



## The Episcopal Church of the Transfiguration

Feb. 12, 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,

I represent the Episcopal Church of The Transfiguration at 121 N Brooks Camp Road, within the Heavenly Acres Subdivision. We have reviewed the proposed rezoning proposals and have the following comments.


We support the Public Facilities/Institutional (PFI) zoning on those lots so proposed.

The proposed Multi-Family (MFR) zoning on the vacant lot at 322 N Trinity Way would allow, and hopefully facilitate the much-needed affordable housing in Sisters. We encourage and support that. HOWEVER, this zoning also "permits" very high-density, multi-unit, multi-story housing with no "requirement" to include affordable units. This we cannot support. If this negative aspect could be corrected, we would support the Rezoning.

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 limited information we have, we recommend the (PFI) zoning be applied here.

Thank you for the opportunity to comment on this proposal.

Sincerely,

  
Steve Amsberry, Senior Warden, Vestry  
Episcopal Church of The Transfiguration  
Sisters, OR

Date: 2/12/23