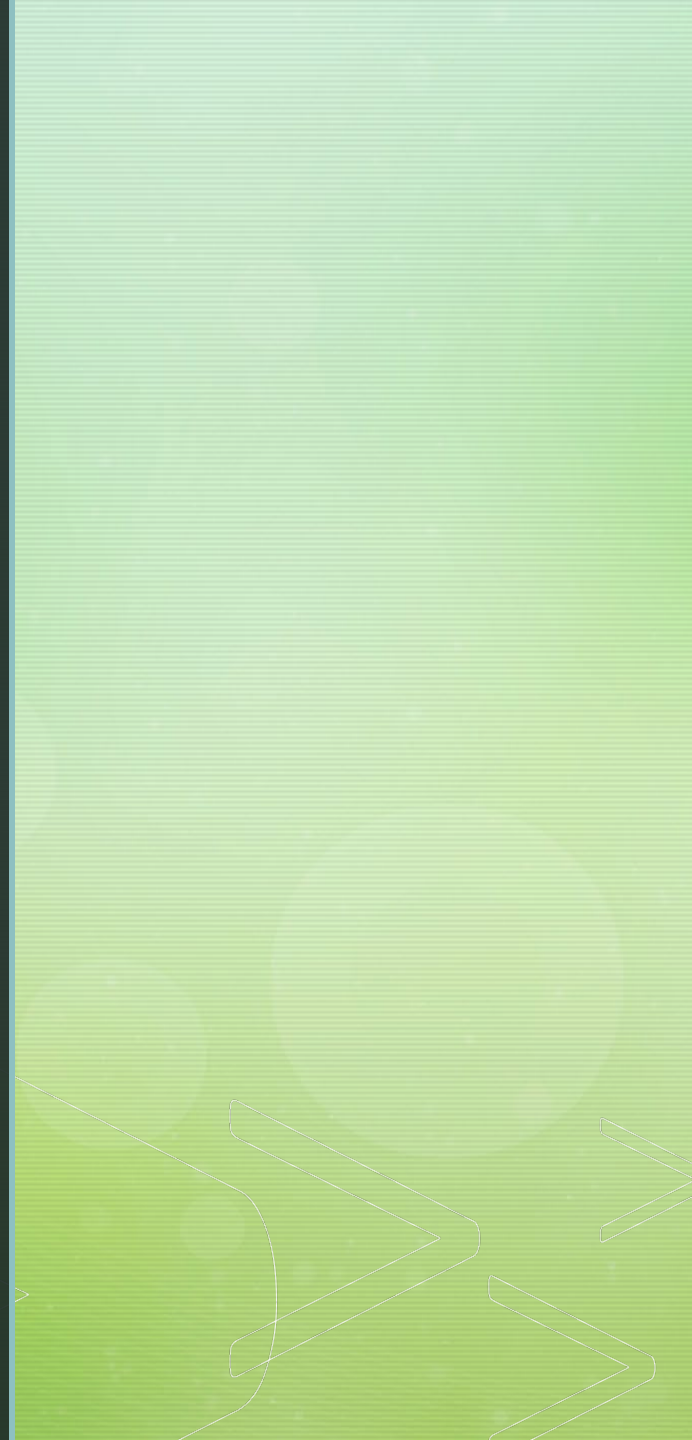


City of Sisters Planning Commission Hearing –
December 8, 2022



Sunset Meadows



Response to Testimony

General Criteria

Site is zoned MFR which promotes higher density housing.

Density range is 90-194 units according to code. Sunset Meadows proposes 142-194 units.

City Public Works Staff and City Engineer have determined there is adequate public water and public sewer capacity for Sunset Meadows.

Traffic Study reviewed and approved by City of Sisters Traffic Engineer and ODOT.

Condition #35 requires Sunset Meadows to complete improvements to the northwest corner of Hood Avenue & McKenzie Highway.

