



City Parks Advisory Board  
September 9, 2015 – 4:00 P.M.  
520 E. Cascade Avenue, P.O. Box 39, Sisters, OR 97759

City Parks Advisory Board Attendees:

Board Chairman: Liam Hughes  
Board Members: Peggy Houge, Dixie Eckford  
Councilor: Nancy Connolly  
Absent: Rory Peterson, David Magaret, Greg Johnson  
Staff: CDD Director, Patrick Davenport, PW Director, Paul Bertagna  
Darcy Reed, Associate Planner  
Recording Secretary: Carol Jenkins

I. CALL TO ORDER

*Board Chairman Hughes* called the special meeting to order at 4:00 pm.

*Board Chairman Hughes* stated that there is no quorum at this meeting so not action will be taken, but staff will present the information they have for the group and then, have official Board discussion at the next meeting.

II. VISITOR COMMUNICATION

Peter Storton  
625 N. Arrowleaf Trail  
Sisters, OR 97759

*Mr. Storton* came forward and stated that he is here tonight in association with Robinson & Owen. They are proposing a new residential development in the Five Pines of 24 homes and this should begin sometime this year. The property outside of the 24 lots is Buckaroo Trail and Desperado Trail. This has to do with a conversation of moving the traffic from Locust St. to Buckaroo Trail. The current access to the park now and where it is, and the concern of the Buck Run residents and the folks in Coyote Springs, the City has tried to resolve their situation the best they can with signage and to help mediate the concerns that they have. They bought that property knowing that the RV Park existed and that the park has been there for a long time. It is the same thing with the developer of the Pines and the people located there, they purchased their property and their investment knowing how things are presently and about the traffic situation being good or bad.

*Mr. Storton* continued by saying that the idea to move the traffic from the Locust St. residential area to Buckaroo Trail is not a great idea and a lot of good reasons because of that. The traffic report that Kittleson gave to staff as well as the Board on page 8, it is very specific in that it says that quite frankly

the intersection operational analysis does not indicate a need to change the access scenario of that campground. It is just not necessary. He stated that probably the best reasons not to do it is for the safety of the traffic. Locust Street is a 36 foot width street and Buckaroo is a 24 feet. The speed limit at Locust Street is 25 mph and Buckaroo Trail is 45 mph. He said that what that would mean by making that change at that intersection, would now receive recreational traffic traveling on Highway 20 both east and west, and recreational traffic coming from Redmond on Highway 26, and making that left turn on Highway 20 to head towards Buckaroo Trail. In doing that there will be stacking problems at Highway 126, stacking problems going into Buckaroo, stacking problems turning right going into Desperado. The intersection of Highway 20 and Buckaroo Trail have already accomplished this and all of this in the Five Pines – the Athletic Club, the Brewery, the Movie House, Shibui Spa, offices, and many others still to come. He stated that the main objective in working with Robinson & Owen is that there are 24 homes to be built that border Buckaroo and Desperado bringing all of that traffic into that area – it already has more than it can accomplish, but that is the way Five Pines bought it and the investors went in that direction.

*Mr. Storton* continued to say that in thinking this through that the residents on Locust Street have their problems that they need to deal with in the best way that they can, the people already in Five Pines and the people coming to Five Pines, and there is still a lot more commercial to be built there. They already have the traffic from Coyote Springs, and all of the traffic going to all of the services in there that Five Pines will take care of their problems and leave that alone. It is going to be costly to make a turn into Buckaroo Trail with that radius and it is not built to make a radius turn off Desperado, and will need to go into the other lane to make that happen. It is just a simple solution – to let each area have their own problems and take care of it, and not try to move it and disrupt the flow that has already been created. He stated that 24 new residential homes which should start before this year is over, and the recreational traffic traveling through Desperado is not going to be very handsome for people buying homes in a better price range.

