

## Matt Martin

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**From:** Paul Bertagna  
**Sent:** Thursday, January 5, 2023 4:40 PM  
**To:** Matt Martin  
**Cc:** Erik Huffman; Joe Bessman  
**Subject:** RE: REVISED: File Nos. MP 22-01/SUB 22-01/MNR 22-02 (Sunset Meadows) - Agency Request for Comment

Matt,

After a close look at the revised layout, there does not appear to be significant impacts to the existing public infrastructure. The following will need to be addressed in Conditions of Approval.

- Both alleys will be private, owned and maintained by the HOA or adjacent property owners. Public Utilities shall be constructed withing PUE's at a width determined by the City Engineer.
- Local Street A shall have bulb-outs located at the mid-block pedestrian crossing.
- The existing 8' multi-use path on Hwy 242 shall be reconstructed with a meandering path through the open space tract to provide additional setback from the Highway for pedestrian safety.
- A Right-of-Way dedication shall be completed with the Phase I plat to provide a full 60' Right-of-way over Brooks Camp Dr. adjacent to the subject property.

These conditions are in addition to the City Engineer and the City Traffic Engineer.

Thanks a lot

### Paul Bertagna

Public Works Director  
City of Sisters | Public Works Dept.  
PO Box 39 | 520 E. Cascade Ave., Sisters, OR 97759  
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**From:** Matt Martin <[mmartin@ci.sisters.or.us](mailto:mmartin@ci.sisters.or.us)>  
**Sent:** Tuesday, December 27, 2022 10:43 AM  
**To:** Paul Bertagna <[pbertagna@ci.sisters.or.us](mailto:pbertagna@ci.sisters.or.us)>; Erik Huffman <[ehuffman@beconeng.com](mailto:ehuffman@beconeng.com)>; Joe Bessman <[Joe@transightconsulting.com](mailto:Joe@transightconsulting.com)>; MOREHOUSE Donald <[Donald.MOREHOUSE@odot.state.or.us](mailto:Donald.MOREHOUSE@odot.state.or.us)>; ABurkus@republicservices.com; Doug Green <[dgreen@sistersfire.com](mailto:dgreen@sistersfire.com)>; Roger Johnson <[rjohnson@sistersfire.com](mailto:rjohnson@sistersfire.com)>; 'Perkins, Parneli' <[pperkins@cec.coop](mailto:pperkins@cec.coop)>  
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**Subject:** REVISED: File Nos. MP 22-01/SUB 22-01/MNR 22-02 (Sunset Meadows) - Agency Request for Comment  
**Importance:** High

Good Morning All,

Requests for agency comment on the subject Sunset Meadows Master Plan application were previously sent and all comments received are included in the project record for consideration. The Planning Commission then held a public hearing regarding this request over several meetings and on December 8, 2022, the public hearing was closed and the written record open was left open for submittal of additional information. The City of Sisters Community Development Department received revised plans and supplemental materials from the applicant during the first open record period. Because of the large file sizes the documents are not attached here but, instead, can be found at the following links – [Link #1](#), [Link #2](#). Please note there is a short time period afforded for comments pertaining to this new information. As such, please send any additional comments and recommended conditions of approval, if any, to me ([mmartin@ci.sisters.or.us](mailto:mmartin@ci.sisters.or.us)) by **Tuesday, January 3, 2023.**

**File #s:** MP 22-01 / SUB 22-01 / MNR 22-02  
**Applicant:** Woodhill Homes – George Hale  
**Owner:** Richard G Patterson Revocable Trust  
**Site Location:** Address: [15510 McKenzie Highway, Sisters, OR 97759](#);  
Tax Map and Lot: 151005DC07300  
**Zoning:** Multi-Family Residential District - MRF  
Airport Overlay District - AO

**Request:** The Applicant is requesting approval of a Master Plan, Tentative Subdivision Plat, and a Minor Partition on a 31.56-acre property in the Multi-Family Residential District. The REVISED proposed development includes:

- 24 lots for single family detached dwellings
- 36 lots for zero lot line townhome dwellings
- 1 parcel for approximately 72-124 multi-family units. (Site Plan Review of the proposed multi-family residential development is not included in this current proposal. Subsequent application will be required.)
- Associated infrastructure (streets, utilities) and other site improvements.

#### **Applicable**

**Criteria:** City of Sisters Development Code (SDC): Chapter 2.3 – Multi-Family Residential District; Chapter 2.11 – Airport Overlay District; Chapter 3.2 – Landscaping and Screening; Chapter 3.3 – Vehicle and Bicycle Parking; Chapter 4.1 – Types of Applications and Review Procedures; Chapter 4.5 – Master Planned Developments; Chapter 4.3 – Land Divisions and Lot Line Adjustments

Thank you,

**Matthew Martin, AICP**

Principal Planner

City of Sisters | Community Development Dept.

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