

## Matt Martin

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**From:** Robert Riede <riedebob@gmail.com>  
**Sent:** Thursday, February 8, 2024 10:05 PM  
**To:** Cody Gardner  
**Cc:** Craig Pfeiffer; Kendra Hamerly | GreenSavers; Carol Riede; Matt Martin; Terry Garrick; Ruth Schaefer; Kent Wilson; Cathy Wilson; ColinLinda Lamb; Tyler Treharne; Craig Rullman; Wendy Rullman; JamesLisa Nicol; Andy Anderson; Valarie Anderson; DaveAnnemarie Crosier; Sherry Steele; Eric Steele; Chrissie Snyder; Jeff Snyder; MlkeKari Schneider; Mark May; Kristina May; Meg Anderson; Bill Anderson; Steve Erickson; Beverly McGillicuddy; Trudy Corrigan; Carol Carpenter; Robert Hamerly; JamesGladys Murray; Darryl Helen Zucker; Les and Gail Marty; Teresa Laursen; Stephanie Siebold; Ian Tomlinson; Noelle Fredland; Rick Fredland; Jeremy and Kim Davis; Bryce Dugan; Gregory Dugan; Ed Johnson; Doug and Ruthann Seely; Mangus Johnson; Sara@mission22.com; Jim and Marilyn Barnett; Kevin and Diane Hodgson; Cissy Pfeiffer; Tess Morgridge  
**Subject:** Re: Proposed RV Park at Locust and Barclay- VOICE YOUR CONCERNS  
**Attachments:** HOA letter to Sisters.docx

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

I agree with the suggestion the HOA as well as each of us individually send out a letter to the City Planner voicing our ardent objections to this possible change to the current zoning laws. I think Tess has done a superb job in composing a proposed letter for the HOA and only ask that any member with suggested additions to the letter send an email to Tess, Robert Hamerly, Mark May, Kim Davis and Ed Johnson with the proposed additions. Also, once we have a final letter, I request each of the Board members email me with your vote so we have a record of the Board action. We need to do all this promptly so we can get the letter out before the Planning meeting. Thank you all for your concern and participation in responding to this critical matter. Bob Riede, HOA President

Sent from my iPhone

On Feb 8, 2024, at 8:42 PM, Cody Gardner <codygard4@gmail.com> wrote:

At the risk of spamming everyone, I did take a quick stab and writing up something more formal "on behalf of the HOA." Craig, if that was the intent of your email, I am behind it 100%. I offer the attachment in case that was not your intent.

I don't know what the steps are for approving a letter or who has the authority to send one, but if anyone wants to take this conversation offline with me please feel free to email me directly ([tessmorg@gmail.com](mailto:tessmorg@gmail.com)) or call (914-262-9792).

Best,  
Tess Gardner

On Thu, Feb 8, 2024 at 8:01 PM Craig Pfeiffer <[craigdpfeiffer@gmail.com](mailto:craigdpfeiffer@gmail.com)> wrote:

Mr. Matt Martin  
City of Sisters

Dear Matt,

I am writing to express sincere concern in response to the speculation that the long-abandoned Conklin Property on Locust Street is being considered for an RV park.

If the speculation is true, you should expect significant opposition.

You will hear commentary associating complexity with traffic flows, community appearance, best use, etc.

I will not reiterate but I do agree.

I would like to expand the dialogue to revisiting the town's sustainable long-term goal to attract visitors and generate commercial engagement.

There is clear evidence already in town that such a facility is not an attractive real estate structure, the community is further at risk with the owner's permissions or the ignoring of their tenants property care, and the non-complementary architecture.

This unappealing presence is most notable every day during the October-May storage period! (66% of the calendar year).

There is no commercial or property use benefit to an in-town RV park vs. 3-5 miles out of town; there definitely is a quality of life and competitive attractiveness cost.

I respectfully submit this credible insight as a resident overlooking the proposed property from the peak of McKinney Butte AND AS AN RV owner (!), owning a 40 foot Tiffin Allegro Bus, and having crossed Oregon to/from Long Island/NYC 4 times in the past 3 years.

We have stayed in 30+ communities and understand all of the relevant elements.

Please nip this community speculation and widely share the fact-based input!

I am readily available to constructively discuss and provide insight and perspectives.

