

WORKSHOP MEETING MINUTES
SISTERS CITY COUNCIL
520 E. CASCADE AVENUE
FEBRUARY 12, 2015

MEMBERS PRESENT:

Chris Frye Mayor
McKibben Womack Council President
Wendy Holzman Councilor
David Asson Councilor
Nancy Connolly Councilor

STAFF PRESENT:

Andrew Gorayeb City Manager
Paul Bertagna PW Director
Pauline Hardie CDD Director
Lynne Fujita-Conrads Finance Office
Kathy Nelson City Recorder

CITY PARKS ADVISORY BOARD:

Liam Hughes Board Chair
Peggy Houge Board Member
Dixie Eckford Board Member
Rory Pettersen Board Member
Greg Johnson Board Member

The meeting was called to order by Mayor Frye at 6:00 pm and introductions were made.

1. Sisters Creekside Campground Park Master Plan Update Discussion

City Parks Advisory Board Chair Liam Hughes provided a brief overview of the research and field trips the City Parks Advisory Board (CPAB) had completed in its quest to provide a recommendation to the Council for a master plan for Creekside Campground. He explained a recent development was a petition signed by neighbors close to the park outlining what they would like to see occur at the park in order to make their standard of living more enjoyable. He reported he had met with Lynn and Janet Baker, representing the neighbors, to get clarify on some of the items listed on the petition. He stated after that meeting he had met with City staff to come up with potential solutions to some of the issue raised by the neighbors. He reported staff was optimistic it could develop a plan that would be agreeable to neighbors and also address deficiencies in service for those staying at the campground. He summarized the major concerns as follows:

- View of the campground with lots of RV's from some neighboring homes due to the low fence.
- RV's driving through the neighborhood, especially on streets that do not have sufficient turning capacity for the RV's.
- Noise
- RV's parking for extended amounts of time outside the campground.

Councilor Holzman noted the issue of extended parking had been addressed by 'No Parking' signage that had been installed in the area. **Board Member Eckford** stated she felt another issue was the need for better access and more visible signage off the highway.

Chair Hughes reported a concept that would hopefully be incorporated into the draft plan, was to relocate some of the RV spots away from the front of the park and increase the buffer on Locust

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Avenue and Tyee Drive. He stated data collected from the campground showed that around 68% of those staying were in RV's but only 38% of the spots available provided hook-ups, which meant the City was not meeting the needs of some RVer's. He remarked that the camp host had indicated the restrooms were inadequate, especially when there were events occurring in Creekside Park. The camp host had stated there were an insufficient number of showers and a need for improved Americans with Disabilities (ADA) accessibility. **Board Member Eckford** stated there was also a need for a camp sink for tent campers. She stressed the importance of retaining the hiker/biker sites for those traveling via non-motorized methods, even when the campground was at capacity.

Chair Hughes reported many neighboring residents did not like the entrance into the park being on Locust Avenue. He stated it had been suggested the entrance and exit be moved via the Five Pine Campus, but noted the businesses and neighborhood group in that area had also indicated they did not support the idea. He reported the best solution would be if access to the park could be where the weigh station is located at present. He explained that would require the City to acquire the land through a trade or purchase with the Oregon Department of Transportation (ODOT).

Mayor Frye asked if there was signage on Highway 20 and what the process would be to add additional signs. **Councilor Holzman** stated there was a small sign near the Five Pine Campus. **Director Bertagna** stated in order to get additional signage the City would need to go through the ODOT process and identify an appropriate place since ODOT owned the road. He explained there were spacing requirement and regulations for highway signs. **Chair Hughes** also noted the metal fabricated sign by the entrance to the campground was beautiful but difficult to see.

Mayor Frye asked what other suggestions the camp host suggested. **Chair Hughes** replied the camp host indicated the restrooms were the primary concern but campers had also indicated they would like to have WIFI and some type of sport court such as a Pickleball Court. **Manager Gorayeb** stated there was a fiber drop at the campground and some additional equipment and a plan would need to be worked out with Quantum in order for there to be WIFI capability.

Mayor Frye stated it appeared from the email Director Hardie had received from Oregon Parks and Recreation Department that the easiest thing to do would be to submit a new master plan as opposed to making revision to the 1990 master plan. **Director Hardie** agreed.

Board Member Eckford stated she felt the CPAB needed clarity from the Council as to whether the goal was for the campground to be a money maker or not.

There was discussion on the campground and it was noted that there were 25 RV hook-up sites and one camp host site and when those were full, RV's would often occupy a non-hook-up site instead. It was also discussed if providing additional RV hook-up sites would decrease the noise level in that fewer generators would be running. **Board Member Houge** stated it was important to have the rules for the campground be enforced. **Board Member Johnson** stated he had heard

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from neighbors that noise was especially concerning when there were large events in town such as Rodeo weekend and **Chair Hughes** replied that was a problem all over town and not just at the campground on big event weekends.

