



PLANNING & DEVELOPMENT SERVICES

375 West 4th Avenue, Eugene OR

P.O. Box 50721

Eugene, OR 97405

541-514-1029

www.bishowconsulting.com

Teresa Bishow, AICP

Teresa@BishowConsulting.com

August 31, 2023

Nicole Tritten
Westfir City Recorder

Henry O. Hearley
Associate Planner, LCOG

Sent via e-mail: HHearley@lcoog.org and cityhall@ci.westfir.or.us

Subject: North Fork Gateway Applications

On behalf of the applicant, please accept this letter, revised Master Plan written narrative, and revised Sheet C1 Conceptual Phase 1 Utility Plan for distribution to the Westfir Planning Commission.

North Fork Gateway Zone Change ZC2023-01

Pending the Planning Commission's recommendation of approval, the Applicant will provide legal descriptions of the zoning boundaries.

North Fork Gateway Master Plan MPD 2023-01

To clarify the application, please see the attached revised Master Plan narrative dated August 31, 2023. Key changes to the narrative include:

1. New Table 2 – Phased Improvement Plan providing more detailed list of planned improvements, the timing of improvements, and responsible parties. (See page 17.)
2. Transportation – Clarify a public access and utility easement will be granted along Sunset Avenue. (See page 18.)
3. Fire Access and Prevention Plan – New section added to clarify fire apparatus access road along Sunset Avenue and required building designs to help address fire risk. (See page 21.)
4. Bike & Pedestrian Standards- Clarify the 8-foot multi-use path along Sunset Avenue is not required to be improved until a lot is proposed for development BEYOND one single-family home or is part of a future land division. Clarify that additional public bike/pedestrian easements from Sunset Avenue to the

river or along the river from Tract A to the east end of Tract D may be provided but is not required. (See page 22.)

5. Cottage Cluster Developments – Clarify Cottage Cluster Developments are subject to city approval of a code amendment allowing this type of housing and area subject to any special Cottage Cluster Development standards. (See page 23.)
6. Sheet C1 Conceptual Utility Phase 1 Utility Plan and Street Sections – Drawing revised 8/23/2023 to clarify public improvements planned in Phase 1. (See attached revised Sheet C1.)

If the Planning Commission recommends approval of the Master Plan, the applicant will make needed changes to the drawings and provide copies for review by the City Council.

The applicant is also seeking city staff and Planning Commission feedback on whether to revise the Master Plan to remove references and drawings regarding the conceptual full-build out of the site. The Master Plan would only be for Phase 1. Any development beyond one single-family home (or on Lot 15 a fire station) or any future land division would require review by the Planning Commission and City Council.

North Fork Gateway Subdivision SPP2023-01

If the Planning Commission accepts the applicant's clarifications to the Master Plan and recommends approval, the applicant will make any needed changes to the Tentative Subdivision application.

If the Planning Commission does not recommend approval of the Master Plan or recommends approval of the Subdivision with the conditions of approval in the August 21, 2023 staff report, the applicant will withdraw the Master Plan and Subdivision applications. It is not financially feasible for the applicant to extend city water service, extend a *gravity* sewer line system, and add public sidewalks along Winfrey Road, 20th Street, and Sunset Avenue.

In closing, we appreciate the opportunity to submit additional information and look forward to the Planning Commission meeting on September 28th.

Sincerely,

Teresa Bishow

Attachments:

Master Plan Written Narrative Revised 8/31/2023
C1 Conceptual Phase 1 Utility Plan and Street Sections Revised 8/23/2023