



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 **for a special meeting on September 10, 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 September 3, 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 September 10, 2020 at 3 pm.

File #s: CP 20-03, ZM 20-02
Applicant: PX2 Investments LLC
Property Owner: United States Forest Service
Site Location: 201 N Pine Street, Sisters, OR 97759; Map and Taxlot: 151005D000200
Request: The Applicant is requesting approval of a Comprehensive Plan Map and Zoning Map Amendment to redesignate and rezone the property from Public Facilities (PF), Urban Area Reserve (UAR), and Landscape Management/Open Space to Downtown Commercial, Multi-Family Residential, North Sisters Business Park, and Open Space. No specific development plans are proposed at this time. All materials can be found on the project website listed above.

Project Website: <https://www.ci.sisters.or.us/community-development/page/sisters-woodlands-rezone-cp-20-03-zm-20-02>

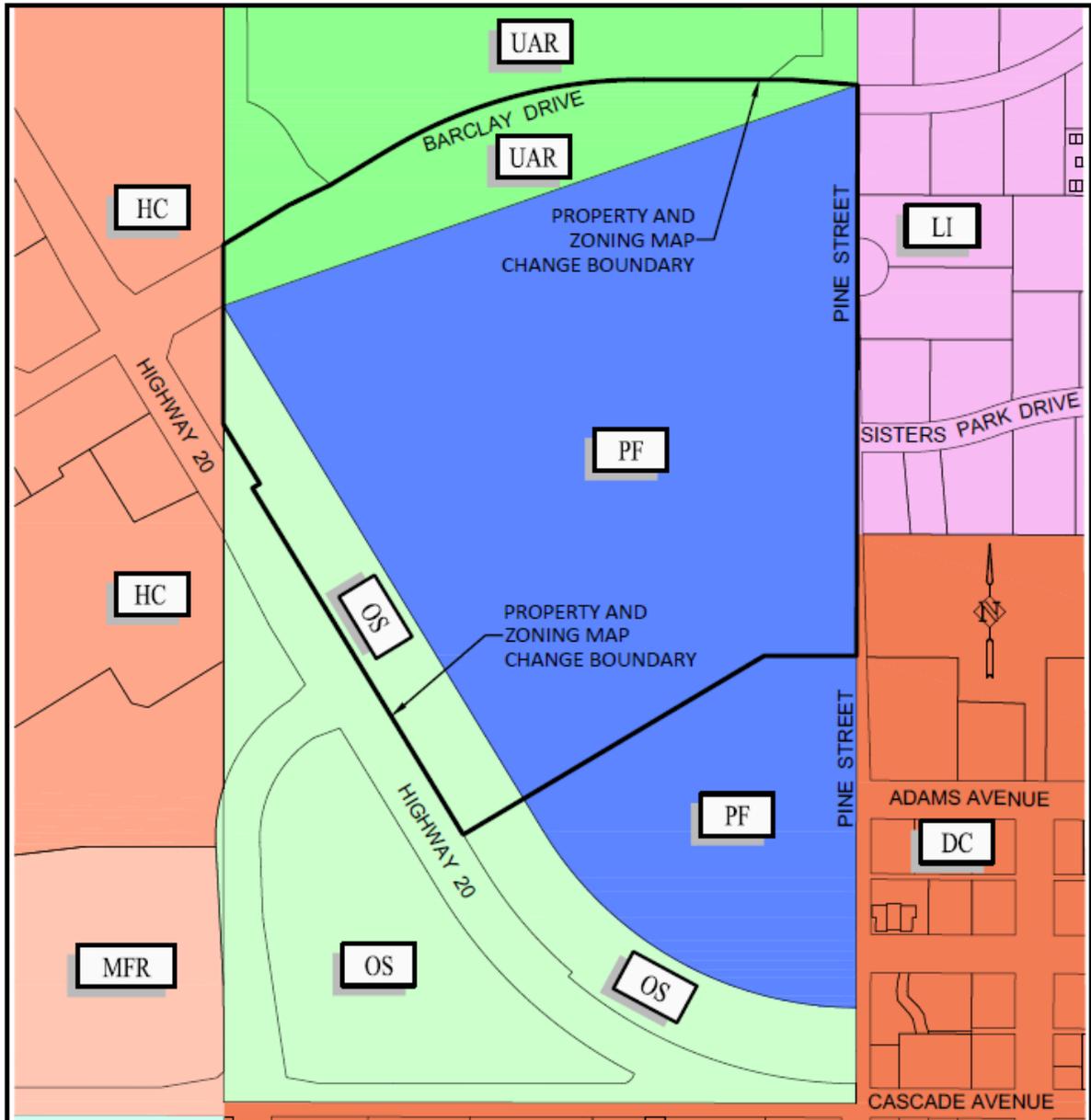
Applicable Criteria: City of Sisters Development Code (SDC): Chapter 4.7 (Land Use District Map and Text Amendments), Chapter 4.1 (Types of Applications and Review. Statewide Land Use Goals, City of Sisters Comprehensive Plan, Oregon Revised Statutes, Oregon Administrative Rules.

