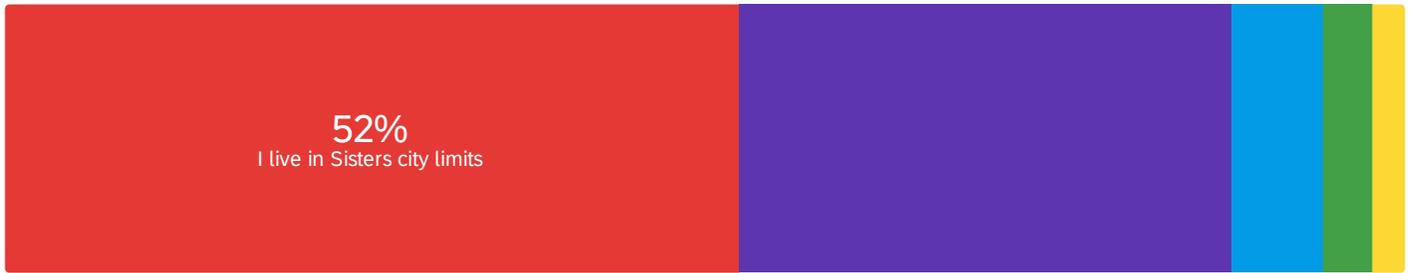


Default Report

Sisters Housing Plan & Land Efficiency Measures - Community Survey 2022

November 4, 2022 11:45 AM PDT

Residency - Where do you live? (Please select the one you identify with most).



- I live in Sisters city limits (52%, 88)
- In the Sisters School District or "Sisters Country", but not within city limits. (35%, 59)
- I live in Deschutes County, outside of "Sisters Country". (7%, 11)
- I live outside of Deschutes County. (4%, 6)
- I work in or near Sisters city limits, but live elsewhere. (2%, 4)

#	Field	Minimum	Maximum	Mean	Std Deviation	Variance	Count
1	Where do you live? (Please select the one you identify with most).	1.00	5.00	1.68	0.92	0.85	168

#	Field	Choice Count
1	I live in Sisters city limits	52.38% 88
2	In the Sisters School District or "Sisters Country", but not within city limits.	35.12% 59
3	I live in Deschutes County, outside of "Sisters Country".	6.55% 11
4	I live outside of Deschutes County.	3.57% 6
5	I work in or near Sisters city limits, but live elsewhere.	2.38% 4
		168

Showing rows 1 - 6 of 6

Q1 - Please rate your support for the following changes to the Sisters Development

Code. (1 = no support, 3 = neutral, 5 = full support)

#	Field	Mean	Std Deviation	Variance	Count
1	Increase allowed densities in the Multi-Family Residential (MFR) Zone	2.99	1.61	2.58	136
2	Allow taller buildings in the Multi-Family Residential (MFR), Downtown Commercial (DC), and Highway Commercial (HC) zones.	2.58	1.61	2.59	142
3	Make it easier or less costly to build affordable housing	3.78	1.46	2.14	129

Q2 - Please rate your support for the following strategies designed to reduce barriers to housing development. (1 = no support, 3 = neutral, 5 = full support)

#	Field	Mean	Std Deviation	Variance	Count
2	Rezone non-residential land for housing	2.44	1.57	2.48	137
3	Require affordable housing in future annexations, (i.e., when new land is brought into City limits)	3.34	1.65	2.73	143
1	Expedite permitting for affordable housing	3.29	1.53	2.35	129

Q3 - Please rate your support for the following financial incentives for new affordable housing. This section references System Development Charges (SDCs), which are fees that developers pay to the City to mitigate their project's impacts on City infrastructure. The City uses these SDC fees to continually maintain and improve the transportation system, water & sewer infrastructure, and public parks. (1 = no support, 3 = neutral, 5 = full support)

#	Field	Mean	Std Deviation	Variance	Count
3	Reduction of SDC fees for affordable housing developments. (Less fees are required to be paid).	2.93	1.53	2.35	126
2	Exemption of SDC fees. (No fees are required to be paid).	1.94	1.32	1.75	128
1	Deferral of SDC fees. (Delays payment of required fees until after construction, instead of before).	2.87	1.57	2.47	122

