

# C L A S S I F I E D S

## 999 Public Notice

**NOTICE OF PUBLIC HEARING**  
 Notice is hereby given that the City of Sisters Planning Commission will conduct a public hearing at Sisters City Hall, 520 E. Cascade Avenue, Sisters, OR 97759 on February 20, 2020 at 5:30 PM regarding the applications listed below. Public oral or written testimony is invited. 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 nmardell@ci.sisters.or.us. Comments should be directed toward the criteria that apply to this request and must reference the file number. Public comments will continue to be received until the official record is closed but must be submitted by 02/12/20 in order to be included in the staff report. A copy of the application, all documents and evidence submitted by or for the applicant, and the applicable criteria and standards can be reviewed at Sisters City Hall at no cost and copies are available at a reasonable cost. Files associated with the project can be viewed by visiting the Community Development Department's

project web page: <https://www.ci.sisters.or.us/community-development/page/three-winds-master-plan-mp-19-01>. A copy of the City's staff report and recommendation to the hearings body will be available for review at no cost at least seven days before the hearing, and paper copies can be produced on request for a reasonable cost.  
**HEARING DATE:** February 20, 2020, 5:30 PM  
**FILE NUMBER(S):** MP 19-01  
**APPLICANT:** Chris Mayes, Chris Mayes Architecture  
**PROPERTY OWNER:** Threewind Partners, LLC  
**ENGINEER:** H.A. McCoy Engineering and Land Surveying, LLC  
**SITE LOCATION:** 801 W. Hood Ave, Sisters, OR 97759  
**TAX MAP AND LOT:** 151005DC07202  
**REQUEST:** Approval of a Master Planned Development (Type III), for up to 50 multi-family units covering approximately 26,800 square feet of building area and approximately 26,800 square feet of commercial space and supporting infrastructure.  
**Applicable Criteria, Standards, and Procedures:** Sisters Development Code (SDC) Chapter 4.1 – Types of Applications and Review Procedures; Chapter 4.5 – Master Planned Developments; Chapter 2.5 – Highway Commercial District (HC); Chapter 2.15 – Special Provisions.

**NOTICE OF TWO PUBLIC HEARINGS**  
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**PUBLIC HEARINGS:** February 20, 2020 5:30 PM  
**FILE #'s:** CP 20-01 and TA 20-01  
**APPLICANT:** City of Sisters  
**STAFF CONTACT:** Patrick Davenport  
 pdavenport@ci.sisters.or.us, (541) 323-5219

**DESCRIPTION OF PROPOSED:** Comprehensive Plan text amendments (File # CP 20-01) are proposed as follows: Amendments to Goal 1 Citizen Involvement and Goal 10 Housing. Amendments to Goal 1 Citizens Involvement features adoption, by reference, of the 2019 Sisters Country Community Vision Action Plan, designates the Planning Commission as the Committee for Citizen Involvement and provides policy direction for the City to use multiple means to enable enhanced citizen participation in the planning process. Amendments to Goal 10 Housing features adoption, by reference, of the 2019 Housing Needs Analysis, Housing Strategies Report and Buildable Lands Inventory, direct an update to the 2010 Housing Plan and other policies to support construction of affordable and workforce housing. The proposed amendments are presented as revised and replaced in their entirety.  
 The proposed Comprehensive Plan amendments are posted on the Department's web page: <https://www.ci.sisters.or.us/community-development/page/housing-and-citizen-involvement>. Development Code text amendments (TA 20-01) are proposed as follows: Chapter 2.10 Special Flood Hazard Area Overlay and associated definitions. The proposed amendments are in response to localities' obligation to comply with model codes associated with

National Flood Insurance Policy requirements; Chapter 2.15.1800 Communications Facilities and associated definitions. The proposed amendments are in response to recent rules issued by the Federal Communications Commission that require localities to review applications for various types of communications facilities according to uniform standards and processes; Chapter 3.5 Public Improvement Standards – these amendments enable the City to require public improvements which are illustrated on adopted public facility plans to be constructed when a proposed land development project affects these facilities. The proposed Standards also enable the City Engineer to waive or modify the standards to reflect a unique circumstance or to accept a fee-in-lieu of construction in certain circumstances. These amendments are also reflected in Chapter 4.2 Site Plan Review and contain associated definitions. The proposed Code revisions are posted on the Department's web page: <https://www.ci.sisters.or.us/community-development/page/ta-20-01>  
**Applicable Criteria, Standards, and Procedures:** Sisters Development Code (SDC) Chapter 4.1 – Types of Applications and Review Procedures; Chapter 4.7 – Land Use District Map and Text Amendments; Oregon Statewide Land Use Goals; and City of Sisters Urban Area Comprehensive Plan.

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**Mail to:** The Nugget, PO Box 698, Sisters, OR 97759

**We appreciate our READERS & COMMUNITY! Thank you!**

– Jim, Leith, Jess, Patti Jo, Vicki, Lisa, Kema & Pete