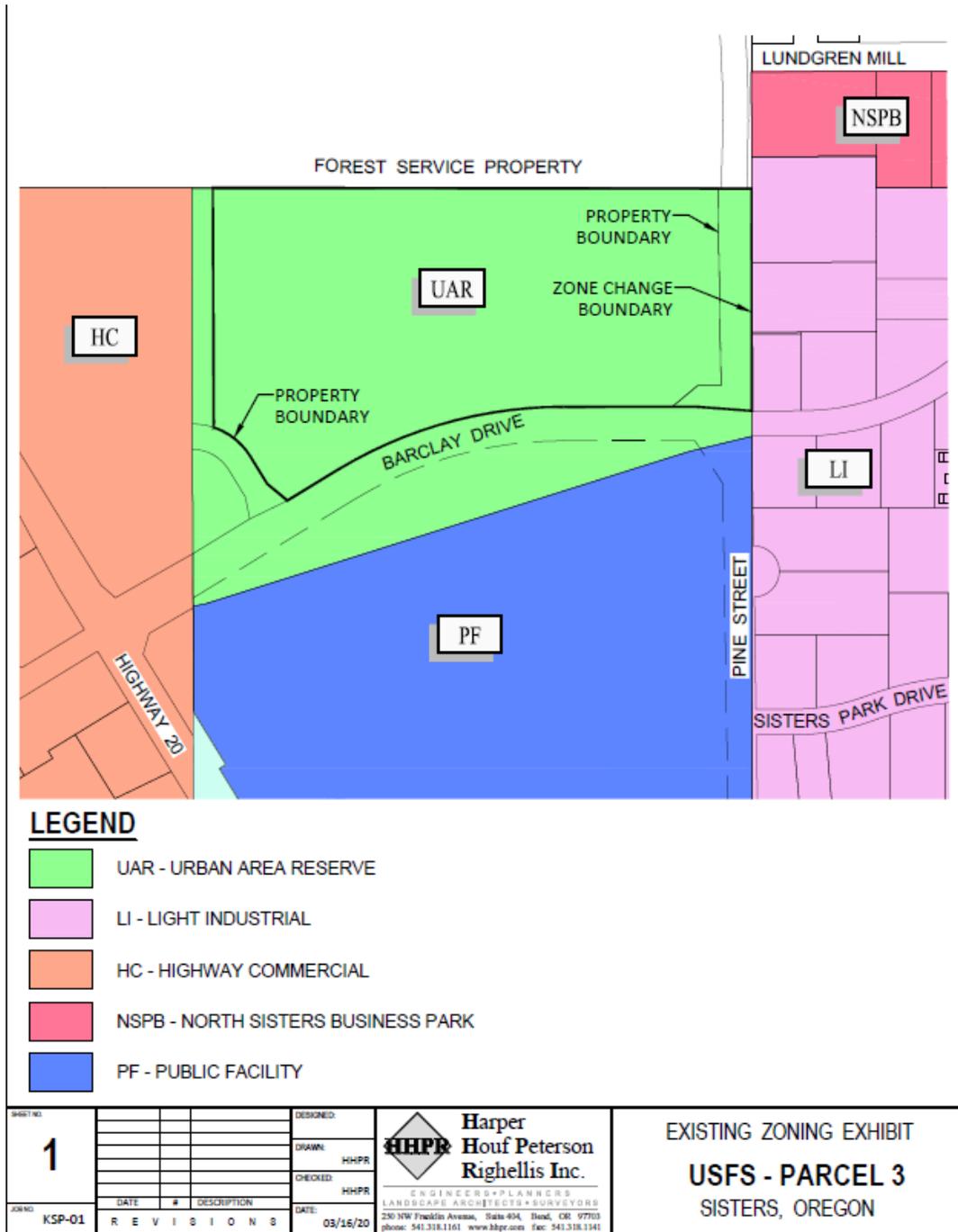
- Division 9 – Economic Development
- Division 12 – Transportation Planning

Questions or concerns regarding this application should be directed to the Community Development Department at Sisters City Hall. 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 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. All evidence relied upon by staff to make this decision is in the public record and is available for public review at the Sisters City Hall, 520 E. Cascade Avenue, Sisters, Oregon. Copies of this evidence can be obtained at a reasonable cost from the City.

