

Matt Martin

From: MOREHOUSE Donald <Donald.MOREHOUSE@odot.oregon.gov>
Sent: Thursday, January 5, 2023 3:19 PM
To: Matt Martin
Subject: RE: REVISED: File Nos. MP 22-01/SUB 22-01/MNR 22-02 (Sunset Meadows) - Agency Request for Comment
Attachments: Comment Log_Sunset MeadowsSupplementalMaterials.xlsx

Hi Matt,

Our ODOT comments are attached to this email. Thanks,

Don Morehouse (he/him/his)
Senior Transportation Planner
ODOT Region 4
Desk: (541) 388-6046
Personal Cell: (805) 458-3320
Work Cell: (541) 233-6558

Donald.Morehouse@odot.oregon.gov ← NOTE NEW EMAIL

***I will be working from home for the week of January 2 – January 6:*

- *Monday - Thursday (7:30AM-5:00PM)*
- *Friday - (7:30AM-11:30AM)*

From: Matt Martin <mmartin@ci.sisters.or.us>
Sent: Tuesday, December 27, 2022 10:43 AM
To: Paul Bertagna <pbertagna@ci.sisters.or.us>; Erik Huffman <ehuffman@beconeng.com>; Joe Bessman <Joe@transightconsulting.com>; MOREHOUSE Donald <Donald.MOREHOUSE@odot.oregon.gov>; ABurkus@republicservices.com; Doug Green <dgreen@sistersfire.com>; Roger Johnson <rjohnson@sistersfire.com>; 'Perkins, Parneli' <pperkins@cec.coop>
Cc: Scott Woodford <swoodford@ci.sisters.or.us>; Emelia Shoup <eshoup@ci.sisters.or.us>; Carol Jenkins <cjenkins@ci.sisters.or.us>; Matt Martin <mmartin@ci.sisters.or.us>
Subject: REVISED: File Nos. MP 22-01/SUB 22-01/MNR 22-02 (Sunset Meadows) - Agency Request for Comment
Importance: High

This message was sent from outside the organization. Treat attachments, links and requests with caution. Be conscious of the information you share if you respond.

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) 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.
PO Box 39 | 520 E. Cascade Ave., Sisters, OR 97759
Desk: 541-323-5208 | City Hall: 541-549-6022
mmartin@ci.sisters.or.us | www.ci.sisters.or.us



This email is public record of the City of Sisters and is subject to public inspection unless exempt from disclosure under Oregon Public Records Law. This email is also subject to the City's Public Records Retention Schedule.

