

Shamrock Pines Homeowners' Association
P. O. Box 2020
Gearhart, OR 97138

February 13, 2017

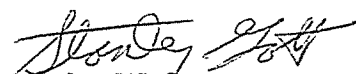
Chad Sweet
Gearhart City Manager
P.O. Box 2510
Gearhart, OR 97138

Re: Position Paper on Northerly Extension of Pine Ridge Drive

Dear Chad,

As you suggested and in anticipation of the upcoming joint council and planning commission meeting to consider the new Gearhart transportation plan, we have update our original 2014 position paper against the possible extension of Pine Ridge Drive. We would like our position paper to be a part of the public record and available for members of the Gearhart planning commission and city council.

Regards,



Stanley W. Gott
Shamrock Pines HOA, President

Shamrock Pines HOA
Transportation Plan and Possible Extension of Pine Ridge Drive
Presented by Shamrock Pines HOA Board
February 16, 2017

- 1) **Who are we:** The Shamrock Pines HOA consists of a 41-lot development at the northerly end of Pine Ridge Drive. In addition, there are an additional 15 homes and a 13-unit apartment complex south of our development and north of the Gearhart Loop road. All these residents would be adversely impacted by a northerly extension of Pine Ridge Drive.

- 2) **Background and Our Understanding:** We understand that a new transportation plan for the City of Gearhart may propose a northerly extension of Pine Ridge Drive. The last time this matter arose was in conjunction with the proposed annexation of the Fraser property immediately north of our development. At that time it was reasonably clear to the Shamrock Pines homeowners that the Fraser's wanted to be annexed and/or included in the Gearhart UGB and thereafter follow-on with an application for development of the property with city-size lots (10,000 sq. ft. minimum.) Our expectation was that such a dense housing development would apply pressure on the county and city to extend Pine Ridge Drive. **The planning commission and the Gearhart city council did not accept the Fraser's annexation proposal and we applauded that decision.** Our position on this subject has not changed.

Please be aware that the Shamrock Pines HOA was not, in principle, opposed to annexation and development of the Fraser property, however:

- i) If city-size lots are allowed, there will be pressure to extend Pine Ridge Drive north to and through the Fraser property. It is our understanding from indirect sources, that Fraser's intent was to request extension of the road to maximize the salability of the property.

 - ii) Further, 10,000 sq. ft. lots are not complementary or consistent with the Shamrock Pines development. All the Shamrock Pines' lots are a minimum ½ acre or more and that is twice the typical city-size lot. We believe larger lot sizes would be more consistent with the Shamrock Pines development and with the City of Gearhart's comprehensive plan.
- 3) **Shamrock Homeowners' Position:** The Shamrock Pines Homeowners are opposed to the transportation plan and/or any future annexation of the Fraser property if the end result is the extension of Pine Ridge Drive through to the Fraser property.
 - a) Our request of the planning commission and city council is that any extension of Pine Ridge Drive be permanently removed from the transportation plan. Also, if annexation of the Fraser property is ever approved by the Gearhart City Council that it include language that prohibits or restricts extension of Pine Ridge Drive to the property.

 - 4) **NO ROAD EXTENSION:** There are a multitude of identifiable reasons for not extending Pine Ridge Drive.
 - a) *City of Gearhart comprehensive plan:* The Gearhart comprehensive plan clearly addresses that its goal is to preserve the low density, semi-rural character of Gearhart. Residential development policies state: that the city will maintain the present density levels in

established neighborhoods, and the need to protect them from the negative impacts of transient rental property, and to discourage increased levels of traffic and similar disruptions.

- b) *Additional access:* If the Fraser property development thinks it needs additional access to the property, there is another alternative since a portion of the property does run adjacent to Highway 101. Clearly, since the Shamrock Pines development put in an access road, Fraser could do the same.
- c) *Increased traffic:* The very real possibility exists that the traffic on Pine Ridge Drive could grow exponentially with the extension. We believe that in addition to the Fraser home sites, that the residents of the Reserve (131 home sites), Highlands (80 homes), Pinehurst (about 30 homes) and an about 45 other homes on Mallard and Teal Court could potentially use Pine Ridge Drive as an alternative to using Highway 101. Currently Pine Ridge Drive serves only 56 home sites and one apartment complex between the present north end of Pine Ridge Drive and the Gearhart Loop road. Therefore, the potential is that over 350 additional homes could use Pine Ridge Drive when going to downtown Gearhart. Additionally the expectation would be for drivers to utilize Pine Ridge Drive as a bypass during traffic congestion on Highway 101 especially during our high tourist season. All of this additional traffic will dramatically reduce the quality of life (and potentially property values) for all the impacted Pine Ridge Drive homeowners.
- d) *Original road design:* The existing Pine Ridge Drive road was never envisioned nor designed to be a major arterial road. The road is relatively narrow and is used by many residents and tourists for walks and biking. The anticipated additional traffic presents obvious safety concerns.
- e) *Butterfly habitat:* A 5-acre "Silverspot Butterfly Habitat" abuts Pine Ridge drive on the north end. Shamrock Pines HOA is entrusted to maintain the habit and has done so for the past 13 years. Additional public transportation/traffic poses a potential serious risk to the habitat.
- f) *Emergency access:* We do not believe through access on Pine Ridge Drive is necessary for public safety for our northerly neighbors. **Otherwise, why would the city have approved the Reserve development with access only from the Highlands road?** Obviously, speed is important in responding to emergencies and, therefore, it would only be reasonable to use Highway 101 as the road is built for higher speed.

Respectfully submitted,

Shamrock Pines HOA

Stanley Gott, President

Marty Gill, Board Member

Nissa Roberts, Board member

Richard Adams, Board member

John Banta, Board member