



## NOTICE OF LAND USE APPLICATION

Notice is hereby given that the City of Sisters Planning Department has received a land use application affecting subject property described below. All relevant provisions of the City of Sisters Urban Area Comprehensive Plan and Sisters Development Code will be reviewed for compliance. Please contact Emelia Shoup, Associate Planner, at 541-323-5216 or [eshoup@ci.sisters.or.us](mailto:eshoup@ci.sisters.or.us) for more information. Comments may be provided in writing prior to the administrative decision being issued to Sisters City Hall at 520 E. Cascade Avenue, Sisters (mailing address PO Box 39, Sisters, OR 97759) or emailed to [eshoup@ci.sisters.or.us](mailto:eshoup@ci.sisters.or.us). Comments must be received on or before **February 22, 2024**, to ensure they are considered in the decision.

**File #:** SP 24-02  
**Applicant:** Greg Blackmore, Blackmore Planning and Development Services LLC  
**Owner:** Dixies Properties LLC  
**Site Location:** 130 E Cascade Avenue, Sisters OR 97759; Map and Taxlot # 15-10-4CC 4101  
**Zoning:** Downtown Commercial (DC)  
**Request:** Site Plan Review for a 15,464 SF, 3-story mixed use building with commercial uses on the ground floor and six residential units on the second and third floors.  
**Applicable Criteria:** Sisters Development Code (SDC) – Chapter 2.4 (Downtown Commercial District); Chapter 2.15 (Special Provisions); Chapter 3 (Design Standards); Chapter 4.1 (Types of Applications and Review Procedures); Chapter 4.2 (Site Plan Review)

Questions or concerns regarding this application should be directed to the Community Development Department at Sisters City Hall. The decision issued will be administrative, and 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



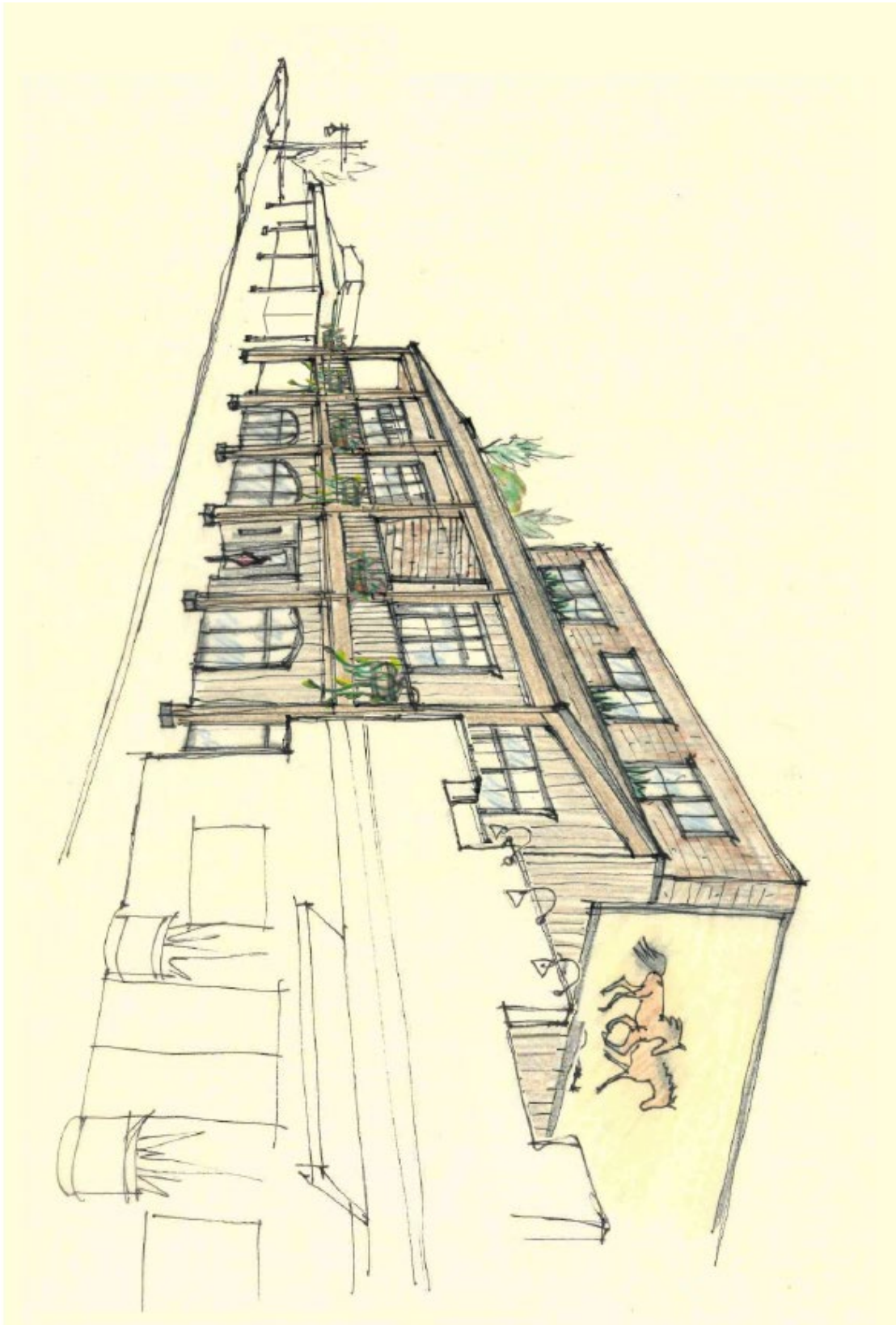
afford the decision-maker an opportunity to respond to the issue, may preclude an appeal based on that issue with the State Land Use Board of Appeals. All evidence relied upon by staff to make this decision is in the public record and is available for public review at the Sisters City Hall, 520 E. Cascade 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.**

