

## Matt Martin

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**From:** Matt Martin  
**Sent:** Wednesday, August 31, 2022 3:12 PM  
**To:** Paul Bertagna; Erik Huffman; Joe Bessman; MOREHOUSE Donald; ABurkus@republicservices.com; Doug Green; 'Perkins, Parneli'  
**Cc:** Scott Woodford; Emelia Shoup; Carol Jenkins; Matt Martin  
**Subject:** REVISED: File Nos. MP 22-01/SUB 22-01/MNR 22-02 (Sunset Meadows) - Agency Notice of Application  
**Attachments:** 220822-21041 Response Memo.pdf; 220823-21041 PLAN.pdf; Sunset Meadows Addendum #1 FINAL.pdf; Patterson Property Burden of Proof.pdf

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](mailto: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

City of Sisters | Community Development Dept.

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