Bill Willitts  
251 S. Elm St.  
Sisters, OR 97759

*Mr. Willitts* came forward and gave a handout to the Board members at this time. He thanked the Board for their time and energy related to the Sisters Parks and finding fair and equal solutions is complex. He provided a letter and included photos with the hope that careful consideration is taken related to Creekside Campground traffic flows. He stated that by rerouting traffic through the Five Pine intersection you are supporting a few homes across from Creekside Campground (photo 1) at the expense of a large family subdivision. There will be 24 homes, children in those homes walking around the streets and stated that he doesn't see the math working. It is diverting traffic through a curved road (photo 2) and across a pedestrian trail crossing (photo 3). Rather than a 20 mph access along Locust Street (photo 4) traffic will be diverted directly off Highway 20 through Five Pine and be forced to navigate an immediate right turn (photo 5). If the campers miss the immediate right turn, they will have no option but to proceed through the Coyote Springs neighborhood "creating congestion, noise, and exhaust fumes".

*Mr. Willitts* continued to say that the idea that the traffic revision is an "interim solution" is only valid if there is a committed and specific alternative plan. In a letter to the City dated April 5, 2015 (copy included) Five Pine confirmed that prior to accepting any changes, they requested assurance that our approved Master Plan would not be negatively impacted. The Five Pine property owners paid for the

intersection including widening of Highway 20, deceleration lanes and acceleration lanes. He said that they believe that the wrong answer is to shift campers through a family residential neighborhood and across a pedestrian trail creating. The change would create a significantly more hazardous access. The right answer is to create an exclusive park access and exit road. It will take time, patience, money and commitment.

Janet Baker  
587 S. Locust St.  
Sisters, OR 97759

*Ms. Baker* came forward and said that she realizes that people have investments and that is important, but they have lived across from that park for 12 years. This other development is not even in yet. She said that she knows that people have to plan and do the best thing for their investments. The neighborhood has been there for about 16 years and when they bought their property, it was an open campground. In 2010, someone blew that place up into an RV Park – a big huge difference. She said that starting from Jefferson and down Locust, there are five (5) properties affected - it is not just the Bakers. Even bigger than that, there is Buck Run, Coyote Springs, and the Adair Home neighborhood. She stated that everyone has been affected by the traffic circulating like crazy. She thanked the City for putting up signage which has helped, however, rigs are still staging by their house before going into the park. They don't want to go into the park because they don't know if there is a space available. She said that they deal with that a lot and a lot of the traffic from Coyote Springs and Five Pines that runs through Locust and part of this neighborhood.

*Ms. Baker* continued to say that they all share the streets, but they get a lot of Five Pine traffic visitors which she loves to see and people riding bikes that are staying at the Lodge. She commented that they have done a fine job at the Five Pines and complimented Mr. Willitts. She said that there are a lot of children that ride their bikes along Locust, and it is scary to see them leaving unannounced and understands the concern there. She asked if the developers really want to build those houses as close to the highway as they are going to be. They may want to consider doing something a little different to buffer. She said that they have driven their trailer in there and it is the easiest turn in the world to make that turn, and they have something close to 50-feet that they are hauling including the truck. It is very due able with a turn lane coming from the east (she said that she does understand the Redmond cutoff that feeds in which is a huge issue, and something that needs to be dealt with a roundabout) but right now, they have trailers stacking up out on the street.

*Ms. Baker* stated that this is still their main concern and understands that money talks bigger than anything, but this is where they are at, and now seeing these folks coming in at the 11<sup>th</sup> hour – they have been working on this since September. She said that they have 104 signatures from most of the neighbors in the neighborhood, so they are all in agreement that there has been a huge problem and they are hoping they can share the pain with an entrance on one end that is easy to get into whether it is a turn lane coming from the east, and they know that Locust and 20 is a bigger mess too, and the traffic study did show that – they are the experts. They only did the traffic study for two (2) hours on a Friday in June – that does not show the amount of traffic that does come and go from that Campground in July, August, and last year September was the biggest. She stated that she knows this park by heart because she lives right across the street. She stated that she wants everyone to realize that they know there still may be a battle ahead of them, it has been hard and they have worked really hard with lots of handouts, lots of facts, information and google photos, etc. They would still appreciate their consideration, their investment, and they need help.

