

From: Tim Bailey <REDACTED>  
To: City of Westfir <cityhall@ci.westfir.or.us>  
Date: Tue, 16 November 2021 8:21 AM  
Subject: Re: Comments on proposed structure remodeling and conditional use permit at 47395 Westoak Rd

Please Forward my Supplemental comments to the City Council:

Madame Major and Councilpersons:

Since my 11/4 comments on the proposal to develop the property associated with the old Westfir Store, I have had a chance to view the architectural plan for development. This has given me a much better idea of what the potential impacts and benefits of this development may be.

In my initial comments I expressed a vague concern for noise impacts to the adjacent residential area. The magnitude of the proposal and it's configuration has heightened this concern. The inclusion of an outdoor stage, and especially that fact that as currently conceived the stage orientation directly faces the immediately adjacent houses (some 21, all told) heightens this concern, as does the size of the proposed campground. An outdoor stage in this location is, in my mind, out of question and not in keeping with current and past uses.

The size of the proposed campground also generates some concerns. As I saw in the submitted plan map, it would contain some 50 or 60 sites; depending upon the number of people per site, this could result in 80 to 150 people using the site on a given day, creating a noise concern and a more serious concern about adequate sanitation facilities. Has the City consulted

with State health and water quality agencies regarding the possibility of constructing a septic system capable of handling such a volume on this site which is immediately adjacent to a State Scenic River? I should also mention that there are 2 very popular swimming holes not a mile downstream from this site. Personal observation indicates this site is very poorly drained. The inclusion of a tap bar and performance venue adds to the magnitude of the needed septic system.

In conclusion, let me stress that I am not against development of this long unused property. There is a definite benefit to the community in having new businesses and a store on this property again. But this is no place for a permanent, open air performance venue. And a campground of the proposed size so close to a residential area should come along with, at the very least, a strict noise curfew requirement. I am most concerned about the potential for suitable sanitary facilities. I would not be at all surprised if State and County permitting agencies would not approve construction of such a large septic system on this poorly drained site that is so close to our beautiful river, or that the cost of a properly designed system would prove to be beyond the means of the folks proposing this development. I would hate to see the City, it's citizens, and the folks proposing the development spend much of their valuable time and effort on a proposal that ultimately is not physically or financially possible.

Thank you for the chance to comment:

Tim Bailey  
76876 20th Street

PH#REDACTED

On Fri, Nov 5, 2021 at 9:49 AM City of Westfir <[cityhall@ci.westfir.or.us](mailto:cityhall@ci.westfir.or.us)> wrote:  
Hello, Tim.

I will be sure that the Planning Commission reviews your comments. Thank you for your input.

With kind regards,

Nicole Tritten  
City Recorder

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On Thu, 04 November 2021 at 10:24 AM, Tim Bailey <REDACTED> wrote:

Hey folks - Thanks for the opportunity to comment. I believe it is in the City's and greater community's interest to utilize this long-vacant property from both a tax revenue and community service provision perspective. I assume the remodeling will entail a substantial addition in square footage, since it does not seem large enough to accommodate all the listed proposed uses. Personally, I have no objection to creation of a campground on this property, but wonder how residents who have adjacent homes feel about this proposal considering noise and congestion concerns. If such a use is to be allowed, I would expect there to be requirements for proper sanitation facilities.

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Tim Bailey  
Westfir, OR

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Westfir, OR