Q4 - Please rate your support for the following tools to provide financial resources for affordable housing development. (1 = no support, 3 = neutral, 5 = full support)

#	Field	Mean	Std Deviation	Variance	Count
1	Bonds (increase in local property tax rates to fund bonds through a voter-approved ballot initiative)	2.16	1.40	1.97	132
2	Tax Increment Financing (TIF districts divert future tax revenues in targeted development areas to finance improvements or development)	2.46	1.45	2.11	112
3	Property Tax Abatements (full or partial tax exemptions on the assessed value of property)	2.19	1.35	1.83	118
4	Construction Excise Tax (a tax on construction projects that can be used to fund affordable housing)	2.89	1.58	2.50	128

Q5 - Please rate your support for the following policies that include land acquisition, lease, and partnerships. (1 = no support, 3 = neutral, 5 = full support)

#	Field	Mean	Std Deviation	Variance	Count
1	Employer assisted housing programs. (Working with employers to find innovative solutions to meet housing needs of their employees)	3.60	1.38	1.91	121
2	Preserving existing, lower-cost housing through land acquisition or loans or financial contributions for renovation of affordable units	3.38	1.38	1.90	113
3	Community land trusts, (where a community organization owns the land and low- to moderate income households own the housing)	3.38	1.50	2.25	120

Q6 - Please tell us additional thoughts on the above strategies designed to result in more affordable housing.

Please tell us additional thoughts on the above strategies designed to resu...

It is well past time for Sisters to step up and provide a bunkhouse or alternative (like the NFS does for its employees). Permitting for previously declared 'affordable housing' that turns out to be unaffordable (woodlands dvlpmt) should cease.

There needs to be some guarantee that whatever housing is subsidized by taxpayers remains affordable over time and not subject to purchase by investors or as second homes in a heated housing market. Deed restrictions. "affordable" is subjective

When I see affordable housing, I assume this is workforce or subsidized housing. I think the term affordable housing is sometimes used to mean lower cost single family homes with no other requirements and I don't agree with any assistance for those.

Put a cap on rents and property value profits.

It is critical that affordable housing be architecturally pleasing, functional, and GREEN. It is stigmatizing, as well as unsightly, to snuggle all low cost housing in a little row amongst million dollar second homes.

Redistribution of middle class funds (communism) by further overtaxing is not the answer- it will only pull more into poverty (proven by min wage hike). We need to motivate our youth back to work and independence rather than laziness and entitlement.

Please don't continue to line the pockets of developers and call it affordable housing. It's too bad our "Tree City" has become an uncontrolled striped landscape.

I would want to see a percentage of the revenue from taxes or other forms, be put towards building and improving the infrastructure for better foot and cycling traffic to help keep the city vibrant and welcoming as it grows.

If we had employer assisted housing in Sisters , everyone that worked for Laird would be homeless come January. Also, Construction Excise Taxes involve adding a tax to a product with the goal of lowering the price of it. Doesn't make any sense.

Phase out all STRs in residential zoned areas and only allow in mixed use commercial districts. Every STR displaces a full time residence that could be owner occupied or long term rental, STRs also compete with normal commercial lodging which is bad.

we don't have the infrastructure to support any additional housing period. what good do surveys have when we all know money wins out in the end. What is "affordable housing anyway"? no one here can define it...

There are many empty lots within the city limits of Sisters - and many of those close to downtown. Apply incentives to landowners to build on these lots instead of extending housing developments to outer edges of our town.

There can be no affordable housing in Sisters as long as there are no living wage jobs other than those provided by the school district and BBR. Lairds leaving and the farce surrounding the "work force" housing plan is a good example of no such thing

Sisters is a very unique special place. Years of planning energy has gone into preserving that specialness until now. That past effort could quickly be destroyed through the single-minded focus on low income "projects" with little regard for the town

Sisters is not a suitable place for development. It is surrounded by Deer, Elk winter range. It is a place that should remain the same size it is. It's a place for responsible timber management, farming and ranching, outdoor recreation.

