

Matt Martin

From: Bruce Mason <svskyus@gmail.com>
Sent: Friday, November 11, 2022 8:46 AM
To: Matt Martin
Subject: Sunset Meadows application

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I am in agreement with the many comments you've already received, including but not limited to:

- . Traffic
- . Environmental and scenic concerns,
- . Code variances,
- . Impact on city services, schools, medical services, etc.
- . Impact upon water table
- . Lack of green space
- . Failure to incorporate key elements of the Sisters Country Vision Plan--such as preserving the unique character and small-town feel of Sisters.

I will focus on just two important concerns:

1. Traffic, and
2. Preservation of qualities that make our town unique and livable.

Traffic:

The Woodlands project could add some 600 cars on to our streets.

The McKenzie Meadows project could add 300 to 400 more.

The apartments behind Dollar General could inject several hundred more.

None of this even takes into account the future developments planned by the airport.

Nor does it take into account ongoing efforts to increase tourism.

Add to these ongoing projects another 100- 200 or more vehicles associated with The Sunset Meadows project and we could end up far surpassing the carrying capacity of our roads, despite the city's proposed transportation plan. (Note that I use the word "could" rather than "would" throughout as there is the very real possibility that the supply of new housing would far exceed the demand, unless a great deal more truly affordable housing were included in those projects.)

Preservation of qualities that make our town unique and livable.

Sisters is a small town bordered by mountains, forest, rivers and offers scenic views. Part of the town's character is its size and western ambience. In gathering information for the Sisters Country Visioning process, we were told again and again by the community that preservation of these unique qualities should be given highest priority as Sisters prepare us for the future. The proposed Sunset Meadows project fails to consider these qualities and should not be allowed to go forward, at least not as it is now proposed.

Respectively submitted,
Bruce Mason
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