

## Matt Martin

---

**From:** Kerry Fitzpatrick-Mier <kerry.mier@hotmail.com>  
**Sent:** Wednesday, October 19, 2022 4:43 PM  
**To:** Matt Martin  
**Cc:** Kerry Fitzpatrick-Mier; lemke  
**Subject:** FW: MP 22-01/SUB 22-01/MNR 22-02 Concerns about Sunset Meadows

Matthew & Planning Commission Staff,

Re: MP 22-01/SUB 22-01/MNR 22-02 Concerns about Sunset Meadows

*Note: Please send confirmation email that this has been received and will be considered by the staff/planning committee prior to the Public Hearing on Thursday night*

We are new residents of The Pines (aka Brooks Camp Village), the small quiet 55+ community of single story houses that share the back property line with the proposed Sunset Meadows. I have read the evidence and staff recommendations posted on the city website & my comments, questions & concerns are below. Many of the codes are at the maximum limit. So my ask is to not only look at the individual codes (which is pure mathematical calculation), but also consider the sum of all the codes that are pushing the limits together. Also what are the considerations for the existing neighbors like "The Pines" community?

### 3.2.300 Screening, Fences, and Walls – Page 99

There is **no proposed screening to buffer existing neighbors that directly share the property line. What conditions can be added** for the property line shared with The Pines 55+ community? There are several significant trees just a few feet from the property line... can these be a condition added to keep? The draft Plat looks like there is 5 ft of open space from the back alley to The Pines property line, could you add a condition that they must plant fast growing evergreen continuous shrub as a buffer? As the unfortunate new owner of 308 N Wheeler Loop, I know all 26 Townhouses in the back will look directly into my house, but how many windows will be on the back alley side, will there be balconies also facing The Pines? **Is there an artist impression of the planned design for the back of the property?** We, especially the 10 houses that share the property line, have the right to see this, so that we can plan if we need to sell our house or figure out if we can live with these massive changes. It appears this screening code has not been met, as it relates to existing neighbors.

### 3.2.500 Existing Trees & Drawing P2.5 Public Tree Preservation Plan – Page 99-100 & 158

Tree Removal: **None of the significant trees are planned to be preserved between the property line of the back Townhouses and The Pines 55+ community...** zero! With 426 significant trees being removed, page 100 states "Due to the number of significant trees to be removed, some tree removal may be mitigated by payment into the City Tree Fund." Clearly this is pushing the envelope to the max, if they need to pay in-lieu in order to meet this code.

### 2.3.300 D. Development Standards. Building Mass Page 89

Building Mass: The townhouses are technically 2x attached and therefore "meet" code standards. However, for all practical purposes, this proposal is a **single block of back-to-back 26 units of townhouses that are parallel to the fence line of The Pines**. The small amount of space between the townhouses is negligible, it might as well be one massive high rise building running along the entire property line. There will be absolutely no sun or any sign of nature from the view of the existing The Pines neighbors. What is the exact footage of open space between the back townhouses post conditional approval requirements? Can the staff proposed conditional decreasing the size of the lots be update to eliminate some of the units? Again this is basically one massive 26 unit building parallel to the backyards of The Pines. If we look at the overarching reason for this code, surely it is to prevent exactly what Sunset Meadows is proposing.

Exhibit P3.1 Tentative Plat Page 152

Height of Townhouses. **Was there consideration of the height of the buildings right on the shared property line?** Are the Townhouses 2 or 3 levels? Is the 35 ft Townhouse height including roofline? Was underground parking evaluated to decrease the overall height? What adjustments could be made to make this less like a Bend development but rather a Sisters, city of trees, development?

Site Vicinity Map Page 122

This map is missing the new (& still being build) Apartment buildings directly between BiMart and the Pines Community. But it does show the extreme grow in this small part of Sisters with the new elementary school, the Woodlands project, etc. We still do not know the true impact of ALL of the recent and current buildings in our small area of sisters. So to approve Sunset Meadows which is pushing the limits on Density, Trees, Building Mass, hopefully is worthy of reconsideration, especially considering all the current and recent new developments in the same area.

2.3.300 G. Residential Density Page 89

The proposed density range is 11 to 15, once again push the envelop to the maximum. This together with the several other codes also at (or over) the max, creates a very undesirable affect for the community. Did the committee consider eliminating the 3<sup>rd</sup> row of Townhouses altogether? The density minimums would still be meet at 9 to13. That is, 142 less 26 = 116, 116units /12.92 acres = 9 density. Or 194 less 26 = 168 which is 13 density.

Given all of the above collectively, we in the Pines have started to collect signed petitions to request you re-evaluate your suggested conditional approval to much more drastic conditions. We were only informed last week via mail about this proposal, so we could use extra time to gather more petition signatures. How many signatures do we need to delay the approval & ensure re-evaluation? If this doesn't work, do we still have time to hire a lawyer to see what rights existing neighbors that share property lines truly have? One weeks notification is not a lot of time to get organized to properly express ALL our concerns.

We understand that the developers have the right to build but does it have to be our worst nightmare? Certainly no one on the review committee would want to be in our unfortunate situation... just purchased a home that now will have 26 multi-story townhouses right at the property line, ALL in a row, ALL looking directly into our house/back yard. What are the conditions that can be added to make this livable for the community? What conditions would you propose if you lived in the Pines right on the property line?

Anything you can do would be greatly appreciated!

Kerry Fitzpatrick and Iemke Mier  
The unfortunate owners of 308 N. Wheeler Loop

Sent from [Mail](#) for Windows