

AFFIDAVIT OF MAILING
City of Sisters

STATE OF OREGON
DESCHUTES COUNTY

I (name) CAROL JENKINS, mailed (describe or attach mailing) MP22-01/SUB22-01
Woodhill Homes - George Hale MNR22-02

to the following person(s) at the following address(es) (describe or attach) _____

_____ 15100 SDC 07300
_____ 15510 Mc Kenzie Hwy. Sisters, OR 97759

The mailing was delivered via (hand, post office, UPS, etc.) Post Office

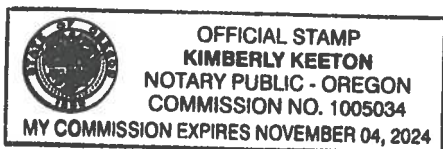
by Kim Keeton on 10/6/22

the mailing will be postmarked for (date) same and will likely reach its

destination before (date) _____ according to _____

This instrument was acknowledged before me on 10/11/22 by CAROL JENKINS
as Planning Technician of the City of Sisters.

Kimberly Keeton
Notary Public, State of Oregon





NOTICE OF PUBLIC HEARING

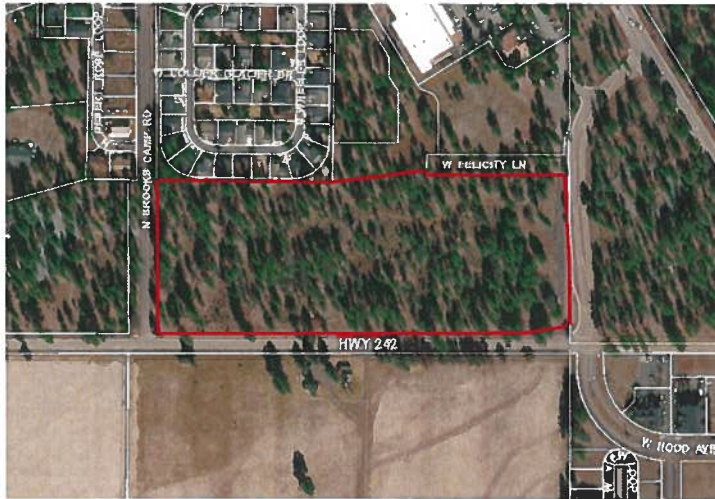
Notice is hereby given that the City of Sisters Planning Commission will conduct an in-person public hearing at Sisters City Hall (520 E. Cascade Avenue, Sisters) on **October 20, 2022, at 5:30 PM** regarding the applications listed below. The hearing will be held according to SDC Chapter 4.1 and the rules of procedure adopted by the Council and available at City Hall.

Prior to the public hearing, written comments may be provided to Sisters City Hall at 520 E. Cascade Avenue, Sisters (mailing address: PO Box 39, Sisters, OR 97759) or emailed to mmartin@ci.sisters.or.us. Comments should be directed toward the criteria that apply to this request and **must reference the file number(s)**. For additional information, please contact Matthew Martin, Principal Planner at (541) 323-5208 or mmartin@ci.sisters.or.us.

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. The Planning Commission meeting is accessible to the public either in person or via Zoom online meeting. Meeting information, including the Zoom link, can be found on <https://www.ci.sisters.or.us/meetings>.

- PUBLIC HEARING:** October 20, 2022 at 5:30 pm
File #s: MP 22-01 / SUB 22-01 / MNR 22-02
Applicant: Woodhill Homes – George Hale
Owner: Richard G Patterson Revocable Trust
Site Location: Situs Address: 15510 McKenzie Highway, Sisters, OR 97759;
Tax Map and Lot: 15-10-5DC 7300
Zoning: Multi-Family Residential District - MRF
Airport Overlay District - AO
- Request:** The Applicant is requesting approval of a Master Plan, Tentative Subdivision Plat, and a Minor Partition on a 12.92-acre property in the Multi-Family Residential District. The proposed development (“Sunset Meadows”) includes:
- 22 lots for detached single family dwellings
 - 48 lots for attached townhome single family dwellings
 - 1 parcel for approximately 72-124 multi-family residential units
(Required Site Plan Review of the proposed multi-family residential development is not included in this current proposal.)
 - Associated infrastructure (e.g. streets, utilities) and other site improvements

