

**From:** [Caty Hogan](#)  
**To:** [Recorder](#)  
**Subject:** Community Garden  
**Date:** Sunday, May 5, 2024 9:29:26 PM

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Hello,

I am a resident of Sisters and I wanted to let you know how much the community garden means to me. It has been such a welcoming space for me to lots of new people in the community since moving here last year with my family. Not only that but it has created wonderful memories with my children and teaching them patience, how to grow a garden and how to reap what you sow.

When I think about the definition of a community it's bringing people together and I couldn't think of anything that more accurately depicts that as a community garden. People work together to help each other whether it's offering advice, building garden beds, sharing plants, or their harvest. Having the new community garden at Clemens Park would be such an asset to the entire community of Sisters and I hope that you will consider approving it.

Gracefully,

Caty Hogan

Sent from my iPhone

From: [heatheryeoman@gmail.com](mailto:heatheryeoman@gmail.com)  
To: [Boswell](#)  
Subject: Sisters Ave Garden  
Date: Saturday, May 4, 2024 4:34:28 PM

Subject: Request to Preserve the Sisters Community Garden

Dear County Recorder,

I am writing to express my deep appreciation for the Sisters Community Garden and to urge you to consider preserving this invaluable resource for our community. Over the past three years, my family has had the privilege of gardening alongside some of the most influential women in my life. Their kindness and camaraderie have been a lifeline, especially as my family and I settled in Sister in 2019 amidst the challenges of the pandemic.

When I saw the announcement in the local paper about plots available for rent at the community garden in 2021, I felt a surge of gratitude and hope. Being able to tend to our garden plot has been a source of joy and respite, particularly with three young children under the age of 5. The garden provides us with a safe and nurturing environment where we can connect with nature, learn about gardening, and meet other wonderful members of our community.

One of the unique benefits of the Sisters Community Garden is its accessibility. Unlike many other activities, we can visit the garden anytime, allowing us to engage in meaningful outdoor experiences even on weekdays when the library is closed until late morning. For families like mine, with young children eager to explore and learn, this flexibility is invaluable.

Learning that the garden may not have a place next year is deeply disheartening. The prospect of losing this cherished space is devastating, especially considering the positive impact it has had on our family and the broader community. While I understand the challenges faced by the Sisters Park and Recreation District (SPRD) in finding a new location, I remain hopeful that alternative options such as Sun Ranch or Cliff Clements Park could serve as viable alternatives.

As a stay-at-home parent and passionate gardener, the Sisters Community Garden has been more than just a place to grow vegetables; it has been a sanctuary where my children have developed a love for gardening and an appreciation for the interconnectedness of nature. From learning about pollinators to understanding the importance of sunlight, water, and soil, the garden has been a hands-on classroom that has enriched our lives in countless ways.

I urge you to consider the profound impact that preserving the Sisters Community Garden would have on the well-being and cohesion of our community. This sacred space is a testament to the resilience and spirit of Sisters, embracing residents of all ages and backgrounds in a shared love for nature and gardening.

Thank you for your attention to this matter and for your dedication to preserving the cultural and environmental heritage of our community.

Sincerely,  
Heather Yeoman



**From:** megan humpal <[meganhumpal@hotmail.com](mailto:meganhumpal@hotmail.com)>

**Sent:** Tuesday, May 7, 2024 10:40 AM

**To:** City Council <[citycouncil@ci.sisters.or.us](mailto:citycouncil@ci.sisters.or.us)>

**Cc:** Grand Peaks at Sisters, LLC <[jmkapp@renreal.net](mailto:jmkapp@renreal.net)>; Nancy Rohr <[crystalbay486@gmail.com](mailto:crystalbay486@gmail.com)>

**Subject:** Garden park in Sun Ranch

Good morning,

I am writing with strong feelings about the garden group seeking to use Sun Ranch property for their next endeavor. In full disclosure the entire back of my house would be surrounded and encroached upon if this comes to fruition - their plan has garden boxes along my entire back fence! I took a couple of points from the council meeting packet and have addressed them below.

*Expressed some concern about private use of public lands but also general support for the concept of a community garden somewhere in Sisters.*

- Does this specific location truly promote “community”?

Sunland Ranch is not walkable from town, no sidewalks that run anywhere useful, and this lot was clearly kept empty because of city water system that must not be tainted.

