

## Matt Martin

---

**From:** Tess Gardner <tessmorg@gmail.com>  
**Sent:** Tuesday, February 13, 2024 10:09 AM  
**To:** Matt Martin  
**Subject:** Re: Conklin Guest House Proposed Tourist Commercial Zoning Change

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

Mr. Martin,

Thank you for the information to provide additional context to the Nugget article. I recognize that there are additional administrative hurdles to the development described in the Nugget, but find it critical to indicate that there would be substantial opposition to and negative impacts from any changes that would make the development as envisioned and described in the article more feasible to achieve.

I would very much like to receive notifications of public hearings at the following address:  
PO Box 2117  
Sisters, OR 97759

Thank you for your time and response,  
Tess Gardner

On Tue, Feb 13, 2024 at 9:21 AM Matt Martin <[mmartin@ci.sisters.or.us](mailto:mmartin@ci.sisters.or.us)> wrote:

Good Morning-

I believe you are referring to a recent article in *The Nugget Newspaper* that discussed the aspirations of a property owner to pursue development of a Recreational Vehicle Park. Please allow me to clarify.

On January 25, 2024, the City of Sisters Community Development Department received an application for text amendments to the Sisters Development Code (SDC) [Chapter 1.3 \(Definitions\)](#) and [Chapters 2.12 \(Sun Ranch Tourist Commercial District\)](#). As described by the applicant, the purpose of the proposed amendments is to expand and clarify the types of uses allowed in the Sun Ranch Tourist Commercial District and other edits for consistency with the Sisters Development Code. The proposal does include an amendment that, if approved, would allow a Recreational Vehicle (RV) Park as a permitted use option. **Please note, no land use development is proposed with these amendments.** Any future land use development proposal is subject to a separate land use review process as specified in SDC [Chapter 4.1 \(Types of Applications and Review Procedures\)](#).

Pursuant to SDC [Chapter 4.1 \(Types of Applications and Review Procedures\)](#), the proposed legislative amendments are subject to a Type IV review process. The Type IV review process first requires a public hearing before the Sisters Urban Area Planning Commission. Following the public hearing, the Planning Commission will make a recommendation to the

City Council. A subsequent public hearing is required before the City Council. Following the public hearing, the City Council will render a final decision via adoption of an ordinance. The public hearing schedule has not yet been confirmed. Notices of the public hearings will be published in *The Nugget Newspaper*, mailed to those who request it, and on the associated Planning Commission and City Council meeting agendas and materials posted on the [City Calendar](#). If you would like to receive mailed notice of the public hearings, please provide a mailing address.

I am in process of created a webpage for this project. I will follow up this message with a link when the page is published. Included will be the application materials, the project record, and public hearing schedule updates.

Thank you,

**Matthew Martin, AICP**

Principal Planner

City of Sisters | Community Development Dept.

PO Box 39 | 520 E. Cascade Ave., Sisters, OR 97759

Desk: 541-323-5208 | City Hall: 541-549-6022

[mmartin@ci.sisters.or.us](mailto:mmartin@ci.sisters.or.us) | [www.ci.sisters.or.us](http://www.ci.sisters.or.us)



*This email is public record of the City of Sisters and is subject to public inspection unless exempt from disclosure under Oregon Public Records Law. This email is also subject to the City's Public Records Retention Schedule.*

---

**From:** Tess Morgridge <[tessmorg@gmail.com](mailto:tessmorg@gmail.com)>  
**Sent:** Thursday, February 8, 2024 6:03 PM  
**To:** Matt Martin <[mmartin@ci.sisters.or.us](mailto:mmartin@ci.sisters.or.us)>  
**Subject:** Conklin Guest House Proposed Tourist Commercial Zoning Change

Mr. Martin,

I am writing to ask you NOT to change the Tourist Commercial Zoning for the old Conklin Guest House at the corner of Barclay and Locust Ave. An RV park should not be a permitted use of this property for three 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 semis and through-travelers for the main part of town. By allowing an RV park at this property it would direct traffic down Locust creating greater congestion and a disincentive for semis and through-travellers to use the Locust Ave. route over the East Cascade route.
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), or, better yet, affordable housing. The local employment opportunities are fewer and the use of city amenities (restaurants, grocery stores, etc.) are also comparatively more limited. Each of these alternatives would have their own impacts of traffic but could/would be addressed more thoughtfully and manifest differently than RV traffic.

The property in question is beautiful and well located, there is definitely a higher and better use for the property than an RV park.

Thank you and please do not hesitate to reach out for clarification or if there is a better forum for me to share these views again.

Tess Gardner (Sisters resident)

--

Tess Gardner

(c): 914-262-9792

(e): [tessmorg@gmail.com](mailto:tessmorg@gmail.com)