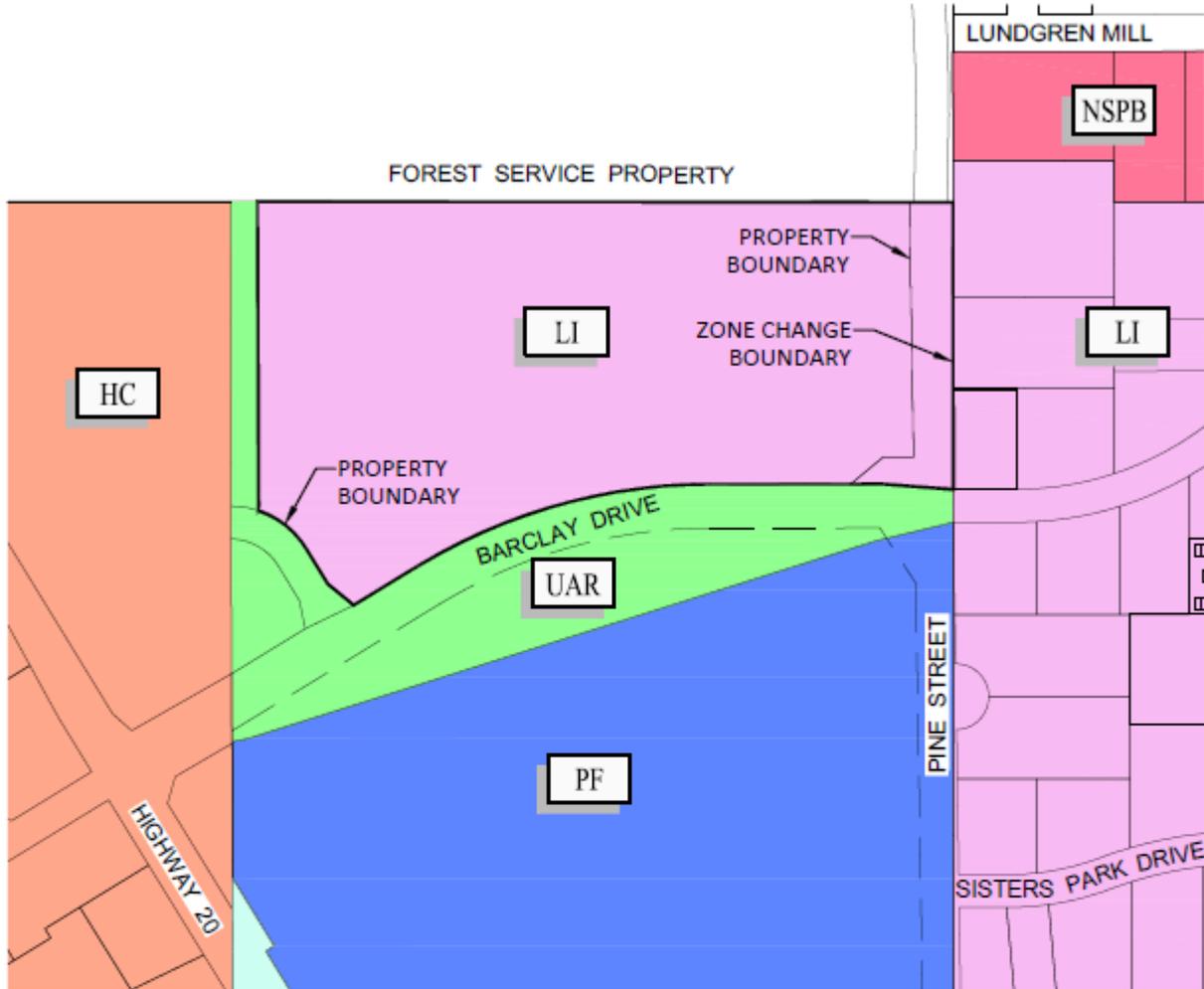
TTY services can be made available. Please contact City Recorder Kerry Prosser at (541) 323-5213 for accommodations to be made. The Sisters City Hall building is a handicapped accessible facility.

***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.**

Existing Zoning Map



Proposed Zoning Map



LEGEND

- UAR - URBAN AREA RESERVE
- LI - LIGHT INDUSTRIAL
- HC - HIGHWAY COMMERCIAL
- NSPB - NORTH SISTERS BUSINESS PARK
- PF - PUBLIC FACILITY

SHEET NO. 2			DESIGNED: DRAWN: HHPR CHECKED: HHPR	 Harper Houf Peterson Righellis Inc. <small>ENGINEERS • PLANNERS LANDSCAPE ARCHITECTS • SURVEYORS 250 NW Franklin Avenue, Suite 404, Bend, OR 97703 phone: 541.338.1161 www.hhpr.com fax: 541.338.1141</small>	PROPOSED ZONING EXHIBIT USFS - PARCEL 3 SISTERS, OREGON						
JOB NO. KSP-01	REVISIONS <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 10%;">DATE</th> <th style="width: 5%;">#</th> <th style="width: 85%;">DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>		DATE	#	DESCRIPTION				DATE: 03/16/20		
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