*Concern of conceptual location of the portable bathroom location in being too close proximity to homes.*

- The 100-foot setback of the pump house appears rather subjective. City water is valuable beyond what it costs, and to have anything built near this structure seems utterly irresponsible. The garden plan calls for a portable bathroom (really? these blow over in the wind, then there is the smell, the maintenance...), and this along with fertilizers (potentially), trash, and car oil/gas (the road they propose drives right next to the structure) all are enormously detrimental to this specific piece of property. How can this even be considered? You would be allowing many elements to surround this water supply and many out of your control. Wear and tear by people and vehicles on a daily basis could be disastrous over time – just building out the garden could hurt the environment.
- This idea seems like an especially poor choice when you have a very viable city park (public land) that already has public restrooms (that are plumbed!) and parking spaces and sidewalks? ...and a built-in a water supply.

- Lastly, since the garden committee is in need of land perhaps they start with smaller parcels – have they considered having two in various areas of town – each with 10-15 beds rather than one with more than fifty beds and a greenhouse that blocks the view from the Grand Peaks park!

if you offer this land to a private garden club then where do you stop as more requests come in over the coming years?

I look forward to hearing more during this week's meeting.

regards,

Megan Humpal  
Grand Peaks

**From:** Jeanmarie Kapp <[jmkapp@renreal.net](mailto:jmkapp@renreal.net)>

**Sent:** Tuesday, May 7, 2024 11:55 AM

**To:** megan humpal <[meganhumpal@hotmail.com](mailto:meganhumpal@hotmail.com)>; City Council <[citycouncil@ci.sisters.or.us](mailto:citycouncil@ci.sisters.or.us)>

**Cc:** Nancy Rohr <[crystalbay486@gmail.com](mailto:crystalbay486@gmail.com)>; Nancy Kapp <[NJKapp@renaissancecos.us](mailto:NJKapp@renaissancecos.us)>; Suzanna Fierstos <[suzanna@renreal.net](mailto:suzanna@renreal.net)>; Renee Halpin <[renee@renreal.net](mailto:renee@renreal.net)>

**Subject:** Re: Garden park in Sun Ranch

I write representing the ownership of 14 lots at Grand Peaks at Sisters, and we strongly agree with Megan's points. City of Sisters planned in 2018 to make the land in question into a pollinator park. This use is far superior to a community garden use and is far more appropriate given visitor traffic, toilet facilities and more which are required for this food garden.

The city already has an excellent low- to no- cost food garden available to residents at Seed to Table, so I don't know why the city is considering using city-owned resources for an additional food garden. If it is proposed simply as land for gardeners who don't have their own land, then my suggestion would be that those gardeners pool their resources and buy their own plot. With city resources being limited as is, in my opinion this is not a good use of taxpayer dollars.

In addition, the devaluation of the residential lots adjacent to the proposed food garden would be significant if this idea comes to fruition. That's an important factor to consider.

I second Megan's proposal of using existing park resources for a food garden if it's so needed.

Thank you

**Jeanmarie Kapp**  
Chief Operating Officer  
411 E. Diamond Peak A  
venue  
Sisters, Oregon 97759  
Mobile: [773.490.3805](tel:773.490.3805)  
[jmkapp@renreal.net](mailto:jmkapp@renreal.net)

**From:** [Nancy Bright](#)  
**To:** [Recorder](#)  
**Subject:** Visitor Comment for the May 8, 2024 City Council Meeting  
**Date:** Wednesday, May 8, 2024 10:22:01 AM

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May 8, 2024

To Sisters City Council...

The Sisters Community Garden is a 501(c)3 non-profit established in 2014. We are a classic community garden where “community” is the key, operative word.

We garden together on a shared property. Together we work hard to fund and maintain the garden property and infrastructure. We individually grow food and flowers in raised beds we rent, but equally important, we grow community connections.

My name is Nancy Bright. I live outside the city limits, but I live here in “Sisters County” 12 months of the year. I purchase gas, groceries, hardware, notions, fabric, wine, beer, and entertainment in Sisters. Sisters has my Post office, my library, my schools, my medical services, my pharmacy, my restaurants. I don’t get to vote in Sisters, nor do I pay taxes in Sisters, but my household contributes to the economic and cultural vitality of the City of Sisters all year long.

As you well know the Community Garden has been hosted by the Bensons since 2012 on the southwest corner of the Airport property. But they have asked us to find another plot of land for the Community Garden.