- Applicable Criteria:** City of Sisters Development Code (SDC): Chapter 2.3 – Multi-Family Residential District; Chapter 2.11 – Airport Overlay District; Chapter 3.1 - Access and Circulation; Chapter 3.2 – Landscaping and Screening; Chapter 3.3 – Vehicle and Bicycle Parking; Chapter 3.5 - Public Improvements Standards; Chapter 4.1 – Types of Applications and Review Procedures; Chapter 4.5 – Master Planned Developments; Chapter 4.3 – Land Divisions and Lot Line Adjustments



Aerial photo of subject property (Source: Deschutes DIAL)

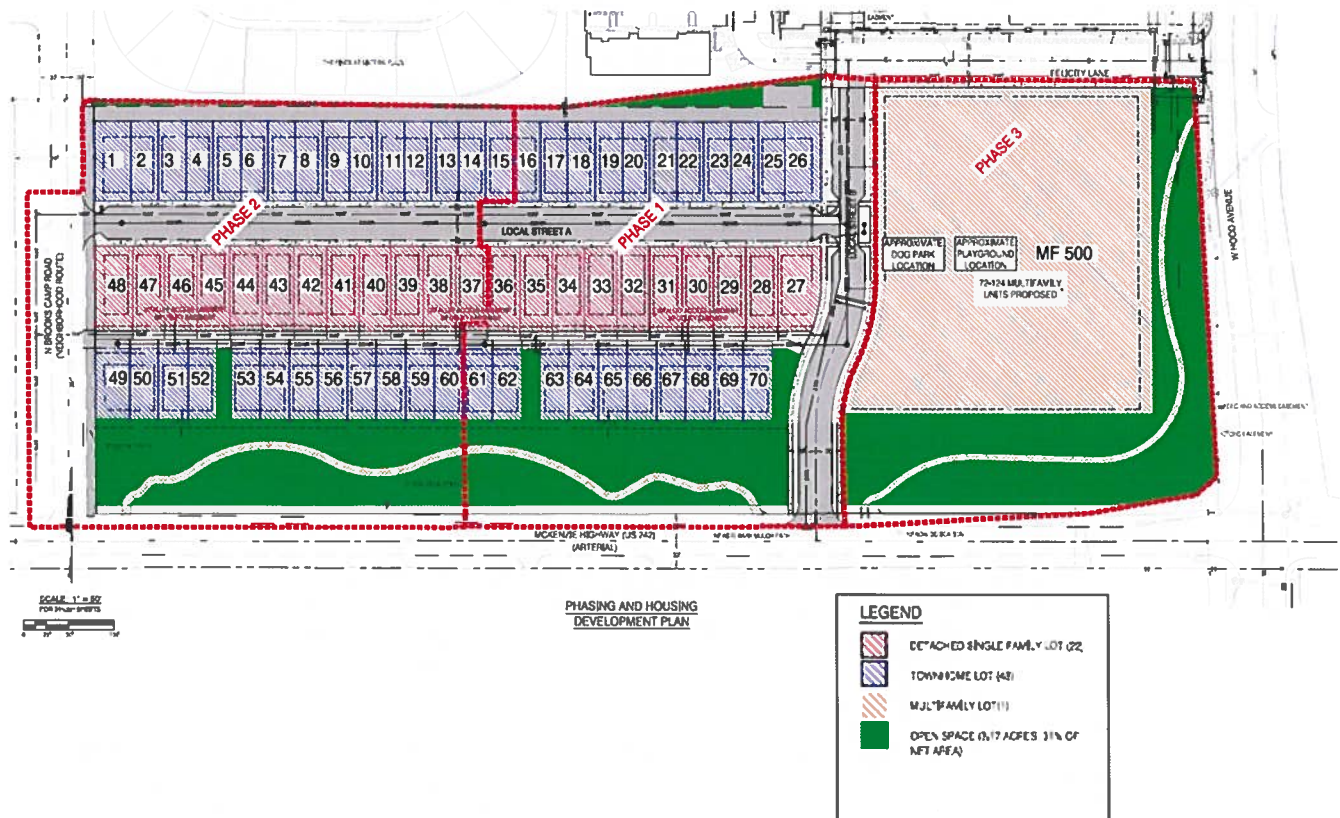
Questions or concerns regarding this application should be directed to the Community Development Department at Sisters City Hall. The decision will occur according to Development Code Chapter 4.1 Procedures, which is available at City Hall. Failure to raise an issue in person, or by letter before or during the issuance of the decision, or failure to provide statements or evidence sufficient to afford the decision-maker 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. After the comment period closes, the Community Development Director or designee shall issue a Type II Administrative Decision. The decision shall be mailed to the applicant and to anyone else who submitted written comments or who is otherwise legally entitled to notice.

