

**NOTICE OF PLANNING COMMISSION PUBLIC HEARING  
LAND USE REQUEST PROPOSED IN YOUR AREA**

**Applicant & Owners**

Ralph Christensen, Roscoe Divine, and Sunset Investments, LLC

<b>Application Files:</b>	MPD2023-01, ZC2023-01, SPP2023-01
Assessor's Map & Tax Lots:	2135074000132
Address:	None assigned
Acreage:	49 acres
Base Zoning:	Single-family residential, high-density residential, parks and open space.

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**The applicant is seeking approval of three proposals:**

- **Master Plan Development (MPD):** North Fork Gateway Master Plan will establish the general land use pattern, density ranges for future development, and a phasing plan for infrastructure improvements. The applicable approval criteria for Master Plan Developments are located in Chapter 25 of the Westfir Development Code (WDC).
- **Zone Change (ZC):** To change the City of Westfir zoning map to clarify zoning for the North Fork Gateway consistent with the broad land uses established in the Westfir Comprehensive Plan. The applicable approval criteria for Zone Changes are located in Chapter 24 of the WDC.
- **Subdivision Plat, Preliminary Proposal:** North Fork Gateway Phase 1 Tentative Subdivision Plat will create 18 lots primarily for detached single-family homes and 5 tracts for open space and shared access/utility easements. The applicable approval criteria for Subdivisions are located in Chapter 26 of the WDC.

The public hearing will be conducted in accordance with Sections 3.2.3(A)(4) and 3.2.5 of the WDC. The hearing will be held on **Monday, August 21, at 5:30 p.m.**

The public is welcomed and encouraged to participate in person at City Hall, but due to limited space at City Hall, remote attendance and participation may be a better option for some. The hearing will have an audio/visual component where the public can provide testimony.

Interested persons are highly encouraged to participate remotely. The zoom link is provided in this notice. <https://us02web.zoom.us/j/86834836123>. To participate via phone call into the hearing by using your phone, smart phone or tablet by calling +1 253-215-8782, meeting ID 868 3483 6123. You may also email the City Recorder at [cityhall@ci.westfir.or.us](mailto:cityhall@ci.westfir.or.us) to receive the meeting link via email.

The proposed uses which could occur on the subject property include low- and high-density residential uses, mixed-uses (commercial/residential) and parks and government uses.

All interested persons are welcome to submit written testimony and may be submitted by the following manners:

- Personally delivered to Westfir City Hall at 47441 Westoak Road;
- Mailed to Westfir City Hall at P.O. BOX 296, Westfir OR, 97492; or
- Emailed to the City Recorder at [cityhall@ci.westfir.or.us](mailto:cityhall@ci.westfir.or.us).

Comments submitted after 2:00 p.m. on the day of the hearing must be personally submitted at the hearing by phone, in person, or by using the Q&A option in the Zoom platform.

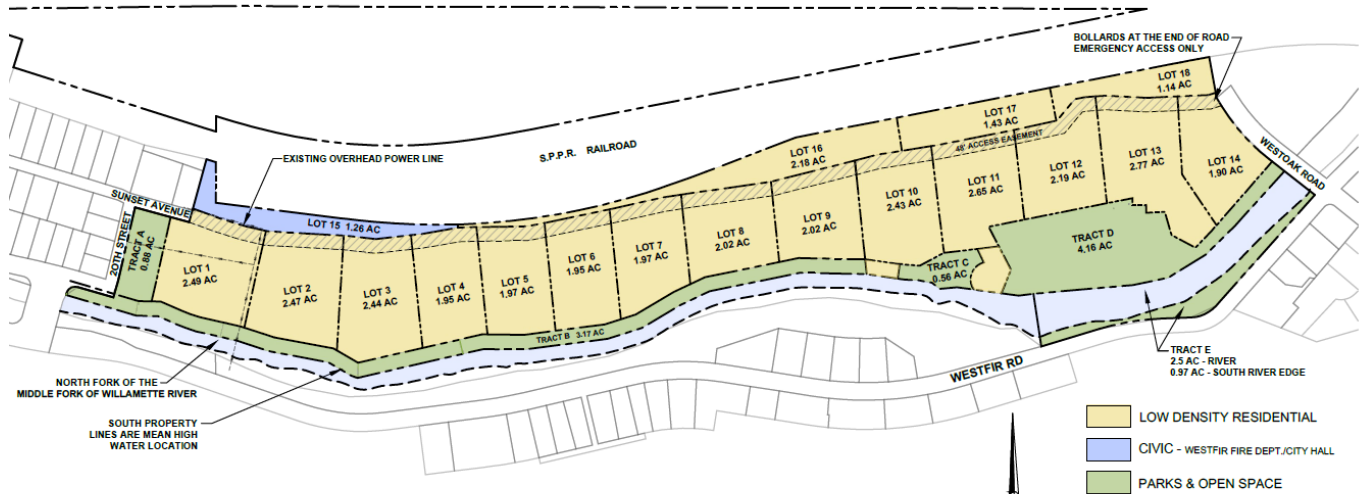
At the hearing, testimony will be taken from those that support or oppose the application or are neutral. Written comments received by August 10, 2023, by 5:00 p.m. will be included in the staff report.

