

Matt Martin

From: Tom Newman <tnewman2278@gmail.com>
Sent: Tuesday, February 13, 2024 8:24 PM
To: Matt Martin
Subject: Proposed RV park

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Dear Matt Martin,

My name is Tom Newman. I live at 68996 Camp Polk Rd with my wife, Joy Newman. We are directly across the street from the property for the proposed RV park. We are completely against having a RV park in our front yard. I'm going to go into great detail in the upcoming, long email as to why.

TL;DR: Absolutely against this RV park.

Prior to settling in Sisters we worked in aviation for a little over 10 years. Two of those years required extensive travel across the country. We lived in a 34' Winnebago class A motorhome because it was easier than trying to move to a new house every couple weeks or months. We stayed entirely in RV parks and resorts for those 2 years. So I feel that I have experience to comment on why we don't want this.

1. It's an eyesore. Aesthetically unpleasant to see a sprinter van parking lot in my front yard. I measured from my front door to the white fence that is around the property, and it's 515'. Much too close for an RV park.

2. After seeing the plan for the "RV park", it looks more like a sprinter van parking lot. Twenty eight van stalls, compared to 14 actual RV stalls. The vans outnumber the RVs 2 to 1. I'm also seeing 10 airstream stalls. Are those stalls exclusively for airstreams? Or will any bumper pull travel trailer be allowed to park there? Are there going to be pop-up campers with canvas walls? Are the small, class C motorhomes going to be allowed to park in the sprinter van parking? Is this area going to be held to only sprinter vans and airstreams? Are all others going to be turned away?

3. Light pollution. I understand Sisters has a dark sky ordinance. I'm sure the "RV park" will be held to that standard. Just like every other business in town. But I've stayed in many parks where the customers leave insanely bright LED lights on all night. Along with string and rope lights. Porch lights and the lights on the nose of fifth wheel trailers. How will the customers be held to the dark sky regulations? I'm an amateur astronomer with a rather expensive telescope. I fear this is going to ruin the night sky. Don't forget about the impact on local wildlife.

4. Noise pollution. RV parks are loud. Loud customers on vacation and party mode. Every park I have stayed in has quiet hours in the evening. However, there's always a few who believe the rules don't apply

to them. I've ran into the mentality of, "if you're not the loudest at the campground, what are you even doing." Will there be someone on-site 24 hours to enforce the lights and noise?

Section A. Also with noise pollution. These vans and RVs are rolling tin cans. Once the temperature hits 65° on a sunny day, they just bake in the sun. So potentially 44 RVs and vans running air conditioners and generators all day to keep cool. We all know central Oregon is hot and sunny in the summer. There are very, very few shade trees on the property.

Section B. The stage. What would a stage be used for? I moved to this house because of the quiet country setting. We don't need concerts or live music across the street. Plus a stage is taking away from downtown entertainment.

5. Will there be security 24/7? How will drunk and disorderly be handled? What are the rules customers will be required to follow?

6. Will there be full hookups? ie: water sewer and electric. Everyone's sewer smells bad. Doesn't matter if they are in a million dollar rig, or a little bumper pull travel trailer. The smell lingers after dumping the black tank. I don't need that drifting through my open windows. Especially when the wind blows out of the west. Like it mainly does.

7. People wander. We already have a pedestrian or a random car traveling down our driveway about once a week. My house is a little hard to see from the road with a long driveway. I don't know why people do this. Possibly they think it's a trailhead or a road to the forest. We definitely don't need a bunch of random people across the street who don't know the area.

8. What type of people are going to be 515' from my front door? Will there be background checks? I don't want an endless revolving door of strangers in my front yard.

9. Will this be a seasonal park that closes in the winter? Open year round? What is the limit for customers to stay? Are there going to be long-term, monthly guests? Are they going to be checked for a criminal record? Or sex crimes?

10. This is going to destroy property values. No one is going to buy a house within 1000' of a RV park. While we don't currently own the house we live in, our goal is buy it when the owner sells in next few years. But we're not going to make a 7 figure purchase to live next to an RV park.

11. There are 3 other places to park RVs around Sisters. The park across from the movie house. The Bend/Sisters Garden RV park. And the city park. Sprinter vans don't need an official RV park. They can park anywhere.

12. People that live full time in a sprinter van are all about the minimalist lifestyle. They have no interest in spending money to stay in a RV park. This park will only be attractive to van people who have homes and are on vacation. The rodeo, quilt and folk festival are the only 3 weekends that will attract visitors who will use this park.

13. There's a post on social media that has a few people mentioning the great views at this property. The property has 12-15 foot tall aspen trees on the south and west side. The view is literally blocked by trees. My views will be ruined by sprinter vans and RVs.

14. Increased traffic at an already busy intersection.

15. The plans show food trucks. The people staying at the "RV park" won't be as inclined to leave and spend money in town. I also read on a social media post that there could be a restaurant and tap house. I don't see that on the plan, but if this happens, people will really not leave the "RV park". It will become all-inclusive and all money will stay in the park.

16. The people who want to start this RV park can call it luxury or boutique all they want. But remember, on paper, communism looks good. My point is, it's going to be whole different game when customers show up. Especially when they're loud and entitled and think the rules don't apply to them.

We plan on attending the planning commission meeting on February 15th. My intention is to raise questions that people might not have thought of. Maybe to get people who are on the fence, or who don't really have an opinion to realize this is a bad thing.

Our position is we absolutely don't want this. There is nothing that can be said or done to change our mind.

This is all I have for now. If you made this far, thank you for reading and for your time.

Most sincerely,

Tom and Joy Newman