

## Matt Martin

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**From:** Tess Morgridge <tessmorg@gmail.com>  
**Sent:** Thursday, February 8, 2024 6:03 PM  
**To:** Matt Martin  
**Subject:** Conklin Guest House Proposed Tourist Commercial Zoning Change

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

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)