

EXHIBIT W

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JUN 01 2022

COMMENT SHEET for File No. 21-021 SUB/VAR/TREE/HD:

City of Sandy

1) Regarding Type III Special Variance 17.82.20
to allow lots 14-18 to face internal
network rather than Bornstedt Rd:

The "internal network" is actually Averill Pkwy
which is narrow and already congested with
numerous vehicles. Putting these lots this way
would further clog the road and make
passage almost impossible.

2) Regarding Type III sections 17.00 120(B) + (D) -

Again Averill Pkwy would not be a good candidate
for exceeding the 400-600 feet limit. As above
Averill is already small & if ~~the~~ further
space is taken the road would become
unusable by residents.

Charkna Fine

510 508 0395

Your Name

Phone Number

39106 Jerger ST Sandy OR 97055

Address

APPLICABLE CRITERIA: Sandy Municipal Code: 17.10 Definitions; 17.12 Procedures for Decision Making; 17.18 Processing Applications; 17.22 Notices; 17.30 Zoning Districts; 17.34 Single Family Residential (SFR); 17.56 Hillside Development; 17.60 Flood and Slope Hazard (FSH) Overlay District; 17.66 Adjustments and Variances; 17.74 Accessory Development; 17.80 Additional Setbacks on Collector & Arterial Streets; 17.82 Special Setbacks on Transit Streets; 17.84 Improvements Required with Development; 17.86 Parkland & Open Space; 17.90 Design Standards; 17.92 Landscaping and Screening; 17.98 Parking, Loading, and Access; 17.100 Land Division; 17.102 Urban Forestry; 15.30 Dark Sky; and, 15.44 Erosion Control Regulations.

Fwd: New Development Near Cascadia Village

2 messages

Jeff Aprati <japrati@ci.sandy.or.us>
To: Planning <planning@ci.sandy.or.us>

Thu, Oct 7, 2021 at 1:43 PM

Jeff Aprati

Assistant to the City Manager / City Recorder
City of Sandy
503-489-0938
japrati@ci.sandy.or.us
www.ci.sandy.or.us

----- Forwarded message -----

From: **'Lori Pyles' via City Recorder** <recorder@ci.sandy.or.us>
Date: Thu, Oct 7, 2021 at 1:35 PM
Subject: New Development Near Cascadia Village
To: jcrosby@ci.sandy.or.us <jcrosby@ci.sandy.or.us>, dcarlton@ci.sandy.or.us <dcarlton@ci.sandy.or.us>, rlsowski@ci.sandy.or.us <rlsowski@ci.sandy.or.us>, jlee@ci.sandy.or.us <jlee@ci.sandy.or.us>, shook@ci.sandy.or.us <shook@ci.sandy.or.us>, cmayton@ci.sandy.or.us <cmayton@ci.sandy.or.us>, hmacleanwenzel@ci.sandy.or.us <hmacleanwenzel@ci.sandy.or.us>, recorder@ci.sandy.or.us <recorder@ci.sandy.or.us>

All,

I would like to address the attached letter proposing opening up Averill as a way to get to the new development that will be coming to Jacoby and Barrington area. I do not feel that this street would be a good fit as it is close to the park in our neighborhood where our children play and the extra traffic from other homes would put the children at a higher risk. Not only that but the street is very packed with cars and would be hard to get through both ways.

Honestly, I believe this would be the same for all of the streets in the Cascadia Village neighborhood. They are basically one way streets where cars are parked on both sides making it very difficult for vehicles to come through. There are plenty of children on each street that play outside and those that walk their dogs who have to use the road at times to get around and I feel this would be more of a danger with extra traffic.

I recommend only using Jacoby and Barrington as ways to get into the new development and keep our streets in Cascadia Village as they are now.