Please tell us additional thoughts on the above strategies designed to resu...

Allow space in any communities built earmarked for garden space and dog park fenced area in the community. Good questions and appreciate solicitation of input. Pls don't allow developers to take down so many trees, pls.

Containing sprawl is primary

Why should existing tax payers be forced to pay with a bond? The contractor will make a lot of money with the sales of housing... why give them more?

I think affordable housing means subsidized housing, the market will not provide it. Small houses are not necessarily affordable. Above all else maintain the character and beauty of Sisters don't take down trees don't go above 2 stories.

First I would like to point out that the people of Sisters should have complete control over the size of the population. Just because people want to move here does not mean we need to accommodate them. I feel the increase is way too much.

When affordable housing is created, CURRENT SISTERS RESIDENTS get first crack at housing. No moving in people from other areas.

Please slow down the growth of Sisters population.

Laird foods is an example why employer assisted housing doesn't work. Developers are greedy and will take advantage of tax incentives, build very cheap structures and sell homes at an unaffordable price.

Developers need to be held to a higher % of land for affordable housing. Also, affordable housing should be based on income.

I support low income housing...the term " affordable" continues to be used without defining to people of our community what that means...Most of the employees living here can't afford the affordable that is being built.

Affordable housing is not possible if subdivision builders and investors are granted approval base on previous attempts. New creative ideas must be tried. For example, Habitat for Humanity building apartments instead of single homes.

Expand urban growth boundary to the max!

1) Force Hayden Homes/developers to provide AH they promised on past projects. 2) Ban short term rentals except when home is sole full-time residence of owner (e.g. they could rent out an ADU) 3) Encourage co-housing w/ sustainability values w/ CLTs.

Require developers to provide 25% of developments to be affordable in perpetuity. Future sale of each unit at affordable housing rate at time of sale - pay it forward. These affordable units can be up to 25% smaller than the market rate ones.

We need our community to be inclusive. We need affordable housing to ease the houseless crisis. We need innovative land use decisions that continues to make Sisters a wonderful place to live

I may be in favor of binds but only when I know how they will be used. I am hesitant to support fee reductions for developers and buyers of affordable housing unless there is some system to make sure those subsidies are not later cashed out.

build in, up and more densely. don't spread out and be like Bend or Redmond.

I think the city has little control over world market forces that dictate much of the cost of housing, and I do not think any giveaways on taxes should be allowed for developers.

We came here for the space and peace. You are building beehives where we have no privacy, and actually our neighbors can look right into our bedroom windows. Plus we only have two grocery stores! You bring more people & no other decent grocery store

Please tell us additional thoughts on the above strategies designed to resu...

Will not support turning our small community into a dumping ground for transients, homeless & unemployed families who cannot afford to live here.

Aim toward individuals that have resided in Sisters for ten or more years. Let's make it harder for new incoming people, and stand up for those who we know are staying and not just being land sharks

Do not use any national forest lands. No more building. No more de duty. Growth is not always good. I was born and raised here and this town is changing too fast.

High density housing and zoning change is not good for city limits. Housing has always been expensive in desired areas, that is a reality of life. The city of sisters jas on tje pqth

How does Sisters have the infrastructure to support more people?? We need to fix our road problem, will there be enough water or sewer to accommodate 7k more people?? When Sisters grows we will loose what makes it so special.

If employees want to work in Sisters, but need housing, put them at the top of the list for low income housing.

Do not expand the UGB anytime soon.

Do it all. It's not a one size fits all solution, we need all of these and more. Make it easier to build tiny homes (wheels included) and allow RVs to park on people's properties, too. Research Japan's zoning structure & read the book Arbitrary Lines

That is all that is built in Sisters anymore. Focus on transportation so that people can live in other area such as Bend, Redmond, Madras and find it easier to commute to jobs.

While it appears I'm against affordable housing, I'm for affordable housing for people who work within our community. The lottery drawing held for the affordable apartments by Rays, went to people not from the area when workers at Rays needed them.

