

Matt Martin

From: MOREHOUSE Donald <Donald.MOREHOUSE@odot.oregon.gov>
Sent: Thursday, January 5, 2023 5:09 PM
To: Matt Martin
Cc: BARRETT Mark S
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
Follow Up Flag: Follow up
Flag Status: Flagged

Hi Matt,

This is our most up to date ODOT comment log attached. Please disregard my previous 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



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Development:

Sunset Meadows Master Plan

Review Phase:

Supplemental Materials, Received December 27, 2022

Document	Comment By	Page	Comment	Anticipated Impact
Supp. Materials	Wade Coatney	Stormwater	It is noted that runoff will be managed with drainage swales, drywells and infiltration trenches. These are not really shown on the master plan. I understand it is likely that level of detail has not yet been completed. ODOT will need to review a stormwater report detailing the storm drainage for the development prior to construction of roads connecting to state highways. Requirements for the stormwater report for private developments can be found in the ODOT Hydraulics Manual Chapter 4, Appendix C. (https://www.oregon.gov/odot/GeoEnvironmental/Docs_Hydraulics_Manual/Hydraulics-04-C.pdf)	
Supp. Materials	Martin Matejsek	Roadway	For both roadways connecting to McKenzie Highway, identify the appropriate design vehicle and complete autoturn analysis to determine the appropriate radii. Are there any frequent commercial deliveries down either of these routes. I would probably assume an SU40 single unit truck may be appropriate but open for discussion. It appears the new local street B may be showing something close to 20' radii but hard to tell.	
Supp. Materials	Martin Matejsek	Roadway	Construct two ADA ramps per corner at N Brooks and the local Street B.	
Supp. Materials	David Amiton	P2.1	Construct two ADA ramps per corner at intersection of OR242/McKenzie Hwy & Local Street B.	
Supp. Materials	Martin Matejsek	Roadway	Note all sidewalk in ODOT r/w shall meet the ODOT 6' wide standard. May be narrowed to City/County standards off highway R/W.	
Supp. Materials	Aaron Smith	District	Frontage improvements and work within ODOT right of way will need to be approved through a miscellaneous permit from the District office.	
Supp. Materials	Aaron Smith	District	Any proposed city street access will need to be approved through an access permit with ODOT District office.	
Supp. Materials	Mark Barrett	Application	Application says 10 houses were removed - no increase in trips.	
Supp. Materials	Mark Barrett	Application	Application says TIA is included. TIA is not in materials. Confirm if TIA was updated to reflect changes, or if it remains the same as last review?	
Supp. Materials	Mark Barrett	Missing	Plans do not include the enhanced pedestrian crossing that was part of the conditions of approval.	
Supp. Materials	Mark Barrett	Missing	New approach will require signing and striping plans.	
Supp. Materials	Mark Barrett	P2.1	OR242/Local Street - sight line evaluation necessary to determine if trees shown as remaining are OK or if they obstruct intersection sight distance.	
Supp. Materials				
Supp. Materials				
Supp. Materials				
Supp. Materials				