Lynn Baker  
587 S. Locust St.  
Sisters, OR 97759

*Mr. Baker* came forward and stated that it is not just a few people on Locust Street, 104 signatures out of Coyote Springs and Buck Run of people who felt negatively affected and felt strongly enough to sign a petition asking the City to do something about that -104 plus people not just a handful.

Pat Thompson  
506 N. Pine St.  
Sisters, OR 97759

*Mr. Thompson* came forward and stated that the common sense part of this tells him that people are creatures of habit. If they have been coming to enter that park on Locust Street for years and years, and a lot of these campers are repeat customers, they are still going to come down through there. And when they cannot turn in on Locust, now it has increased the neighborhood traffic, they are going to be driving through Coyote Springs and that whole part of town trying to find where the actual entrance is and/or turn around to get back out to Highway 20. He stated that it is not really the answer to solve the amount of traffic in the neighborhood by any means. He stated that he was on the City Council back in 2008-2012 when the park exploded. One of the biggest question he had about what was going on there was the increase in volume that was going to happen in the park. He stated that he was assured that they were just refining a few places, cleaning a few places up, and now adding full service hookups is going to increase traffic so the appropriate SDC's fees need to be paid for the traffic, water, sewer, etc. He stated that it was a battle and not until two (2) years later were those SDC's then paid up by the General Fund. He talked about what would have to happen regarding sidewalks, street improvements, traffic study, etc.

*Mr. Thompson* stated that yes, it did happen back in 2010, it didn't happen yesterday or the day before. And the reason that some of these faces have not been seen in these meetings before is because they have been watching what was going on, listening to what has been going on, and not one person really thought that it made any sense to use that an entrance into that park. The road is not designed for it and never was designed for it, the pavement is not thick enough, and nothing has been built to spec for the entrance to that park. It just doesn't make any sense whatsoever, but yet we're moving forward in that direction – that is where it becomes a little more vocal and a resistance to it today. He stated that the bottom line is that there is not a one fix all answer here, but he doesn't think that by any means they are going to decrease the neighborhood traffic by changing the entrance and exit.

III. APPROVAL OF MINUTES  
No minutes at this time.

IV. DISCUSSION ITEMS

- a. Barclay Park, Village Green Park, Clemens Park, Fir Street Park, Creekside Park/Campground
- b. Creekside Park/Campground – Review Draft Master Plan
- c. City Parks Master Plan (continue review) –  
Chapter 2 - Community Profile, Chapter 3 - Parks System, Chapter 5 - Planning Framework

*Board Chairman Hughes* asked Director Davenport to come forward at this time.

*Director Davenport* came forward and introduced Nancy Connolly who will now be the City Council representative replacing Wendy Holzman.

*Director Davenport* stated that Director Bertagna wanted to address the Park updates and gave a handout to the Board. All of the parks are on a regular maintenance schedule for mowing.

Barclay Park – Still hosting the Farmers Market each Friday from 2-5 thru September 25<sup>th</sup>, 2015

Clemens Park – Maintenance Report – Nothing to report.

Village Green Park – Maintenance Report – The Park will host two (2) more big events – Folk Festival will have the big tent up for concerts September 10, 2015 thru September 14, 2015. The next big event will be the Fresh Hop Festival organized by the Sisters Chamber of Commerce planned for Saturday, September 26, 2015. The City will replace the current restroom building with new restroom building which will include showers, and will add bike lockers. The project will start mid-October to be completed by mid-November.

Fir Street Park – Maintenance Report – The Park will be used for Folk Festival performances on September 11<sup>th</sup>, 12<sup>th</sup>, and 13<sup>th</sup> 2015.

Creekside Park – Maintenance Report – Nothing to report.

East Portal – Maintenance Report – Nothing to report.