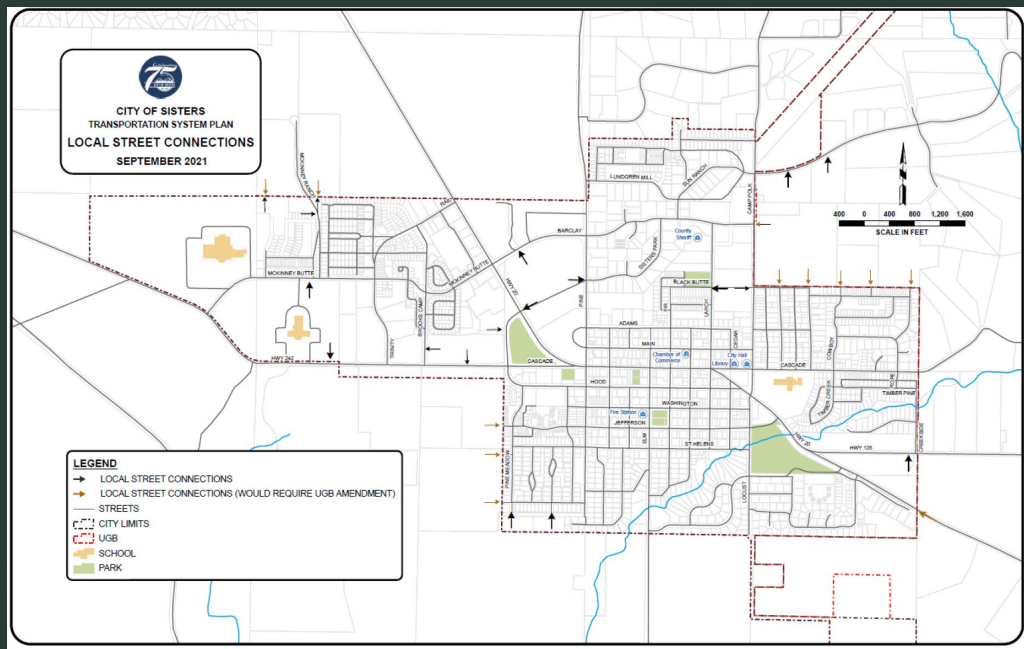
Condition #35 (Intersection of Hood Avenue & McKenzie Highway)