I join with the other gardeners and supporters of community gardens in asking the City of Sisters to follow the pattern of cities throughout the United States, to site the Community Garden on City Parks Property. For the last year, our Site Search Committee has scoured Sisters Country for land. Private landowners are sympathetic, but no offers of land have been forthcoming.

We are not asking the City to pay for the move, or the infrastructure. While the cost of bringing water and electricity to a site is a bit daunting, what we are asking for is a plot of land—dirt to grow in—to grow food, flowers, and community.

Thank you for your consideration.

Nancy Bright  
69860 Camp Polk Road

**From:** [Linda Cotruffello](#)  
**To:** [Recorder](#)  
**Cc:** [Linda Cotruffello](#)  
**Subject:** Sisters Community Garden  
**Date:** Wednesday, May 8, 2024 4:10:36 PM

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To the Sisters Planning Commission,

My name is Linda Cotruffello, a new resident in Sisters. Last September I moved here from Ashland, Oregon where I resided for 23 years. I relocated to be near my two adult daughters, one of whom resides in Sister, the other in Bend. While living in Ashland I became involved with the original Ashland Community Garden which was instituted in 2006. The Parks and Recreation Department of the City of Ashland runs the Community Garden along with a few volunteers for support. The city does all of the planning, grant writing, events, etc. for The Ashland Community Gardens, of which there are now 4. It is a very popular program and attracts many of the Ashland Community. Some say that it is the crown jewel of the parks system.

I was very sad to leave my wonderful garden behind but now I have become part of the Sisters Community Garden. I have made many new friends there and I am amazed of all the hard work that the SCG Board of Directors do to support and grow this fabulous program for the Sisters Community. It is truly a program worth supporting. SCG also reaches out to non members at fairs and events to teach ecological responsibility to both young and old. It is also a wonderful way for seniors to stay connected and to encourage outdoor activities. Many of our garden community value learning how to grow food and sharing their expertise.

I hope that the Sisters Planning Commission will seriously consider a new home for the SCG inside of the Sister Parks and Recreation Department. I believe that it would be an asset as it was in Ashland, Oregon.

Sincerely,

Linda Cotruffello  
146 N Tamarack St  
Sisters, OR 97759  
541-324-7971

**From:** [Lynnea Dunn](#)  
**To:** [Recorder](#)  
**Subject:** City garden  
**Date:** Wednesday, May 8, 2024 8:57:43 AM

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I understand the city is considering a request for the community garden group is requesting a new site for their gardens. I hope you approve the request for the community garden group to move their site to a sister's public park. This will beautify the community I am a Sisters resident and support this request

Lynnea Craig-Dunn  
337 S Pine St  
Sisters OR  
[Ldreflections@gmail.com](mailto:Ldreflections@gmail.com)

Sent from my iPhone



**From:** [gilmerno.1@gmail.com](mailto:gilmerno.1@gmail.com)  
**To:** [Recorder](#)  
**Cc:** [Janie Boyd](#)  
**Subject:** Sisters community garden site  
**Date:** Wednesday, May 8, 2024 7:57:25 AM

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Dear Sisters City Council,

A friend of mine, Janie Boyd, has kept me updated on their group's goal of finding a new community garden site in Sisters. I understand that their current site will no longer be available next year and that they are seeking a partnership with the City to locate the gardens on city property. As the former Parks and Recreation Director in Lake Oswego I am very familiar with the establishment of community gardens on city owned property and the sense of community they create. The gardens created in Lake Oswego have become overwhelmingly successful and also a feature of the park system.

There are many successful models around the country for developing these "outdoor community centers", some of which include public/private non-profit agreements, city owned-operated, and non-profit owned/managed. I encourage the City of Sisters to support the garden group by providing a location and a long term agreement that allows for the development of a garden, because in the long term a well thought out and beautiful community garden will be a feather in the cap of the City.

Sincerely,  
Kim Gilmer  
503-680-0921

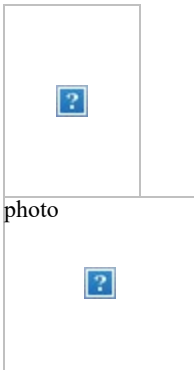
**From:** [Sally L. Jacobson](#)  
**To:** [Recorder](#)  
**Subject:** In Support of a new Community Garden  
**Date:** Wednesday, May 8, 2024 9:00:45 AM

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To whom it may concern:

Please assist the generous gardeners in our community to find a new spot! Either on public lands or parks - and let's be creative for all ages.

