

SUPPLEMENTAL REPORTS & COMMUNICATIONS
CITY COUNCIL REGULAR MEETING
JULY 10, 2024

Supplemental Reports & Communications indicate items received after the Agenda Packet was published or at the meeting.

4. VISITOR COMMUNICATION

1. David Bachtel: Opposition to location of RV Park
2. Charlie Stevens – Better Living in Sisters (BLIS): Opposition to the current TA24-01 text amendment proposal
3. Ronni Dugg - Three Sisters Historical Society: Opposition to TA24-01 due to historic Conklin House
4. Rodney Cooper: Proclamation for Patriot Day

Testimony of David Bachtel at City of Sisters City Council Hearing re: TA24-01 7/10/2024

Good evening.

My name is Dave Bachtel. I have been opposed to the location of an RV park in the Tourist-Commercial District. However, I would be more supportive if it were allowed as a conditional use with well-considered approval criteria developed with community input instead of basically no substantial criteria, not even those adopted by the County. This was suggested by citizens prior to the hearing and was also suggested as an option by the planning staff at the public hearing. However, since it was not considered seriously earlier, no alternative criteria were offered to the planning commission by staff and the proposal would have needed to be sent back to staff to develop them. The commission chair stated that, in his opinion, a commercial zone is a commercial zone and a property owner ought to be able to develop anything in any commercial zone in the City even if the use is allowed in just one. Otherwise, it would be unfair to the property owner where additional restrictions would apply. He then pressed for a vote as four of the six members were suggesting support for the conditional use concept. What was left out of the chairman's discussion was the fact that the RV park use is not currently allowed in the tourist commercial zone, so the addition of that use would be the granting of a property right that does not currently exist. Additionally, there are dozens of homeowners nearby who purchased property recently in that area where an RV park is not allowed. Is this fair to them? Does this encourage public participation? I think not.

Reference: City of Sisters Planning Commission hearing 5/16/2024 video, 2:17:00 – 2:21:00

Submitted by:

David Bachtel

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Sisters, OR 92250

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Matt Martin

From: Charles Stephens <cmstephens14@icloud.com>
Sent: Monday, July 8, 2024 8:08 AM
To: Matt Martin
Subject: BLIS TA24-01 input
Attachments: TA24-01_BLIS Comments_070824.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Good morning, Matt. Attache are the comments of Better Living in Sisters for the City Council hearing on Wednesday. Charlie

Charlie Stephens
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Memo for the Record

Date: July 8th, 2024

To: Matt Martin, Principal Planner, City of Sisters

From: Better Living in Sisters (BLIS)

Re: TA24-01; Proposed Text Amendments to the Sun Ranch Tourist Commercial Zone regulations in the Sisters Development Code (SDC); Additional Community Input

These comments supplement those submitted for the Planning Commission hearings of May 16th and June 20th. The May comments included a point-by-point counter to the staff report's assessments concerning the proposal's failure to meet the goals and objectives of the Sisters Country Vision and the City's Comprehensive Plan. While the proposals in TA24-01 have changed since then, these issues are still relevant and we hope the Councilors will review those comments before making a decision at the hearing.

We wish to reiterate our strong opposition to the *current* TA24-01 proposals for the following reasons.

1) There is no reason to change the current Code regulations for this Tourist Commercial district, as the current Code allows for a wide variety of development options that would provide benefits for travelers, tourists, and local residents, as the current "Purpose" section of the current SDC 2.15.2700 states. The addition of RV parks to the list of permitted uses, without conditions, would allow a campground development that provides limited benefits for travelers and no benefits for the local community, on a site that is literally across the street from the Downtown Commercial district.

We urge the City Council to reject this set of proposals.

2) Even if the City were to allow RV parks as an allowed use, such use should be conditioned on regulations that better define what should be developed in the district. In other words, RV parks should be a Conditional Use, as they are in the Highway Commercial (HC) districts. There is no valid reason to condition this use in the HC district and not condition it in the TC district.

