

Matt Martin

From: Janie Boyd <janie@janieboylstudio.com>
Sent: Thursday, January 5, 2023 4:14 PM
To: Matt Martin
Subject: Sunset Meadows - Open Record Period No. 2 Comment

Reference: Planning Commission file numbers MP 22-01/SUB 22-01/MNR 22-02

Regarding: Development of subject property at 15510 McKenzie Highway

Dear Matthew Martin and Planning Commission Members,

I am a concerned resident of Sisters, living in Pine Meadow Village. In my opinion, any new residential development in Sisters should guarantee a substantial increase in inventory of affordable housing units for working people. Further, Sisters' natural forest setting should be preserved and enhanced by carefully implementing appropriate design criteria for buildings and for site development. Please only approve a development which includes the following considerations.

- 1) Predominant dwellings in the development should be small scale, affordable, "workforce" housing, especially those buildings fronting the McKenzie Highway.
- 2) The above described small scale living units should nestle in the forest in a manner similar to a "vintage" forest cabin. An exemplary style dwelling in Sisters can be seen at The Cottage Inn located at 560 East Main (and Locust).
- 3) Of all the living units to be built on this property, it is urgent that a majority should be smaller, affordable homes. And many should be rental units, offered at rates commensurate with workforce housing criteria.
- 4) The 12.92 acre property should have a park-like appearance, with narrow roads, ample open space, playgrounds, forest pathways, community buildings for gatherings and services, and should preserve many large trees and serene meadows populated by undisturbed native plants.

Because of the desirability of this land, successful and creative developers are likely to study our community's needs and aspirations. The end result will be that the chosen developer will be able to maintain the special qualities of this place, while meeting the concerns of its citizens.

Thank you for your consideration,
-Janie Boyd

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