



PLANNING COMMISSION Agenda Item Summary

Meeting Date: November 3, 2022

Staff: Martin

Type: Continued Public Hearing

Dept: CDD

Subject: Sunset Meadows Master Plan - Land Use File Nos. MP 22-01/SUB 22-01/MNR 22-02

Action Requested: Conduct continued public hearing and continue the public hearing to December 15, 2022, as requested by the applicant.

Summary

On November 3, 2022, the Sisters Planning Commission (Commission) will continue the public hearing regarding a proposed Master Planned development that includes a 71-lot residential development with 22 lots for single family detached dwellings, 48 lots for attached (townhome) dwellings, and 1 parcel for a multi-family residential development including approximately 72-124 units in the Multi-Family Residential District.

The Commission held a public hearing on October 20, 2022¹. At the conclusion of testimony, the Commission voted unanimously to continue the public hearing to November 3. Then, on October 26, 2022, the applicant informed staff in writing they are not able to attend on November 3 and requested that the hearing is continued to December 15, 2022.

Because the applicant's request to continue the public hearing was received after the Commission continued public hearing on October 20, the Commission must afford interested parties the opportunity to testify on November 3. Alternatively, those parties may choose to testify at the continued public hearing on December 15.

Record Submittals

Attached are all additional record submittals received to date since the Commission meeting on October 20, including public comments and the request from the applicant to continue the public hearing. The entire record is also available at City Hall and on the City of Sisters webpage².

Next Steps

At the conclusion of testimony, the Commission shall continue the public hearing to December 15, 2022.

¹ 10/20/22 Planning Commission Meeting: <https://www.ci.sisters.or.us/bc-pc/page/planning-commission-52>

² City of Sisters Sunset Meadows Project Webpage: <https://www.ci.sisters.or.us/community-development/page/sunset-meadows-master-planned-development>

Attachments:

1. 10-23-22 Lindquist Email Public Comment
2. 10-23-22 Amsberry Email Public Comment
3. 10-24-22 Bloom Email Public Comment
4. 10-25-22 Kopec Email Public Comment
5. 10-26-22 Pepin Email Public Comment
6. 10-26-22 McCoy (Applicant) Email Request to Continue

Matt Martin

From: Jane Lindquist <lindquist.jane@gmail.com>
Sent: Sunday, October 23, 2022 8:09 AM
To: Matt Martin
Subject: Re: File # MP 22-01/SUB 22-01/MNR 22-02/Principal Planner Sisters OR

Follow Up Flag: Follow up
Flag Status: Flagged

Typo: Hwy 242

On Sat, Oct 22, 2022 at 2:29 PM Jane Lindquist <lindquist.jane@gmail.com> wrote:

Dear Mr. Matthew Martin,
Community Development Department/Principal Planner

I am writing to you because of my concern over the new housing project 'Sunset Meadows'. I live in Sisters and the following list is just a few of the items that need to be addressed.

1. Hwy 224 McKenzie highway is the main road to the middle and high school, and to the new elementary school which is breaking ground soon. This is approximately 1,000+ students that need to be transported safely to and from the schools on a daily basis.
2. On-street parking at Sunset Meadows would be dangerous. How can you have on-street parking along a highway? Who wants vehicles parked along Hwy 224? No one. Many bicyclists also use this road and the parking would also pose a danger to bicyclists.
3. Why is the development so large? Building as many units as possible in such a small area. Does the Community Development Department **enforce building codes**? Such as the height of buildings, dark skies lighting, and removal of trees?
4. Has there been an environmental assessment on the mule deer population that live there year round? As we know, the mule deer population is in steep decline in the area due to loss of habitat.
<https://nuggetnews.com/Content/Current-News/Current-News/Article/Mule-deer-in-steep-decline-in-Sisters-Country/5/5/31640>
5. The urban sprawl happening to Sisters doesn't seem well planned for traffic flow.
6. Do police and fire personnel **confirm** that all of the new developments on the west side of Sisters can safely be evacuated in an emergency?

It's not all about money for the city. It's about livability. The land could be a natural area that the Sisters High School students manage through community service projects year-round.

