



## NOTICE OF PUBLIC HEARING

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Notice is hereby given that the City of Sisters Planning Commission has received a land use application affecting this property and a public hearing has been scheduled before the Planning Commission on **November 10, 2021 at 5:30 pm**. All relevant provisions of the City of Sisters Urban Area Comprehensive Plan and Sisters Development Code will be reviewed for compliance. Please contact Scott Woodford, Community Development Director at (541) 323-5211 or [swoodford@ci.sisters.or.us](mailto:swoodford@ci.sisters.or.us) for more information and to submit comments.

The staff report and recommendation to the hearings body will be available for review at least seven (7) days before the hearing. All submitted evidence and materials related to the application are available for inspection at City Hall. Copies of all materials will be available on request at a reasonable cost. **Due to continuing COVID-19 concerns, the public hearing will occur virtually, via Zoom.** Meeting information, including the Zoom link, will be posted on the Planning Commission Agenda 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 3 pm on November 10, 2021.

**File #:** The Woodlands / MP 21-01/CD 21-01/SUB 21-01/V 21-01  
**Location:** 201 N Pine Street, Sisters, OR 97759  
**Taxlot:** 151005D000200  
**Applicant:** Kevin Eckert, Build LLC  
**Owner:** PX2 Investments LLC  
**Request:** The Applicant is requesting approval of a Master Planned Development (Type III), Tentative Subdivision (Type III), Cottage Development (Type III), and Major Variance (Type III) on a 31.56-acre. The applicant is seeking approval to allow for a 186-lot mixed use development ("Sisters Woodlands") with approximately 359 residential units and approximately 44,000 sf of commercial/light industrial space. The proposal includes cottages, townhomes, apartments, a congregate housing facility, mixed use commercial or industrial/residential buildings, and 4.26 acres of park space. The applicant is also requesting variances for setbacks and lot size on several lots to preserve significant trees.  
**Website:** <https://www.ci.sisters.or.us/community-development/page/sisters-woodlands-master-planned-development>

**Applicable Criteria:** City of Sisters Development Code (SDC): Chapter 4.1 – Types of Applications and Review Procedures; Chapter 4.5 – Master Planned Developments; Chapter 4.3 – Land Divisions and Lot Line Adjustments; Chapter 4.6 – Cottage Developments; Chapter 2.3 – Multi-Family Residential District; Chapter 2.15 – Special Provisions; Chapter 2.4 – Downtown Commercial District; Chapter 2.8 – Open Space District Chapter 2.14 – North Sisters Business Park; Chapter 3 – Design Standards; Chapter 5.1 – Variances

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 and all other written and oral testimony to reach a decision on the application. 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 at the virtual



meeting, 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.**

**A copy of the site plan is attached. Additional Materials can be found on the City's website.**