Craig Pfeiffer  
68929 Bay Place  
Sisters  
631-328-4255

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**From:** Kendra Hamerly | GreenSavers <[kendra.hamerly@greensavers.com](mailto:kendra.hamerly@greensavers.com)>

**Sent:** Thursday, February 8, 2024 11:59:17 AM

**To:** Carol Riede <[criede@msn.com](mailto:criede@msn.com)>

**Cc:** Terry Garrick <[gmterry00@gmail.com](mailto:gmterry00@gmail.com)>; Ruth Schaefer <[ruths@ykw.net](mailto:ruths@ykw.net)>; Kent Wilson <[Kent@noplacelikeit.com](mailto:Kent@noplacelikeit.com)>; Cathy Wilson <[KentCathy.Wilson@gmail.com](mailto:KentCathy.Wilson@gmail.com)>; ColinLinda Lamb <[k7fm@teleport.com](mailto:k7fm@teleport.com)>; Tyler Treharne <[Treharne.Tyler@gmail.com](mailto:Treharne.Tyler@gmail.com)>; Craig Rullman <[craig@runningiron.com](mailto:craig@runningiron.com)>; Wendy Rullman <[wendy@runningiron.com](mailto:wendy@runningiron.com)>; JamesLisa Nicol <[jrnicol@earthlink.net](mailto:jrnicol@earthlink.net)>; Andy Anderson <[CaptMooney@live.com](mailto:CaptMooney@live.com)>; Valarie Anderson <[Archoval@gmail.com](mailto:Archoval@gmail.com)>; DaveAnnemarie Crosier <[acrosier@me.com](mailto:acrosier@me.com)>; Sherry Steele <[steelefly2@msn.com](mailto:steelefly2@msn.com)>; Eric Steele <[steelefly@msn.com](mailto:steelefly@msn.com)>; Chrissie Snyder <[Endoftheroadbranch16@gmail.com](mailto:Endoftheroadbranch16@gmail.com)>; Jeff Snyder <[WildHorseRidge@yahoo.com](mailto:WildHorseRidge@yahoo.com)>; MIkeKari Schneider <[Karischneider15@outlook.com](mailto:Karischneider15@outlook.com)>; Mark May <[Mark.r.may@gmail.com](mailto:Mark.r.may@gmail.com)>; Kristina May <[Kristimay@gmail.com](mailto:Kristimay@gmail.com)>; Meg Anderson <[MegAndersonPDX@gmail.com](mailto:MegAndersonPDX@gmail.com)>; Bill Anderson <[billdanderson74@gmail.com](mailto:billdanderson74@gmail.com)>; Steve Erickson <[serickson50@gmail.com](mailto:serickson50@gmail.com)>; Beverly McGillicuddy <[mcgillicuddyb@yahoo.com](mailto:mcgillicuddyb@yahoo.com)>; Trudy Corrigan <[TBcorrigan@comcast.net](mailto:TBcorrigan@comcast.net)>; Carol Carpenter <[jeepcarol95@gmail.com](mailto:jeepcarol95@gmail.com)>; Robert Hamerly <[robert.hamerly@greensavers.com](mailto:robert.hamerly@greensavers.com)>; JamesGladys Murray <[murraywattersrealty@gmail.com](mailto:murraywattersrealty@gmail.com)>; Craig Cissy Pfeiffer <[craigdpfeiffer@gmail.com](mailto:craigdpfeiffer@gmail.com)>; Darryl Helen Zucker <[hzucker@aol.com](mailto:hzucker@aol.com)>; Les and Gail Marty <[samkram101@q.com](mailto:samkram101@q.com)>; Teresa Laursen <[Tlaurs@yahoo.com](mailto:Tlaurs@yahoo.com)>; Stephanie Siebold <[Stefsiebold@gmail.com](mailto:Stefsiebold@gmail.com)>; Ian Tomlinson <[ianmtomlinson@gmail.com](mailto:ianmtomlinson@gmail.com)>; Cody Gardner <[codygard4@gmail.com](mailto:codygard4@gmail.com)>; Noelle Fredland <[noellefredland@gmail.com](mailto:noellefredland@gmail.com)>; Rick Fredland <[Rickfredland@gmail.com](mailto:Rickfredland@gmail.com)>; Jeremy and Kim Davis <[Davis331@live.com](mailto:Davis331@live.com)>; Bryce Dugan <[brycedugan1@gmail.com](mailto:brycedugan1@gmail.com)>; Gregory Dugan <[gregorydugan@sbcglobal.net](mailto:gregorydugan@sbcglobal.net)>; Ed Johnson <[ekjohn61@aol.com](mailto:ekjohn61@aol.com)>; Doug and Ruthann Seely <[investseely@yahoo.com](mailto:investseely@yahoo.com)>; Mangus Johnson <[Mangus@mission22.com](mailto:Mangus@mission22.com)>; [Sara@mission22.com](mailto:Sara@mission22.com) <[sara@mission22.com](mailto:sara@mission22.com)>; Jim and Marilyn Barnett <[Jbarnett@alaskan.com](mailto:Jbarnett@alaskan.com)>; Kevin and Diane Hodgson <[hodgson@u.washington.edu](mailto:hodgson@u.washington.edu)>; Robert Riede <[riedebob@gmail.com](mailto:riedebob@gmail.com)>

**Subject:** Proposed RV Park at Locust and Barclay- VOICE YOUR CONCERNS

Dear Wildhorse Ridge Neighbors,

I am writing to you today to make you aware of a new development that could occur on the corner of Barclay and Locust Ave at the old [Conklin Guest House](#).