Thank you,
Jane Lindquist

Matt Martin

From: mike amsberry <mike7berry@gmail.com>
Sent: Sunday, October 23, 2022 7:50 PM
To: Matt Martin
Subject: Woodhill Subdivision

Follow Up Flag: Follow up
Flag Status: Flagged

Hello,
I live close to this property and oppose the intended use. We simply do not have the infrastructure in place for an additional high-density housing development in Sisters. I believe that approving this proposed subdivision is a major mistake and adversely affects our community. Please do not hesitate to contact me to further discuss this matter.

Sincerely,

Michael Amsberry DVM
503.580.1804

Matt Martin

From: Carol Jenkins
Sent: Monday, October 24, 2022 2:46 PM
To: Matt Martin; Scott Woodford
Subject: FW: Sunset Meadows development #22-01/sub22-01/MNR 22-02

Importance: High

Follow Up Flag: Follow up
Flag Status: Flagged

FYI..... 😊

-----Original Message-----

From: Sharon Booth <sbooth174@yahoo.com>
Sent: Monday, October 24, 2022 2:35 PM
To: Carol Jenkins <cjenkins@ci.sisters.or.us>
Subject: Sunset Meadows development #22-01/sub22-01/MNR 22-02
Importance: High

I attended the planning commission meeting on 10/20/22 re: proposed Sunset Meadows Development # 22-01/sub22-01/MNR 22-02. Clearly some residents present were rightly concerned about details of the proposed development and how it affected them as neighbors. Also many, such as myself, were there to express intense concern about the effects of continued rapid development of Sisters in general, particularly the effect of major increases in traffic, without specific improvements in infrastructure such as widening roads, building at least one or two more roundabouts and also serious progression toward the long delayed Hwy 20 bypass of downtown Sisters. The bypass ought to become a requirement for multi-axle trucks. Limited available water, is another major problem to be exacerbated by this development.

The feel of Sisters as a small town, close-knit community excelling in art, music, original food, and natural beauty will be marred. It will no longer be a desirable destination for tourists if it goes down the path of unmanaged growth primarily benefiting developers who reap millions of dollars from these projects. Short term financial benefits for a few development companies are outweighed by long term decrease in tourism and quality of life. Sisters will go the way of Bend and Redmond which have been overwhelmed by growth.

One of the reasons brought up at the meeting to justify continued growth was the Oregon State requirement for building affordable housing. Many present felt this requirement is not something Sisters could fulfill. We need clarification of that legislation, as I have understood it to mean that all NEW construction must include a certain percentage of affordable housing. I tried to find documentation of this on-line but was unable. Please clarify this for the benefit of all involved in this discussion.

It seems that the Planning board is out of step with the values of local citizens!
Thank you,

Dr. Sharon Booth, M.D. (retired)
69453 Lasso (in Tollgate).

Matt Martin

From: Tom Kopec <tomkopec61@gmail.com>
Sent: Tuesday, October 25, 2022 5:45 PM
To: Matt Martin
Subject: MP 22-01/SUB 22-01/MNR 22-01

Follow Up Flag: Follow up
Flag Status: Flagged

Hello, Mr. Martin...I received the "HELP SAVE SISTERS" flier today and following are just some of my immediate thoughts on this fiasco that's currently in incubation...

200 new homes on top of 300 new homes at Woodland? You gotta be kidding me!!! Consider this: 3 people per home and 2 cars per home. That's 1,500 people and 1,000 additional vehicles. That's increasing the population by 50%!!! And the vehicles? People are complaining about traffic now. Well guess what? Every day will be like trying to cross (Cascade) in a vehicle in July. Next, they'll be putting up traffic lights in addition to the roundabouts.

Where will these people work? Ain't no (real) jobs in Sisters. Bend? Just how many (real) jobs are in Bend? Redmond you say? Good luck there.

Mark my words...I envision a lot of foreclosed homes (once again). Then what?

Who is allowing this growth?

