

**AFFIDAVIT OF MAILING**  
**City of Sisters**

STATE OF OREGON  
DESCHUTES COUNTY

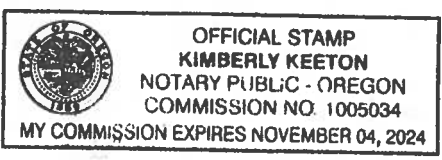
I (name) Julie Pieper, mailed (describe or attach mailing) Notice of  
Public Hearing for file nos. CP 22-05/ZC 22-01/TA 22-05

to the following person(s) at the following address(es) (describe or attach) see attached mailing list

The mailing was delivered via (hand, post office, UPS, etc.) United States Postal Service  
by Julie Pieper on January 26, 2023  
the mailing will be postmarked for (date) January 26, 2023 and will likely reach its  
destination before (date) February 2, 2023 according to staff.

This instrument was acknowledged before me on 1/26/23, by Kimberly Keeton  
as Notary of the City of Sisters.

Kimberly Keeton  
Notary Public, State of Oregon



**SISTERS COMMUNITY CHURCH  
PO BOX 309  
SISTERS, OR 97759**

**CORP PRES BISHOP CHURCH OF JESUS  
CHRIST OF LATTER-DAY SAINTS  
50 E NORTH TEMPLE  
SALT LAKE CITY, UT 84150**

**WELLHOUSE CHURCH INC  
442 N TRINITY WAY  
SISTERS, OR 97759**

**ST EDWARD CATHOLIC CHRCH OF  
SISTERS  
PO BOX 489  
SISTERS, OR 97759**

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

**BISHOP OF THE PROTESTANT  
ESPISCOPAL CHURCH  
PO BOX 236  
COVE, OR 97824**

**EPISCOPAL CHURCH OF THE  
TRANSFIGURATION  
PO BOX 130  
SISTERS, OR 97759**



## 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 **February 16, 2023 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 [swoodford@ci.sisters.or.us](mailto:swoodford@ci.sisters.or.us). Comments should be directed toward the criteria that apply to this request and **must reference the file number**. For additional information, please contact Scott Woodford, Community Development Director at (541) 323-5211 or [swoodford@ci.sisters.or.us](mailto:swoodford@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>.

**File #s:** CP 22-04 / ZM 22-01 / TA 22-05  
**Applicant:** City of Sisters  
**Request:** Comprehensive Plan Map and Zoning Map Amendment to redesignate and rezone the "Heavenly Acres" subdivision from Urban Area Reserve (UAR) to Public Facility and Multi-Family Residential. The request also includes associated Text Amendments to Sisters Development Code (SDC) Chapter 1.3 (Definitions), Chapter 2.3 (Multi-Family Residential District), Chapter 2.7 (Public Facility District), Chapter 4.7 (Land Use District Map and Text Amendments), Chapter 5.2 (Non-Conforming Use), and Chapter 5.3 (Subsequently Allowed Uses). No specific development plans are proposed at this time.

**Subject**  
**Properties:**

Tax Map and Lot	Address	Ownership
151005CD00200	442 N Trinity Way	Wellhouse Church Inc
151005CD00300	322 N Trinity Way	Wellhouse Church Inc
151005CD00400	222 N Trinity Way	Assemblies of God Oregon District
151005CD00500	121 N Brooks Camp Road	Bishop of the Protestant Episcopal Church in the USA in the Episcopal Diocese of Eastern Oregon
151005CD00700	123 N Trinity Way	St Edward Catholic Church of Sisters
151005CD00800	452 N Trinity Way	Corp Pres Bishop Church of Jesus Christ of LDS
151005CD00900	1307 W McKinney Butte Rd	Sisters Community Church

**Project Website:** [www.ci.sisters.or.us/community-development/page/urban-area-reserve-zone-change-project](http://www.ci.sisters.or.us/community-development/page/urban-area-reserve-zone-change-project)

**Applicable**

**Criteria:** City of Sisters Development Code (SDC): Chapter 1.3 (Definitions), Chapter 2.3 (Multi-Family Residential District). Chapter 2.7 (Public Facility District), Chapter 4.7 (Land Use District Map and Text Amendments), Chapter 4.1 (Types of Applications and Review), Chapter 5.2 (Non-Conforming Use), Chapter 5.3 (Subsequently Allowed Uses), Statewide Land Use Goals, City of Sisters Comprehensive Plan, Oregon Revised Statutes, and 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.

