

## Matt Martin

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**From:** Kendra Hamerly | GreenSavers <kendra.hamerly@greensavers.com>  
**Sent:** Friday, February 9, 2024 9:40 AM  
**To:** Matt Martin  
**Subject:** Objection to Proposed RV Park at Old Conklin Guest House

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

Hello Mr. Martin,

I am writing to you, the Planning Commission and the City Council of Sisters to voice my concerns for the proposed RV Park on the Old Conklin Guest House site. I am opposed to this type of development. I am opposed to changing the current zoning language to include RV Parks at this location. The following points highlight my opposition;

**1. Traffic Patterns and Current Road configuration.** The proposed development shows the entrance to the RV Park on Camp Polk Road. Will it be feasible for a large 40'+ RV to turn into this campground without stopping oncoming traffic? There currently are NO Sidewalks on either side of Camp Polk Road until the Barclay Dr. turn off. To have giant motorhomes on this part of the road with people walking and children riding their bikes is a recipe for a disaster. My children ride their bikes to town riding right past this location.

**2. Long term residents at the Park** - We all know that tourism is seasonal in our town and most of the revenue comes from 3 weekends (Rodeo, Quilt Show and Folk Festival). How will the owners keep their park occupied in the slow season? I am very concerned that this will turn into a quasi-residential development with long term residents. If this park is allowed to be developed I would hope the council would limit all stays to **30 days or less and restrict permanent type improvements be made to any RV's**, like insulation skirting, large propane tanks, small sheds, multiple parked vehicles, etc. I hope they would also limit any consecutive for any visitor.

**3. Is there truly demand for RV Spaces?** - Is there really a need for another RV Park in this town, especially 3 within a 3 mile radius of each other? The vacation rental and hotel market's vacancy rate has been extremely high and the demand for another RV park is just not there. I would hope that the council will do their due diligence and see if there is truly **year round demand** for another park using historical and current occupancy levels to help paint a realistic picture of the current and future demand.

**4. Serving the people who actually live and work in Sisters.** I do not feel that this use will serve the people of Sisters. An RV Park provides very little jobs and direct benefits, or amenities to the citizens who live and work in Sisters.

**5. Light Pollution** - What is the lighting plan for this development? As a resident of Wild Horse Ridge on McKinney Butte it will be very unsightly to have a huge lighted area.

**6. Wildlife Corridor** - There are many deer that frequent the fields on the Southeast side of Locust and frequently cross right at the proposed development's entrance. Huge RV's constantly pulling in and out of this site will most definitely increase deer kill collisions along Locust.

I truly hope the City Planners, Planning Commission and City Council consider what is best for the community of Sisters and not just cater to tourists. As this town continues to grow we need to be focused on the long term vision and goals for our citizens who live and work here. Our economy is changing and tourism was once the driver, **but a livable year round family orientated community is what we are becoming.** Just look at the growth and demand for our housing stock and our increased enrollment in our schools. We need to do what is best for our residents and provide more services and spaces for people to **own and operate business to serve our community.**

I thank you for your time.

Sincerely,  
Kendra Hamerly  
Resident of Sisters

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Kendra Hamerly  
Community Outreach



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