

Matt Martin

From: MOREHOUSE Donald <Donald.MOREHOUSE@odot.oregon.gov>
Sent: Friday, October 7, 2022 11:17 AM
To: Matt Martin
Cc: 'Joe Bessman' (Joe@transightconsulting.com); TOWNSEND Robert L; AMITON David; CLINE Jennifer *Jenn; BARRETT Mark S; KNITOWSKI David; SHUBERT Quinn; LUCKMAN Wade; WILLIAMS Rick * Reg4
Subject: RE: REVISED: File Nos. MP 22-01/SUB 22-01/MNR 22-02 (Sunset Meadows) - Agency Notice of Application

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Matt,

Thank you for the opportunity to review MP 22-01/SUB 22-01/MNR 22-02 (Sunset Meadows). The following items will be required as conditions of approval:

- **ODOT, City of Sisters and Richard G. Patterson Revocable Trust are required to enter into a cooperative improvement agreement (CIA) in order to direct Richard G. Patterson Revocable Trust (Sunset Meadows) to fund the improvements located on the northwest leg of the OR 242/W. Hood Avenue intersection. The improvements are shown in detail within the PR 242/W. Hood Avenue Configuration memorandum by Joe Bessman (dated September 19th, 2022).**
- **The proposed driveway onto OR 242 will require that a new Application for State Highway Approach be submitted to our District 10 Permits and Operations Specialist, Quinn Shubert. He can be reached at 541-410-0706.**

Let me know if you have any further questions. 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 October 3 – October 7:*

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

From: Matt Martin <mmartin@ci.sisters.or.us>
Sent: Friday, September 30, 2022 10:35 AM
To: MOREHOUSE Donald <Donald.MOREHOUSE@odot.oregon.gov>; Joe Bessman <Joe@transightconsulting.com>

Subject: FW: REVISED: File Nos. MP 22-01/SUB 22-01/MNR 22-02 (Sunset Meadows) - Agency Notice of Application
Importance: High

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.

Greetings Don and Joe-

This is friendly reminder that comments have been requested regarding the subject project. The project is scheduled for a public hearing before the Planning Commission on October 20 so time is of the essence to incorporate and address your comments in the staff report. As always, your expertise and coordination are appreciated.

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



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From: Matt Martin

Sent: Wednesday, August 31, 2022 3:12 PM

To: Paul Bertagna <pbertagna@ci.sisters.or.us>; Erik Huffman <ehuffman@beconeng.com>; Joe Bessman <Joe@transightconsulting.com>; MOREHOUSE Donald <Donald.MOREHOUSE@odot.state.or.us>; ABurkus@republicservices.com; Doug Green <dgreen@sistersfire.com>; 'Perkins, Parneli' <pperkins@cec.coop>

Cc: Scott Woodford <swoodford@ci.sisters.or.us>; Emelia Shoup <eshoup@ci.sisters.or.us>; Carol Jenkins <cjenkins@ci.sisters.or.us>; Matt Martin <mmartin@ci.sisters.or.us>

Subject: REVISED: File Nos. MP 22-01/SUB 22-01/MNR 22-02 (Sunset Meadows) - Agency Notice of Application

Good afternoon all,

Request for comment on an application for a Master Plan (MP 22-01), Subdivision (SUB 22-01), and MNR 22-02) for the Sunset Meadows development was original sent on **June 27, 2022**. The City of Sisters Community Development Department has since received supplemental application materials in response to a request for additional information and revision to the original application. Attached are the supplemental application materials submitted by the applicant. Please send your amended comments and recommended conditions of approval, if any, to me (mmartin@ci.sisters.or.us) by **Wednesday, September 14, 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

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