

On Thu, 18 November 2021 at 10:42 PM, christina demoss <EMAIL REDACTED> wrote:

Dear Esteemed Council Members and Mayor Cornelius,

The purpose of this letter is to express my strong support of the proposal put fourth by Trans-Cascadia. Presently, my husband Shon Giffin and I own two homes in Westfir one in Hemlock and the other on 2nd Street, adjacent to the subject property.

By far some of our most enjoyable experiences in Westfir were during our visits to the Trans-Cascadia Cafe. The overall aesthetic is very clean, modern, comfortable and inviting. I think it is fair to say that the project being proposed will be a more expanded version of this pleasing and thoughtful design. The Westfir community would be fortunate to welcome Trans-Cascadia's expanded vision that is being proposed.

The City of Westfir is in dire need of a thoughtful indoor gathering place and market. The **campground is crucial to the success of this proposal because the campers will generate revenue for the store/tap house and sustain the investment.** It is questionable whether the store and tap house could be financially justified without the additional revenue from patrons at the campground.

I have read through the various concerns of other residents and believe that many expressed viewpoints are valid. However, **I think the resident's concerns should be addressed through local policy** (*this is where you*

come in) and existing county/city building code and permitting processes.

- The opposition to noise from the campers/stage can be addressed with an agreed upon noise ordinance and with posted/regulated quiet hours on the campground. I have been to many campgrounds where these ordinances are posted and with enforcement they are respected. This could be further addressed with a camp host.
- The concerns around water and septic should be left to those who specialize in evaluating those concerns and permitting accordingly via the City of Westfir and as appropriate Lane County. Lets leave this up to the experts!
- The fire concerns can be addressed by fire restrictions imposed by the County and State Parks Department. If needed, perhaps a policy can be adopted where private campgrounds follow Park Department imposed fire restrictions.

For anyone who is upset and rents or owns an adjacent property there should have been consideration of the fact that a large, vacant, *privately* owned lot that is well positioned for development was near their home.

It is not uncommon for neighbors to push back in the face of change to a quiet neighborhood, however, it is the right of a prospective property owner to find the highest and best use of their land to justify their purchase.

I hope you'll join my enthusiastic support and work to find a way forward with this proposal.

Thank you so much for your attention and consideration! Feel free to contact me if I can be at all helpful during your deliberation.

All my best,

Christina Giffin
PH#REDACTED