



Oregon

Tina Kotek, Governor

Department of Transportation
Region 3 Planning and Programming
100 Antelope Drive
White City, Oregon 97503
Phone: (541) 774-6299

July 11, 2024
Ms. Cassidy Carr
Coos County Planning Department
250 North Baxter Street
Coquille, OR 97423

RE: HBCU-24-001, New River Dunes Golf Course

Dear Ms. Carr,

Thank you for providing the Oregon Department of Transportation (the "Department" or "ODOT") with the opportunity to provide comments associated with the application for a Conditional Use Permit to allow an 18-hole golf course and supporting structures (the "Proposal") on about 300 acres of EFU zoned land near Boak Lane ("Subject Property").

A traffic study is not required under ODOT's evaluation criteria as the Proposal is not a map amendment and is not taking direct access to an ODOT managed facility via private access. ODOT and the applicant have discussed the benefit of a southbound right turn lane at the intersection of US 101 and Boak lane. ODOT staff have performed an engineering investigation into the concept of the right turn lane and will recommend approval by the Regional Traffic Engineer upon review and approval of plans and associated documents which meet our design standards.

ODOT supports the proposal with conditions described below which have been discussed with the applicant.

- i. The applicant shall design and obtain ODOT approval of plans for a southbound right turn lane at US 101 and Boak Lane (the "Right Turn Lane").
- ii. The applicant shall be responsible for fully funding the design, construction, and any other costs associated with installation of the southbound Right Turn Lane.
- iii. The applicant shall obtain written approval prior to any disturbance within the State ROW. a. This may be via misc./utility permit, Development Agreement or other ODOT instrument.
- iv. The Right Turn Lane shall be installed prior to issuance of Certificate of Completion for structures associated with the Proposal.

Please feel free to contact me at Michah.HOROWITZ@odot.state.or.us or 541-774-6331 should you have any questions or concerns.

Sincerely,

Micah Horowitz,
Senior Transportation Planner