

February 14, 2022

TO: Westfir Planning Commission,

Now that Trans-Cascadia has submitted their final plans and documents for the February 15<sup>th</sup> meeting, I would like to submit some final comments. Last Friday after re-reading portions of the **1980 Comprehensive Plan** that I found on line last November, showing the 6.48 acres Newland property zoned for residential development only, I realized that there must be an updated Comprehensive Plan somewhere. As it turned out I was able to obtain a copy from City Hall, it is unfortunate that this important document is not available on the City's website.

According to An Introductory Guide to Land Use Planning for Small Cities and Counties in Oregon, a very helpful document produced by the Oregon Department of Land Conservation and Development, states that "The controlling land use document in all Oregon jurisdictions is the comprehensive land use plan..." and "The comprehensive plan map is the controlling instrument, directing the future of land use in the jurisdiction. The zoning map must be subordinate to the comprehensive plan map".

The 2002 Comprehensive Plan contains an abundant amount of information, evaluations, goals and policies for future development within Westfir. Some of the specific goals and policies relate directly to the Newland's 6.48 acres property North of the Post Office.

Policy 2.4: Focus residential expansion in the following opportunity areas:

- South of Hemlock Subdivisions
- East of Hemlock Subdivisions, and
- North of Post Office.

Policy 2.12: The following comprehensive plan designations shall be used in allocating areas for different types of development in the City of Westfir: (Note: Seven types were listed, only Mixed Use is shown here)

Mixed Use (M) - The Mixed-Use designation provides opportunities to mix low and medium density residential development with commercial uses. These commercial uses are intended to primarily serve surrounding residential

development. The Mixed-Use designation offers considerable flexibility for development while ensuring compatibility through the site review process.

Policy 9.3: Support local commercial development focusing on tourism and recreation and other activities suited to the Westfir small-town character.

At the very end of the Comprehensive Plan document is Appendix A, Westfir Buildable Land Inventory. One of the tables is entitled “Residential Development Potential: Newland Property North of Post Office” and a second table below the first entitled “Commercial Development Potential”. These tables split the developable land into 50% for residential and 50% for commercial development.

On page 55 under “Land Use Strategy” paragraph 3 the Comprehensive Plan states, “The community supports a desire to maintain the small community character of Westfir of primarily single-family development. Yet the community also supports the integration of small-scale commercial developments that are consistent with the City’s character and surrounding natural resources.”

In conclusion, I believe the Comprehensive Plan envisioned the Newland property North of the Post Office was to be used for a mix of residential and small-scale commercial development oriented primarily towards serving the needs of the residences since it was specifically referenced for such in the plan. Trans-Cascadia’s campground is neither small in scale nor does it serve the needs of the residences, how many people living in Westfir will be staying at the campground? How does a 5+ acres campground catering to 75 to 100 customers (buildout), along with shuttling 30 to 40 day-use customers fit in with the surrounding small-scale residential neighborhood?

That’s the problem, those of us that live along Westoak Road and residents within the community have been experiencing Trans-Cascadia’s business for the past 3 years and are fully aware that the proposed business will simply overwhelm the Westfir community and we will lose the small-town nature of Westfir that we all love.

Respectfully,

Bob Bishop