Thank you, Sally



**Sally Jacobson**  
Licensed Principal Broker in Oregon  
**Cascade Hasson Sotheby's International Realty**

541.678.2232 | [www.cascadehassonsir.com](http://www.cascadehassonsir.com)

[sally.jacobson@cascadehassonsir.com](mailto:sally.jacobson@cascadehassonsir.com)

[290 East Cascade Avenue, PO Box 609 Sisters | OR 97759](#)



**From:** [Madeleine Landis](#)  
**To:** [Recorder](#)  
**Subject:** Sisters Community Garden  
**Date:** Wednesday, May 8, 2024 11:54:05 AM

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May 8, 2024

To Sisters City Council...

I love gardening at the Community Garden. It would be a big loss if the City of Sisters did not provide land for the Community Garden to move to.

The Community Garden is a vibrant community of people that grow just about everything that can be grown in Sisters Country. I grow dye plants and food.

I have lived in Sisters Country since 1987 and have found the Community Garden to be a vital community connector of disparate people. We each contribute to the success of each other. I joined last year for gardening but also for social connection after losing my husband 3 years ago.

I live in Camp Sherman twelve months of the year, but use Sisters as my local town. I purchase gas, groceries, hardware, veggies and more in Sisters. Sisters has my medical services, my tire center, my exercise classes. My purchases contribute to the vitality of the City of Sisters all year long.

I drive into town to garden now which is a big commitment and I hope we can still have a place. I want to expand my dye plantings for textile art.

Thank you for your consideration.

Madeleine Landis  
Camp Sherman

**From:** [Cindy Miskowiec](#)  
**To:** [Recorder](#)  
**Subject:** Sisters Community Garden  
**Date:** Wednesday, May 8, 2024 11:47:39 AM

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To Whom It May Concern:

I am writing to let you know that I support the Sisters Community Garden's proposal to use space for the Garden in one of the city parks. I actually live right across the street from Cliff Clemons Park which I think would be a great option.

The garden serves as a gathering place for a mosaic of people, a venue for education, a farm-to-table resource for local food banks, and an opportunity to realize the benefits and pleasure derived from gardening.

Warmly,

Cindy Miskowiec  
541-410-2826

**From:** [Melinda Pynch](#)  
**To:** [Recorder](#)  
**Cc:** [Janie Boyd](#); [Mimi and Mike Schaefer](#)  
**Subject:** Community Garden  
**Date:** Wednesday, May 8, 2024 7:52:09 AM

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Good morning, Sisters City Council:

I would like to strongly encourage the City Council to consider donating space in a city park for our invaluable community garden. Not only is the garden beautiful, it provides much needed fresh produce for local community members and food banks, teaches many participants to value and engage in good gardening practices, and fosters community relationships. Those are great benefits for the City's investment. Please remember Myron Kaufmann's quote:

*"Watching something grow is good for morale. It helps us believe in life."*

Thank you for enhancing our community.

Regards,

Melinda Pynch and Mark Wharry

Melinda Pynch & Mark Wharry | PO Box 954 | 581 Redwood Street | Sisters, OR 97759 | Mindy Mobile: 503-816-8150 | Mark Mobile: 503-806-3317

**From:** [Holly Lange](#)  
**To:** [Recorder](#)  
**Subject:** comment on Sisters Community Garden relocation  
**Date:** Sunday, May 5, 2024 6:34:59 PM

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Hello,

I submitted comments already, but realized I forgot to say that I strongly prefer that SCG be able to move to the Clemens Park location. A bigger space for the community garden only makes sense, given the projected future growth of Sisters' population.

Thank you.

Holly Lange

**From:** [Holly Lange](#)  
**To:** [Recorder](#)  
**Subject:** Comments re Sisters Community Garden relocation  
**Date:** Saturday, May 4, 2024 5:30:15 PM

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Hello,

I am unable to attend the meeting on 5/8/24, but would like to submit my comments. I have been a member of the Community Garden since shortly after moving here in 1995. It's difficult to express how important it is to me to have a place to grow vegetables every spring/summer. Gardening is so therapeutic, healthy, and has connected me to this place in an important way. The sense of community at the garden is very important to me, and now that I am retired, I serve on the Board of the SCG.

I sincerely hope the city of Sisters helps us find a new home for our garden. Thank you.

