

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

**Applicant**

City of Westfir  
47441 Westoak Road  
Westfir, OR 97492

**Application Files:**

PAPA 24-01 and PAPA 24-02

**Date of Hearings:**

Planning Commission public hearing December 2, 2024, at  
5:30 p.m.

City Council public hearing, December 11, 2024, at 5:30 p.m.

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**Description of Proposal:**

Changes to the Westfir Land Development Code (PAPA 24-01) and Westfir Comprehensive Plan (PAPA 24-02), as laid forth below.

Based on the recommendations of the Housing Needs Analysis (HNA), in order for the HNA to be formally adopted by Westfir City Council, and to comply with state law, the Westfir Land Development Code (WDC) needs to allow Manufactured Home Parks as a permitted use in all zones requiring 6–12 dwelling units/acre; in Westfir this zone is the High Density Residential Zone (R-3).

In addition, the HNA recommended Manufactured Home Parks as a permitted use in the Community Residential (CR) Zone. The text amendment to WDC permits Manufactured Home Parks in the High-Density Residential Zone (R-3) and the Community Residential (CR) Zone. Furthermore, the text amendment also creates development standards for the creation of Manufactured Home Parks (adds Section D to 5.8.0 Special Standards for Uses in the Residential Zone of the WDC).

Remove references to number of dogs allowed in CR zone and eliminate commercial pet kennels (dogs, cats, etc.) as a permitted use in R-1, R-2 and R-3 zones. The number of dogs permitted will be addressed under existing city ordinance. Dogs and other pets are still permitted in Westfir. The removal of the reference to kennels is to make clear that pets can only be raised for non-commercial purposes. Additionally, remove code language related to the design standards of manufactured homes to ensure consistency with HB 4064.

The text amendments create standards for a new zone called “Public.” The Westfir Zoning Map contains lands zoned “Public” but there are no corresponding development standards for the “Public” zone in the WDC. The text amendments create basic development and lot standards for public uses (such as fire stations, city hall, critical infrastructure facilities, etc.)

Finally, Case PAPA 24-02 will adopt the HNA and incorporate the HNA into the Westfir Comprehensive Plan as an element of Goal 10 – Housing.

The public hearing will be conducted in accordance with Sections 3.2.3(A)(4) and 3.2.5 of the Westfir Land Development Code (WDC). **Two public hearings will be held. The first public hearing is scheduled for December 2, 2024, at 5:30 p.m. and the second public hearing, on December 11, 2024, at 5:30 p.m.** The Planning Commission will hold the first public hearing and issue a recommendation to City Council for final action. City Council will hold the second public hearing. A remote video/teleconference option (Zoom) will be available for those who cannot attend in person. Interested persons are encouraged to participate remotely due to capacity size of chambers.

To attend remotely, use your computer, tablet or smartphone, and go to: <https://us02web.zoom.us/j/85773989829>. To participate in the hearing via voice, call +1 253-215-8782 or +1 669-900-6833, and when prompted, enter Meeting ID 857 7398 9829. 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 applicable approval criteria for amendments are contained in Chapter 24 of the WDC.

All interested persons are welcome to submit written testimony, which may be submitted in the following ways:

- 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 Chat 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 November 25, 2024, by 2:00 p.m. will be included in the staff report.

A copy of the application, all documents and evidence relied upon by the City, applicable criteria, and the staff report and draft findings, are available for inspection, 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 viewed on the City's website at [www.ci.westfir.or.us](http://www.ci.westfir.or.us). The documents 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). 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).

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 or City Council an opportunity to respond to the issue, precludes reliance on that issue in any later appeal of the decision, which 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.