

## Matt Martin

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**From:** jonski826@gmail.com  
**Sent:** Thursday, April 18, 2024 8:50 AM  
**To:** Matt Martin  
**Subject:** Trip Generation Comparison  
**Attachments:** 041824 Hotel RV Trip Generation Memorandum.pdf

Good morning, Matt,

Please find the attached trip generation comparison conducted by Melissa Webb, PE attached. Based on public comments, Melissa analyzed the trip generation from an 80-site RV campground compared to two existing hotels in Sisters, the 44-unit Five Pine Lodge and the 76-unit Best Western Ponderosa. As described in the attached, an 80-site RV campground generates much less traffic than either of the 44-unit or the 78-unit hotel examples.

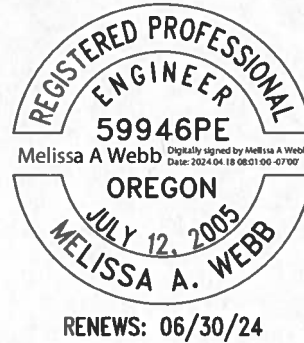
Please add this letter to the record for file TA 24-01. If you have any questions, let me know.

Thanks!

Jon Skidmore

## Memorandum

To: City of Sisters  
From: Melissa Webb, PE  
Date: April 17, 2024  
Subject: 69013 Camp Polk Road Trip Generation Analysis



### Introduction

This memorandum reports the findings of a trip generation analysis conducted for a text amendment to the Sisters Development Code for a property located at 69013 Camp Polk Road in Sisters, Oregon. The study reviews the morning peak hour, evening peak hour, and average daily trip generation potential of the site under both an existing allowable land use and the proposed additional allowable land uses.

### Project Location & Description

The project site, zoned as TC (Tourist Commercial), is located north of E Barclay Drive and west of Camp Polk Road in Sisters, Oregon. The site includes a single tax lot, lot 1101 of map 151004000, which encompasses an approximate total of 4.61 acres. Currently there is one single-family dwelling located on the project site (often referred to as the "Conklin's Guest House").

The project involves leaving the property zoned as TC and including a text amendment to the Sisters Development Code (SDC) to include additional allowable uses in the TC zone. In addition to the parcel mentioned above, the TC zone applies to portions of two other tax lots: 151004BD01901 (currently undeveloped) and 151004BD01900 (currently developed with Cascade Distillery).

### Vicinity Roadways

The project site is bounded by two roadways to the south and east. Table 1 provides a description of these vicinity roadways.

Table 1: Vicinity Roadway Descriptions

Street Name	Jurisdiction	Functional Classification	Speed (MPH)	Curbs & Sidewalks	On-Street Parking	Bicycle Facilities
E Barclay Drive	City of Sisters	Collector	30 Posted	Partial Both Sides	Not Permitted	Partial Both Sides
Camp Polk Road	City of Sisters	Collector	45 Posted	None	Not Permitted	Both Sides

Table Notes: City of Sisters functional classification from the City's Transportation System Plan (2021), figure 3-4

Figure 1 below presents an aerial image of the nearby vicinity with the project site outlined in yellow.

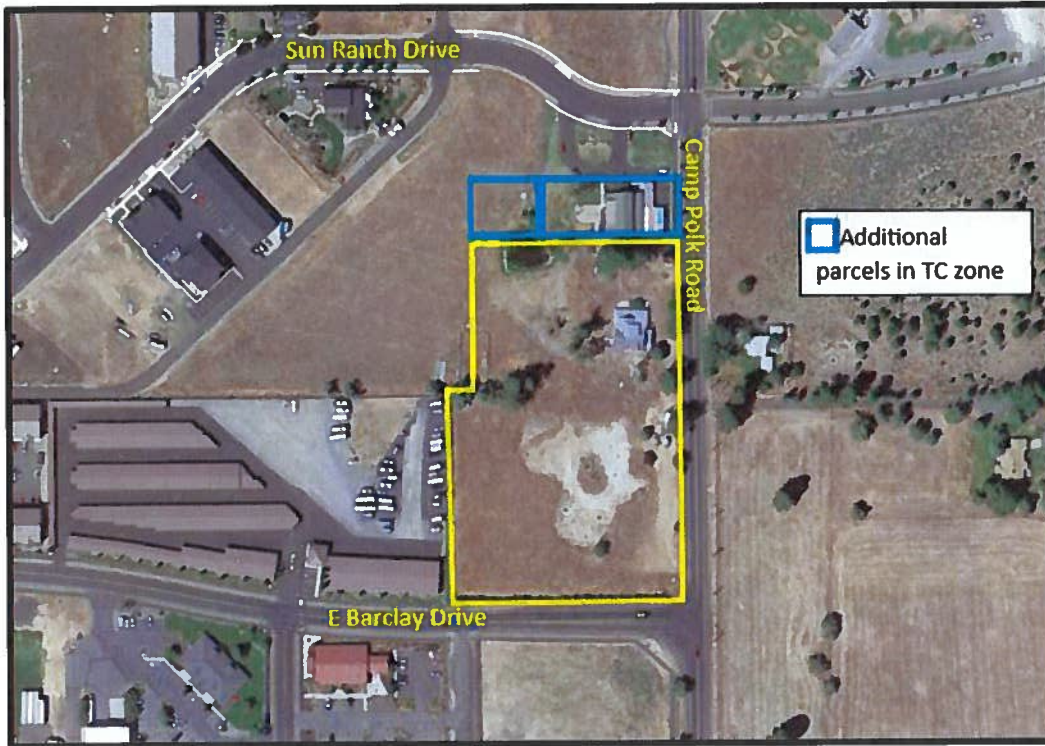


Figure 1: Aerial Photo of Site Vicinity (image from Google Earth)

## Site Trips

Based on comments from the Sisters community, the trip generation potential of the site was reviewed under both the existing allowable land use of "Hotel" and the proposed additional allowable land use of "Campground/Recreational Vehicle Park".