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.**

Proposed Project Overview



**ASSEMBLIES OF GOD OREGON DIST.
5745 INLAND SHORES WAY N.
KEIZER, OR 97303**

**SHARON LEE LOOMIS
659 S. LOCUST ST.
SISTERS, OR 97759**

**FRANK W. JR. & SONIA C. BEGERT
198 N. WHEELER LOOP
SISTERS, OR 97759**

**KELLY & JENNIFER BROCK
694 N. LARCH ST. # 1083
SISTERS, OR 97759**

**CHARLES M. & BLAIR P. STEPHENS
1086 W COLLIER GLACIER DR.
SISTERS, OR 97759**

**MICHAEL CUSHING
1005 W. COLLIER GLACIER DR.
SISTERS, OR 97759**

**DANIEL R. GOLDY
24110 SW MOUNTAIN CREEK DR.
SHERWOOD, OR 97140**

**JUDITH A. DEWANE
P.O. BOX 1864
SISTERS, OR 97759**

**KRISTA PALMER
C/O SISTERS HABITAT FOR HUMANITY
P.O. BOX 238
SISTERS, OR 97759**

**SISTERS HABITAT FOR HUMANITY
P.O. BOX 238
SISTERS, OR 97759**

**GAYLE J. & JASON A. TODD
168 N. WHEELER LOOP
SISTERS, OR 97759**

**LINDA SHARLENE BOMAR
178 N. WHEELER LOOP
SISTERS, OR 97759**

**BARBARA THORNE
109 N. WHEELER LOOP
SISTERS, OR 97759**

**JOHN & PEGGY TEHAN
P.O. BOX 34
SISTERS, OR 97759**

**ANGELINA LUNA FAMILY TRUST
1045 W. COLLIER GLACIER DR.
SISTERS, OR 97759**

**LEE A. & ANN M. ENGVALL
15461 SW 82ND PL.
TIGARD, OR 97224**

**BIG RED BLOK, LLC
61678 SUMMER SHADE DR.
BEND, OR 97702**

**ROBERTO ISLAS SANDOVAL
C/O SISTERS HABITAT FOR HUMANITY
343 N. DESERT ROSE LOOP
SISTERS, OR 97759**

**BROOKS CAMP VILLAGE HOA
C/O FIELDSTONE MANAGEMENT
1195 NW WALL ST. # STE A
BEND, OR 97703-1965**

**BISHOP OF THE PROTESTANT
ESPISCOPAL CHURCH
P.O. BOX 236
COVE, OR 97824**

**KATHRYN A. MILLER
710 REDWOOD LN.
PACIFIC GROVE, CA 93950-5015**

**GARY & JILL EIDSMOE
129 N. WHEELER LOOP
SISTERS, OR 97759**

**JAMES D. & SHIRLEY A. CARMEN
1006 W. COLLIER GLACIER DR.
SISTERS, OR 97759**

**RANDOLPH R. & JANE E. NEKUDA
P.O. BOX 1269
AUMSVILLE, OR 97325**

**DIANNE MARIE DELL'ARCIPRETE
268 N. WHEELER LOOP
SISTERS, OR 97759**

**SETH & KASTLE LIKENS
C/O SISTERS HABITAT FOR HUMANITY
P.O. BOX 238
SISTERS, OR 97759**

**JAMES HENRY & DONNA L. DIMMICK
1066 W. COLLIER GLACIER DR.
SISTERS, OR 97759**

ELMER RICHARD CARR
143 F. SEMINARY DR.
MILL VALLEY, CA 94941

JANE M. LINDQUIST
9701 SE JOHNSON CREEK BLVD. #303
HAPPY VALLEY, OR 97086

WILLIAM E. & JOAN M. POWER
1065 W. COLLIER GLACIER DR.
SISTERS, OR 97759

MARIANNE PERLOT
279 N. WHEELER LOOP
SISTERS, OR 97759

TERRENCE J. & SHIRLEY COULTAS
