

Dec. 20, 2022

Sunset Meadows is poorly designed. The current design does not enhance the portal of a scenic byway nor takes advantage of the view of the Three Sister or offer the proposed development a sense of community. The single detached units are sandwiched between 2 rows of townhouses giving these units no sense of open area and more a sense of urban living.

My proposal will give the development a more open feeling, taking advantages of the fantastic view of the Sisters, provide more single detached units, and provide an open space within the community not just around the perimeter. It would also add duplexes and cottages which would increase the variety of houses offered.

1. Keeping the asked reduction of lot sizes and replace the townhouses, lots 49-70, with cottages. This will reduce the wall feeling the townhouses will create along Hwy. 242. It would also allow views of the Sisters from lots 27-48 and perhaps views from the townhouses lots 1-26. This would eliminate the homes on lots 27-48 from being boxed in and give the development a more open feeling.
2. Keep units 27-48 but with NO lot size reduction. The "lost" units could be built on part of the lot proposed for multifamily, tract C.
3. Because townhouses (lots 49-70) are now cottages and the wall feeling is gone, shift the development 10 feet towards Hwy. 242 and add that 10 feet to the buffer between The Pines and Sunset Meadows for a buffer of 20 feet. This would also allow for a walking path to encircle the whole Sunset Meadows community. Plant trees to help buffer The Pines and Sunset Meadows.
4. Keep lots 1-26 as proposed (reduced lot size) but remove townhouses lots 7-10 for an open space, i.e. play area and dog area. These "lost" units could be built on part of the lot proposed for multifamily, tract C.
5. Keep the multifamily units (apartments) to the minimum proposed (72) and add "lost" townhouses and approximately 5-6 cottages or a couple duplexes to tract C. The cottages or duplexes would be aligned with the cottages on lots 49-70. The townhouses aligned the lots 27-48.

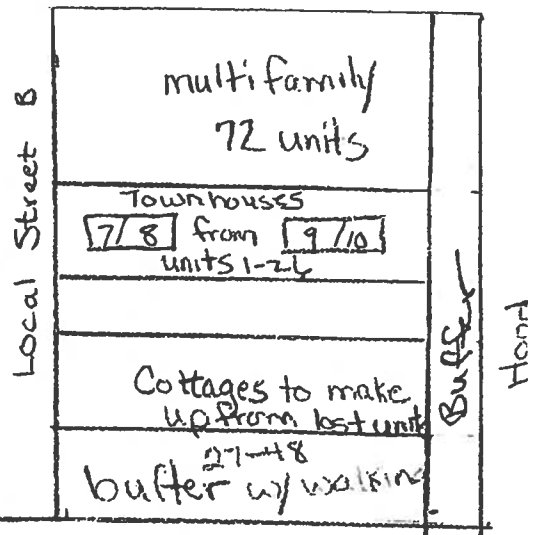
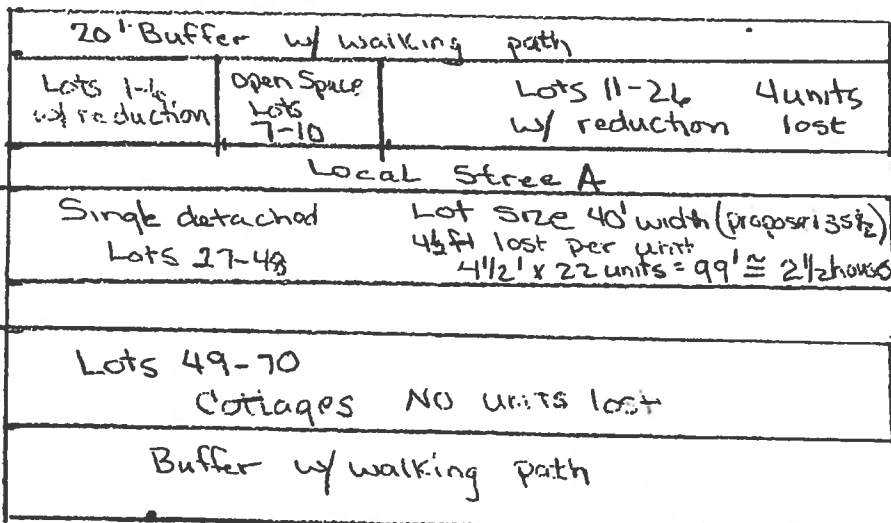
Respectfully
Cathy Russell The Pines

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CITY OF SISTERS

Brooks Camp



Hwy 242