

HOUSING: Master plan will be presented January 17

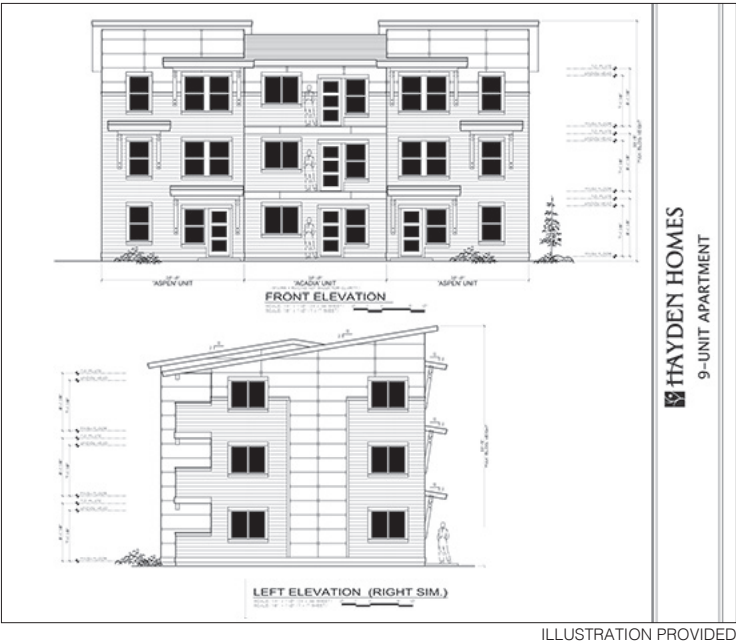
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198 mixed residential unit types including single-family detached dwellings, town-houses, a multi-family complex, and a small commercial/residential mixed-use area. Ten percent of the residential units (20) must be affordable housing units (AHU) according to the property’s original annexation agreement.

A total of 3.34 acres of the 30 acres is proposed to provide recreation opportunities, breaking of housing blocks, and improve tree preservation. Hayes McCoy, civil engineer who conducted an inventory of trees on the 30 acres, said there are 240-250 trees and over half of them would be removed. Hayden applied for a change in the original location of the park as proposed by McKenzie Meadows in an effort to save more trees.

The 30-acre property has a minimum density requirement of seven units per acre. The buildable acreage, after subtracting the open space, is 27.77 acres. At seven units per acre, that would be 195 units. With the 198 units proposed, that equals a density of 7.13 units per acre.

If approved, the preliminary development schedule would be: March 2019 Phase 1 street and utility construction (SUC); July 2019 Phase



Apartments are part of the Hayden Homes plan.

1 housing construction (HC); July 2019 Phase 2 SUC; December 2019 Phase 2 HC; March 2020 Phase 3 SUC; July 2020 HC; November 2020 Phase 4 SUC; March 2021 Phase 4 HC; July 2021 Phase 5 SUC; December 2021 Phase 5 HC; March 2022 Phase 6 SUC; July 2022 Phase 6 HC.

Phase 6 contains the 60 multifamily units, last to be built, but marked with an asterisk on the master plan which refers to a note: *Proposed multifamily phasing may change. Actual phasing of multifamily units shall be governed by annexation agreement. Multifamily units may be constructed at any time within the limits of annexation agreement.*

At an earlier meeting, residents of the neighboring Village at Cold Springs

voiced concern over streets in the new development connecting directly to Hill and Williamson Streets, which run through the Village at Cold Springs, and increasing the traffic flow through narrow streets that are maintained by the residents. According to the new master plan, Hill and Williamson will provide emergency access only and will not be open to general traffic.

On January 17 the new master plan will be presented again to the public at the meeting of the Sisters Planning Commission, and people will have an opportunity to ask questions and voice concerns. This will not be a formal public hearing; rather a community meeting.



PHOTO BY JERRY BALDOCK

Araya Likens was most pleased to meet Santa Claus during holiday events in Sisters. Soon he'll be launching his sleigh across the Cascade skyline.

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