

Respectfully submitted by: *Kathe and Bob Bishop*

## **SMALL RESIDENTIAL COMMUNITY IN WESTFIR OREGON**

There are approximately 50 residents living in this part of Westfir adjacent the Red Covered Bridge. The campground along with the shuttle business will overwhelm our neighborhood. If you ask a resident, what they like about Westfir, most will speak of the peace and quiet, and the surrounding beauty of this river valley.

### **CAMPGROUND - Site Issues**

#### **1. SEPTIC SYSTEM**

The campground site is located within an area subject to high ground water. During winter months standing water is present. Any septic system located within this area may not function properly due to the high ground water. Trans Cascadia plans to have 37 sites available that may result in an estimated 74 customers using onsite bathing/restroom facilities. Additionally, the site may have day use customers using shuttle services, presenting additional restroom users. The septic system design and location is critical to the successful function of the septic system. It appears this particular element of the development should be resolved before proceeding with the project. Simply locating the tank and drain field on a plumbing plan is not enough, site investigation through exploratory excavating is most likely required.

#### **2. WATER USAGE**

Westfir has some 260 current residents, this project may increase the number of water users by 74 additional customers. There should be an analysis completed to determine the capacity of the City's existing water system, and how much water would be available for future development.

#### **3. CAMPFIRES**

The plans indicate sixteen (16) campfire rings. Due to the close proximity to the existing residences, this will create an unacceptable amount of smoke and fire hazard. The prevailing winds are from West to East, and smoke will blow into the residential neighborhood creating negative impacts.

#### **4. LIGHTING**

It is critical that site lighting fixtures, height, head orientation and type of light, be designed so as not to have any impact on the existing neighborhood.

#### **5. PRIVACY FENCING**

The privacy fencing must be installed as part of Phase 1. The east end (near Westoak RD) boarder fence descends with the grade and terminates leaving a large gap open to the site and will provide limited privacy if it descends with the grade and is not extended to fill the gap.

## **6. LANDSCAPING**

Where plants are used as visual buffers, they should be evergreens. It is not clear on the plans which trees will be saved or removed; deciduous trees do not provide a year-round visual buffer.

## **7. SIGNAGE**

Entrance signs should be provided clearly indicating where the campsite entrance is and where shuttle parking is located. Currently we see a number of vehicles driving up Westoak Road only to turn around at City Hall and head back towards Trans Cascadia.

## **8. DOG RUN**

The dog run should be relocated to another location away from our homes. Often the cyclists arrive with dogs, it makes sense to provide a fenced area instead of leaving the dogs in a hot vehicle. But a group of dogs like to bark and howl.

## **COMMERICAL BUILDING / STORE - Site Issue**

### **9. ENTERTAINMENT VENUE – Outdoor Stage**

The construction of a stage at the rear of the store is not acceptable. Directly across the street from the store are a number residential homes. Any type of entertainment at the outdoor venue will negatively impact the residents, there is no way to mitigate the sound from an outdoor entertainment venue. A visual buffer is needed along the east side (at Westoak RD) of the store rear patio if this is intended to be an outdoor dining area, or some other outdoor assembly use.

**VEHICLE TRAFFIC / HEADLIGHTS/ CARBON EMISSIONS / NOISE** - In the last few years, the popularity of bike rides on the Alpine Trail has increased. As a result, many more vehicles are now parking in the Westfir Portal, Trans Cascadia's parking lot and City Hall in order to obtain a ride up to the trailhead on the various shuttles. This goes on throughout the morning and early afternoon. We see riders prepping bikes, changing clothes, urinating behind City Hall (not uncommon), waiting for friends that return late from rides, sitting in chairs in groups, some stay late and dine in their SUV's, some stay overnight. We live on Westoak Road near City Hall and we feel that we no longer have privacy in our home and on our property. Our peace and quiet has been diminished significantly over time. Now Trans Cascadia is applying to build a large campground across the street adjacent to City Hall. We will see it all from our home. The campground will compound the traffic traveling through Westfir.

**CAMPGROUND** - The campground is designed to attract mountain bikers who like to congregate around their common interest, celebrate it, party and ride their bikes. Trans Cascadia has opened their unimproved site to car/tent camping the past few years with very limited improvements (portable toilets). We see it all from our home and property in the residential neighborhood: vehicles, tents, vans, campers in bath robes, or changing clothes in the open, walking their dogs in the morning in their nightwear, headlights, car alarms, and travel trailers. We often see urination in the open. Some of our neighbors have been disturbed and unable to sleep due to large, boisterous gatherings at night where campers and riders congregate by the Scale House. We have awoken to tent stakes being driving into the ground at 1:00 am, not knowing what the pounding was.

**FINANCIAL COST BENEFIT ANALYSIS** - One of the arguments in favor of this project is that additional revenue will flow into the City coffers. What is the anticipated revenue income to the City of Westfir from this development? We ask that a cost/benefit analysis be completed, this is a common-sense step taken by government agencies for projects of this scale.

**WHAT IT BOILS DOWN TO** - This use does not belong adjacent to a small residential community of homes, it will overwhelm our neighborhood. No amount of fencing, landscaping or buffering will make the situation tolerable. There is not enough physical distance between the campsite and our homes. This use is incompatible with our small residential community.