

**REGULATIONS:**  
Planners sought to mitigate impact

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units inhibits an individual's right to use their private property as they wish.

Seymour warned the other commissioners, "If we proceed on this, it will come back on the City."

Commissioner Daryl Tewalt said he agreed with Seymour but did vote in favor of passing the amendment onto the Council.

"I agree," Tewalt said, "but we're going to have to go down that road."

The existing Development Code section dealing with vacation rentals would be completely replaced, including a number of modifications. Terminology would change from vacation rentals to short-term rentals. The property owner would be required to obtain an STR operator license and an STR permit for each unit they own. STR regulations apply to all residential units, including those located in a commercial district.

The noticing of neighbors requirement would be removed, with the ability to appeal to the Planning Commission and possibly to the Oregon Land Use Board of Appeals (LUBA).

A major feature of the

amendment is the establishment of concentration limits. New STRs would be prohibited from locating within 250 feet of an existing STR. Condominiums would be exempt from the concentration limits.

For new STRs established on or after the effective date of the proposed ordinance, the land-use permit and operator license are specific to the owner of the property and are not transferable when properties are sold.

Purchasers of an existing STR that was established prior to the effective date of the proposed ordinance must submit a complete application for an STR operator license within 60 days of property transfer in order to maintain the existing use. If an existing owner doesn't apply within 60 days of the new ordinance taking affect, the use will be

workshops in 2018, which were open to the public, and a public hearing in June 2018 at which time public comments were received.

City staff explained that the proposed regulations allow for economic use of residential properties while providing parameters, including spacing, to balance potential impacts to the residential character and livability in the residential zones.

The only person to testify at the hearing was Tyler Nice, government affairs manager for Central Oregon Association of Realtors, who spoke against the non-transferability clause and the 250-foot spacing requirement. He suggested, given the size of Sisters and the typical lot size, that perhaps a 160-foot buffer would be more appropriate. He also suggested the regulations be re-examined in a year

to assess the impact and if the City's goals are being reached. Nice also encouraged an education process for property owners.

Senior planner BreAnne McConkie explained a 150-foot buffer had been examined, but it allowed for more units than the original proposed eight percent cap. She reported the staff is already thinking about an education process.

Commissioners agreed that reviewing the results in two years would be appropriate.

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abandoned.

There have been multiple opportunities for public input regarding STRs as the Planning Commission held nine workshops and two public hearings over 2017-18 to review the proposed text amendments and receive public input. Additionally, the City Council held four

**RULES:** Voters will decide on cannabis in this election

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marijuana retailers in the city. The tax will be collected at the point of sale and remitted by the marijuana seller. The tax measure will become operative upon passage only if the voters approve 9-122.

The proposed land-use regulation text amendments create special provisions for marijuana businesses and establish permitted locations for different types of businesses. Industrial uses are allowed in light industrial and North Sisters Business Park zones with special provisions such as no outdoor grows. There are no spacing requirements between any uses on separate parcels.

Retail establishments are allowed in downtown commercial and highway commercial zones, with a 1,000-foot buffer requirement from schools, public or private. There is a 114-foot buffer from Cascade Avenue right-of-way between Pine and Locust. There is a standard default to the Development Code for hours of operation, lighting, signage, parking, loading, and dark skies, as well as default to other OLCC mandated requirements.

Changes to the City's Municipal Code related to marijuana businesses are also proposed including time, place, and manner (TPM) regulations. The ordinance to adopt Municipal Code amendments related to marijuana businesses is tentatively scheduled for a City Council public hearing on November 14.

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