Thank you
Lori Pyles

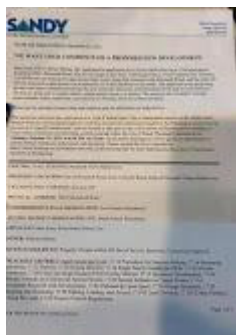


image0.jpeg
82K



EXHIBIT Y

Emily Meharg <emeharg@ci.sandy.or.us>

FILE# 21-021 SUB/TREE

jbmamoyer@outlook.com <jbmamoyer@outlook.com>
To: city <planning@ci.sandy.or.us>

Sat, Oct 16, 2021 at 4:30 PM

Hi,

We live adjacent to the proposed development at 19618. Our address is 19880. We've lived here since 2004. My grandparents, then my father owned the 19618 property for at least 60 years. There ARE wetlands on that property! I see the decision made that there weren't any wetlands was done in September, of last year, during the dry/fire season. Every fall and winter, after our pond fills up, it overflows, and runs through our property, and through 19618, over the hill, behind the old house. The whole area is soggy. Also, when it's REALLY raining, a creek comes down the property line, from the back fence, and joins this creek. I'm adding photos of the seasonal creek where it goes through our property, so you can see how much water there is.

Barb Moyer

3 attachments



ATT00213.png
278K



ATT00225.png
1179K



ATT00237.png
251K







EXHIBIT Z

COMMENT SHEET for File No. 21-021 SUB/TREE:

The proposed Bornstedt Subdivision Project file #21-021 will not coincide with the Cascadia Village Community. Proposed plans do not include an entrance from Bornstedt Road. Current traffic impact studies conclude ALL rides entering the new subdivision can only enter via Averill. A projected 10% increase in rides does not sound accurate. Chapter 17.66 of the Sandy Development Code allows for 1,000 rides a day. Our streets are not designed for the projected increase as shown in the Traffic Impact Study. Chapter 17.102 Urban Forestry states that 3 trees per acre must be conserved when a new housing development is built. Even Better Homes, Inc. will conserve only the ABSOLUTE few allowed. Under Chapter 17.102 Intent to conserve ecological needs will be negated as well. The complex ecosystem which is addressed under 17.102 is designed to protect what Oregon is known around the world for... giant trees and an abundance of nature. Though the developer is following planning regulations (at a minimum), it is overtly obvious that the betterment of the community is not a consideration.

Becky Hausken

Your Name

951.7196203

Phone Number

39164 Amherst St

Address

APPLICABLE CRITERIA: Sandy Municipal Code: 17.12 Procedures for Decision Making; 17.18 Processing Applications; 17.22 Notices; 17.30 Zoning Districts; 17.34 Single Family Residential (SFR); 17.56 Hillside Development; 17.60 Flood and Slope Hazard (FSH) Overlay District; 17.74 Accessory Development; 17.80 Additional Setbacks on Collector & Arterial Streets; 17.82 Special Setbacks on Transit Streets; 17.84 Improvements Required with Development; 17.86 Parkland & Open Space; 17.90 Design Standards; 17.92 Landscaping and Screening; 17.98 Parking, Loading, and Access; 17.100 Land Division; 17.102 Urban Forestry; 15.30 Dark Sky; and, 15.44 Erosion Control Regulations.

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City of Sandy

COMMENT SHEET for File No. 21-021 SUB/TREE:

The city of Sandy needs to put some major changes into our infrastructure before continuing to approve these developments all over our city. Specifically for traffic in our direct area, turning on/off of all + Burnskat is already so overwhelmingly congested a lot of the time. Also getting into Sandy from all the traffic getting backed up all the way nearly to Durback Rd already. Also to mention the developments already under way a couple miles east on all that will be getting traffic that has yet to happen. For this neighborhood specifically, our elementary school, Firwood, is already overcrowded with students in the classrooms, this proposed development will directly contribute to more students at Firwood. Not to mention the ongoing issue with the city's sewage plant. there are also two developments off of Rubin Ln + Durback that are actively building that will add population the city can not support. (are there others I'm unaware of? Probably...)

The growth is too fast without addressing our failing infrastructure and services. Long Street Short. Roads don't support, Schools don't support. Sewer System doesn't support, Police force doesn't support, Food @ CRIP 2 local stores don't support...

