

February 5, 2025

City of Manzanita City Council  
PO Box 129  
Manzanita, OR 97130

Tillamook County Board of County Commissioners  
Tillamook Planning Commission  
1510 - B Third Street  
Tillamook, Oregon 97141

Re: Necarney City Road Traffic Safety Issues

Dear Council Members and Community Development Officers,

I am a homeowner in Pine Ridge writing to express my concern about the existing traffic safety concerns along Necarney City Road, within close proximity to Pine Ridge community entry and exit way. I believe these traffic safety issues should be addressed both on behalf of Pine Ridge and the new proposed Manzanita Pines, 60 unit affordable housing development. I respectfully request that my letter be included as citizen feedback regarding the upcoming hearing on February 10 for the Manzanita Pines development. In addition, I'd like my concerns expressed with respect to the Comprehensive Growth Management Plan for the Manzanita Urban Growth area plan. Further, I'm jointly addressing my concern to the County of Tillamook with respect to the growth plan for the Nehalem Bay State Park.

The Mackenzie Transportation Impact Analysis on behalf of Polyphon Architecture & Design, for the Manzanita Pines Development, reports, "*The intersection between Loop Road and Necarney City Road will address required site distance through the design process. We do not recommend any mitigation measures for Necarney City Road or Loop Road*". I am concerned this statement doesn't fully recognize and encompasses traffic patterns just outside the proposed Loop Road and Necarney City Road intersection. The report does not address safety issues with the existing 35 mph speed limit and low visibility road conditions around the area of Loop Road and Pine Ridge.

Below are my specific concerns and recommended remedies to the Necarney City Road serving both Pine Ridge, the proposed Manzanita Pines development, and any automobile or recreational vehicle driving on Necarney City Road, a critical transportation artery serving greater Manzanita:

#### **Existing 35 MPH Speed Limit on Necarney City Road**

##### **Problem:**

I've personally experienced a challenge safely exiting Pine Ridge due to the high existing 35 mph speed limit posted along Necarney City Road. This is compounded by cars that often exceed 35 mph. There are existing 35 mph signs near the proposed Loop Road entrance, and at the bottom of Necarney City Road, after passing the former golf driving range. This current speed limit is excessive when considering low visibility conditions due to a hill to the east of Pine Ridge and the narrow curvy road to the west of Pine Ridge.

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**Mitigation:**

Lower the speed limit to at least 25 mph, or ideally, to 20 mph, consistent with the new "20 Is Plenty" signs installed around Manzanita. I understand Tillamook County transportation system planning has identified a lower speed limit opportunity as a safety plan for Manzanita, Nehalem and Wheeler.

Install solar LED radar speed warning signs along subject area, like the one placed at Classic Street.

**LOW TRAFFIC VISIBILITY****Problem:**

There is hill at Necarney City Road close to the proposed Loop Road. This hill creates an extremely low road visibility condition when driving west bound in this section of the road. This is probably the highest danger area because it takes **five (5) seconds** for a car driving 35 mph west bound from the subject hill area to the Pine Ridge entrance. Oncoming cars often exceed 35 mph making this a serious safety issue for vehicles exiting Pine Ridge to the west.

**Mitigation:**

Install "Caution Low Visibility, Watch for Entering Traffic" to the west and east of Pine Ridge.

Install lower speed signs

**TURN LANE STRIPPING**

The turning lane stripping serving Pine Ridge, at Necarney City Road, is faded and pretty much undetectable.


**Mitigation:**

Re-stripe the turning lane that was not completed when Necarney City Road traffic lanes were re-stripped last year.

It is not my expectation that the Manzanita Pines development address my safety concerns, but I do feel strongly that the various governmental entities should address these issues with all development planning within the Necarney City Road corridor.

I'm very happy and excited that affordable housing is being considered so all economic demographics can thrive and participate in our beautiful Manzanita community. I hope my feedback is taken seriously for the safety of Pine Ridge, the new proposed Manzanita Pines community, the broader community, and pedestrians walking through the Necarney City Road corridor.

Thank you



Liz Watness  
10455 Pine Ridge Drive, Manzanita  
[LWatness@comcast.net](mailto:LWatness@comcast.net)