3) At the June 20th Planning Commission hearing on this application, four of the six sitting Commissioners raised concerns about approving RV parks as a permitted use without any effective regulations regarding required characteristics of such a development. In other words, there are no criteria by which the City and its citizens may judge the appropriateness of an RV park proposal for the district. However, when the Commission vote was taken, only two

of the Commissioners who expressed such concerns voted against approval on those grounds. One has submitted a written dissenting opinion to the record, which we strongly support. [referred to in the docket record as “Attachment 2 to City Staff Report 6-26-2024”] Along with the two dissenting Commissioners, we find the current proposals unacceptable.

If the Council chooses to approve RV parks as a land use in this district, we strongly recommend that the proposal be sent back to the Planning staff for revision, and the Planning Commission for further discussion, to at least add regulations (criteria) by which the Commission, the City Council and the citizens of Sisters can judge any development proposal that arises from the addition of RV parks as a permitted use for the TC district. This permitted use should be conditional, conditioned on adherence to the regulations that should be in place *before a development proposal is accepted by the City.*

4) To contrast the current TA24-01 proposal with a much more acceptable set of regulations for RV parks, we offer the following, which is the list of RV park regulations in effect for the City of Sutherlin, Oregon. While we do not assert that the City of Sisters should simply adopt all of these regulations, we do assert that all of the issues addressed in these regulations should have been addressed by the City’s Planning staff and discussed by the Planning Commission before approving, conditionally or otherwise, RV parks as a permitted use in this district.

We also assert that the applicant’s proposed “conditions” – four of them – are not really conditions at all:

- Their proposed RV park development lot coverage limitation of “65 percent of the gross square footage” of Lot 1 in the district is **actually closer to 75 percent of the *developable* area of the lot**, once setbacks and the airport runway approach exclusion zone are taken into account, and there are no explanations of what parts of an RV park development are included in the coverage limitation.
- The requirement to provide “a minimum of two amenities” with a combined area of “*no more than 10,000 sq ft*” (less than a quarter of an acre) is **something a developer is highly likely to do anyway, while providing these amenities only for the renters in the RV park.**
- The camp site rental limitation of “no more than 30 days in a 90-day period” (making this a short-term rental, by definition) is utterly impractical. **How will the City enforce this requirement? Who in the City will enforce it, and where are the measures the City can take in order to enforce it?**
- The applicant proposes to reference Section 3.3 of the SDC for off-street parking regulations. **There are no off-street parking regulations in this section for campgrounds or RV parks.**

These City of Sutherlin regulations are a good example of what should have been considered as part of this process, *before* approving RV parks as a permitted use in this district:

12.40.080 State standards.

RV parks shall conform to Oregon Administrative Rules, Chapter 918 Division 650 and as amended at a minimum. These OAR development standards shall apply except where other standards in this section are more restrictive. (Ord. 869 § 2.131, 1997)

12.40.090 Local standards.

1. An RV park shall embrace an area of not less than two acres.
2. The maximum density for RV parks shall be twenty-two (22) sites per acre, or twenty-five (25) sites per acre if density bonus is allowed by the approving authority.
3. Roadways shall be designed to accommodate all types of recreational vehicles, designed for a minimum often ten ton gross loads.
4. The minimum shall be twelve (12) feet per traffic lane and ten feet per parallel parking lane when provided by the operator. Two-way streets without parking shall be a minimum of twenty-four (24) feet in width.
5. Roadways shall be easily traversable and shall have a well drained surface.
6. Driveway curves shall have a minimum internal radius of forty (40) feet.
7. "T" or cul-de-sac turn-arounds are discouraged. However, when allowed they shall have prior approval of the fire marshal or fire chief.
8. Roadways and walkways shall have a surface material of gravel, crushed rock, asphaltic concrete, or concrete and shall be well drained.
9. The campground or RV park street system shall have a direct connection to public street.
10. A space provided for an RV shall be paved with gravel, crushed rock, asphaltic concrete, or concrete and be designed to provide runoff of surface water.
11. Generous landscaping of that part of the spaces not designed for occupancy, not intended as an access way to the recreational vehicle or part of an outdoor patio, will be encouraged.
12. Each RV space shall be provided with municipal piped water and municipal sanitary sewage disposal system service. All independent RV's staying in the park shall be connected to the water and sewage service. Ten percent of the total spaces may be without water and/or sewer if proposed and approved as such at time of application approval by the approving body.

