

## Matt Martin

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**From:** Jeff Seymour  
**Sent:** Saturday, November 26, 2022 8:36 PM  
**To:** Scott Woodford; Matt Martin  
**Subject:** Fw: Sunset Meadows...Please read

**Follow Up Flag:** Follow up  
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Sent to me specifically.

Jeff

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**From:** cpruss52 <cpruss52@gmail.com>  
**Sent:** Friday, November 25, 2022 11:22 AM  
**To:** Jeff Seymour <jseymour@ci.sisters.or.us>  
**Subject:** Sunset Meadows...Please read

Change is inevitable but the proposed Sunset Meadows development is NOT a well thought out development. The proposal does not promote quality of life, mitigate the efforts of growth, or maintain the unique community character of Sisters. Four of the five key themes/priorities garnered through community input in the developing of Sisters Comprehensive Plan.

The proposal does not meet the following goals stated in the Comprehensive Plan:

**Goal 3:** “Encourage growth to strike a balance between urban scale development and preserving the history, natural beauty, and character of the community. **The proposal is an urban scale development. It does not belong at the beginning of a designated Scenic Highway. It does absolutely nothing to enhance or preserve the natural beauty of the area.**

**Goal 4:** “Maintain and enhance the livability of Sisters as a welcoming community with a high quality of life and a strong community identity”. **This proposal does not encourage community. There are no gathering areas for proposed community members.**

**Policy 4.1.1:** “The City shall recognize and conserve the environment and natural resources that enhance the community’s identity, including open spaces, natural landscaping, outdoor recreation areas, historic structures, and architectural styles, and public art”. **There are no open spaces within this proposal.**

**Goal 5:** “Meet the housing needs of current and future residents, as well as the regions private and public sector employers by creating opportunities for development of a wide range of housing for all ages and income levels, including housing that is safe and high quality and that includes design features and transitions that contribute to compatibility with existing neighborhoods”. According to data in the Comprehensive Plan, based on the 1,100 needed units, 66% single family detached, 10% single family attached, 11% duplex, triplex, and 11%

multifamily units will be needed. **If we apply those percentages to the proposed Sunset Meadows as presented it will provide 13% single family detached, 28% single family attached, 0% duplex, triplex, and 59% multifamily units. This proposal does not meet the actual housing needs of the community.**

**Goal 6.1:** “Protect, conserve, and enhance the quality of the City’s natural and scenic resources, maintain the quality of its air, land, and wildlife habitat, and improve community health”. **This project basically clear cuts 13 acres with a sparse buffer along Hwy. 242, a Scenic Highway and one of the best views of the icon of Sisters.**

**Goal 7.1:** “Plan, develop, maintain, and enhance recreation opportunities, scenic views, and open spaces to meet the needs of community members and enhance their physical and mental health”. **The need for parks has been identified in several city documents. There are no parks on the west side of town. This proposal dumps hundreds more people on the west side of town which is under served. Postage stamp parks do NOT meet the needs for families and individual seeking an outdoor experience.**

**This proposal will have a negative impact on the community. Sometimes preserving a community is far more important than maximizing development.**

**Redesign this project to reflect the goals stated in the Comprehensive Plan.**

**Redesign it with respect and thoughtfulness to the natural beauty of the area and the citizens of Sisters.**

**Change is inevitable. Ugliness is not.**

**Cathy Russell  
Sisters, OR**

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