Tom Kopec ~ 541-588-6255 or tomkopec61@gmail.com

Matt Martin

From: Suzanne Pepin <suzanne.pepin@gmail.com>
Sent: Wednesday, October 26, 2022 11:42 AM
To: Matt Martin
Cc: Suzanne Pepin
Subject: Sunset Meadows
Attachments: Sunset Meadows.pdf; Sunset Meadows.docx

(Reference file numbers MP 22-01, SUB 22-01, MNR 22-02.)

Thank you for this opportunity to provide comments on the proposed project. My major concerns regard:

1. Traffic and related safety issues
2. Proximity to forest and fire danger
3. Demands on our water table
4. Impact upon scenic corridor
5. Failure to apply key elements from council adopted vision plan.
6. Preceden- setting variations and modifications to existing code

I briefly discuss each of these below which I have attached formatted as a PDF file as well as a Word document.

Suzanne Pepin
Sisters, OR 97759
541-588-6070

Sunset Meadows concerns:

1. TRAFFIC and SAFETY

Having lived just off highway 242 at Crossroads, I am well aware of potential for congestion accidents along a route frequented by visitors as well as locals headed to and from town or the schools and churches just off the northside of 242, as well as visitors and locals headed up the McKenzie Pass--many of whom are on bicycles. To add so many dwellings to this area would result in hundreds more vehicles accessing Highway 242 on a road already heavily used by school and church goers, as well as sightseers and recreators wishing to take advantage of iconic views of the Three Sisters mountains.

2. FIRE

Forest fires are frequent in our area. Having been twice evacuated from Crossroads due to forest fires, I am only too familiar with the dangers of building in proximity to heavily wooded areas. In fact, the fire danger was one reason for our eventually leaving Crossroads.

3. WATER

With our prolonged drought situation throughout Central Oregon, water is very much on our minds. We see streams drying up and wetlands disappearing along with lots of wildlife habitat and a healthy ecosystem. Sisters residents have been asked to conserve water and many in the surrounding area have had to reduce irrigation and/or deepen wells.

We are all aware of the need for affordable housing and acknowledge that additional housing units will place additional demands on the water table. However, what is being proposed at Sunset Meadow does not appear to be low-cost housing. It is a fact that higher-priced homes tend to consume more water for their landscaping as well as household use where there are multiple bathrooms, for example.

I do not know what kind of landscaping is being proposed at Sunset Meadows, but it should not be of a type that requires irrigation. This goes for the buffer proposed between the development and 242. I do believe that the amount of buffer the developer has proposed along 242 is essential, but it should be left in as natural as state as possible and not require irrigation.

4. SCENIC CORRIDOR

Highway 242 has been designated as a scenic Highway all the way into Sisters. Preserving its scenic qualities and protecting the natural areas around Sisters was an integral part of a plan growing out of the extensive visioning process conducted for Sisters Country and adopted by the city Council not long ago.

5. NON-ACNOWLEDGMENT OF KEY ELEMENTS OF CITY-ADOPTED VISION GOALS

As an original member of the Visioning Committee, I and dozens of other community members, City staff and elected officials 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. Visitors value Sisters as a destination where a small-town atmosphere surrounded by scenic beauty are the big draws. In addition to the expenditure of considerable staff time, consultants were hired to facilitate the process. What is the point of developing and adopting goals and guidelines if they are subsequently ignored?

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 reasons noted above, as well as others, I urge the planning commission to proceed with great caution, keeping in mind the precedent they will be setting.

Thank you for considering my concerns together with those of hundreds of others in her community.

Respectfully submitted,
Suzanne Pepin
69425 deer Ridge Road,
Sisters OR 97759

Matt Martin

From: Hayes McCoy <hayes@ham-engr.com>
Sent: Wednesday, October 26, 2022 1:35 PM
To: Matt Martin
Cc: ghale@woodhillhomes.net; Scott Woodford
Subject: Sunset Meadows Extension Request and Hearing Continuation

Hello Matthew,

Due to the hearing continuation and scheduling conflicts, we request the 120-day review time period be extended an additional 45 days (165 days total) and continue the public hearing to December 15th.

Thank you for your assistance processing our application.

Hayes McCoy
H.A. McCoy Engineering & Surveying
(541)923-7554