Three Sisters Overnight Park – The campground is still pretty busy, and will be sold out for Folk Festival weekend. The remainder of September has many sites already reserved. It will stay busy through the week of the Chamber Harvest Faire, which will take place on October 9<sup>th</sup>, 10<sup>th</sup>, and 11<sup>th</sup>, 2015.

*Director Bertagna* stated that there has been a change in the Camp Host situation. Danny who is new to the City this year will be running the show until the end of this year – he’s doing a great job. He is a retired Sargent from the California area. He stated that there were some thefts, vandalism that needed to be worked through with Danny and the Sheriff, but it is looking better and we are working through it. He asked the Board to report back to staff if they hear anything regarding these issues.

*Director Davenport* asked the Board to take one last look at the Master Plan so they can forward their recommendation to the City Council.

*Board Chairman Hughes* asked Director Davenport if there have been any changes since their last workshop.

*Director Davenport* stated he wanted to reflect a few things from the last City Council meeting – they noticed a few edits and things that were left out. The biggest thing that has happened since the last meeting, was that the City Council approved the entrance and exit requirements and directed staff to put that in the plan, finish off the plan, send it back to the Board one more time for last public input for the Parks Board, and then bring it back to the Council for a last review and send it off to the State for their review and consent. Since there was not a quorum today, the September 24<sup>th</sup> City Council is

not going to happen, so staff will bring this back to the Board on October 7, 2015. He stated that all of this is in the record and it is still open for discussion and input and for the public as well.

*Board Chairman Hughes* stated that they have been over this numerous times, but if there are any changes that they need to know about, give a quick rundown on that, and then, the rest of it they are familiar with.

*Director Davenport* stated that the biggest issue on hand right now is the Access Management decision. Right now, the way the draft is, it is a one-way entry off of Buckaroo and one-way exit to Locust and that is where the access stands right now. As far as what Mr. Willitts was talking about it being an "interim solution", this was recommended by the Board last time as part of a trial period to see how things go. That could be subject to go back to the way it was if things are not working out, but certainly the overall interim solution is to get a modern design for Locust and 20, and 126 and 20, and Buckaroo and 20 to get ODOT's help on doing that. The City was turned down for a grant application to update the Transportation System Plan (TSP). The City will try again and there will be another opportunity to apply. It is a big project and it would be nice to have the grant funds to help with that. He stated that the idea is to have the park have its own access in the area of the scales and with a reconfiguration with that intersection of 126 and 20. That is a big deal and something that is going to take a while – many years to accomplish.

*Director Davenport* stated that with the eastside expansion – it is being more with concepts than any specific designs. Things like a picnic shelter, off leash dog-park, dirt bike track, and potential play equipment. This is more of a concept because of waiting to see what happens to the highway out front, so for now they are being tabled to see what happens to the highway. He discussed the dump station relocation on the eastside and a turnaround, added walk-in tent camping and parking on the eastside, open space area to the north of Tyee, converting spaces 56 and 58-61 to full-hookups, relocating the Camp Hosts 200 feet east of Locust, proposed restroom and barbecue area, paving and general repair to the interior pathways, shortening spaces 8 through 13 essentially all the spots closest to Tyee, the possible closure of the Locust Street access, landscaped berm, upgrade the bridge to ADA standards, bollard lighting along the trail, signage, – these are the main projects and a big list of to-do's.

*Board Member Eckford* stated that it is an important goal to add electricity to five (5) sites, but also to remind people that there are also five (5) sites being taken out - removing three (3) sites upfront off of Locust and #9 and number #1. There are no changes in the number of sites which was an important issue that came up earlier. Also, to remember the dishwashing station because it should be on the proposal. She mentioned that it is in the document but not on the map.

*Board Chairman Hughes* asked for clarification on the location of the dishwashing station, and if it was discussed to put it on the side of the existing restroom building or on another site.

*Board Member Eckford* stated there was a picture of it at one point and around \$4500, but it was intended to be a separate item and be able to access it on both sides. She stated that she didn't think anything was decided on it.

*Director Davenport* stated that the areas by the Camp Host, barbecue area, and the restrooms would seem to make sense, and he will add that onto the map.