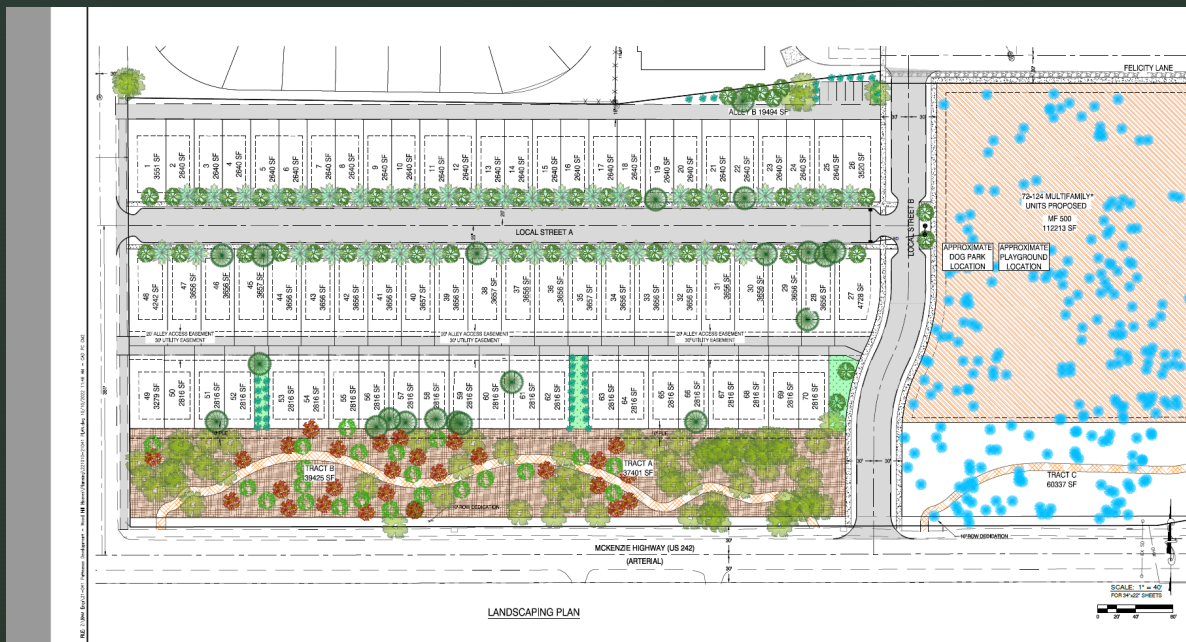
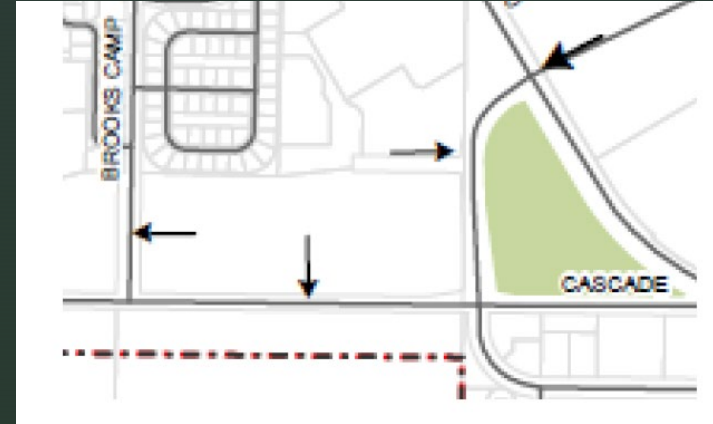
Traffic study counted an average of 424 vehicles passing through this intersection between 7AM and 9AM and 332 vehicles between 4PM and 6PM (See Fig. 4 of Traffic Study, Intersection #6).

Traffic model demonstrates Sunset Meadows will add 31 vehicular trips to this intersection between 7AM and 9AM and 32 vehicular trips between 4PM and 6PM, or an increase of 8% of total traffic (Fig. 3, Intersection #6).

Applicant agrees to this condition as clarified by staff.



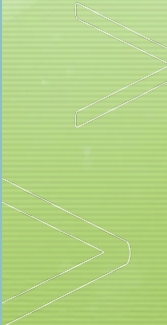
Configuration of Property



- Figure 7-7 of the City's TSP influences the street layout. The configuration also provides the best opportunity to preserve a large block of open space rather than several scattered areas over the site.



Requested Exceptions

- Min. Lot Size of 3,600 SF for Single Family Detached (Woodlands 3,500 SF, MMV 4,050 SF)
 - Min. Lot Width of 35.5 feet for Single Family Detached (Woodlands 35')
 - Min. Lot Size of 2,800 SF for Single Family Attached (Woodlands 3,400 SF, MMV 3,150 SF)
 - Min. Lot Width of 30 feet for Single Family Attached (Woodlands 34', MMV 28')
 - These exceptions facilitate the “Middle Housing” offered by Sunset Meadows.
- 



Middle Housing

- 2/3 of the site (70 lots) are “Middle Housing” (narrow single family or attached townhomes).
- \$350k - \$450k price range to own a home in Sisters
- Offer opportunities for home ownership for newer families in Sisters.
- Realtor.com Ave. Med. House Price \$850k in Sisters, \$500k in Redmond