309 N. WHEELER LOOP
SISTERS, OR 97759

GEORGE S. & SHARON MCLEAN
278 N. WHEELER LOOP
SISTERS, OR 97759

JOHN T. DIDION
TERRI L. HOMAN
258 N. WHEELER LOOP
SISTERS, OR 97759

MOVING FORWARD, LLC
P.O. BOX 516
PLEASANT HILL, OR 97455

FREDRICK A. & KAREN MUELLER
4147 NW TAMARACK AVE.
CORVALLIS, OR 97330

WEST VIEW BUSINESS PARK
OWNERS ASSOCIATION, INC.
P.O. BOX 3500 PMB 305
SISTERS, OR 97759

JILL FLORES
9220 SW 175TH AVE.
BEAVERTON, OR 97007

COLLECTIVE GOOD, LLC
2255 NW 7TH ST.
BEND, OR 97703

CHRISTEL M. CARR
398 N. WHEELER LOOP
SISTERS, OR 97759

DEBRA K. BARLOS
KRISTIN E. PARKER
378 N. WHEELER LOOP
SISTERS, OR 97759

MARJORIE F. LOMBARDO
358 N. WHEELER LOOP
SISTERS, OR 97759

KAY L. HUDSON
328 N. WHEELER LOOP
SISTERS, OR 97759

NANCY M. CURTIS
318 N. WHEELER LOOP
SISTERS, OR 97759

KERRY E. FITZPATRICK & MIER
160 SW 59TH ST.
SOUTH BEACH, OR 97366

LEE A. & ANN M. ENGVALL
15461 SW 82ND PL.
TIGARD, OR 97224

CONNIE M. HATFIELD
160 S. OAK ST. # 226
SISTERS, OR 97759

INT'L CHURCH OF THE FOURSQUARE
GOSPAL
P.O. BOX 1045
SISTERS, OR 97759

CAROL A. ZOSEL
69331 DEER RIDGE LN.
SISTERS, OR 97759

PRISCILLA B. FAIRCHILD
PHILLIP A. SPOR
159 N. WHEELER LOOP
SISTERS, OR 97759

BROOKS CAMP VILLAGE ASSOC.
C/O FIELDSTONE MANAGEMENT LLC
1195 NW WALL ST. # STE A
BEND, OR 97703-1965

BONNIE O'HERN
1085 W. COLLIER GLACIER DR.
SISTERS, OR 97759

DENNIS M. & JOAN M. KIZZIAR
249 N. WHEELER LOOP
SISTERS, OR 97759

LINDA L. WARNHOLTZ
P.O. BOX 658
SISTERS, OR 97759

DONALD ZERBE
238 N. WHEELER LOOP
SISTERS, OR 97759

MARCIA COCKRELL
P.O. BOX 121
SISTERS, OR 97759

LEE CATHERINE ERICKSON
672 S. ASH ST.
SISTERS, OR 97759

**HOLLIS & LOIS SMITH
P.O. BOX 1374
SISTERS, OR 97759**

**RICHARD ALAN ESTERMAN
P.O. BOX 1555
SISTERS, OR 97759**

**664 W. HOOD, LLC
865 ELLIS AVE.
LAKE OSWEGO, OR 97034**

**TTC PROPERTY, LLC
P.O. BOX 2209
SISTERS, OR 97759**

**LUCAS & MARTHA HARDY
P.O. BOX 516
PLEASANT HILL, OR 97455**

**PENN STREET, LLC
P.O. BOX 1583
CORVALLIS, OR 97339**

**VU LLC
C/O MANAGER (A)
15425 OLD MCKENZIE HWY
SISTERS, OR 97759**

**POLE CREEK PROPERTIES, LLC
P.O. BOX 1043
SISTERS, OR 97759**

**OXBOW FLATS, LLC
715 NW KINGWOOD AVE.
REDMOND, OR 97756**

**RICHARD G. PATTERSON
19510 FAIRWAY RIDGE LN.
BEND, OR 97702**

**THREEWIND PARTNERS, LLC
1825 HAPPY LN.
EUGENE, OR 97401**

**PX2 INVESTMENTS, LLC
P.O. BOX 1224
SISTERS, OR 97759**