I would suggest taxing anyone who is renting out their home, or buys a home here for rental purposes, but yet owner's primary residence is not in Oregon. There needs to be some control on out of state parties buying up our homes for their investments

Tax out of state homeowners that live out of state but yet charge high rent rates that are driving our rental and housing prices up. If they do not live here, they should be taxed at a higher rate to cover the costs for affordable housing.

Lifelong resident of Sisters—many changes over 40 yrs. Own multiple businesses & a couple houses we rent to employees. Affordable housing is needed, not to the extent of increasing density per acre. Go up. UGB is a must, look at private land owners

SDC deferrals and exemptions should be for affordable housing builders only. That is not clear with the way the question is worded.

There is already too many cheap/ugly structures going up and too many trees being wacked down. My perception is that the developers/relators are making a killing and the result is Sisters has become totally tacky. The charm is gone.

Consider incentivizing affordable housing in all residential zoning districts not just multi-family residential zones, consider encouraging more mixed-use buildings and developments in non-residential zones

Having moved from Wilsonville OR, they pursued multi family housing to such a degree that it changed the nature of the community and the schools, not for the better. Do not place multi family housing close to the schools.

Opposed to the over growth of our town! Stop all this out of control building! You're ruining Sisters!

Other than increased tax revenue the City seems to ignore our limited water supply, limited infrastructure and increased traffic. Your expansion is destroying the city that many of us desired and chose to move.

Please tell us additional thoughts on the above strategies designed to resu...

Most of the ideas are fine. I wonder though, with land prices being what they are, the ideas seem realistic, but is it even feasible?

I want Sisters to be smart with future development with water and other resources in mind. I don't want Sisters to become another Bend. Small is good.

Call Affordable housing what it is really is- subsidized housing. The city & buyers will always contend with two main things: cost of construction (hard) and market rate (variable). The only way is to subsidize the costs- \$ has to come from somewhere

Affordable needs to be actually affordable 30% of a single working person wages to rent or buy. 350,000 buy. 800 to 1200 rent. The housing that they keep saying is "affordable" in sisters starts at 700,00 to buy and the apartments are 1800 a month.

Increased density & taller bldg limits will destroy the character of the community. Rezone of employment and other lands to for housing is a poor long-term solution as those lands will be replaced in future UGB expansions at the perimeter / edge.

I don't think that Sisters is an affordable destination... period. If you want to live in Sisters... like Carmel, California... you need to pay up for such properties. I would like to see slow, high quality growth moving forward...quality over quantity.

Please do not allow multiple family housing in single family neighborhoods

Q7 - The following strategies are meant to use land inside the existing city boundaries more efficiently, and reduce the amount of land needed in an expanded Urban Growth Boundary. Please rate your support for each proposed strategy. (1 = no support, 3 = neutral, 5 = full support)

#	Field	Mean	Std Deviation	Variance	Count
2	Reduce required minimum lot sizes for housing in all zones	2.62	1.62	2.64	130
5	Reduce off-street parking requirements for development of housing that meets affordability targets	2.46	1.53	2.33	125
1	Ensure that land zoned for higher density housing (townhomes or apartments) is not developed at lower densities (larger homes on individual lots)	3.68	1.53	2.35	136
3	Allow triplexes, quadplexes, and cottage clusters in Residential Zones (to provide more affordable housing choices)	3.14	1.60	2.57	128
4	Allow development "bonuses", such as taller buildings & denser housing types for housing developments that meet affordability targets	2.59	1.56	2.42	135

Q8 - Please tell us more about your thoughts on strategies for efficient use of land to reduce the amount of land needed in an Urban Growth boundary expansion.

Please tell us more about your thoughts on strategies for efficient use of...

Develop agreement with local employers to provide 'bunkhouse' or similar for itinerate and low paid workforce.

If these measures could be restricted to new development in an expanded urban growth Boundary expansion I would support them. Sisters "historic" district should not become a dense Urban neighborhood that looks like Portland.