*Board Member Eckford* stated that this was a really good update, but she had a question about the order of the goals in the Master Plan. She was wondering if the Board could look at the order that the goals are in because when making the goals, it should be done in the order that they are. She said that she didn't feel that the goals were in the right order and gave examples of the goals # 10 and 11 – goal # 1 – construct the berm, do the ADA improvements, vegetation, and replace the restroom which was prioritized in the beginning. She gave examples of the other goals and the group discussed hook-up and non-hook-up sites at this time.

*Councilor Connolly* stated that at the last City Council meeting on # 6 – there was a discussion about a few particular sites that were electric hook-ups and now they are going to be converted into tent sites. She stated that they were unclear on that as well.

*Board Member Eckford* stated that there wasn't any discussion on changing those back into any tent sites, but to make them shorter. She stated that it was at a Council workshop where this discussion took place.

*Ms. Baker* stated that it was Councilor Asson that thought about taking all of those out and making them tent sites. Then, he kind of restated to shorten them.

*Board Member Eckford* stated that it is # 7 on the list to shorten sites 8 through 13, but doesn't remember having the discussion about removing the electricity.

*Board Member Eckford* discussed goal # 2 which she thought should be the item that would go next – to develop the eastside, but to improve the circulation should go before developing the eastside if there is any way to do that.

*Board Chairman Hughes* asked for clarification whether these goals are in order of priority or just goals.

*Director Davenport* stated they are goals, but when getting to the Capital Improvement List they will be Priority I, Priority II, and Priority III.

*Director Davenport* stated that on the Parks Master Plan – staff is getting the individual chapters before the Board. There are Chapters 1, 2, and 5 are drafted for the Boards review. Chapter 3 needed a little more help and that will be before the Board shortly. There are a few things that have been accomplished since this was first done – Fir Street Park is now a reality and a few other things of entitlements that have come along, and new park offerings are out there to be built soon.

*Board Chairman Hughes* asked Director Davenport if there are any major changes that the Board should be aware of in these three (3) Chapters. *Director Davenport* stated not really.

*Board Member Eckford* asked about page 5 in the 'Introduction' – there are two (2) things highlights and wondered if they should be in there.

*Director Davenport* stated it was just in there to give a little tickler to make sure those are the latest documents, but if the Board notices any recent updates to these plans – Sisters Trail Plans for 2011 and the Deschutes County Greenprint 2010 – staff would like to reference those as well. If there is any movement on the Trail to the Black Butte Ranch, staff would reference that in the document once that decision is made, etc.

*Board Chairman Hughes* asked if there were any big changes in the other two (2) Chapters.

*Director Davenport* stated that on the Community Profile – on Table 2.2 on Population Forecasts there are some population projections that may be a bit optimistic with 2800 in Sisters by 2020, and 3900 by the year 2030.

*Board Member Eckford* asked if anybody actually redid the percentages in the original document such as the percentage of age, and did anybody redo the math because it looks like it was all the original stuff.

*Director Davenport* stated that 2.1 and 2.2 are new documents and they have found a pretty good source Geographical Solutions, but these are just estimates until the 2020 Census comes out, but these are freshened up estimates on age ranges of Sisters and the County.

*Board Member Eckford* asked for clarification on the ‘Conclusion’ page and if anybody recalculated those percentages based on the new information.

*Director Davenport* stated that those figures will need to be updated as well.

*Board Chairman Hughes* asked about the last Chapter # 5– Planning Framework.

*Director Davenport* stated that there are no changes. This was done about five (5) years ago and it is still pretty valid.

*Board Member Eckford* asked about when this information gets checked off in the 2011 document that has actually been done – where does it say in the plan what was actually accomplished.

*Director Davenport* stated that they would redo an Executive Summary and update what has been done such as the Fir Street Park, and other entitlements that have come along since 2011, etc. It will be reflected in the new plan – this is a work in progress and he is doing it as time allows. The Campground and Creekside will be adopted by reference in the plan as well. Next month, the Capital Improvement Plan will be addressed.