### Current Zoning

To estimate the number of trips that could be generated by the allowable land uses in the TC zone, trip rates from the *Trip Generation Manual*<sup>1</sup> were used. Data from land use code 310, *Hotel*, was used to estimate the current allowable trip generation of the site based on the number of rooms.

To determine a reasonable site developable area for a hotel, a comparison was made with two existing hotels in Sisters: the Best Western Ponderosa and the Five Pines Lodge. The Best Western Ponderosa has 76 rooms and Five Pines Lodge has 44 rooms (based on information from each hotel's website).

### Proposed Zoning Amendment

To determine trip generation with the proposed zoning amendment, it is assumed that the proposed development following the text amendment may be considered the reasonable "worst-case" development

<sup>1</sup> Institute of Transportation Engineers (ITE), *Trip Generation Manual*, 11th Edition, 2021.



scenario. For the purpose of this analysis, the following proposed additional land use to the TC zone was analyzed and the following assumptions made:

- LUC 416, *Campground/Recreational Vehicle Park* – it was assumed that a maximum of 80 campsites would be available.

**Analysis Summary**

The trip generation calculations show that under existing zoning, a 76-room hotel is projected to generate 35 morning peak hour trips, 45 evening peak hour trips, and 608 average weekday trips. Additionally, a 44-room hotel is projected to generate 20 morning peak hour trips, 26 evening peak hour trips, and 352 average weekday trips. Under the proposed zoning amendment, an 80-campsite RV park is projected to generate 17 morning peak hour trips, 22 evening peak hour trips, and 220 average weekday trips.

The resulting trip generation estimates are summarized in Table 2. Detailed trip generation calculations are included as an attachment to this memorandum.

**Table 2: Trip Generation Summary**

ITE Code	Intensity	Morning Peak Hour			Evening Peak Hour			Daily Trips
		In	Out	Total	In	Out	Total	
<b>Current Zoning – Allowed Land Use</b>								
310 - Hotel	76 rooms	20	15	35	23	22	45	608
310 - Hotel	44 rooms	11	9	20	13	13	26	352
<b>Proposed Zoning Amendment - Additional Land Uses</b>								
416 – Campground/ Recreational Vehicle Park	80 campsites	6	11	17	14	8	22	220 <sup>1</sup>

*Table Notes:*

1. No weekday rate data was provided; therefore, the weekday rate was estimated to be ten times the evening peak hour rate.

**Conclusions**

Based on the trip generation analysis, following the text amendment to the TC zone in the Sisters Development Code, the development of a campground/recreational vehicle park with a maximum of 80 campsites will generate less trips than both a 76-room and a 44-room hotel.





TRIP GENERATION CALCULATIONS  
Current Allowable Land Use

Land Use: Hotel  
Land Use Code: 310  
Land Use Subcategory: All Sites  
Setting/Location: General Urban/Suburban  
Variable: Rooms  
Trip Type: Vehicle  
Variable Quantity: **76**

**AM PEAK HOUR**

Trip Rate: 0.46

	Enter	Exit	Total
Directional Split	56%	44%	
Trip Ends	<b>20</b>	<b>15</b>	<b>35</b>

**PM PEAK HOUR**

Trip Rate: 0.59

	Enter	Exit	Total
Directional Split	51%	49%	
Trip Ends	<b>23</b>	<b>22</b>	<b>45</b>

**WEEKDAY**

Trip Rate: 7.99

	Enter	Exit	Total
Directional Split	50%	50%	
Trip Ends	<b>304</b>	<b>304</b>	<b>608</b>

Source: Trip Generation Manual, 11th Edition



TRIP GENERATION CALCULATIONS  
Current Allowable Land Use

Land Use: Hotel  
Land Use Code: 310  
Land Use Subcategory: All Sites  
Setting/Location: General Urban/Suburban  
Variable: Rooms  
Trip Type: Vehicle  
Variable Quantity: **44**

AM PEAK HOUR

Trip Rate: 0.46

	Enter	Exit	Total
Directional Split	56%	44%	
Trip Ends	<b>11</b>	<b>9</b>	<b>20</b>

PM PEAK HOUR

Trip Rate: 0.59

	Enter	Exit	Total
Directional Split	51%	49%	
Trip Ends	<b>13</b>	<b>13</b>	<b>26</b>

WEEKDAY

Trip Rate: 7.99

	Enter	Exit	Total
Directional Split	50%	50%	
Trip Ends	<b>176</b>	<b>176</b>	<b>352</b>

Source: Trip Generation Manual, 11th Edition





## TRIP GENERATION CALCULATIONS

Proposed Use

Land Use: Campground/RV Park

Land Use Code: 416

Land Use Subcategory: All Sites

Setting/Location: General Urban/Suburban

Variable: Occupied Campsites

Trip Type: Vehicle

Formula Type: Rate

Variable Quantity: **80**

### AM PEAK HOUR

Trip Rate: 0.21

	Enter	Exit	Total
Directional Split	36%	64%	
Trip Ends	<b>6</b>	<b>11</b>	<b>17</b>

### PM PEAK HOUR

Trip Rate: 0.27

	Enter	Exit	Total
Directional Split	65%	35%	
Trip Ends	<b>14</b>	<b>8</b>	<b>22</b>

### WEEKDAY

Trip Rate: 0

	Enter	Exit	Total
Directional Split	50%	50%	
Trip Ends	<b>NA</b>	<b>NA</b>	<b>NA</b>

Source: Trip Generation Manual, 11th Edition