

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 no. TA 24-01 to owners of property in the Sun Ranch Tourist Commercial District

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 March 7, 2024

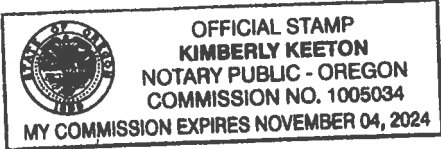
the mailing will be postmarked for (date) March 7, 2024 and will likely reach its

destination before (date) March 14, 2024 according to staff.

This instrument was acknowledged before me on March 8, 2024, by Julie A. Pieper

as Administrative Lead of the City of Sisters.

Kimberly Keeton
Notary Public, State of Oregon





NOTICE OF PUBLIC HEARING

MEASURE 56 NOTICE

THIS IS TO NOTIFY YOU THAT THE CITY OF SISTERS HAS PROPOSED A LAND USE REGULATION THAT MAY AFFECT THE PERMISSIBLE USES OF YOUR PROPERTY AND OTHER PROPERTIES.

The City of Sisters has determined that adoption of this land use regulation may affect the permissible uses of your property and other properties in the affected zone(s), and may change the value of your property. Despite this cautionary language, which is provided to comply with Ballot Measure 56 (now ORS 227.186), the City of Sisters has not determined that property values will be affected in any way as a result of this action.

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 **March 21, 2024, 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 mmartin@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 Matthew Martin, Principal Planner at (541) 323-5208 or mmartin@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>.

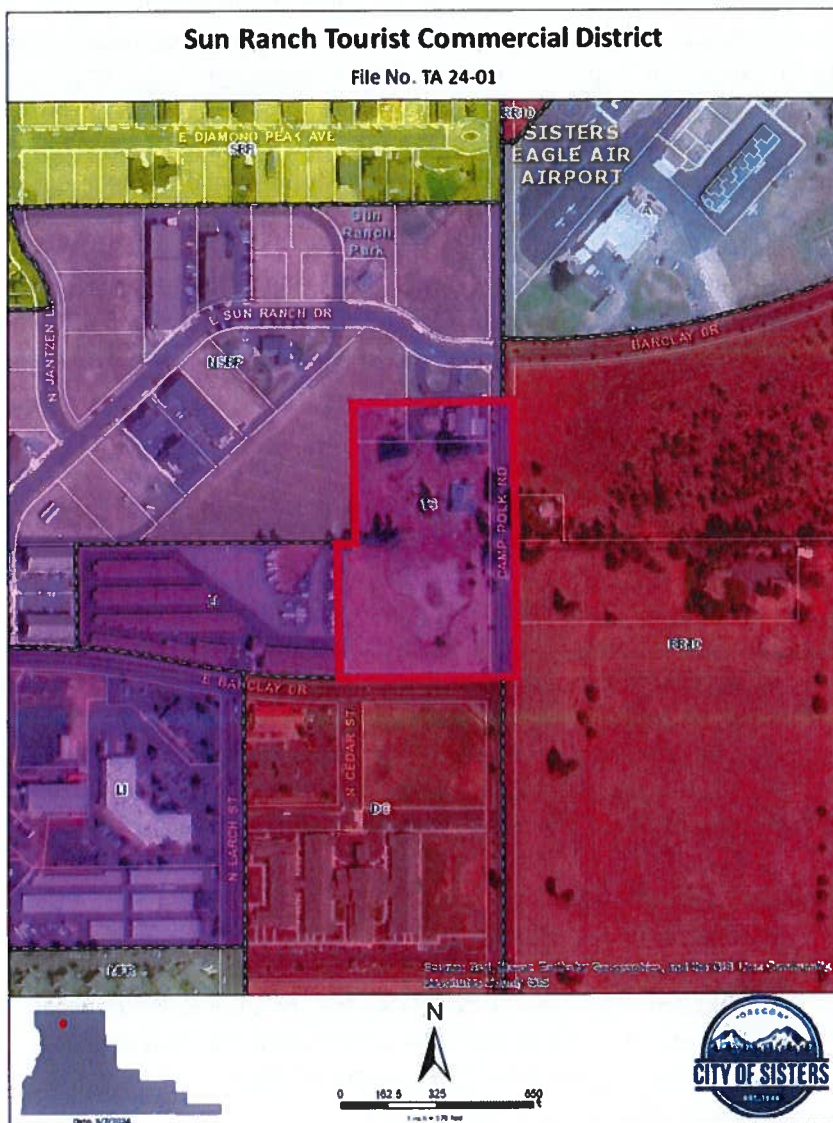
PUBLIC HEARING: March 21, 2024 at 5:30 pm
FILE #: TA 24-01
APPLICANT: Ernie Larrabee - Lake House Inn, LLC
LOCATION: All of Sun Ranch Tourist Commercial District Including the Following Properties:
Address: 69013 Camp Polk Road / Tax Map and Lot: 15-10-4 1101
Address: 575 E. Sun Ranch Drive / Tax Map 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

PROJECT WEBSITE: <https://www.ci.sisters.or.us/community-development/page/text-amendments-sun-ranch-tourist-commercial-district-%C2%A0>

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 Assistant City Manager 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.**



Jon Skidmore c/o Skidmore Consulting, LLC
211 NW Wilmington Ave
Bend, OR 97703

Ernie Larrabee c/o Lake House Inn, LLC
160 S. Oak Street #147
Sisters, OR 97759

DUTCH PACIFIC PROPERTIES LP
PO BOX 3500, PMB 303
Sisters, OR 97759

SWORDFISH CONSULTING LLC
10574 NW HARDING CT
PORTLAND, OR 97229