

AFFIDAVIT OF MAILING
City of Sisters

STATE OF OREGON
DESCHUTES COUNTY

I (name) Matthew Martin, mailed (describe or attach mailing) _____

Notice of Decision for File Nos. MP 22-01/SUB 22-01/MNR 22-02

to the following person(s) at the following address(es) (describe or attach) See attached
mailing 1/31

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

by Matthew Martin on 1/24/23

the mailing will be postmarked for (date) 10/24/22 and will likely reach its
destination before (date) _____ according to _____.

This instrument was acknowledged before me on 1/24/23, by Matthew Martin
as Principal Planner of the City of Sisters.

Julie A. Pieper
Notary Public, State of Oregon





NOTICE OF LAND USE DECISION

Notice is hereby given that on January 19, 2023, the City of Sisters Planning Commission approved PC Resolution #23-01 (the "Decision") affecting application Planning File Nos. MP 22-01/SUB 22-01/ MNR 22-03 submitted by Woodhill Homes. All relevant provisions of the City of Sisters Development Code were reviewed for compliance.

File #s: MP 22-01/SUB 22-01/ MNR 22-03
Applicant: Woodhill Homes – George Hale
Owner: Richard G Patterson Revocable Trust
Location: Address: 15510 McKenzie Highway, Sisters, OR 97759;
Tax Map and Lot: 15-10-5DC 7300
Request: The Applicant is requesting approval of a Master Planned Development, Tentative Subdivision, and Minor Partition on a 12.92-acre property in the Multi-Family Residential District. The development includes 60-lot residential development with 36 lots for single family detached dwellings, 24 lots for attached townhome dwellings, a parcel for an approximately 72-124 unit multi-family residential development, 3.15-acres of open space, and other associated improvements.

Applicable Criteria: City of Sisters Development Code (SDC):
Chapter 2.3 – Multi-Family Residential District
Chapter 2.11 – Airport Overlay District
Chapter 2.15 – Special Provisions
Chapter 3 – Design 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

Planning Commission Decision: Based upon the applicable criteria and standards, and the facts contained within the record, **the City Approves the requested Master Planned Development file nos. MP 22-01/SUB 22-01/ MNR 22-03 with conditions.**

Please contact Matthew Martin (mmartin@ci.sisters.or.us) for a copy of the decision.



Aerial photo of subject property (Source: Deschutes DIAL)