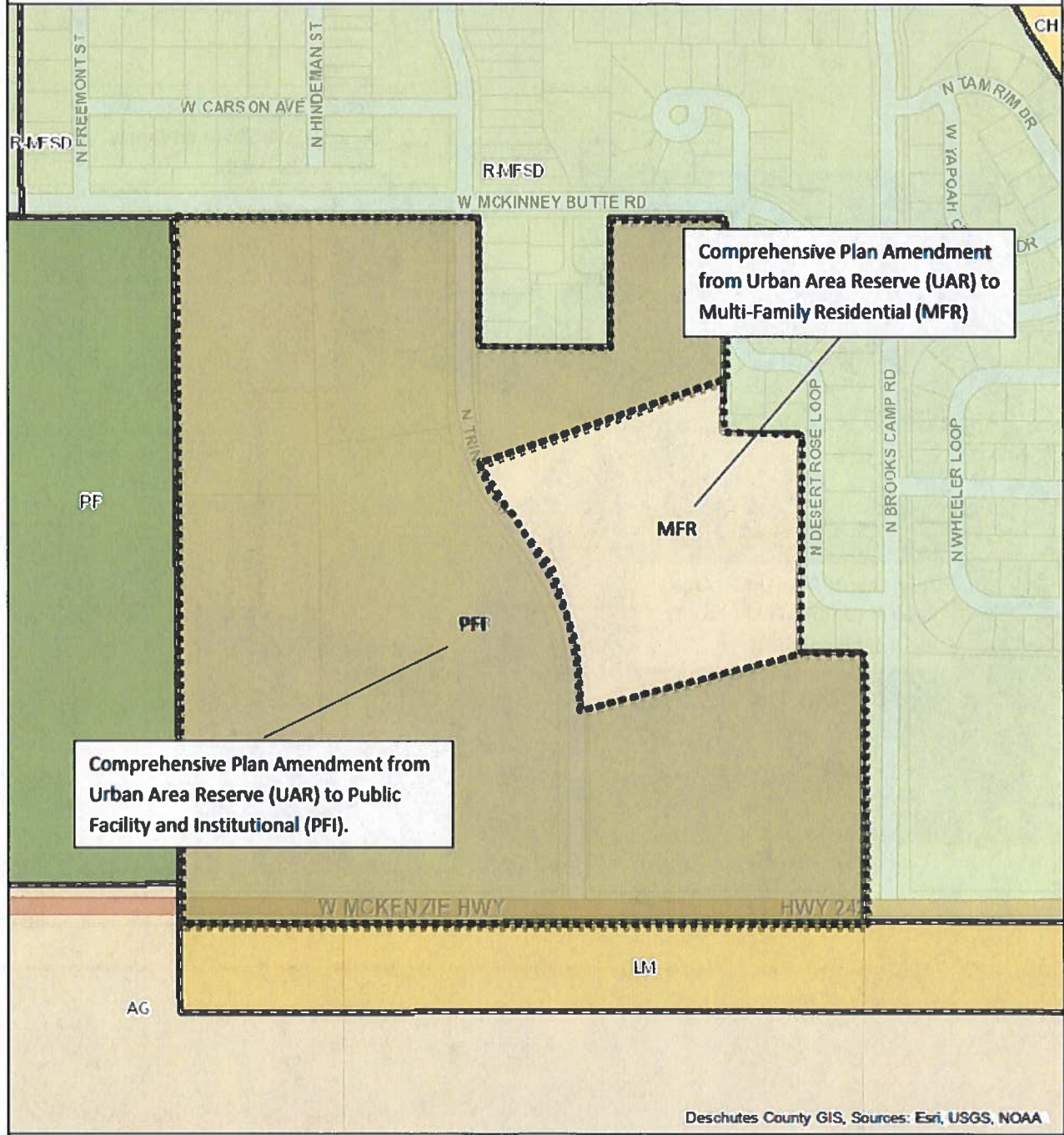
TTY services can be made available. Please contact City Recorder Kerry Prosser at (541) 323-5213 for accommodations to be made. The Sisters City Hall building is a handicapped accessible facility.

**\*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.**

**Proposed Comprehensive Plan Map Amendment**

**PROPOSED COMPREHENSIVE PLAN MAP**

Exhibit " " to Ordinance 2023-XX





**Proposed Zoning Map Amendment**

**PROPOSED ZONING MAP**

Exhibit " " to Ordinance 2023-XX

