

Wednesday, February 15, 2023

Sisters City Hall  
520 E. Cascade Ave  
Sisters, OR 97759  
Attn: Scott Woodford

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

Planning Commission,

The Village Meadows South homeowners have reviewed the rezoning proposals and have the following comments.

We support the PFI Zoning on the lots so proposed. We can not support applying the MFR zoning as there are no requirements to provide affordable housing. We cannot support applying the MFR designation to the property at 222 N Trinity way. This lot is fully developed within the "institutional" category of the PFI zone.

We recommend that only PFI zoning be applied here.

As the community that will be most affected, we have concerns about :

- Traffic safety and control
- Parking.
- Other public safety issues
- Noise
- Water availability now and in the future
- Overcrowding in an already dense area.

As a community, we do understand the need for more affordable housing. We have valid concerns that the MFR zoning may encourage projects involving high density Multi-Family Residences. This area already has the highest increase in density than anywhere else in town, with no provisions made for changes in traffic flow, parking, public parks, and other safety features.

With the new apartments behind the high school in the Hayden Homes neighborhood, the proposed Sunset Meadows development, as well as the Woodhill project, we are already facing a critical situation regarding safety and heavy traffic.

We further request that, going forward, the city communicate directly with Village Meadows South Homeowners located on Desert Rose Loop, in addition to the offices of Habitat for Humanity.

We reserve the right to comment in the future with regard proposed projects on these lands.

Respectfully submitted,

The Village Meadows South Homeowners