

BEFORE THE LAND USE BOARD OF APPEALS  
OF THE STATE OF OREGON

MCKENZIE MEADOW VILLAGE LLC,  
*Petitioner,*

vs.

CITY OF SISTERS,  
*Respondent,*

and

CENTRAL OREGON LANDWATCH,  
*Intervenor-Respondent.*

LUBA No. 2025-079

FINAL OPINION  
AND ORDER

Appeal from City of Sisters.

E. Michael Connors represented petitioner.

Melissa M. Ryan represented respondent.

Rory Isbell represented intervenor-respondent.

ZAMUDIO, Board Chair; BASSHAM, Board Member; WILSON, Board  
Member, participated in the decision.

DISMISSED

02/26/2026

You are entitled to judicial review of this Order. Judicial review is  
governed by the provisions of ORS 197.850.

1 Opinion by Zamudio.

2 **MOTION TO INTERVENE**

3 Central Oregon Landwatch moves to intervene on the side of the city. The  
4 motion is unopposed and allowed.

5 **DECISION**

6 Pursuant to ORS 197.830(13)(b) and OAR 661-010-0021, the city  
7 withdrew the decision challenged in this appeal for reconsideration on December  
8 12, 2025. On January 23, 2026, the Board received the city's decision on  
9 reconsideration. Pursuant to OAR 661-010-0021(5)(a), petitioner had until  
10 February 13, 2026, to either refile its original notice of intent to appeal in this  
11 matter, or file an amended notice of intent to appeal. The Board has not received  
12 a refiled original notice of intent to appeal nor an amended notice of intent to  
13 appeal in accordance with OAR 661-010-0021(5)(a).

14 OAR 661-010-0021(5)(e) provides that “[i]f no amended notice of intent  
15 to appeal is filed or no original notice of intent to appeal is refiled, as provided in  
16 [OAR 661-010-0021(5)(a)], the appeal will be dismissed.”

17 This appeal is dismissed. *Matrix Development v. City of Tigard*, 25 Or  
18 LUBA 557 (1993).