13. Each RV space shall be provided with electrical service. Ten percent of the total spaces may be without electrical service if proposed and approved as such at time of application approval by the approving body.

14. Trash receptacles for the disposal of solid waste materials shall be provided in convenient locations for the use of guests of the park, screened from open view and located within two hundred (200) feet of each RV parking space. Solid waste containers shall have tight-fitting lids, covers or closable tops, and shall be durable, rust-resistant, water-tight, rodent-proof and washable. There shall be a minimum of four cubic feet of solid waste receptacle per space. Solid waste shall be handled and disposed of in accordance with city Ordinance No. 854, and its successors.

15. The total number of parking spaces in the park, exclusive of parking provided for the exclusive use of the manager or employees of the park, shall be equal to one space per RV space. Parking spaces shall be paved with crushed rock, gravel, asphaltic concrete, or concrete.

16. The park shall provide toilets, lavatories and showers for each sex in the following ratios: for each thirty (30) recreational vehicle spaces or any fraction thereof: one toilet, one urinal, one lavatory and one shower for men; and two toilets, one lavatory and one shower for women. Parks having more than thirty (30) spaces shall comply with requirements of OAR [918-650-050](#). The toilets and showers shall afford privacy and the showers shall be provided with private dressing rooms. Facilities for each sex shall be located in separate buildings, or, if in the same building shall be separated by a soundproof wall or utility room. Fixtures shall conform to the requirements in OAR [918-650-050](#).

17. Markings, signs and security measures for toilets and showers shall be in accordance with OAR [918-650-050](#), as a minimum.

18. The park shall provide one utility building or room containing a minimum of one clothes washing machine, one clothes drying machine for each thirty (30) spaces or any fraction thereof and shall include space for clothes sorting and folding.

19. Building spaces required by this chapter shall be lighted at all times of night and day, shall be ventilated, shall be provided with heating facilities which shall maintain a room temperature no lower than sixty-five (65) degrees Fahrenheit, shall have floor of waterproof material, shall have sanitary ceiling, floor and wall surfaces and shall be provided with adequate floor drains to permit easy cleaning.

20. All openings on building required by this chapter, except doors with self-closing devices, into the outer air shall be effectively screened. Screens shall not be less than sixteen (16) mesh per inch, and all screen doors shall be equipped with a self-closing device.

21. The park shall be buffered from surrounding use and development by a fifteen (15) foot minimum setback from the side property line when adjoining a residential district; and twenty-five (25) foot setback from the rear property line when adjoining a residential district. The parks shall be buffered from a public street or highway by a twenty (20) foot minimum setback from the property line. A five-foot setback from side and rear property lines shall be required in all other instances.

22. Landscaping for required yards or “green ways” to constitute a buffer area to protect adjoining areas from undue intrusions of noise, light, odors and other deleterious influences shall consist of at least: (1) one row of deciduous or evergreen trees or a mixture of each; and/or (2) one row of evergreen shrubs spaced not more than five feet apart which shall grow to form a continuous hedge at least five feet in height within one year of planting; and (3) lawn, low growing evergreen shrubs, evergreen groundcover, bark mulch covering the balance of the required landscaped yard. Landscaping shall be continuously maintained in a neat and tidy manner.
23. The park and all buildings therein shall be maintained in a neat appearance at all times. There shall be no outdoor storage of materials or supplies except articles commonly used in travel, such as lawn chairs, table, hibachi and travel chest. Indoor storage shall be confined to one building at the rear or side of the lot, built according to the State of Oregon Structural Specialty Code.
24. The park shall provide each RV space with a patio slab of concrete or asphalt, measuring eight feet by twelve (12) feet at a minimum.
25. No manufactured housing or site built housing shall be permitted on the site, except one unit for manager of the RV park. Recreational vehicles or park model RVs shall not be allowed for this purpose.
26. Developer shall file with the city a copy of the park rules and regulations and each park owner/manager thereafter shall provide up-to-date copies of same whenever any changes are made.
27. Each camping unit site shall be designed and constructed at an elevation, distance and angle with respect to its access to provide for safe and efficient placement and removal of units and automobiles.
28. Each occupied recreational vehicle unit site must have a vehicular access, but a site designed for the exclusive use of a tent, teepee, yurt, camping cabin or housekeeping cabin may be permitted to be accessible only by a walkway.
29. Each camping unit site shall be marked for identification both for the ease of guests, emergency response vehicles, and for safety and security reasons. Markers must be easily readable from the driveways in day or night conditions without the need for secondary lighting.
30. Development shall meet requirements of the Oregon Fire Code at a minimum. (Administratively corrected 5/4/05; Ord. 869 § 2.132, 1997)

