

Matt Martin

From: Sabrina Robinson <sabrinaratliff@gmail.com>
Sent: Wednesday, November 2, 2022 9:00 PM
To: Matt Martin
Subject: Sunset Meadows Development, file numbers MP 22-01, SUB 22-01, MNR 22-02

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Mr. Martin,

As Sisters Country residents, we are writing in opposition to the Sunset Meadows proposed development for the reasons outlined below.

Traffic Impacts

We are concerned about the potential adverse impacts from the increase in traffic along Hwy 242 accompanying the development. There are already high traffic demands from the middle and high schools that will increase with the future Elementary School. Until the new elementary school is built and occupied, the true traffic impacts of student pickups and drop offs won't be known.

Highway 20 through Sisters is already congested for much of the year. New developments are being built (new apartment buildings, Laird development), but infrastructure updates are not keeping pace with the increase in traffic. Adding a substantial increase in homes without providing roadway improvements is not sustainable for the community.

The proposed development does not provide enough space for parking. Sisters is a rural community where people have larger vehicles such as pickup trucks, often more than one per household.

Impacts to Quality of Life for Sisters Residents

The community of Sisters prides itself on the quality of life the small town provides. Our town is fortunate to have gorgeous views, ample open space, wildlife, and many recreational opportunities.

The proposed development would remove a wooded undeveloped property adjacent to an iconic view of the Three Sisters Mountains. The Three Sisters view at Elk Ranch is part of our community's identity and the proposed development could disrupt this existing neighborhood and social cohesion.

The lot in question would better serve the community as a park, where the community could gather to enjoy the view, promoting health and well-being which has been identified as a key element in the Sisters 2040 Comprehensive Plan.

Additionally, the proposed neighborhood does not support community member's social needs, nor does it promote health and well-being because it would increase traffic, adversely impact a local gathering spot (Elk Ranch Viewing area), remove existing trees, and does not include a neighborhood park to compensate for the loss of open space due to the development.

The Sisters 2040 Comprehensive Plan lists the five key themes and priorities provided by the community to the Comprehensive Plan project team in identifying what "Growth with Intention" looks and feels like:

1. Maintain the quality of life
2. Mitigate the effects of growth
3. Maintain the unique community character
4. Diversify housing options that meet the diverse needs of Sisters residents

5. Promote a diverse economy that reflects Sisters' assets and identity

The proposed development is inconsistent with the first three key themes. The City received feedback that as a community we want to slow development in order to grow carefully with intention instead of carelessly because a developer/investor would like to make a profit. If the resident's voices and concerns aren't considered, what is the point of seeking public involvement?

Housing Needs and Statewide Planning Goal 10

Statewide Planning Goal 10 requires Sisters to provide a 20-year housing supply. Goal 10 does not define an expected percent of growth that this supply amount is based on. Growth is necessary and inevitable but growing too fast is not sustainable for the community or the environment. Portland State University's Population Research Center states that Sisters has had a population increase of 50.3% from 2010 to 2020. Trying to accommodate for this continued high growth rate is not sustainable. Goal 10 was originally adopted in 1974 before the extremely high rates of growth we have seen as a region in recent years. It may be a state rule, but it is outdated and unreasonable, and therefore should be challenged.

Sisters has a responsibility to provide a variety of housing options for our community and we have a clear need for affordable housing. However, how will the city ensure that this new housing development will be affordable? A two-bedroom home selling for over \$500,000 is not affordable to many families in our community.

We urge you to vote no on this development and for the City Planning Commission to take a step back and evaluate how to develop our community in a sustainable way that meets not only the needs of future residents but also those who live here currently.

Thank you,

Sabrina and Zachary Robinson

14432 Crossroads Loop

Sisters, OR 97759