When these things are being discussed for particular locations, I believe it would be best to have public discussions with nearby neighbors. Transparency is critical

Preserve existing large and medium-sized trees and preserve open spaces around and within housing.

The success of efficient land use depends on thoughtful design. Dedicated bike paths, design focused on pedestrian ease, strict water usage regulations, passive solar, access to National Forest land. Learn from other progressive small town planning.

Don't incentivise people to move here because it's cheap or free, we need active participants in the local economy. Suggest workforce training, job placement assistance, technical schools and motivation to achieve their dream. NO MORE ILLEGAL TAXES

Please don't give developers "bonuses" as they don't need them. Streets are narrow and in some cases in need of updating and/or repair and difficult to traverse without additional on street parking.

Similar to previous comment. As the population density grows, the infrastructure needs to support that growth to maintain the look, feel and vibrancy. If it's done right, with great vision and proper planning, we can build a non-sprawling down town.

Mixed use developments reduce traffic impacts. Would be great to see some housing built on top or below businesses. Increases safety too.

Stop allowing the development of ugly mini storage facilities and promote housing units. This industrialized look is destroying the beauty of Sisters and not providing what is really needed. You already have people living out of these mini units.

why expand? what's the plan for infrastructure needed? how about just enjoying what we have..when is the town ever going to be done? we are losing a sense of place...nobody wants to live in a place that is constantly under construction.

Absolutely no high rise "projects". The special nature of Sisters must carry as much weight as the well-intentioned but very narrow focus on housing affordability.

Sisters city limits is already very tight. People like sisters because it's a small town surrounded by majestic mountains. Please do not grow sisters. We don't want another Bend . We don't want homes even built outside of Sisters.

Jamming more houses, reduced livability, increase traffic.. no allowances for infrastructure, this looks like a mess,,

Just subsidize the housing to keep it affordable. Don't ram density down people's throats. Allow ADUs eg above a garage for every house. That will solve density and affordability right there. Doctore lives in house, nurse lives in ADU

Eliminate short term rentals. We should provide housing for the people who live and work here first. There are hotels and plenty of camping.

Please tell us more about your thoughts on strategies for efficient use of...

I do not want to see Sisters to become a city, with high rise buildings, clustered housing in any neighborhood area, crowded lot lines. I know we need affordable housing, so why not designate land use (empty land) to do just this - some apts.

We need to make sure there is sufficient water to expand growth in Sisters

reducing lot sizes and more dense housing has not worked in the past and will not work in the future. Sisters "DNA" beautiful mountains and recreation opportunities, not to mention the City of Sisters events. Supply & demand will dictate pricing

Strategies? There are none. Until the legislature relaxes east side counties land use requirements, it's a fool's errand.

Why is growth the only option? People won't keep moving here if there is nowhere to live. Do we have to grow? Accept everyone who shows up on Cascade with or without housing, money, or prospects?

Why is it either density or a UGB expansion? Such short sighted planning!

Good idea but be careful to avoid incentives to cut corners. Also need to insure that we have good public green spaces in all of Sisters, it solid development. Try to retain small town feel, so be very careful about going higher

There should be no vacant lots before the UGB is expanded.

the best small cities in America build with density in mind, not spreadout like suburbs. ADUs, MFU, etc create vibrant towns.

I think the growth plans are terrible. We do not have the sustainability to grow double. Water, traffic, infrastructure, fire danger are all exponentially factored into a much less live able place.

Do not build us closer together.

The people moving here are turning our wonderful town into the kind of place they ran from. They aren't making any more land so steward it well.

If this passes we all better be allowed to vote

Developers are the only ones to benefit by more homes pr acre, less parking requirements, high density in city limits is community suicide. If you need to expand then expand. Stop catering to developers. Enforce codes that r in place

please don't build structures that are too tall and out of place with other structures nearby, and please don't allow "parking lots" to occur on city streets around new construction because of a need higher density. Parking must be addressed

Make certain there's housing for future employees to help Sisters!

All of it, do every single one of these if you want to put a dent in the housing crisis.

