

## Matt Martin

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**From:** Vicki Bugbee-Reed <reedbug50@gmail.com>  
**Sent:** Thursday, October 27, 2022 8:01 PM  
**To:** Matt Martin  
**Subject:** Regarding MP 22-01, SUB 22-01, MNR 22-02.- Sunset Meadows

**Follow Up Flag:** Follow up  
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I am:  
Vicki Bugbee-Reed  
516 E. Tyee Dr.  
Sisters, OR 97759  
I have lived in town for 10 years.

I am writing this comment in regard to the proposal for a development titled "Sunset Meadows", along hwy 242, along the scenic byway with the iconic views of the Three Sisters and Broken Top.

I am concerned about:

1. Traffic - With the new elementary school being built, next to the existing Middle School, the traffic is horrific already. I am a cyclist and walker, spending a lot of my exercise time along this corridor. The traffic has increased, at present, due to more tourists going up Hwy 242, for cycling, sightseeing, skiing. The speed is rarely observed, though 40 mph seems too high, in the first place. I feel unsafe while cycling along this corridor, since sometimes I use the bike lane, along the road, instead of the paved path, which is often used by walkers.

\*\*Also, what about all the 'new' cars that will infiltrate town, all the surrounding streets that are already clogged up and difficult to negotiate.

I bike in town, as well, for errands, etc., as I live in town. It's gotten far worse in the past 10 years, and I feel unsafe crossing Cascade - most of the time.

2. Scenic Byway - iconic views, rest/relaxation by many.

Building a 'new community' along this stretch of Hwy 242, is actually very sad - as it will change the ambiance of the Pole Creek Ranch and its beauty for all to enjoy.

3. Water table: I know the city says there is enough water, in Sisters proper, for many coming years, but we are increasing in population at a very high rate, what with all the new developments. AND...our water table (town) must/probably effects those out of town, and some folks have had their wells run dry.

4. Trees - more cut indeed. It seems like a crime, to me, that "The Woodlands" is being built (with Laird Foods closing, and this was intended to be some housing for their employees), meaning 100s of trees cut.

5. Non-acknowledgement of key elements of the city adopted vision goals:

The Visioning Committee spent many months gathering input and developing a plan that reflected the preferences of a majority of residents.

High priority was placed on maintaining the unique qualities that make Sisters the place we love to live. A small town atmosphere is certainly a big part of what attracts visitors/tourists, along with the scenic beauty that our area offers. Besides many, many hours of time, put in by the committee members, a consultant was hired to facilitate the process. If the adopted goals and guidelines are being ignored, what was the point of even having a visioning committee, let alone gathering input from residents?

6. I agree with a friend who also wrote to you, so I'm including her 'take' on #6.

#### 6.VARIANCES and MODIFICATIONS to existing code

Some of the variances and modifications requested by the applicant include lot sizes, density, square-footage of dwellings, setbacks, and length of driveways. What is the point of having a code if it is not

applied? As Scott Woodford, Community Development Director, stated, "If there was [a requirement for buffers between developments], we'd certainly follow that.". There ARE requirements in the code regarding lot sizes, density, square-footage of dwellings, setbacks, and length of driveways. By the same logic, shouldn't these be followed?

For the six points noted above, I urge the planning commission to proceed with great caution, keeping in mind the precedent they will be setting.

Thank you,  
Vicki Bugbee-Reed