Councilor Connolly asked if in discussions with the neighborhood group if the issue of the larger amp (50 amp) hook-up sites creating more noise than the 30 amp hook-up sites had arisen. **Chair Hughes** stated the larger amp RV's were taller and noisier. **Director Bertagna** clarified that the Development Code required that one in five hook-up sites be 50 amp. He noted the City had installed the minimum number of 50amp sites required. He explained the plan to initially upgrade the campground had been brought to Council when the project was done and the Council had approved it. **Councilor Connolly** asked about circulation issues for the larger RV's. **Chair Hughes** replied the CPAB had done a drive through of the park in a van towing a trailer and it had been tight to maneuver in places. **Councilor Connolly** asked if the City could limit the size of the RV's allowed at the campground and **Chair Hughes** replied it could but questioned whether the City really wanted to do so. He stated he felt there were other ways to address the issues with additional vegetation, berms and buffers. **Councilor Holzman** stated that also shortening the parking spots at the front hook-up sites could limit the size of the RV's at certain spots. **Board Member Eckford** asked if consideration had been given to having all the RV spots on one side of the campground and tent camping spots on the other side. **Chair Hughes** replied that if the City were building a new campground that would be possible but it was not practical to do so at this time.

Councilor Asson questioned what the process would be to get an approved master plan. **Mayor Frye** replied part of the reason for the joint workshop was for the Council to provide some direction to the CPAB so the board could create the necessary master plan. He stated once that occurred the plan would go the Planning Commission for approval and finally to the Council for adoption. He stated once that process was complete, the City would send the plan to the OPRD. **Councilor Asson** asked how the City could be assured OPRD would approve the plan once that process had occurred. **Director Hardie** replied the City could not make any improvements without an updated plan and the State has been supportive of all the ideas and public outreach that had occurred so far. She stated the CPAB had been working hard and Chair Hughes meeting with the Bakers to clarify the neighbor's concerns would help with the creation of a new concept plan. She confirmed the City could send a draft of its plan to OPRD in advance of adoption by the Council to ensure the agency was supportive of the various elements of the updated plan.

Mayor Frye asked if Mr. Baker had any additional comments to add to the discussion. **Mr. Baker** stated he did have some further items to add to those outlined in the petition and distributed a handout entitled "Neighborhood Position on Creekside Campground Master Plan". He stated the neighbors were very concerned with the expansion that occurred in the 2009-10 park expansion and requested the processes for those improvements be reviewed to ensure they had followed public and legal processes. He stated there were also concerns surrounding adverse effects on air quality, Whychus Creek water quality, increased effluent discharge and traffic

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safety. The handout requested no expansion of facilities prior to a legal, environmental and traffic assessment being completed; the South Locust Avenue access to the campground be removed; no further expansion of sites, no addition of a registration building and no addition of any other buildings or sport court. He expressed the desire of the neighborhood group was to have a moratorium on the opening of the campground until there was resolution to their petition.

Mayor Frye stated he felt it was important to be a good neighbor and not negatively impact the livability of Sisters. He stated he felt the City could craft a plan that would provide a better experience for both campers and neighbors by adding additional screening plants to create a more natural setting, enhancing the restrooms, adding WIFI, adding additional signage and possibly widening the campground entrance. He stated he was not interested in expanding the park but would consider changing some current tent sites to RV hook-up sites to reduce noise from generators.

Mayor Frye asked if any traffic study had been done and if another one was warranted. **Director Bertagna** replied that a change in the traffic pattern that affects the highway such as a change to the campground access would require an updated study but since there were no federal funds being used, there was no requirement for an environmental study. He noted there were already flood plain restrictions in place.

Councilor Connolly stated she felt the Council needed to provide direction as to what the primary function of the campground should be and what benefit it should serve to its neighbors, to tourism, to public enjoyment and revenue. **Chair Hughes** asked whether the Council wanted the campground to maintain, increase or decrease its revenue. **Councilor Womack** replied he felt it should maintain the current revenue in order to provide the services needed. He stated it appeared that removing hook-up sites would go against the recommendation from the camp hosts.

Councilor Connolly stated she would like to see the City limit the size of the RV allowed in the park as it appeared the larger RV were the ones causing the most problems. She stated she had also heard from a resident who had been upset when trees had been removed a few years ago, even though they had been replaced with healthier trees as the replacement trees were smaller. She stated she had heard there was a price tag of \$250,000 for the proposed changes and asked if that was accurate. **Manager Gorayeb** replied there was no way to know what the cost might be without a plan and any amount given would be purely speculative at this point. **Councilor Holzman** suggested staff find out if it was legal to limit the size of RV allowed to use the campground.

Mayor Frye asked the CPAB to come up with a plan that would benefit the homeowners and campers, get additional input from interested parties and bring that to staff to research the feasibility prior to bringing the recommended plan to the Council. He thanked the CPAB members for their continued hard work.

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2. Other Business

Due to lack of time, there was no other business.

The meeting was adjourned at 7:04 p.m.

Respectfully submitted,


Kathy Nelson, City Recorder


Chris Frye, Mayor