Lot sizes in Sisters are already too small. Where are going to put all of the snow when houses are so close? How are people going to evacuate if there is a fire? You can't keep adding people to Sisters without adding evacuation routes for fire

Go up, increase height of buildings. Look at private land owners for increasing the UGB as large as possible without national forest land. It's important to consider quality of life not quantity. Access to national forest and nature. Walking trails.

Lot sizes for market rate housing is too small. The smaller lots should be for affordable housing developments only. Our quality of life is diminishing because of the small lot sizes. No room for kids to play, except in the street. Parking is necessa

Please tell us more about your thoughts on strategies for efficient use of...

City needs to invest in public parking if it is going to allow greater density.

Reduce off-street parking requirements for all residential uses - we have a housing problem, not a parking problem. Remove the requirement to have a garage. Encourage and remove barriers for ADUs, townhomes and duplexes in all res zones.

Reducing off street parking requirements for housing (apartments, townhomes, duplexes, etc. will turn Sisters into a mini-Portland.

I'm not sure what that answer is. I like the size and intimacy of Sisters. I know expansion will happen I just want the forests protected. Water usage is paramount as well.

Preserve livability above density. A host of other issues (parking, green space, unlivable sized residences) come with thinking density is the only option. Would Like to see more Cottage housing and brownstones as creative solutions.

Again, quality over quantity with a 35 foot height building limit.

End of Report

From: [Carol Jenkins](#)
To: [Scott Woodford](#)
Subject: FW: Sisters urban development
Date: Thursday, September 22, 2022 9:58:12 AM

Hi Scott, several emails came through and I'll send them your way.

From: Names and personal information have been redacted
Sent: Thursday, September 22, 2022 7:32 AM
To: Carol Jenkins <cjenkins@ci.sisters.or.us>
Subject: Sisters urban development

Greetings,

As a Sisters resident within the urban growth boundary, I support infill development versus UGB expansion. Implementation of bicycle and pedestrian paths are essential to a healthy mature community for healthy travel and less automobile traffic.

I do not support expansion of Sisters UGB, in that it would simply expand the problem of sprawl, vehicle dependency, and traffic issues. Please, take advantage of the opportunities that can be had in filling our current footprint, and focus on bicycle and pedestrian passage. Thanks,

Names and personal information have been redacted.

Names and personal information have been redacted.

From:

Names and personal information have been redacted.

To:

[Scott Woodford](#)

Subject:

A Comment I Could Not Include in the Internet Survey

Date:

Wednesday, September 21, 2022 6:52:54 PM

At the present time, and in the foreseeable future, affordable housing is largely a pipe dream. Let me illustrate by reminding you of what the Sisters Woodlands project developers told us: “We simply want to create a positive contribution to the community by providing affordable workforce housing” (The Nugget, November 16, 2021). They added that they are “just trying to do the right thing and provide lots of opportunities for home ownership for residents in town.” And how were they going to do this? By “putting more housing on the market” that “will help keep the prices down due to a greater supply than is currently available.”

Apparently, the city planners and our commissioners believed them. This month, two Woodlands homes went on the market: 622 N Sisters Woodlands Way is a 1247 sq ft, 3 bed, 3 bath home listed at \$677,500 while 528 W Elder Way is a 859 sq ft 2 bed, 2 bath home listed at \$577,500. Workforce housing? A person making \$20 per hour might have a yearly income of \$42,000 per year and could afford a home between \$190,000 and \$240,000. These two homes would require the buyers to have an annual income range of \$150,000 to \$199,999, according to Figure 3.2: Estimate of Current Housing Demand (2018), Housing and Residential Land Needs Assessment (Oregon Statewide Planning Goal 10). Kevin Eckhart, architect for the project, stated that “we have a moral imperative to house our neighbors.” Unfortunately, our neighbors have to be the owners of the businesses to afford the homes.