Holly Lange



May 8, 2024

Sisters City Council  
520 E Cascade Ave  
Sisters, OR 97759

RE: Public Hearing and Consideration of Resolution 2024-07: A RESOLUTION AMENDING THE CITY OF SISTERS' SYSTEM DEVELOPMENT CHARGES AND FEES FOR WATER AND WASTEWATER

and

Public Hearing and Consideration of Resolution 2024-08 : A RESOLUTION AMENDING THE CITY OF SISTERS' SYSTEM DEVELOPMENT CHARGES AND FEES FOR PARKS

Dear Mayor Preedin and Council,

Thank you for the opportunity to provide comment on the City's proposed Parks and Water/Wastewater system development charge updates. COBA sincerely appreciates the ability to engage with the City as a partner in commercial and residential development.

#### Parks SDCs

As noted in COBA's February 28<sup>th</sup> letter, the City's development code currently requires that 15% of the net acreage of master planned communities be dedicated to open space, in which park and playground amenities are regularly required as a condition of approval in the land use decision (see recently developed parks in Clear Pine and McKenzie Meadows subdivisions; future park and walking paths in Sunset Meadows). By not including these publicly accessible yet privately developed and privately maintained parks in the City's park inventory, the current level of service reflects an undercount of the actual public park acreage in the city. In addition, the developer is essentially being charged twice for parks: once via the requirement to dedicate land and build the park initially, and again when Parks SDCs are paid on each home's building permit. In the interest of both fairness and home affordability, COBA recommends that the level of service be recalculated to reflect the true total acreage of parks in the city, whether the park has been developed by the City or by a developer.

The Parks project list includes a the costs to conduct a feasibility study, design, and construct an open-air pavilion (Project ID E9; Project Title "Future Northwest Park"), for a total cost of \$10,375,778. COBA is concerned about it's eligibility for Parks SDCs. An open-air pavilion is an amenity, and as such, is not driven by growth – SDCs are intended to pay for infrastructure that is necessary as a direct result of population growth. An open-air pavilion is also not a project that is quantifiable by acreage, which is the identified inventory unit in the methodology report, and so does not serve the City's goal to increase the parks level of service to 5 acres/1,000 residents. Finally, an amenity of this type would almost certainly function as an attraction for tourists; whether hosting concerts and festivals in the summer, or a skating rink in the winter, an open-air pavilion would be a significant regional draw in much the same way that does The Pavilion in Bend. For the reasons outlined above, Bend Parks & Recreation District elected to fund The Pavilion by means other than SDCs. COBA respectfully requests that Project ID E9 be removed from the project list, and the SDCs recalculated to reflect the adjustment.





Building CENTRAL OREGON

Finally, COBA respectfully requests that Parks SDCs be assessed on residential development alone. Commercial development does not have an impact on parks, as employees are unlikely to use them during the course of their work. In addition, business owners have already paid Parks SDCs via the purchase price of their home, and to be required to pay the fee twice would be unfair. Because commercial development does not directly correlate to any increased impact on City parks, COBA respectfully requests that Parks SDCs be assessed solely on residential development.

#### Water/Wastewater SDCs

The proposed Wastewater SDC nearly doubles the current Wastewater SDC (\$3,952 to \$7,229). This represents a significant impact to future home construction costs, and COBA respectfully requests that should Council elect to adopt this SDC fee, that its implementation be phased in over time, in order to allow projects that are currently in the early stages of development and property acquisition to remain viable.

The proposed Water/Wastewater SDC methodology indicates the predicted 2042 population is approximately 7,000, and the project list reflects infrastructure necessary to support a city of that size. However, Sisters' UGB does not currently contain the land supply necessary to accommodate population growth of that magnitude. The City is currently undergoing a UGB study to determine the possibility of expansion, but this process does not guarantee a future expansion. Further, should a UGB expansion occur that does accommodate a 20-year land supply, there is no guarantee that all lands will be annexed into city limits for service by city utilities. As such, the proposed Water/Wastewater project list does not accurately reflect infrastructure necessary for future service levels. COBA respectfully requests that the Water/Wastewater methodology be revised to reflect that population growth that the City's current land supply can accommodate, with the understanding that, in the event of a future UGB expansion, the methodology will be re-addressed at that time.

Once again, we value the opportunity to contribute to the decision-making process, and we remain committed to working collaboratively with the City to address future development challenges and opportunities.

Sincerely,

A handwritten signature in blue ink, appearing to read "Morgan Greenwood", is written over a light blue circular stamp.

Morgan Greenwood  
VP, Government Affairs  
Central Oregon Builders Association