

TRAFFIC IMPACT

Section 4.083

- 14. If the site is within 10 miles of an urban growth boundary, the county require the applicant to submit a traffic impact analysis of the proposed development that includes measures to avoid or mitigate a proportionate share of adverse effects of transportation on state highways and other transportation facilities affected by the proposed development, including transportation facilities in the county and in cities whose urban growth boundaries are within the distance specified in this subsection.*

The Crook Point site is located approximately 9.5 miles from the urban growth boundaries of Brookings to the south and Gold Beach to the north. It is anticipated that development of the Crook Point destination resort will have no adverse impact on the transportation facilities in the county or the cities of Brookings or Gold Beach. A traffic impact analysis (TIA) has been prepared by H. Lee & Associates which, as required, was submitted to the Curry County Planning Department prior to submitting this application. The TIA has also been reviewed by ODOT.

TRAFFIC IMPACT STUDY

Section 4.083

- 15. If the proposed resort access is from a county road or state highway, a statement from the County Roadmaster of Oregon Department of Transportation (ODOT) on the proposed impacts to the transportation system shall be required. A Traffic Impact Study (TIS) may be required.*

There are 3 accesses to Crook Point planned from Highway 101 and two accesses from Carpenterville Road. Both of these are state roads. The main access to the golf center is on Byrdies Lane which will be changed to Arch Rock Road. The existing Arch Rock Road will be gated and only used for an emergency ingress/egress. The name of the existing Arch Rock Road will be changed to South Arch Rock Road. Burnt Hill Road will remain as the access to the Cove District on the south end of the golf course. All of these are private roads.

The two accesses on Carpenterville Road are to the employee housing and the equestrian center. There will also be a connection added to Carpenterville Road from Highway 101 making the existing Byrdies Lane a four way intersection.