The members of Better Living in Sisters (BLIS) strongly oppose TA24-01 in its current form, and in particular the inclusion of RV parks as a permitted use for this district. Such a development is inappropriate for this physical location in the City, and would provide little or nothing in the way of benefits for the City or its citizens, while providing benefits for only a very limited subgroup of our tourist patrons.

Submitted on behalf of Better Living in Sisters (BLIS), by

Charlie Stephens
1086 W Collier Glacier Drive

July 9, 2024

To the Sisters City Council

The Three Sisters Historical Society and Museum opposes the approval of the Sun Ranch Tourist Commercial District text amendments. Our opposition is solely because the changes being proposed jeopardize the protection of the historic Conklin House from destruction. The house has much historic significance as outlined below.

1. The Conklin house was built circa 1940 on property purchased from The Richardson's by Ethel Hitchcock in Nov. 1939. The southern "garden" portion of the property was part of the original J.J. Smith 1880's homestead.
2. The origin of the house goes back even further to a schoolhouse (possibly the 3rd Sisters school) which was moved around 1912 from the property on which our Sisters City Hall now stands to property in the area of the subject house. In its new location, the schoolhouse was used to hold exhibits for the first Sisters Fair in October 1914. When the original house was built some of the structure of that schoolhouse was used and remains today.
3. The owner occupants of the house over its 77+ years include major logging company owners, Maurice Hitchcock and Harold Barclay and business owners, Frank and Marie Conklin, who ran the Conklin Guest House there.
4. This house, as many other structures in our town, date back to the early days of Sisters and exist because their owners recognize their value and significance to the history of this town.

We appeal to the City of Sisters and the City Council to save this house from destruction like the other historic structures that have sadly been lost in recent years. These buildings cannot be replaced once they are demolished. With Sisters being the oldest town in Deschutes County, we should respect and preserve the historic structures that remain today and recognize how they enrich our Sisters community and economy. The Sisters Vision states the importance to our economy of year-round tourism and visitor attractions. Sisters' history and its landmarks and Museum are here year round and attract and entertain our visitors. Let's recognize them as the real assets they are, instead of ignoring their importance. In the Sisters Museum, we interact with visitors who come to our town because they are interested in our history and respect our dedication to honoring that history.

Ronni Duff
Board of Directors
Three Sisters Historical Society

CITY OF SISTERS OREGON PROCLAMATION

A proclamation designating the month of JULY as

PATRIOT MONTH

WHEREAS, the City of Sisters believes in the sanctity of the United States of America, and all those who are legal citizens therein, should be encouraged to celebrate their patriotism and love for their country.

WHEREAS, a patriot is hereto defined as a person who loves, supports, and defends their country and it's interests with true devotion, values individual rights of all people, and defends those rights when necessary.

WHEREAS, PATRIOT MONTH is a time to show thankfulness and appreciation for the brave men and women of the armed forces who defend the rights and freedoms of our country, and honor our veterans and first responders in our communities.

WHEREAS, PATRIOT MONTH is a time to reflect on the founding principles of the United States of America, the Declaration of Independence and the US Constitution.

WHEREAS, citizens are encouraged to proudly display their American Flag, wear patriotic gear, attend events that support the spirit of patriotism, and renew their commitment to participate in elections.

NOW, THEREFORE BE IT RESOLVED THAT the Sisters City Council does hereby proclaim July 2024 as PATRIOT MONTH in the City of Sisters, Oregon and urges all residents to join in celebrating and promoting patriotism.

APPROVED by the Sisters City Council and SIGNED by Mayor Michael Preedin

this _____ day of _____ of the year of our Lord two thousand twenty four.

Signed Mayor Michael Preedin

ATTEST: Deputy Recorder Rebecca Green