From: [Carol Jenkins](#)
To: [Scott Woodford](#)
Subject: FW: comments
Date: Thursday, September 22, 2022 9:59:11 AM

From: Names and personal information have been redacted

Sent: Thursday, September 22, 2022 6:51 AM

To: Carol Jenkins <cjenkins@ci.sisters.or.us>

Subject: comments

Hi Carol,
hope you are well. This is for the public record, please, for some measures that are “efficiency measures” perhaps or looking to expand the UGB (if I understand correctly).

There are lots of smaller towns that manage growth through infill opportunities that help manage traffic and make the downtown have pedestrian and bike infrastructure (Sun Valley, ID, Vail and Aspen CO, Boulder, CO, White Fish MT, Hood River, etc., etc)

It seems that when you look at Cold Springs, Tollgate, etc., they require more automobile use and don't always have the bicycle and pedestrian access that they may promise which reduces livability and ease of pedestrian and bike instead of always having to have cars. Sisters has such a great “walk score” which is a really important marker of livability. So many people remark to me that they love coming to Sisters, because they can leave their cars parked and walk (or bike) everywhere and their kids feel safe exploring, on foot — how healthy is that?

be/stay well,

Names and personal information have been redacted.

From: [Carol Jenkins](#)
To: [Scott Woodford](#)
Subject: FW: City of Sisters
Date: Thursday, September 22, 2022 9:58:41 AM

From: Names and personal information have been redacted.

Sent: Thursday, September 22, 2022 7:15 AM

To: Carol Jenkins <cjenkins@ci.sisters.or.us>

Subject: City of Sisters

Greetings,

I would like my following public comment to be on record.

We want the planning committee to consider the importance of in fill development for Sister's future.

Bike and walking paths are critical infrastructure for the city

Multiuse living in downtown area is key to having a vibrant, functional and sustainable year round city

Names and personal information have been redacted.

From: [Carol Jenkins](#)
To: [Scott Woodford](#)
Subject: FW: Urban Sprawl Concerns
Date: Thursday, September 22, 2022 10:02:24 AM

From: Names and personal information have been redacted

Sent: Thursday, September 22, 2022 5:59 AM

To: Carol Jenkins <cjenkins@ci.sisters.or.us>

Subject: Urban Sprawl Concerns

To who it may concern,

I am a resident of Sisters, writing to express my concern around the plans for the substation expansion of the housing footprint in and around Sisters.

We have people moving to Sisters from Bend, specifically to get away from the sprawl and the traffic. Before we create the same scenario that Bend is struggling with, I would strongly suggest we look at what we can do with in-fill development and infrastructure improvements for what we already have in place.

I am a homeowner in Crossroads, and I feel there is plenty that can be done with trail improvements to connect our area to the downtown portion of Sisters. Tollgate has a similar situation. We have two young children who will be entering the school systems soon, and it would be incredible for them to have a safe network to walk or ride their bike to school. More families with young children are moving into Crossroads and Tollgate, replacing retirees and summer home owners, and the need for these types of improvements will only grow over the coming years. It is rare that the sprawl projects truly include a trail or path system that is truly beneficial to the surrounding areas and they tend to be built to only serve the immediate area. We need to look at this more broadly and focus first on improvements we can make to the existing areas we have.

We can do a lot with in-fill development in the heart of town to accomplish several things. We can build vertically to allow more people to live in a town where they don't have to drive to get what they need in their day to day lives. We can manage our growth and development as opposed to expanding, to create a vibrant downtown that attracts visitors year round and better support our local businesses. There is a great opportunity for commercial/residential mixed use development that should be closely looked at. From my standpoint, this would lead to a much healthier, less trafficked town that not only supports the local residents better, but it also creates a better experience for visitors.

I am not opposed to change or growth at all. I have no intention to fight it. My concern is to make sure that we look at what is best for Sister, long term, and not what is best for the developers in the short term. Sisters is one of the most special towns in the country, and if we are not thoughtful with our steps forward, we are going to lose the ability to make that claim. Let's work with what we have to create a thriving small town that stands apart from all of the once-beautiful towns who lacked the vision to move forward with great plans, and who in the end fell victim to contractors with deep pockets selling the idea of urban sprawl.

Thank you for your time.