

Master Planning Application Form

520 E. Cascade Avenue | PO Box 39 - Sisters, Or 97759 | ph. (541) 549-6022 | www.ci.sisters.or.us



- | | | |
|---|---|--|
| <input type="checkbox"/> Accessory Dwelling | <input type="checkbox"/> Lot Consolidation | <input type="checkbox"/> Re-plat |
| <input type="checkbox"/> Annexation (III/IV) | <input type="checkbox"/> Lot Line Adjustment | <input type="checkbox"/> Short Term Rental |
| <input type="checkbox"/> Appeal | <input type="checkbox"/> Lot of Record Verification | <input checked="" type="checkbox"/> Site Plan Review |
| <input type="checkbox"/> Code Text Amendment | <input type="checkbox"/> Master Plan | <input type="checkbox"/> Subdivision |
| <input type="checkbox"/> Comp. Plan Amendment | <input type="checkbox"/> Minor Conditional Use | <input type="checkbox"/> Temporary Use Permit |
| <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Minor/Major Variance | <input type="checkbox"/> Time Extension |
| <input type="checkbox"/> Final Plat Review | <input type="checkbox"/> Modification | <input type="checkbox"/> Zone Change |
| <input type="checkbox"/> Home Occupation | <input type="checkbox"/> Partition | <input type="checkbox"/> Other _____ |

Applicant Information

* The applicant will be the primary contact for all correspondence and contact from the City unless other arrangements are made in writing.

Blackmore Planning and Development Services LLC

541-419-1455

Name

Phone

19454 Sunshine Way / Bend, OR 97702

541-419-1455

Address

Email

Property Owner Information

DIXIES PROPERTIES LLC

505-780-7303

Name

Phone

71110 Holmes Road / Sisters, OR 97759

VETTGUUY62@GMAIL.COM

Address

Email

Property Information

130 E Cascade Avenue

.19 acres

Address

Property Size (Acres or Square Feet)

151004CC04101

Tax Lot Number(s)

DC

DC

Existing Zoning of Property

Comprehensive Plan Designation

Describe Project/Request: _____

Type II Site Plan Review for a 15,464 square foot, 3-story mixed use building with commercial

uses on the ground floor and 6 residential units on the second and third floors.

Text

Applicant Signature: *[Signature]*

Date: 04/06/2023

Property Owner Signature: *[Signature]*

Date: 1/30/2024

For Office Use Only

Date Received: _____

File No.: _____

Check No.: _____

Cash: _____

Amount Paid: _____

Receipt #: _____

Checked By: _____

Ver. 06/02/2022

Use this table to determine the documents/maps needed to complete your application package. Incomplete application packets will delay the processing of your application.

X – Information is required.
 O – Other Information may be required.
 SEE PLANNING STAFF

	Application & Filing Fee	Burden of Proof / Needs Analysis	Other Studies	Existing Site Conditions	Proposed Site Plan	Elevations	Floor Plans	Preliminary Title Report	Tentative Plat	Landscape Plan	Drainage / Grading Plan	Letter of Authorization	Legal Description	Dark Skies Lighting	PDFs of Each Drawing	Refer to Code section
Annexation	X	X	O					X				X	X			X
Appeal	X	X	X													X
Code Interpretation	X	X														X
Code Text Amendment	X	X	O													X
Comp. Plan Amend.	X	X	O													X
Conditional Use Permit	X	X	O	X	X	X	X	X		X	X	X	O		X	X
Development Review	X	X		X	X	O	O	X				X			O	X
Flood Plain Review	X	X		X	X			X				X			X	X
Home Occupation Permit	X			X	X	X	X	X			O	X			X	X
Lot Line Adjustment	X	X						X	X			X	X		X	X
Lot Consolidation	X	X						X	X			X	X		X	X
Master Plan Development	X	X	O	X	X	O	O	X	X	X	X	X	X		X	X
Partition	X	X	O	X	X			X	X			X			X	X
Replat	X	X	O	X	X			X	X			X			X	X
Site Plan Review	X	X	O	X	X	X	X	X		X	X	X	X	X	X	X
Subdivision	X	X	O	X	X			X	X			X			X	X
Temporary Use Permit	X	X	O	X	X	O	O	X				X			X	X
Time Extension	X											O				X
Variance	X	X	O	X	X	O	O	X	O	O	O	X			X	X
Zone Change	X	X	O					X				X				X
Accessory Dwelling	X	X	O	X	X	X	X	X				O		X	X	X

Application Requirements

The following application requirements shall be submitted, unless indicated otherwise. Applicant may be required to submit additional copies upon staff's request.

- APPLICATION** (one copy) with FEE. *Note: Please refer to fee schedule.*
- PDF's OF EACH DRAWING.** PDF's of all application materials listed in this section shall be provided at the time of application.
- BURDEN OF PROOF or NEEDS ANALYSIS.** Scope of this document will vary according to the complexity of the Code Standards and Criteria that are used to review each application. Burden of proof shall include references to all applicable code sections. Questions regarding which code sections apply shall be directed to the Community Development Department staff.
- OTHER STUDIES.** Other studies, such as a Traffic Study, Impact Study or Soils Study may be required by the Community Development Director or designee according to the applicant's request. If required, the specific requirements needed by the City will be identified clearly/in writing, and within 30 days from the date the application is submitted to the City.
- SITE PLAN** (Existing Conditions). One (1) 18 x 24-inch minimum site plan and one (1) 11 x 17 reduction of the site plan.
- SITE PLAN** (Proposed Project). One (1) 18 x 24-inch minimum site plan and one (1) 11 x 17 reduction of the site plan.
- ELEVATIONS.** One (1) 18 x 24 inch minimum elevation drawing, and one (1) 11 x 17 reduction of the elevation drawings.
- FLOOR PLANS.** One (1) 18 x 24 inch minimum floorplan drawing, and one (1) 11 x 17 reduction of the floorplan drawings.
- PRELIMINARY TITLE REPORT.** A preliminary title report, subdivision guarantee, deed or equivalent documentation not older than six (6) months which shows any and all easements affecting the project site. *Note: this document must disclose easements recorded on the subject property, or it will not be accepted as meeting the submittal criteria.*
- TENTATIVE PLAT.** One (1) copy of a tentative subdivision or parcel plat; 18 x 24 inches minimum. One (1) 11 x 17 reduced copy of the subdivision or partition plat shall also be provided.
- LANDSCAPE PLAN.** One (1) 18 x 24-inch minimum landscape plan and one (1) 11 x 17 reduction of the landscape plan. Plan shall show tree / plant specie(s), coverage and sizes at time of planting, and approximate / type of irrigation system(s) to be used. Significant trees (8" or greater DBH) shall be mapped and identified for preservation or removal.
- GRADING AND DRAINAGE PLAN.** One (1) 18 x 24-inch minimum grading / drainage plans and one (1) 11 x 17 reduced version. Plan shall show on-site water retention, and shall be engineered to a 10 year / 24 hour event.
- LETTER OF AUTHORIZATION.** A letter signed by the property owner and containing the original signature which authorizes an agent or representative to act in the behalf of the owner during the planning review process.
- LEGAL DESCRIPTION.** A legal description of the entire project site (metes and bounds; subdivision or comparable acceptable legal description).
- DARK SKIES LIGHTING.** A cut-sheet and/or photometric study identifying any exterior lighting fixtures to be installed for the development. The information will be evaluated for compliance with the Dark Skies Ordinance (SDC 2.15.2400).