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



LEGEND

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|---|--------------------------|---|--------------------------------|
|  | UAR - URBAN AREA RESERVE |  | OS - OPEN SPACE |
|  | LI - LIGHT INDUSTRIAL |  | MFR - MULTI-FAMILY RESIDENTIAL |
|  | HC - HIGHWAY COMMERCIAL |  | DC - DOWNTOWN COMMERCIAL |
|  | PF - PUBLIC FACILITY | | |

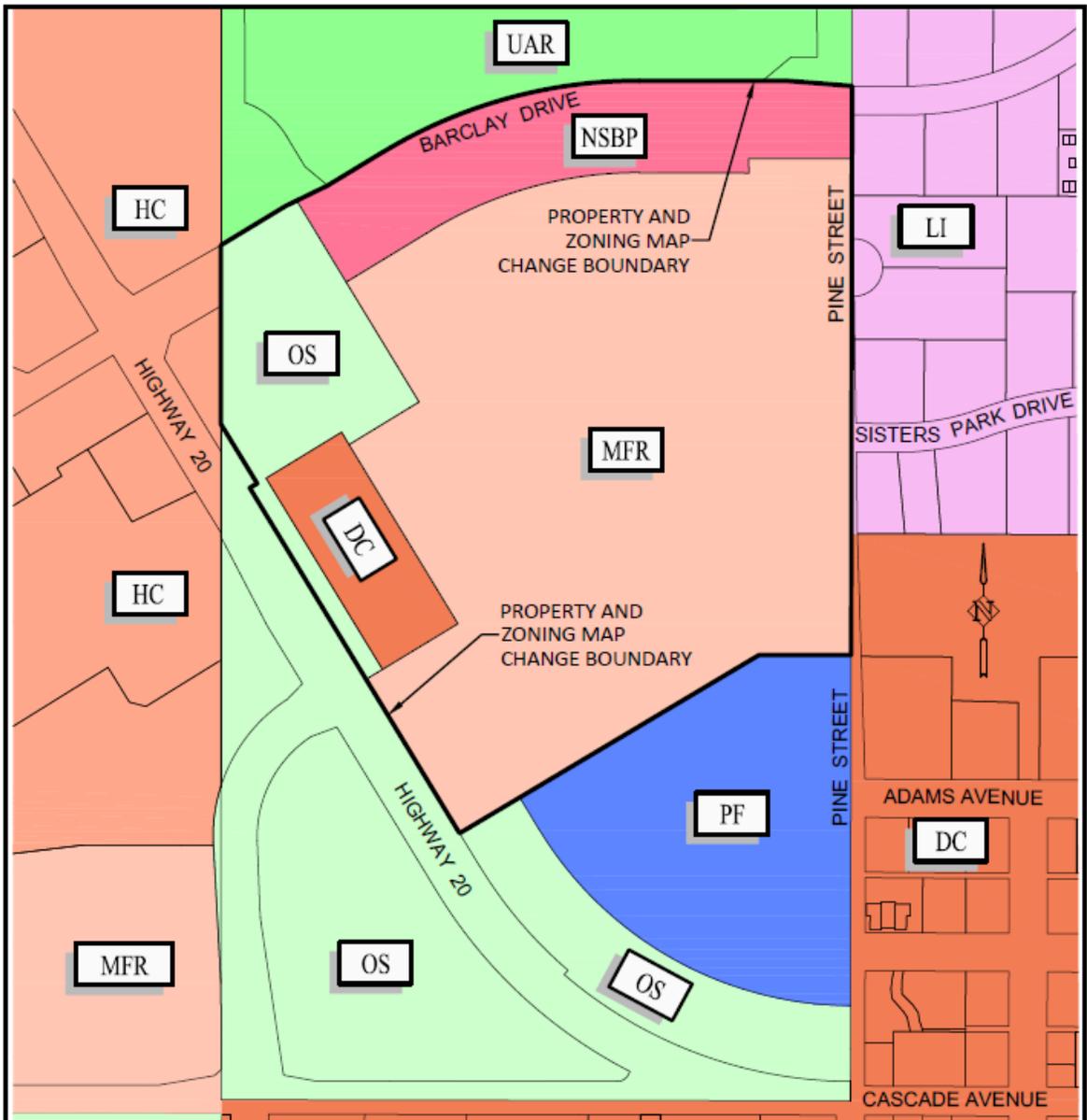
HHPR Harper Houf Peterson Righellis Inc.

ENGINEERS*PLANNERS
LANDSCAPE ARCHITECTS*SURVEYORS
250 NW Franklin Avenue, Suite 404, Bend, OR 97703
phone: 541.318.1161 www.hhpr.com fax: 541.318.1141

EXISTING ZONING MAP EXHIBIT
THE WOODLANDS
SISTERS, OREGON

JOB NO: PXI-01 SHEET NO: 1 DATE: 05/22/20 SCALE: 1" = 300'

Proposed Zoning Map



LEGEND

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|  UAR - URBAN AREA RESERVE |  OS - OPEN SPACE |
|  LI - LIGHT INDUSTRIAL |  MFR - MULTI-FAMILY RESIDENTIAL |
|  HC - HIGHWAY COMMERCIAL |  DC - DOWNTOWN COMMERCIAL |
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PROPOSED
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