A copy of the application, all documents and evidence relied upon by the applicant and applicable criteria are available for inspection, plus the staff report and draft findings at least seven days prior to the hearing date and can be reviewed free of charge at City Hall between the hours of 9:00 a.m. to 2:00 p.m., MWF, or they may be duplicated at the expense of the person wishing to obtain copies one week prior to the date of the public hearing. (\$0.10 per 8½” x 11” page, B&W); or viewed on the City's website at [www.ci.westfir.or.us](http://www.ci.westfir.or.us). Additional information may be obtained by contacting the City Recorder, Nicole Tritten, at 541-782-3983 or [cityhall@ci.westfir.or.us](mailto:cityhall@ci.westfir.or.us).

Consistent with the Type IV procedures, the Planning Commission will hold a public hearing and make a recommendation to City Council for approval or denial. The City Council will hold a new and separate public hearing following the Planning Commission hearing. The date of the City Council public hearing is to be determined but could be announced at the conclusion of the Planning Commission hearing.

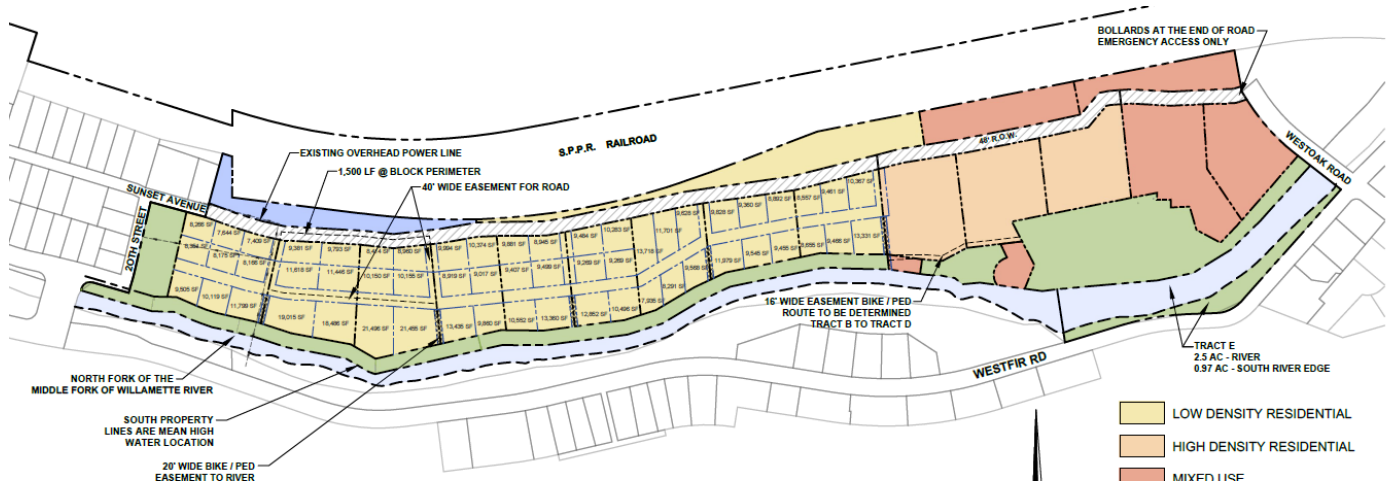
Failure to raise an issue at this opportunity for comment or hearing, in person or by letter, or failure to provide statements or evidence related to an issue sufficient to afford the Planning Commission an opportunity to respond to the issue, precludes reliance on that issue in any later appeal of the decision that will be made after consideration of statements and evidence submitted, including an appeal to the Oregon Land Use Board of Appeals.

