

From: [Perkins, Parneli](#)
To: [Nicole Mardell](#)
Subject: RE: Request for Agency Comments (CP 20-03, ZC 20-02)
Date: Friday, June 5, 2020 8:28:48 AM
Attachments: [image001.png](#)

CEC Has no Concerns

Thank you

Parneli Perkins • Central Electric Cooperative, Inc. • Lands Specialist

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From: Nicole Mardell <nmardell@ci.sisters.or.us>
Sent: Friday, June 5, 2020 8:00 AM
To: Paul Bertagna <pbertagna@ci.sisters.or.us>; Erik Huffman <ehuffman@beconeng.com>; 'Joe Bessman' <Joe@transightconsulting.com>; Perkins, Parneli <pperkins@cec.coop>; 'Burkus, Albert' <ABurkus@republicservices.com>; 'Doug Green' <dgreen@sistersfire.com>; 'Peter Gutowsky' <Peter.Gutowsky@deschutes.org>; 'MOREHOUSE Donald' <Donald.MOREHOUSE@odot.state.or.us>
Cc: 'Garrett Chrostek' <Chrostek@bljlawyers.com>; 'ian.reid2@usda.gov' <ian.reid2@usda.gov>
Subject: Request for Agency Comments (CP 20-03, ZC 20-02)

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Good morning,

We have received an application for a Comprehensive Plan/Map Amendment and Zone Change. The attached pdfs include the application form, existing and proposed Comprehensive Plan and Zoning Maps, and water and sewer analysis. The application materials are large in file size and will be posted to Accela later today. Please send your comments and recommended conditions of approval to me (nmardell@ci.sisters.or.us) by **Wednesday, July 1, 2020.**

File #s: CP 20-03, ZC 20-02
Applicant: Paul Schneider, PX2 Investments LLC
Owner: US Forest Service
Site Location: 201 N Pine Street, Sisters OR 97759
Tax Map and Lot: [151005D000200](#)

Request: The applicant is requesting approval of a Comprehensive Plan Text and Map amendment and a Zoning Map amendment to alter the designation of a 35.8 acre property from Urban Area Reserve (UAR), Open Space (OS), and Public Facilities (PF) to Multi-Family Residential (MFR), Downtown Commercial (DC), North Sisters Business Park (NSBP), and Open Space (OS).

Applicable Criteria: Sisters Comprehensive Plan, Oregon State Planning Goals, Sisters Development Code (SDC):

- Chapter 2.3 (Multi-Family Residential)
- Chapter 2.4 (Downtown Commercial)
- Chapter 2.7 (Public Facilities)
- Chapter 2.9 (Urban Area Reserve)
- Chapter 2.14 (North Sisters Business Park)
- Chapter 3 (Design Standards)
- Chapter 4.1 (Types of Applications and Review Procedures)
- Chapter 4.7 (Land Use District Map and Text Amendments)
- Chapter 6 (Map Amendments).

Thank you,
Nicole

Nicole Mardell, LEED GA

Principal Planner

City of Sisters | Community Development Dept.

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