

## Matt Martin

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**From:** Randy Scheid <Randy.Scheid@deschutes.org>  
**Sent:** Friday, February 16, 2024 11:39 AM  
**To:** Matt Martin  
**Subject:** FW: Request for Agency Comments - Text Amendments to the Sun Ranch Tourist Commercial District (File No. TA 24-01)  
**Attachments:** TA 23-01 Application Materials Combined.pdf; TA 24-01 Notice of Application.pdf; Planning statement Building Safety Divisions code required Access.doc  
**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Matt,

Please apply my standard comments on the attached TA's.

Thanks,  
Randy.



**Randy Scheid | Building Official**

**DESCHUTES COUNTY COMMUNITY DEVELOPMENT**

117 NW Lafayette Avenue | Bend, Oregon 97703

Tel: (541) 317-3137



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*We respond in a timely and courteous manner, identifying customer needs and striving for solutions.*

*We set honest and realistic expectations to achieve optimum results.*

*We provide knowledgeable, timely, professional, respectful service.*

*We take ownership of customers' needs and follow through.*

*We value our customers and approach them with an open mind.*

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**From:** Matt Martin <mmartin@ci.sisters.or.us>  
**Sent:** Wednesday, February 14, 2024 12:13 PM  
**To:** Paul Bertagna <pbertagna@ci.sisters.or.us>; ehuffman@beconeng.com; pperkins@cec.coop; Randy Scheid <Randy.Scheid@deschutes.org>; Joe Bessman <Joe@transightconsulting.com>; Jeff Puller <JPuller@sistersfire.com>; Clara Butler <clara.butler@osp.oregon.gov>; PIKE Brandon <Brandon.PIKE@odav.oregon.gov>; ABurkus@republicservices.com  
**Cc:** Carol Jenkins <cjenkins@ci.sisters.or.us>; Emelia Shoup <eshoup@ci.sisters.or.us>; Scott Woodford <swoodford@ci.sisters.or.us>  
**Subject:** Request for Agency Comments - Text Amendments to the Sun Ranch Tourist Commercial District (File No. TA 24-01)

[EXTERNAL EMAIL]

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Good Afternoon All,

The City of Sisters Community Development Department has received the land use application described below. The supporting documents submitted with the application and Notice of Application are attached. Please send your comments and recommended conditions of approval to Matthew Martin at [mmartin@ci.sisters.or.us](mailto:mmartin@ci.sisters.or.us) by **Friday, March 1, 2024**, for consideration in the staff report. Please note that public hearings before the Planning Commission and City Council are required for these legislative amendments that will provide additional opportunities to participate.

**File #:** TA 24-01  
**Applicant:** Ernie Larrabee - Lake House Inn, LLC  
**Applicant's Consultant:** John Skidmore - Skidmore Consulting, LLC  
**Location:** All of Sun Ranch Tourist Commercial District Including the Following Properties:  
Address: 69013 Camp Polk Road / Tax Map and Lot: 15-10-4 1101  
Address: 575 E. Sun Ranch Drive / Tax Map and Lot: 15-10-4BD 1900  
Address: Unaddressed / Tax Map and Lot: 15-10-4BD 1901  
**Request:** Text Amendments to the Sisters Development Code Chapter 1.3 (Definitions) and Chapters 2.12 (Sun Ranch Tourist Commercial District). The purpose is to expand and clarify the types of uses allowed in the Sun Ranch Tourist Commercial District and other edits for consistency with the Sisters Development Code. No land use is proposed with these amendments. Any subsequent land use is subject to the land use review process required by the Sisters Development Code.  
**Applicable Criteria:** Sisters Development Code (SDC):  
Chapter 1.3 – Definitions  
Chapter 2.12 – Sun Ranch Tourist Commercial District  
Chapter 4.1 – Types of Applications and Review Procedures  
Chapter 4.7 – Land Use District Map and Text Amendments  
City of Sisters Urban Area Comprehensive Plan.  
Oregon Statewide Land Use Goals

Please let me know if you have any questions or need for additional information.

Thank you,  
**Matthew Martin, AICP**  
Principal Planner  
City of Sisters | Community Development Dept.  
PO Box 39 | 520 E. Cascade Ave., Sisters, OR 97759  
Desk: 541-323-5208 | City Hall: 541-549-6022  
[mmartin@ci.sisters.or.us](mailto:mmartin@ci.sisters.or.us) | [www.ci.sisters.or.us](http://www.ci.sisters.or.us)



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**NOTICE: The Deschutes County Building Safety Divisions code mandates that Access, Egress, Setbacks, Fire & Life Safety, Fire Fighting Water Supplies, etc. must be specifically addressed during the appropriate plan review process with regard to any proposed structures and occupancies.**

**Accordingly, all Building Code required items will be addressed, when a specific structure, occupancy, and type of construction is proposed and submitted for plan review.**

Randy Scheid

February 26, 2024