

HAYDEN: Some housing advocates are dissatisfied

Continued from page 1

they proposed.” Nagel, who told *The Nugget* he doesn’t recall making that statement, recused himself from the hearing and sat in the audience during the proceedings.

With Commissioner Daryl Tewart not in attendance, that left five commissioners to hear the testimony and deliberate on their decision.

Battle lines were drawn before the hearing began. Six residents of the completed part of single-family homes at Village at Cold Springs spoke strongly in favor of Hayden’s latest request for modification to the original master plan, which called for a total of 297 housing units and included 195 apartments.

The modification calls for a total of 138 residential units to be completed in four phases. When completed, the now-vacant 18 acres would be built out with 69 single-family detached homes, 21 single-family attached homes (townhouses), and 48 multi-family apartments located on three separate sites.

Residents of the Village at Cold Springs had originally opposed Hayden’s completion of the subdivision according to the initial master plan. Those who spoke up last week are fully in support of the proposed modifications.

On the other side of the fence are some residents of Sisters, represented by Habitat for Humanity Executive Director Sharlene Weed and longtime Sisters resident Roger Engstrom. They urged the Planning Commission to either hold Hayden Homes to the original master plan

or at least require a much larger number of apartments, somewhere in the range of 100-150.

The City staff report contends that the Hayden proposal meets criteria in the Development Code and the Comprehensive Plan and recommended conditional approval of Hayden’s modification application.

When the Village at Cold Springs was approved in 2005, the entire parcel was zoned high-density residential and the City density requirement for that property was nine units per acre. In 2010, the property was rezoned multifamily residential and the density requirement was reduced to seven units per acre.

Hayden completed Phases 1, 2, and 4 with a density of four-plus units per acre, saying they would end up with the required overall density by building high-density units (297) on the remaining 18 acres.

Hayden is not a builder of apartments, and they had the 18 acres for sale for several years, hoping an apartment-builder would buy it and finish the master plan, but there were no takers.

With their latest modification request, Hayden said they are meeting the 7:1 density requirements for the entire development. However, Commissioner Tim Clem questioned the validity of that claim. His calculations showed it was closer to five-plus units per acre.

With a break in the hearing, Hayden representatives showed commissioners how they calculated the density. They did not use the gross number of acres as the base, but rather the net after subtracting rights-of-way, open space, and recreational

amenities.

Commissioners were split, with Roger Detweiler asking, “How can we be sure we will get what we approve?”

Tia Lewis, attorney for Hayden, Community Development Director Patrick Davenport, and the commissioners reworked the section titled Review of Conditions to ensure that Hayden would be held accountable for completing what they are proposing.

The clause stating that “certificate of occupancy shall be issued for all multifamily units within each phase as applicable, prior to the issuance of certificates of occupancy for any single-family unit in any subsequent phase,” guarantees Hayden’s performance.

If there is sufficient demand for the apartments, they may be constructed ahead of the phasing as described in the proposed master plan. Therefore, construction of the apartments could rely on supply and demand.

Hayden also had to agree that they will pay a portion of the cost for improvements to the Rail Way and Highway 20 intersection, as requested by ODOT; they would like the timing of the improvements to coincide with their 2018 pavement preservation project on Highway 20.

There were discussions of lessons learned and personal philosophies and the final vote was a long time coming. It took several motions, further discussion, and the density calculation explanation before a final vote. That vote reflected the split between those who wanted to hold

the line on density requirements in multifamily zoned areas and those who believed Hayden was making a good-faith effort to provide housing that is badly needed by the community.

Additionally, those supporting Hayden’s application questioned the quality of life offered by a subdivision required to meet the 7:1 density requirement on a relatively small parcel of land.

Clem voted no, saying Hayden needed to be held to the seven-units-per-acre density, which would result in 185 dwelling units rather than 138.

“Approving it won’t meet the density goals of the City,” Clem argued.

Detweiler said he voted no as a matter of conscience.

“If we continue to allow lower-density housing in high-density zones, we will have to enlarge the Urban Growth Boundary. Hayden hasn’t made a good-faith effort to provide what we need,” he said.

Commissioner Jeff Seymour said the modification didn’t have as much density as he would like but he appreciated “the effort and thoughtfulness Hayden has put in.”

He said, “It’s clear to me what the public wants. The residents of Cold Springs have spoken. It’s not ideal for the city but the residents have spoken. We have something

tangible and I vote we approve it.”

Commissioner Bob Wright told Hayden, “The market’s going to determine what you will end up building. You’ve done a credible job in designing a livable community. Quality of life and built environment are important factors.”

Chairman David Gentry, who has been on the Planning Commission for 12 years, said that back in 2005 when the original master plan was approved, he doesn’t think the commissioners thought through their approval carefully.

“I’m frustrated. I want to see progress and I think this is a good plan that will provide needed apartments. At least with this plan we’re getting something done,” Gentry remarked.



“I’d like to see this thing go. It’s more reasonable than what we had before.”

With a quorum of five commissioners voting, the majority of those present (3) approved the motion to modify the master plan as requested by Hayden Homes.

Hayden would like to have Phase 3 completed by the end of spring or early summer of 2017. They project that the entire 18 acres will be built out by 2019.


The decision of the planning commission could be called up by or appealed to Sisters City Council.

Lazy Z Ranch





Historic Sisters Ranch

Over 83 acres with irrigation
Perfect for a working ranch or family retreat
6,000 sq. ft. residence, Dutch barn, huge shop & RV garage
Stunning mountain views • \$2,500,000




Gary Everett
Principal Broker CCIM
541-480-6130
Joan Steelhammer Broker/Realtor
541-419-3717
RE/MAX Key Properties
431 NW Franklin Ave #3
Bend, OR 541-728-0033




THE RE/MAX COLLECTION
Fine Homes & Luxury Properties

Geneva View Ranch


1,109 acres (2 taxlots)
\$1,390,000
12 miles from Sisters, mysteriously secluded, not on the way to anywhere, OFF GRID, old abandoned homestead ranch, well, high water table. 80 acres former hay field, merchantable Pine timber.




Watch the sunrise over the Ochocos and all of central Oregon. Watch the sunset on the Cascades, spectacular views.



Wildlife abound. Large Elk and Mule deer herds - wild turkey. See every star. 7 miles east of Camp Sherman & 7 miles south of Metolius River..



Your SANCTUARY HAVEN REFUGE



For sale by owner 541-788-2700
for pictures and information
genevaviewranch.wordpress.com

BLACK BUTTE RANCH REAL ESTATE

EXCLUSIVE ONSITE REALTOR



HOWELLS REALTY GROUP
The exclusive onsite realtor for Black Butte Ranch

GOLF HOME 113
\$789,000
mls #201507696

HOMES ON THE GOLF COURSE!



GOLF HOME 217
¼ share • \$155,000
mls #201507695

Open daily at Black Butte Ranch, 9 to 5
adjacent to the Lodge Pool Complex
Enjoy! Wine & Cheese Reception, Wed., 5 to 7

Don Bowler, President and Broker ~ 971-244-3012
Gary Yoder, Managing Principal Broker ~ 541-420-6708
Dick Howells, Principal Broker ~ 541-408-6818
Phil Arends, Principal Broker ~ 541-420-9997
Joe Dye, Broker ~ 541-595-2604 | Carol Dye, Broker ~ 541-480-0923
Steve Post, Broker ~ 541-480-5415

Over half our agents live at The Ranch!
541-595-3838 The Ranch • 541-549-5555 in Sisters
see all our listings at blackbutte.com