

Matt Martin

From: MOREHOUSE Donald <Donald.MOREHOUSE@odot.oregon.gov>
Sent: Thursday, July 14, 2022 3:44 PM
To: Matt Martin
Cc: 'Joe Bessman' (Joe@transightconsulting.com); BARRETT Mark S; AMITON David; KNITOWSKI David
Subject: RE: File Nos. MP 22-01/SUB 22-01/MNR 22-02 (Sunset Meadows) - Agency Notice of Application
Attachments: ODOT_SunsetMeadows_TIAComments.xlsx

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Matt,

While we wait for Joe Bessman's proposed condition of approval requiring the developer to mitigate the impact at the OR 242/W. Hood Avenue intersection, I'd like to provide you with comments from both our Traffic and Access Management units within the attached comment log for the TIA dated June 3, 2022. David Knitowski has also provided the following comments on top of what is included within the attached spreadsheet:

In general, the TIA does not address my TIA scoping comments sent to Lancaster Mobley on April 20, 2022, which said:

Regarding the proposed new highway approach (site access) to OR 242, the TIA should address:

- OAR 734-051-4020(2)(b) Channelization Standards
- OAR 734-051-4020(2)(c) Sight Distance Standards
- OAR 734-051-4020(3) Safety and Operations Concerns
- OAR 734-051-4020(8) Access Management Spacing Standards
- OAR 734-051-3050(5) Approval of Requests for Deviations from Approach Spacing Standards.
- OAR 734-051-3050(7) Approval of Requests for Deviations from Channelization Standards (if applicable)
- OAR 734-051-3050(8) Approval of Requests for Deviations from Sight Distance Standards (if applicable)

Thanks,

Don Morehouse (he/him/his)
Senior Transportation Planner
ODOT Region 4
Desk: (541) 388-6046
Personal Cell: (805) 458-3320
Work Cell: (541) 233-6558

Donald.Morehouse@odot.oregon.gov ← NOTE NEW EMAIL

***I will be working from home for the week of July 11 – July 15:*

- Monday - Thursday (7:30AM-5:00PM)
- Friday - (7:30AM-11:30AM)

From: Matt Martin <mmartin@ci.sisters.or.us>
Sent: Monday, June 27, 2022 11:47 AM
To: Paul Bertagna <pbertagna@ci.sisters.or.us>; Erik Huffman <ehuffman@beconeng.com>; Joe Bessman

<Joe@transightconsulting.com>; MOREHOUSE Donald <Donald.MOREHOUSE@odot.oregon.gov>;
ABurkus@republicservices.com; Doug Green <dgreen@sistersfire.com>; 'Perkins, Parneli' <pperkins@cec.coop>; PECK
Heather <heather.peck@odav.oregon.gov>
Cc: Scott Woodford <swoodford@ci.sisters.or.us>; Emelia Shoup <eshoup@ci.sisters.or.us>; Carol Jenkins
<cjenkins@ci.sisters.or.us>
Subject: File Nos. MP 22-01/SUB 22-01/MNR 22-02 (Sunset Meadows) - Agency Notice of Application

This message was sent from outside the organization. Treat attachments, links and requests with caution. Be conscious of the information you share if you respond.

Good Morning All,

The City of Sisters Community Development Department has received the land use applications described below. The select drawings and traffic impact study submitted with the applications are attached. Please send your comments and recommended conditions of approval to me (mmartin@ci.sisters.or.us) by **Monday, July 11, 2022.**

File #s: MP 22-01 / SUB 22-01 / MNR 22-02
Applicant: Woodhill Homes – George Hale
Owner: Richard G Patterson Revocable Trust
Site Location: Address: [15510 McKenzie Highway, Sisters, OR 97759](#);
Tax Map and Lot: 151005DC07300
Zoning: Multi-Family Residential District - MRF
Airport Overlay District - AO

Request: The Applicant is requesting approval of a Master Plan, Tentative Subdivision Plat, and a Minor Partition on a 31.56-acre property in the Multi-Family Residential District. The proposed development includes:

- 22 lots for single family detached dwellings
- 48 lots for zero lot line townhome dwellings
- 1 parcel for approximately 72-124 multi-family units. (Site Plan Review of the proposed multi-family residential development is not included in this current proposal. Subsequent application will be required.)
- Associated infrastructure (streets, utilities) and other site improvements.

Applicable

Criteria: City of Sisters Development Code (SDC): Chapter 2.3 – Multi-Family Residential District; Chapter 2.11 – Airport Overlay District; Chapter 3.2 – Landscaping and Screening; Chapter 3.3 – Vehicle and Bicycle Parking; Chapter 4.1 – Types of Applications and Review Procedures; Chapter 4.5 – Master Planned Developments; Chapter 4.3 – Land Divisions and Lot Line Adjustments

Thank you,

Matthew Martin, AICP

Principal Planner

City of Sisters | Community Development Dept.

PO Box 39 | 520 E. Cascade Ave., Sisters, OR 97759

Desk: 541-323-5208 | City Hall: 541-549-6022

mmartin@ci.sisters.or.us | www.ci.sisters.or.us



This email is public record of the City of Sisters and is subject to public inspection unless exempt from disclosure under Oregon Public Records Law. This email is also subject to the City's Public Records Retention Schedule.

