

## Matt Martin

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**From:** Vince Grace <gvince2135@gmail.com>  
**Sent:** Monday, October 31, 2022 2:46 PM  
**To:** Matt Martin  
**Subject:** Re: Cons out weigh the pros for over developing Sisters Country

This letter is in response to Sunset Meadows. I understand the public hearing was continued to the November 3 Planning Commission meeting at 5:30 p.m. at City Hall.

I am not happy that the Woodhill Homes development is seeking approval to allow for 71 residential lots with 22 lots for single family detached dwellings, 48 lots for attached townhomes, and one parcel for a multi-family residential development that could including approximately 72-124 units (to be determined by a subsequent site plan review approval). The development is proposed in five phases.

Here are the reasons that I am opposed to the development.

1. It does not protect the scenic qualities of Highway 242, which is a designated scenic highway all the way into Sisters.
2. The increase in traffic coming from Sunset Meadows, Sisters Woodlands, and the new elementary school, when it is built, is a concern. The density of buildings is concerning.
3. Tree removal adversely affects the aesthetics of the town of Sisters.

I oppose the entire development as proposed and have concerns about increased density, noise, traffic, significant loss of trees, impact on The Pines, erosion of Sisters' small-town feel and beauty, blow-down of remaining trees due to removing so many and strain on the city's infrastructure.

Not long ago there were many that were upset about the amount of trees we lost on Highway 20 due to poisoning, but now the city is going to remove more trees for growth!

Longtime Camp Sherman resident and local developer Shane Lundgren asked a philosophical question of the commissioners: "The State mandates that we provide a 20-year supply of residential land. What would be the recourse from the State if the city decided to not go that way. It's a difficult discussion because you can't really move somewhere and pull up the ladder. That's not really how society works. But we also have to protect and preserve things like Sisters that are unique. What's the state going to do? ... I think we just need to ask ourselves a bigger question." (Nugget Newspaper Oct 22)

Yes! pull up the ladder. Enough growth! I live here for a reason. The cons of more traffic are awful. Traffic from the west coming into Sisters is now horrific, backing up several miles coming into town. From Indian Ford road all the way to the Barclay roundabout. We haven't even added Woodland into the mix yet, and the city is considering adding more! wow! Not to mention the apartments we now see behind Bimart. Should we be promoting more traffic? We are not Bend, Redmond, Salem or Eugene, and don't want to be! Help keep us with lots of open space, lots of water, lots of beautiful scenery please.

The cons outweigh the pros of the Woodlands development, and the newest proposed Sunset Meadows. Slow down please. How does the development benefit Sisters Country? Better views? No! More open space? No! Robust water supply? No! Less congestion? No! Better place to live? No! Yes we are different from the rest of the State, lets try try try to keep it that way.

Sisters' country should be focusing on preserving, and improving upon what we have now. Take the new housing developments to another city, before it's too late. What's exactly right for us here, pull up the ladder and preserve our small town, before it gets away from us! Sisters banks on tourism. You are going to build Sisters right out of a niche! Tourists come here for the feel of the small western town. They don't want to come and visit a growing metropolis! That is more than likely what they left to come visit!

Vince

On Fri, Oct 28, 2022 at 12:53 PM Matt Martin <[mmartin@ci.sisters.or.us](mailto:mmartin@ci.sisters.or.us)> wrote:

Good Afternoon Vince-

Please clarify if your comments are general in nature or directed at a specific project. If the latter, please include project information (e.g. file no., address, name) to ensure your comments are include in the record for consideration.

Thank you,

**Matthew Martin, AICP**

Principal Planner

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**From:** Vince Grace <[gvince2135@gmail.com](mailto:gvince2135@gmail.com)>  
**Sent:** Thursday, October 27, 2022 8:27 PM  
**To:** Matt Martin <[mmartin@ci.sisters.or.us](mailto:mmartin@ci.sisters.or.us)>  
**Subject:** Cons out weigh the pros for over developing Sisters Country

Thirteen years living in Sisters. Yes pull up the ladder. Enough growth, I live here for a reason. The cons of more traffic, are awful. Traffic from west coming into Sisters are now horrific backing all the way bumper to bumper from Indian Ford all the way to the Barclay round about. And we haven't even added Woodland into the mix yet, you are talking about adding more, wow! And what about the apartments we now see behind Bimart, more traffic. Wow! We are not Bend or Redmond, Salem or Eugene, and don't want to be! Help keep us with lots of open space, lots of water, lots of beautiful scenery please.

The cons out weigh the goods of this development. How does the development benefit Sisters Country? Better views no, more open space no, water supply no, less congestion no. Yes we are different than the rest of the State, lets try try try to keep it that way, preserve, improve upon what we have, and not give what we have away. Take the new housing over developments to another city, before it's too late. What's exactly right for us here, pull up the ladder.

Vince