The City of Westfir complies with state and federal laws and regulations relating to discrimination, including the Americans with Disabilities Act of 1990 (ADA). Individuals with disabilities requiring accommodations should contact Nicole Tritten at least 48 hours prior to the hearing.



### CONCEPTUAL SITE PLAN - PHASE 1

- ONE SINGLE FAMILY HOME PER LOT
- BIKES AND PEDESTRIANS SHARE THE ROAD
- LOT SIZES ARE APPROXIMATE



### CONCEPTUAL SITE PLAN - FULL BUILD OUT

- ORIGINAL LOTS SUBDIVIDED OVER TIME
- LOT SIZES ARE APPROXIMATE

Crown Properties LLC  
30414 Le Bleu Rd  
Eugene, OR 97405

US Dept of Agriculture  
PO Box 10607  
Eugene, OR 97405

Carpenter Sheldon Thomas  
PO Box 70  
Lowell, OR 97452

OBrien Elise  
46899 Sunset Ave  
Westfir, OR 97492

Williams Dlynn M  
46915 Sunset Ave  
Westfir, OR 97492

Hunt James Ellsworth & Corrina D  
76884 20th St  
Westfir, OR 97492

McKee Jim & June  
PO Box 631  
Oakridge, OR 97463

Bailey Timothy W  
76876 20th St  
Westfir, OR 97492

Powell Mathew J  
46931 Sunset Ave  
Westfir, OR 97492

Harvey & Cynthia Rexius Trust  
47059 La Duke Rd  
Westfir, OR 97492

City of Westfir  
PO Box 296  
Westfir, OR 97492

Dept of Agr F S  
PO Box 10607  
Springfield, OR 97475

Anthony J Jay 1-3  
PO Box 1507  
Gold Beach, OR 97444

Shearer Richard A & Amy J  
47147 Westfir-Oakridge Rd  
Westfir, OR 97492

Henderson Leon Earl  
47155 Westfir Rd  
Westfir, OR 97492

Newland Investments LLC  
3895 Vine Maple  
Eugene, OR 97405

McCaffrey Jason Bleu & Salcido Jessica  
210 N Ventura Ave  
Oak View, 93022

Johnstone Edward K III  
47175 Westfir Rd  
Westfir, OR 97492

Irish Jack Jr & Linda P  
PO Box 345  
Westfir, OR 97492

Pickard Mary E  
603 C St  
Myrtle Point, OR 97458

Miller Zachary R  
47324 Westfir Rd  
Westfir, OR 97492

Westfir Lodge & Mountain Market LLC  
47365 1st St  
Westfir, OR 97492

Tce Camp LLC  
543 NW York Dr Ste 110  
Bend, OR 97703

Ralph Christensen  
PO Box 10667  
Eugene, OR 97405

Anthony, Mather Julie  
47135 Westfir Rd  
Westfir, OR 97492

## AFFIDAVIT OF MAILING

LANE COUNCIL OF GOVERNMENTS  
859 Willamette Street. Suite 500  
Eugene, OR 97401

I, Henry Hearley, contracted planner, depose and state that I mailed, by regular first-class mail, on **July 26, 2023**, a notice of a public hearing for a proposed master plan, zone change, and tentative subdivision plat approval, 21-35-07-40-00132, known as the North Fork Gateway Master Planned Development, to the addresses contained herein.

*Henry O. Hearley*

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Signature

**Henry Hearley**

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Print Name