



NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Sisters City Council will conduct an in-person public hearing at Sisters City Hall, 520 E. Cascade Avenue, Sisters, **on March 8, 2023 at 6:30 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. Comments should be directed toward the criteria that apply to this request and **must reference the file numbers**. Please include a mailing address to receive future mailings associated with these file numbers. For additional information, please contact Scott Woodford, Community Development Director at (541) 323-5211 or 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 City Council 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 Institutional (PFI) Multi-Family Residential (MFR). The request also includes associated Text Amendments to Sisters Development Code (SDC) Chapter 1.3 (Definitions), 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 Rd	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

**Planning
Commission**

Recommendation: The Sisters Planning Commission held a public hearing on February 16, 2023, and voted in favor of recommending approval to City Council with conditions and modification to the proposed Comprehensive Plan Map and Zone Map Amendments. In particular, the Planning Commission recommended the property at 222 N Trinity Way (tax map/lot 151005CD00400) is rezoned and redesignated to PFI instead of MFR as proposed.

Applicable

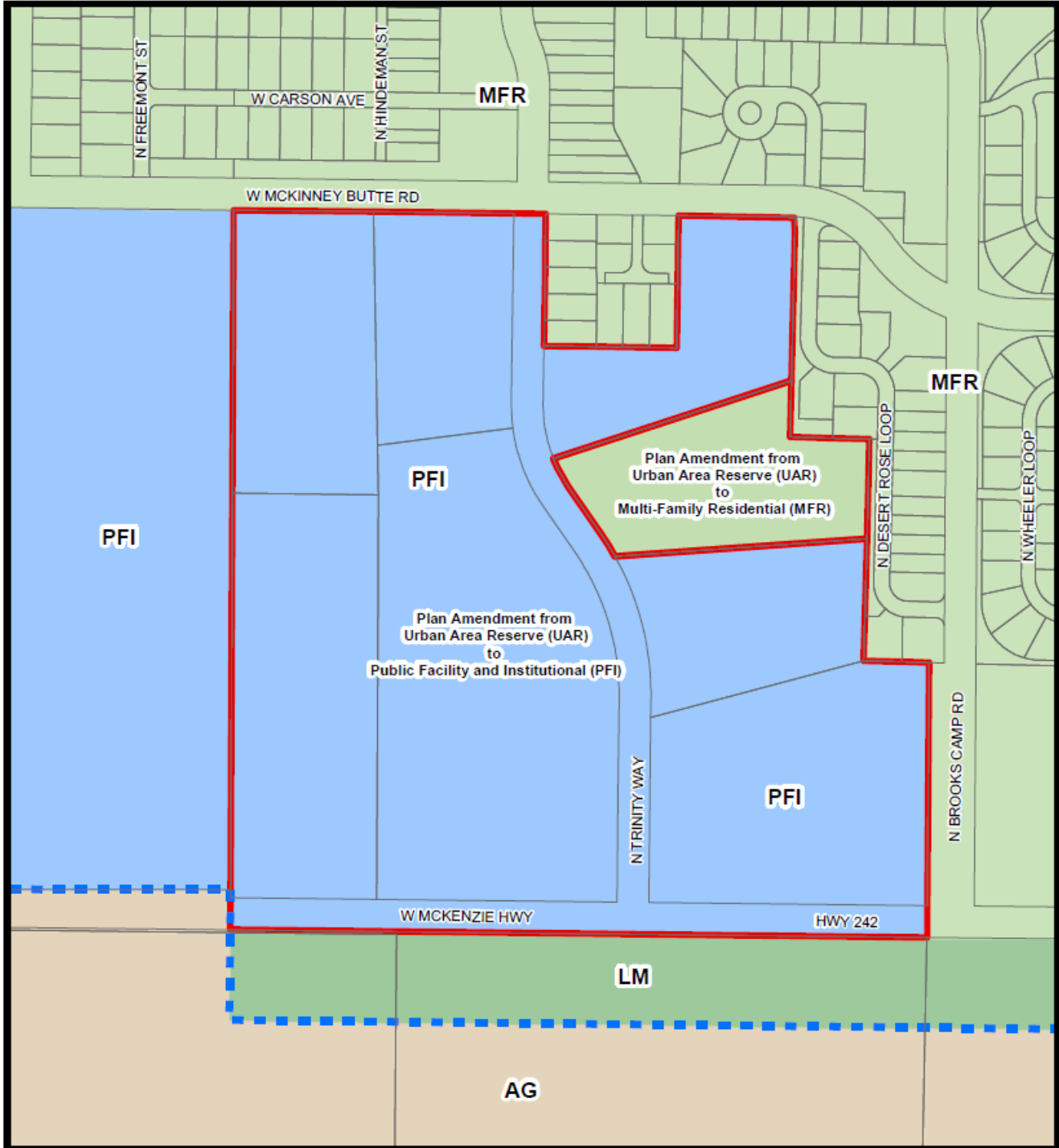
Criteria: City of Sisters Development Code (SDC): Chapter 1.3 (Definitions), Chapter 2.3 (Multi-Family Residential District), Chapter 2.7 (Public Facility District), Chapter 4.7 (Land Use District Map and Text Amendments), Chapter 4.1 (Types of Applications and Review), Chapter 5.2 (Non-Conforming Use), 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 City Council will consider the staff report and all other written and oral testimony in the decision. 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.**

Planning Commission Recommended Comprehensive Plan Map Amendment



Planning Commission Recommended Zoning Map Amendment