Currently the Planning Commission has been asked to review and possibly tweak the current Tourist Commercial Zoning on that site to include an RV Park. This would not require a zone change but just amendment to the current zone language to include this use.

I am voicing my concerns to you all in hopes that you can speak up and contact the City Planner to **NOT ALLOW an RV Park** to be developed at this site. If the zoning language does change and they allow an RV park with restricted 30-day or less

occupancy, the enforcement of length of stay becomes tricky. We have all seen the condition of the Sisters RV Park along Highway 20 across from Five Pine. I think we can all agree that we would not want to drive by something similar every day.

If you feel there is a better use for this property please email, or call Matt Martin **IMMEDIATELY!** Public comments will be included in the Planning commission's review before it is put to a vote by the City Council.

Matt Martin  
Planner  
City of Sisters  
541-323-5208  
[mmartin@ci.sisters.or.us](mailto:mmartin@ci.sisters.or.us)

<https://www.nuggetnews.com/story/2024/02/07/news/historic-conklin-guest-house-may-have-a-future/36094.html>

Sincerely,  
Kendra Hamerly  
Your Neighbor on Chestnut Drive

On Mon, Jun 19, 2023 at 9:33 PM Carol Riede <[criede@msn.com](mailto:criede@msn.com)> wrote:

Dear HOA Members,  
Attached is the agenda for the 2023 Indian Ridge HOA meeting on June 24, 2023 starting at 11:00am. To be held at the home of Jeremy and Kim Davis, 68880 Chestnut Drive Sisters, Lot 27. Look forward to seeing you all there.

Bob Riede, President

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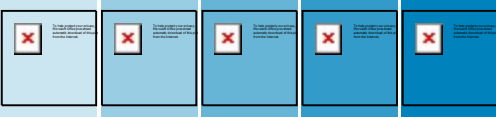
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Kendra Hamerly  
Community Outreach



CELL: [858.922.7335](tel:858.922.7335) | MAIN: [541.330.8767](tel:541.330.8767)  
[2018 ENERGY STAR® Contractor of the Year](#)

How did we do?



February 9, 2024

Delivered via email to: mmartin@ci.sisters.or.us

Mr. Martin,

The Wild Horse Ridge Homeowner's Association (HOA) is writing to request that the City NOT change the Tourist Commercial Zoning for the property located at 69013 Camp Polk Rd (the Conklin Guest House) to accommodate the proposed RV park. An RV park should NOT be a permitted use of this property for the following reasons:

1. **Traffic:** The roundabout planned at Locust Ave. is intended to re-route traffic from East Cascade Ave. to East Barclay Drive and alleviate traffic from semi-trucks and through-travelers from the main part of town. Allowing an RV park at this property would direct a greater stream of traffic down Locust Ave. creating more congestion, exacerbating impacts on locals and serving as a disincentive for semi-trucks and through-travelers to use the Locust Ave. route over the East Cascade route. The RV park could then, in part, counter the effectiveness of a what is anticipated to be a long and expensive transportation project.
2. **Limited Need for the Service:** Sisters has RV parks - one at the rodeo grounds and one at the Creekside campground, as well as the RV hookups at the Sisters Mobile Home Park. Combined with the campgrounds and camping in the national forest, there isn't much need for another RV park.
3. **Economic Contribution:** The economic contribution of an RV park is limited compared to that of another commercial enterprise, tourist accommodation (like an inn or hotel), affordable housing development, among others. The local employment opportunities resulting from an RV park are fewer and the use of city amenities (restaurants, grocery stores, etc.) are also comparatively more limited.
4. **Poor Siting:** The current property, although in disrepair, is a beautiful piece of land with an amazing view located close to downtown. It is also located in a growing commercial and residential neighborhood that is both walkable and bikeable. An RV park would undervalue the worth of the property to the community and could impact the safety, approachability and vibrancy of the surrounding businesses and homes.

There is definitely a higher and better use for the property in question than an RV park and the City should recognize this by not permitting the zoning change required to site an RV park there.

Thank you for your time,

Residents of the Wild Horse Ridge HOA