Requested Exception – Garage Setback 18' minimum



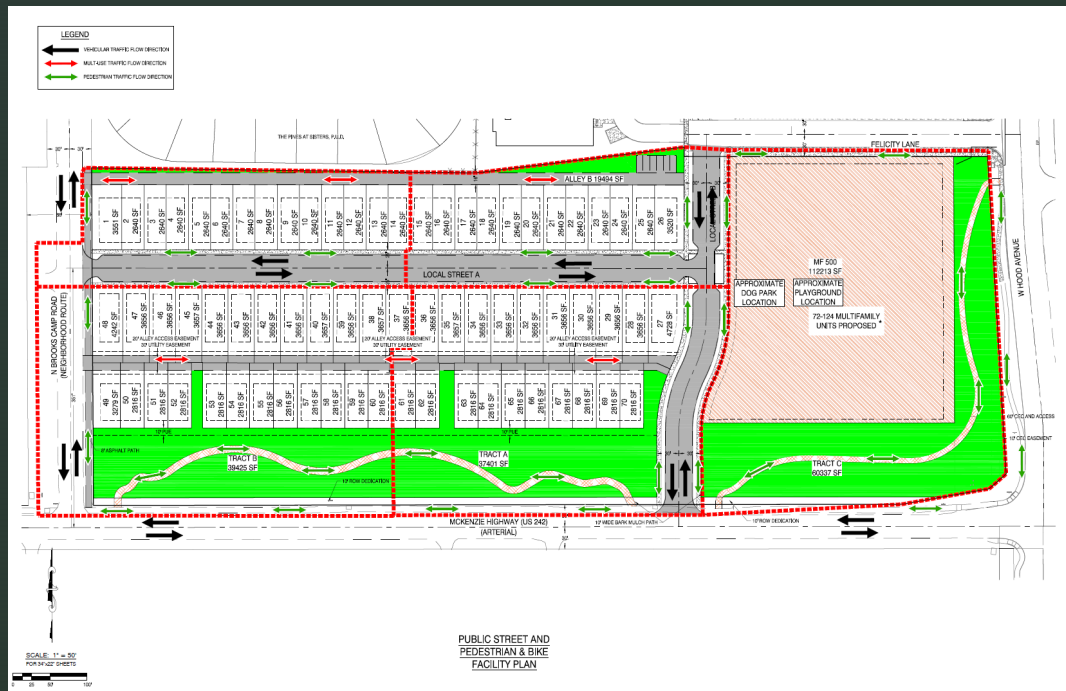
- Granted as part of Village at Cold Springs South and McKenzie Meadow Village.
- No driveways intersect sidewalks.
- Purpose of request is to increase open space and improve opportunities for tree preservation.
- Requested exception provides no advantage to developer.
- Request is for both detached and attached single family homes.

Requested Exception – Garage Setback 18' minimum



- Village at Cold Springs South – 11/13 (Sunday) at 8am.

Requested Exceptions



- Requested exceptions help facilitate a larger amount of Open Space and tree preservation.
- Avoids development adjacent to the McKenzie Highway.
- Code requires 15% of the property for open space.
- Sunset Meadows is proposing **31%** open space concentrated in a corridor along the McKenzie Highway.
- Woodlands – 17% , MMV – 16%, Threewind – 15% Open Space

Buffer along the Pines



- Evaluated 0', 10', and 15' buffer scenarios (little difference between 10' and 15' scenario).
 - Buffers were staked out on site for City staff to review.
 - 10' Buffer can preserve 6 pines (one 22") and 3 junipers along the north side
 - 10' Buffer necessitates removal of five pines (one 32") and five junipers.
 - 15' Buffer saves 5 trees along north and necessitates 8 more trees removed along south.
- Our current proposal does not provide a buffer along the Pines
- A condition requiring a 10' buffer along the Pines would be acceptable. Suggestion:

Applicant shall provide a minimum of 10' of separation from the alley and the north property line adjacent to the Pines at Sisters PUD. Mitigation trees shall be planted within the separation. An updated tentative plat shall be submitted to the City for review.



Other items

- No deviation from Code is requested for the multifamily site. No exceptions requested for parking, landscaping, amenities. Deferral of multifamily site development was part of MMV and Threewind Master Plans.
 - Suggestion for EV Charging Stations is appreciated and will be considered for the multifamily and other developments.
 - Request for minor clarifications for conditions.
 - Thank you for your time and efforts hearing everyone.
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