*Director Davenport* stated that the next City Parks Advisory Board meeting will be October 7, 2015 at 4:00 pm.

*Mr. Willitts* came forward and stated that he doesn’t believe that shifting the traffic to Five Pine is going to mean that fewer people drift through the neighborhood, in fact, more will because it is going to be hard to take a right and a right – they will go straight – maybe not, but that is arguable. He stated that he thinks an equal amount of people his age will miss the turn, whether it is a left turn or a right turn. The real issue is the City developing a park without staging, and he gave examples at this time. He asked if there was a way that that park on the Locust portion could have a staging area that was so evident that no one would stop on the streets to stage their rig. He stated that he thinks this is a primary concern on Locust St. He said that he wanted to ask Director Bertagna because this is a structural issue.

*Director Bertagna* stated that this was the original plan to build a staging area basically between the entrance and the exit – internal into the park. Now, that direction has been given by the City Council to go the Buckaroo and Desperado – that is where they looked to put the Camp Host and still need to figure out the prime location for that for a staging area and those types of things. It definitely has changed from what the original plan was.

*Mr. Willitts* stated that he feels that the City is complicit in this problem because the City has developed an RV Park without staging. If we are truly complicit as a City, then we have to be a part of the solution and not dump traffic on a 24-foot egress that is hazardous – staging is a better answer, but it may mean eliminating more spaces and not even sure what that would look like, but it should be under consideration.

*Ms. Baker* came forward and stated that their second biggest concern is the visual and the devaluing of property. All they see are metal boxes and God forbid if it is an Airstream where the sun bounces off it. It is an ugly visual and before it was open and park like with a few tents, a few rigs might come in and park way over on the east. Now with all the hookups – it is like a little destination now and a little dusty. They are packed in there like sardines and she said that they had asked for two (2) spaces to be removed and if driving by their home – it is really ugly to have an RV parking lot. If there was staging, there would still be that problem – it is huge for the neighborhood and other people coming in. She said that they have not had any vandalism issues, but have been very forgiving and when this started in 2010 – someone asked her how she liked it and she said great – the City has a cash cow, but that is great for them, but for us it is noise, smoke, crowded people, dogs running around, etc. She continued to give different examples of the history living across from the RV Park at this time.

*Mr. Willitts* was asked to summarize what *Ms. Baker* is requesting that the Parks Board revisit its decision to make a recommendation to the City Council for the moving of the entrance the egress. He said that is something they could put on the Agenda, but cannot do any business today, but that would be the first thing the Board would have to vote on if the Board is willing to revisit that issue and discussion that has been going on for about a year now. He stated that this can be put on the Agenda and would be the first thing to be voted on at the start of the next meeting.

*Ms. Baker* asked *Director Bertagna* if he had an idea on when the planting of vegetation would begin to help buffer their view.

*Director Bertagna* stated that he did not have any idea on the time of planting at this point. He said that once this process is done, then, they will have direction from the City Council.

*Ms. Baker* stated that she thought that at the last City Council meeting, the City Council said to go ahead and there are just certain things you don't need approval for and one of them was for vegetation.

*Councilor Connolly* stated that is correct and what to plant on the berm was kind of sketchy, but upon the screening on Tye and then, the problem with going as far north on Locust because of not knowing what was going to happen to the entrance. It was plant what you can depending on the budget, etc.

*Director Bertagna* stated that they needed to get direction on that and where the dollars are going to come from.

*Ms. Baker* stated that trees have been planted, City Manager Gorayeb asked for her to join him, but he placed the trees not standing on her front porch, and now there are big huge holes with open views of RV's.

*Board Chairman Hughes* stated that he apologies again for not having a quorum and not be able to have further discussion today, but this will be put on the Agenda for the next meeting.

V. OTHER BUSINESS

No business at this time.

VI. ADJOURN

The meeting was adjourned at 5:00 p.m.

Respectfully submitted,

Carol Jenkins, Recording Secretary