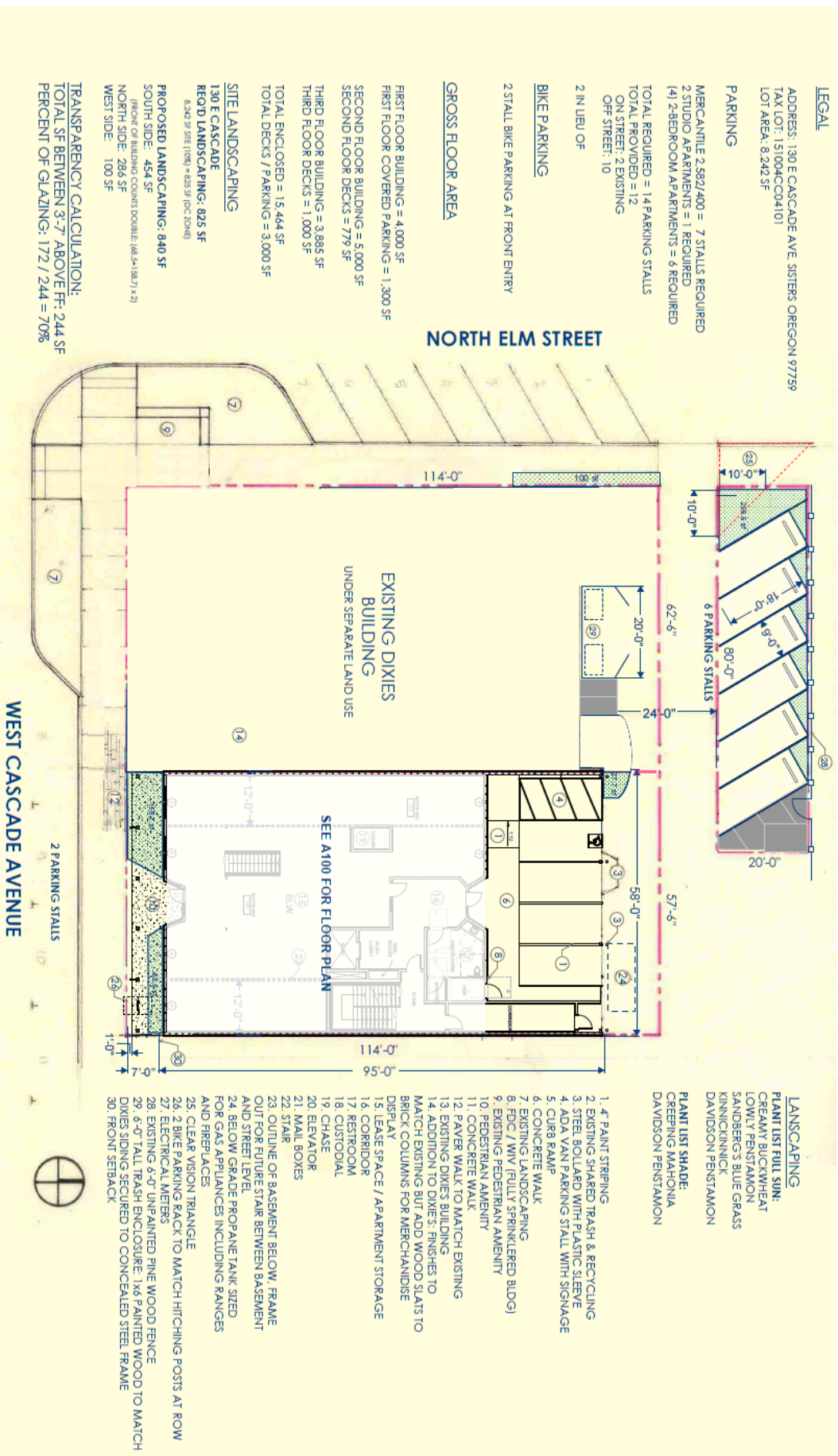
## Proposed Site Plan & Elevations

*Visual rendering of proposed building next to existing buildings (i.e., Dixies Retail and Rancho Viejo Restaurant).*

