

Saint Edward the Martyr Roman Catholic Church



123 Trinity Way • P. O. Box 489 • Sisters, OR 97759 • (541) 549-9391
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February 15, 2023

Sisters City Hall,
520 E. Cascade Ave.,
Sisters, OR 97759
Attn. Scott Woodford,
Community Development Department

Re. File No. 22-04 / ZM 22-01 / TA 22-05
Heavenly Acres Rezone

Planning Commission,

We represent St. Edwards Catholic Church, 123 Trinity Way, within the Heavenly Acres Subdivision. We have reviewed the proposed rezoning proposals and have the following comments.

1. The proposed Multi-Family (MFR) zoning on the vacant lot at 322 N Trinity Way could allow for much-needed affordable housing in Sisters. Unfortunately, this zoning permits very high-density, multi-unit, multi-story housing with no "requirement" to include affordable units. We cannot support this change unless there is a requirement to include multiple affordable units and define what an affordable unit is regarding size and cost. We do have some concern how the housing potentially being built by Northwest Housing Alternative will mesh with the new housing that is going in at the Sunset Meadows subdivision. The concern is that all the building on 322 N. Trinity Way and the Sunset Meadows subdivision will greatly change the aesthetics and potential livability of Sisters. How do you not over build in this area and still provide affordable units?
2. We also do not support applying the (MFR) designation to the property at 222 N Trinity way. This lot is fully developed, seemingly within the "Institutional" category of the (PFI) zone. Based on the information we have, we recommend the (PFI) zoning be applied here.
3. We do support the Public Facilities/Institutional (PFI) zoning on our property as proposed.

Thank you for the opportunity to comment on this proposal.

Sincerely,

A handwritten signature in black ink, appearing to be "D. Woodford", written over a horizontal line.

Future Facility Needs Committee
St. Edwards Catholic Church
Sisters, Or 97759

Date: 2/15/23