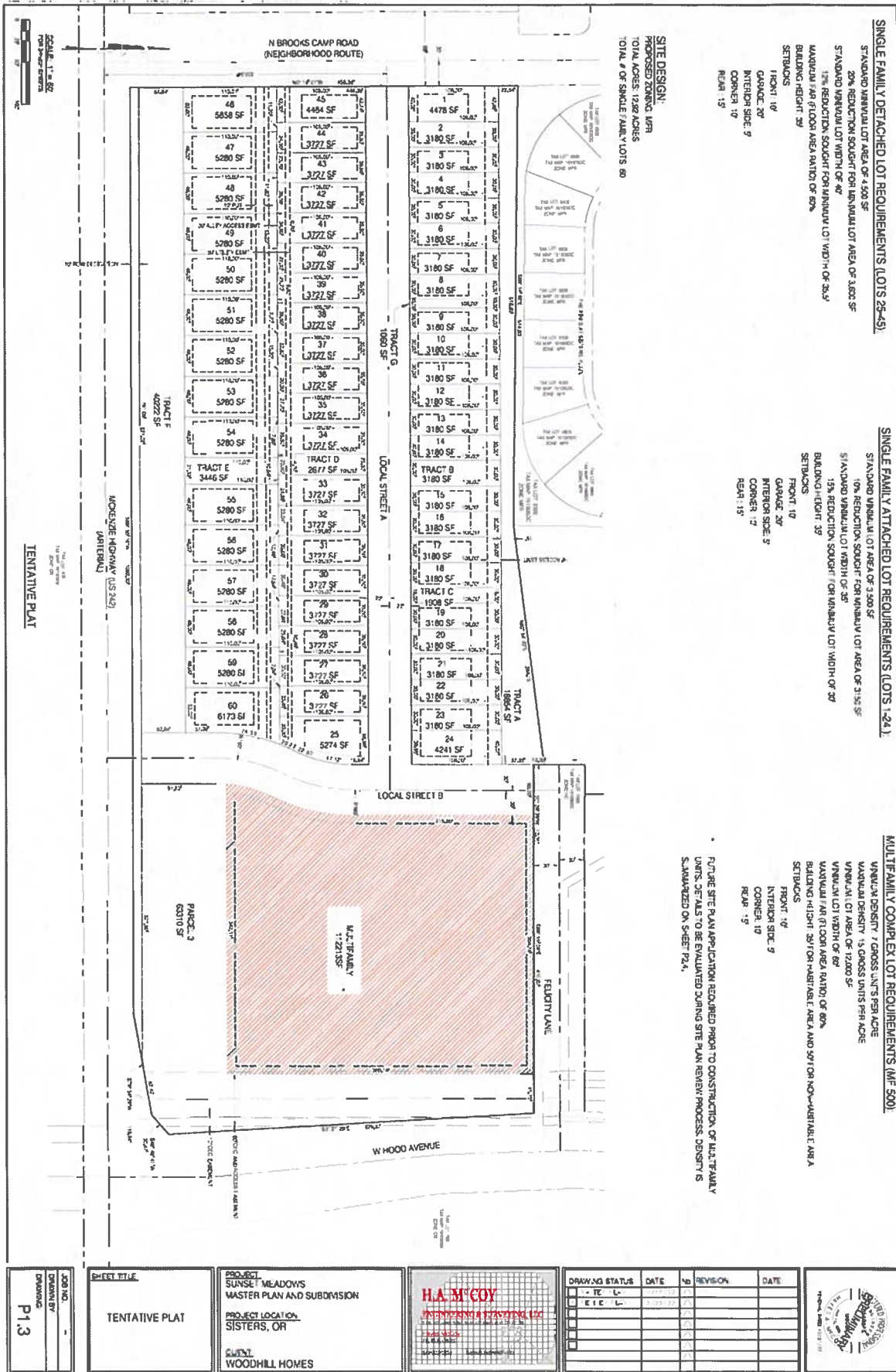
All evidence relied upon by the Planning Commission to make this Decision is in the public record and is available for public review. Copies of Decision and items in the record can be obtained at a reasonable cost from the City of Sisters at 520 E Cascade Avenue, Sisters, OR 97759. Please contact Carol Jenkins, Planning Technician, at (541) 323-5207 for more information.

All persons entitled to notice or who are otherwise adversely affected or aggrieved by the Decision may appeal the Decision. The filing of a Notice of Appeal shall be accompanied by the filing fee of \$2,500. Except as otherwise required, the notice of appeal and appeal fee

must be received by the Community Development Department no later than 5:00 p.m. on the fourteenth calendar day following mailing of the decision or no later than **February 6, 2023 at 5:00 p.m.** Notices of Appeals may not be filed by facsimile machine. The Notice of Appeal shall be submitted upon the form provided by the Community Development Department, shall include any such information as listed on the application submittal checklist and shall contain the following: 1. A concise description of the land use decision sought to be reviewed, including the date of decision; 2. A statement of the interest of the appellant seeking review and, that the appellant was a party to the initial proceedings; and, 3. The grounds relied upon for review.

Further information can be obtained concerning the appeal process at the Community Development Department at 520 E Cascade Avenue, Sisters Oregon 97759. Unless appellant (the person who files the appeal) is the applicant, the hearing on the appeal shall be limited to the specific issues identified in the written comments submitted during the comment period. Additional evidence related to the Notice of Appeal may be submitted by any person during the appeal hearing, subject to any rules of procedure adopted by the City Council.

***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.**



FUTURE SITE PLAN APPLICATION REQUIRED PRIOR TO CONSTRUCTION OF MULTI-FAMILY UNITS. DETAILS TO BE EVALUATED DURING SITE PLAN REVIEW PROCESS. DENSITY IS STANDARDIZED ON SHEET P2.4.

JOB NO. -
DRAWN BY -
DATE -
DYNAMIC
P1.3

SHEET TITLE
TENTATIVE PLAT

PROJECT: SUNSET MEADOWS MASTER PLAN AND SUBMISSION
PROJECT LOCATION: SISTERS, OR
CLIENT: WOODHILL HOMES



DRAWING STATUS	DATE	REVISION	DATE



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