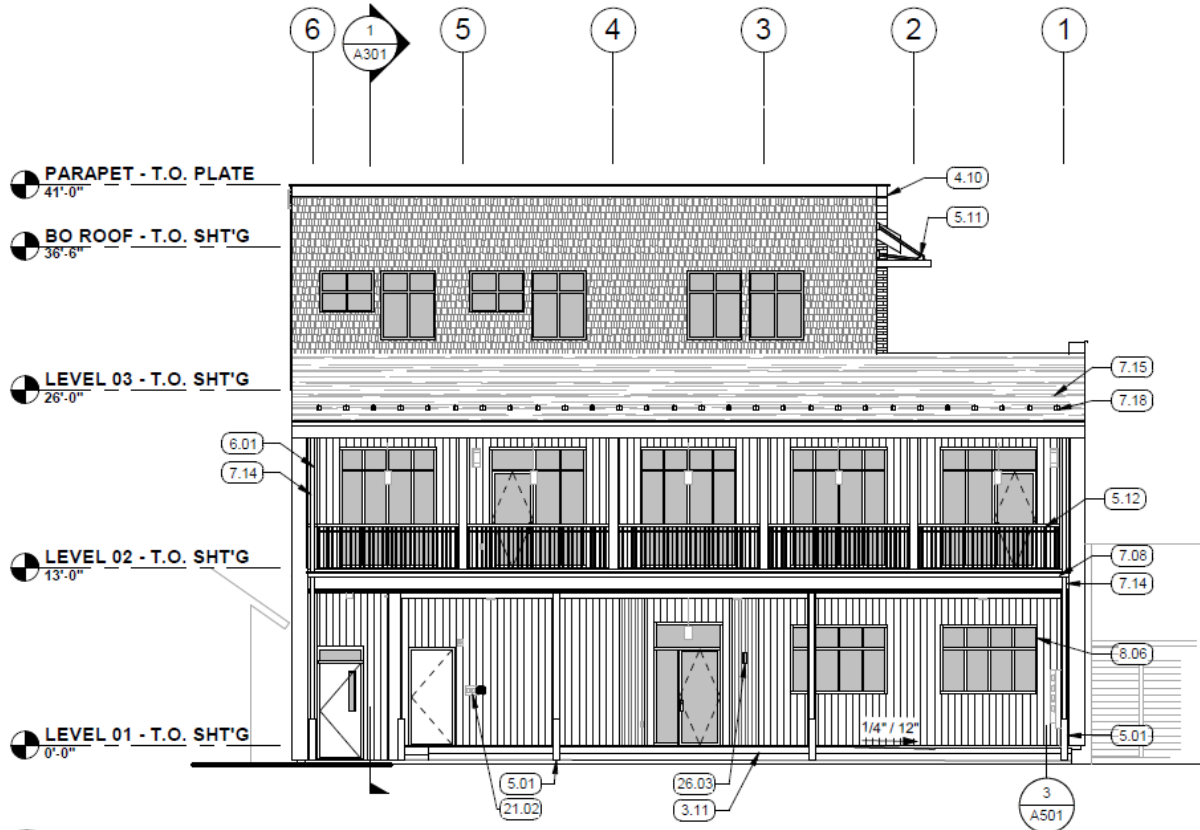


# Proposed Site Plan & Elevations

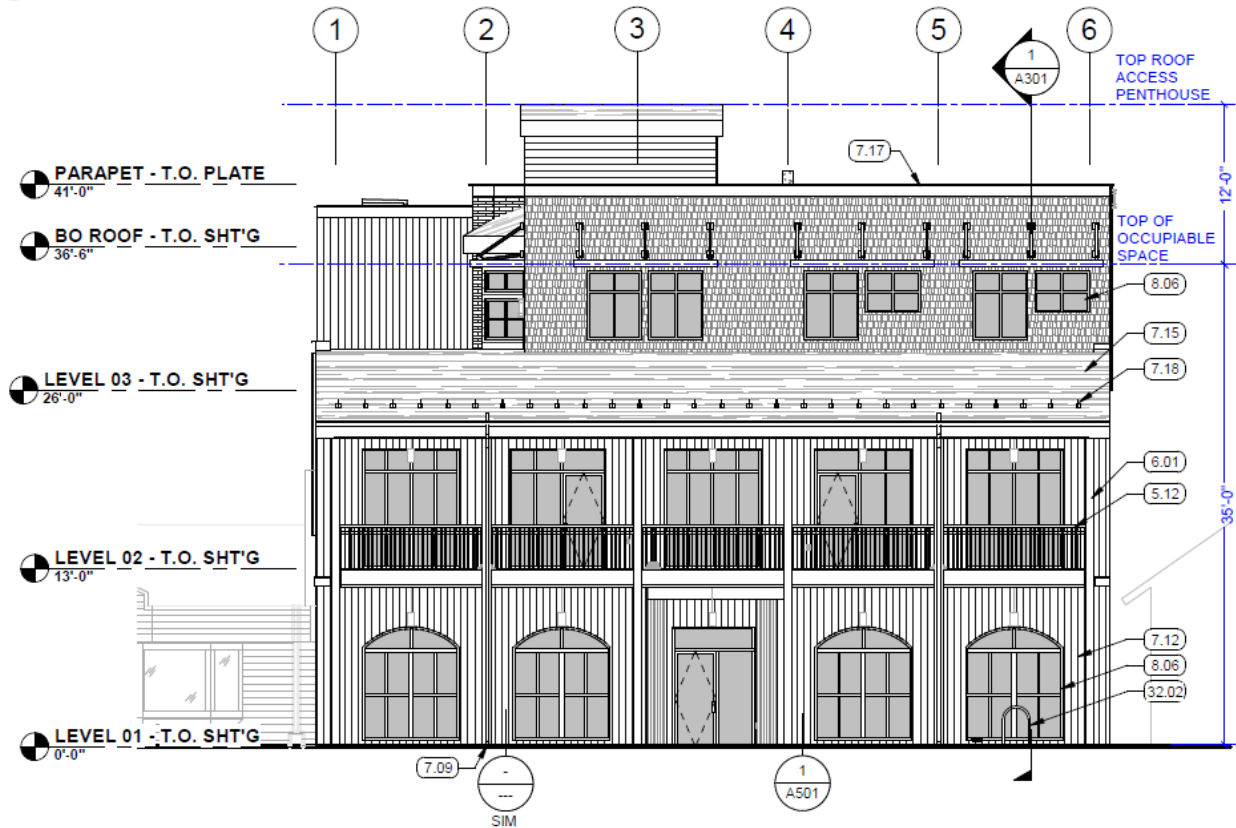
## BUILDING CONCEPT / SITE PLAN



# Proposed Site Plan & Elevations

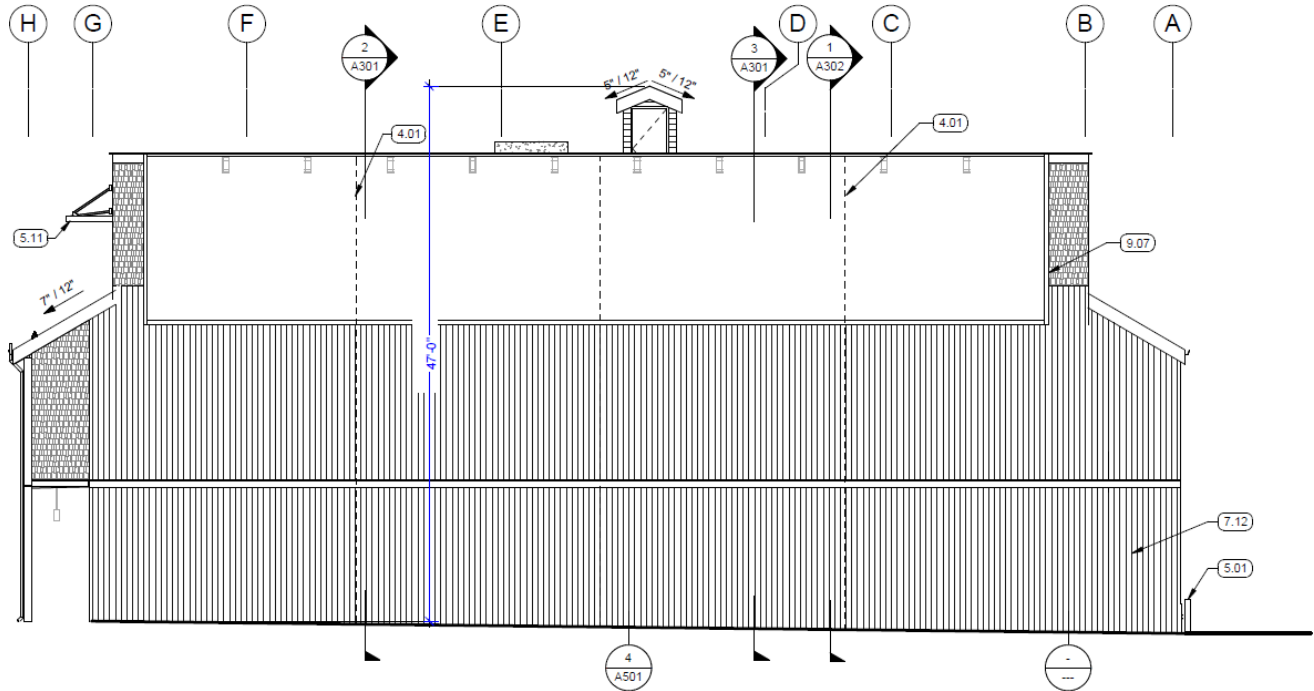


**1 NORTH BUILDING ELEVATION**  
SCALE: 1/8" = 1'-0"

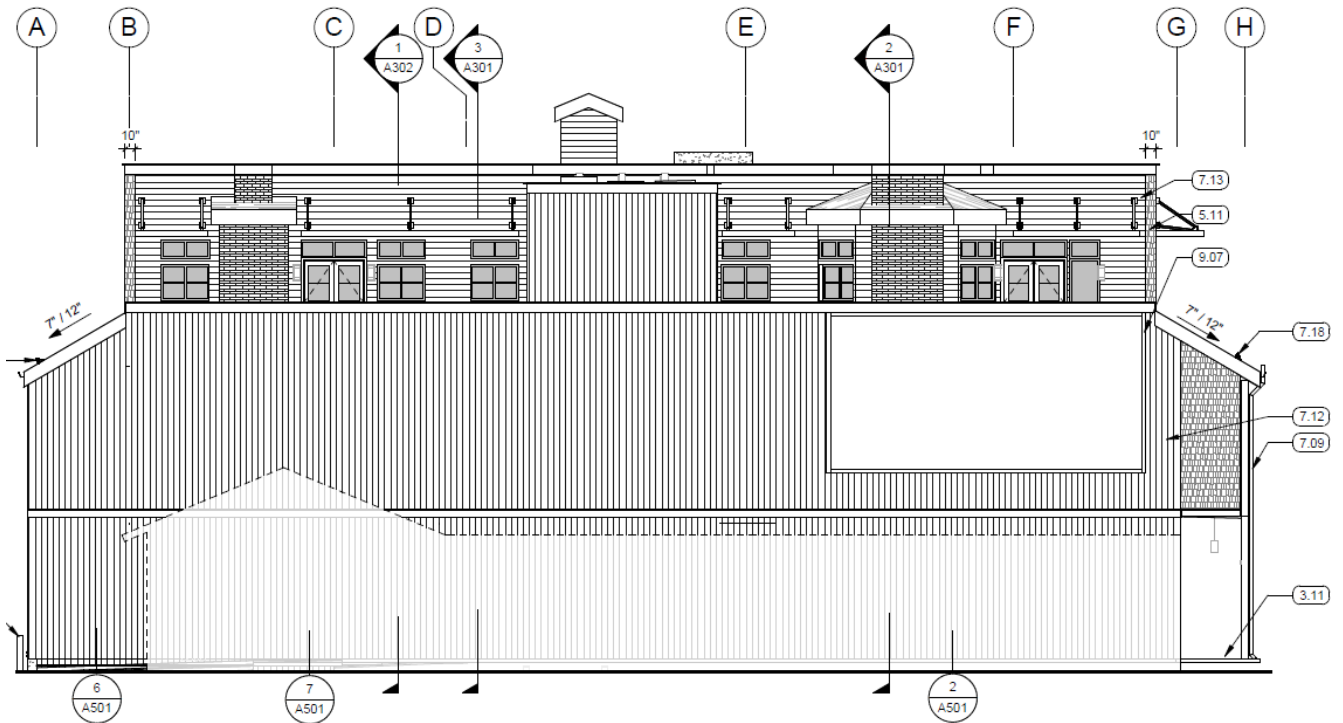


**2 SOUTH BUILDING ELEVATION**  
SCALE: 1/8" = 1'-0"

# Proposed Site Plan & Elevations



**3 EAST BUILDING ELEVATION**  
SCALE: 1/8" = 1'-0"



**4 WEST BUILDING ELEVATION**  
SCALE: 1/8" = 1'-0"