

Matt Martin

From: Joe Bessman <Joe@transightconsulting.com>
Sent: Thursday, March 14, 2024 12:08 PM
To: Matt Martin
Subject: RE: Request for Agency Comments - Text Amendments to the Sun Ranch Tourist Commercial District (File No. TA 24-01)

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Matt,

I agree with the December 2023 Lancaster Mobley assessment, my opinion is that, as outlined, the proposed text amendment remains compliant with the Transportation Planning Rule. The types of uses allowed with the amendment are lower in intensity than those already permitted within the zoning.

Thanks,
Joe

Joe Bessman, PE
Principal, Owner

Transight Consulting, LLC
Bend, Oregon
office: (458) 202-5565
cell: (503) 997-4473
email: joe@transightconsulting.com
web: <https://transightconsulting.net/>

From: Matt Martin <mmartin@ci.sisters.or.us>
Sent: Thursday, March 14, 2024 8:19 AM
To: Joe Bessman <Joe@transightconsulting.com>
Subject: RE: Request for Agency Comments - Text Amendments to the Sun Ranch Tourist Commercial District (File No. TA 24-01)

Good Morning Joe-

I wanted to touch base with you to see if you had any comments on these proposed amendments as it relates to transportation analysis. The application included a Trip Generation and Transportation Planning Rule Analysis Memorandum (Exhibit F, Page 131 of the application materials. Please let me know if you have any questions or comments to consider in the staff report.

Thank you,

Matthew Martin, AICP

Principal Planner

City of Sisters | Community Development Dept.
PO Box 39 | 520 E. Cascade Ave., Sisters, OR 97759
Desk: 541-323-5208 | City Hall: 541-549-6022
mmartin@ci.sisters.or.us | www.ci.sisters.or.us



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From: Matt Martin
Sent: Wednesday, February 14, 2024 12:13 PM
To: Paul Bertagna <pbertagna@ci.sisters.or.us>; ehuffman@beconeng.com; pperkins@cec.coop; Randy Scheid <Randy.Scheid@deschutes.org>; Joe Bessman <Joe@transightconsulting.com>; Jeff Puller <JPuller@sistersfire.com>; Clara Butler <clara.butler@osp.oregon.gov>; PIKE Brandon <Brandon.PIKE@odav.oregon.gov>; ABurkus@republicservices.com
Cc: Carol Jenkins <cjenkins@ci.sisters.or.us>; Emelia Shoup <eshoup@ci.sisters.or.us>; Scott Woodford <swoodford@ci.sisters.or.us>
Subject: Request for Agency Comments - Text Amendments to the Sun Ranch Tourist Commercial District (File No. TA 24-01)

Good Afternoon All,

The City of Sisters Community Development Department has received the land use application described below. The supporting documents submitted with the application and Notice of Application are attached. Please send your comments and recommended conditions of approval to Matthew Martin at mmartin@ci.sisters.or.us by **Friday, March 1, 2024**, for consideration in the staff report. Please note that public hearings before the Planning Commission and City Council are required for these legislative amendments that will provide additional opportunities to participate.

File #:	TA 24-01
Applicant:	Ernie Larrabee - Lake House Inn, LLC
Applicant's Consultant:	John Skidmore - Skidmore Consulting, LLC
Location:	All of Sun Ranch Tourist Commercial District Including the Following Properties: Address: 69013 Camp Polk Road / Tax Map and Lot: 15-10-4 1101 Address: 575 E. Sun Ranch Drive / Tax Map and Lot: 15-10-4BD 1900 Address: Unaddressed / Tax Map and Lot: 15-10-4BD 1901
Request:	Text Amendments to the Sisters Development Code Chapter 1.3 (Definitions) and Chapters 2.12 (Sun Ranch Tourist Commercial District). The purpose is to expand and clarify the types of uses allowed in the Sun Ranch Tourist Commercial District and other edits for consistency with the Sisters Development Code. No land use is proposed with these amendments. Any subsequent land use is subject to the land use review process required by the Sisters Development Code.
Applicable Criteria:	Sisters Development Code (SDC): Chapter 1.3 – Definitions Chapter 2.12 – Sun Ranch Tourist Commercial District Chapter 4.1 – Types of Applications and Review Procedures Chapter 4.7 – Land Use District Map and Text Amendments City of Sisters Urban Area Comprehensive Plan. Oregon Statewide Land Use Goals

Please let me know if you have any questions or need for additional information.

Thank you,

Matthew Martin, AICP

Principal Planner

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