Your Name Lindsay D. Erceg Phone Number 503 544-1010

Address 38844 Hoskins St Sandy OR 97055

APPLICABLE CRITERIA: Sandy Municipal Code: 17.12 Procedures for Decision Making; 17.18 Processing Applications; 17.22 Notices; 17.30 Zoning Districts; 17.34 Single Family Residential (SFR); 17.56 Hillside Development; 17.60 Flood and Slope Hazard (FSH) Overlay District; 17.74 Accessory Development; 17.80 Additional Setbacks on Collector & Arterial Streets; 17.82 Special Setbacks on Transit Streets; 17.84 Improvements Required with Development; 17.86 Parkland & Open Space; 17.90 Design Standards; 17.92 Landscaping and Screening; 17.98 Parking, Loading, and Access; 17.100 Land Division; 17.102 Urban Forestry; 15.30 Dark Sky; and, 15.44 Erosion Control Regulations.

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City of Sandy



EXHIBIT AA

Emily Meharg <emeharg@ci.sandy.or.us>

Bornstedt views Subdivision

Doug Nichols <dnich1951@gmail.com>

Thu, Oct 21, 2021 at 9:33 AM

To: "planning@ci.sandy.or.us" <planning@ci.sandy.or.us>

This is In reference to File No.:21- 021 Sub/Tree Bornstedt Views subdivision. First, as homeowner that lives on the south side of Jerger Street directly adjacent to the highly unpopular proposed subdivision it saddens us to know that over 700 trees are scheduled for removal to make way for this development. However our main concern is the additional vehicle traffic that will be generated. As stated in the proposal there are no plans for an east-west street connection between the new street that intersects Bornstedt Road and Averill Parkway. By not having a street that connects Averill Parkway all the way around the proposed development area to Bornstedt Road it will create a considerable amount of additional traffic ultimately ending up on Cascadia Village Drive. Please seriously consider the additional outlet street a high priority. Thank you for your attention to this matter.

Doug & Marilyn Nichols

[38938 Jerger St.](#)

Phone (541) 806-3447

EXHIBIT BB

COMMENT SHEET for File No. 21-021 SUB/TREE:

The city of sandy needs to put some major changes into our infrastructure before continuing to approve these developments all over our city. Specifically for traffic in our direct area, turning on/off of all + Burnstedt is already so overwhelmingly congested a lot of the time. Also getting into sandy thru all the traffic getting backed up all the way nearly to Dubarke Rd already. Also to mention the developments already under way a couple miles east on all that will be adding traffic that has yet to happen. For this neighborhood specifically, our elementary school, Firwood, is already overcrowded with students in the classrooms, this proposed development will directly contribute to more students at firwood. Not to mention the ongoing issue with the city's sewage plant. there are also two developments off of Ruben Ln + Dubarke that are actively building that will add population the city can not support. (are there others I'm unaware of? Probably...)

The growth is too fast without addressing our failing infrastructure and resources. Long Street Street. Roads don't support, Schools don't support, Sewage System doesn't support, Police force doesn't support, Food @ court & local stores don't support...

Your Name Landry D. Frey Phone Number 503.544.1011

Address 38844 Hoskins St Sandy OR 97055

APPLICABLE CRITERIA: Sandy Municipal Code: 17.12 Procedures for Decision Making; 17.18 Processing Applications; 17.22 Notices; 17.30 Zoning Districts; 17.34 Single Family Residential (SFR); 17.56 Hillside Development; 17.60 Flood and Slope Hazard (FSH) Overlay District; 17.74 Accessory Development; 17.80 Additional Setbacks on Collector & Arterial Streets; 17.82 Special Setbacks on Transit Streets; 17.84 Improvements Required with Development; 17.86 Parkland & Open Space; 17.90 Design Standards; 17.92 Landscaping and Screening; 17.98 Parking, Loading, and Access; 17.100 Land Division; 17.102 Urban Forestry; 15.30 Dark Sky; and, 15.44 Erosion Control Regulations.

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 City of Sandy Page 3 of 3

**EXHIBIT CC**

Marisol Martinez <mmartinez@ci.sandy.or.us>

21-021 SUB/TREE BORNSTEDT VIEWS SUBDIVISION

1 message

Nafziger-Parson, Natalie L <Natalie.Nafziger-Parson@providence.org>

Fri, Oct 22, 2021 at 12:48 PM

To: "planning@ci.sandy.or.us" <planning@ci.sandy.or.us>

Cc: "emeharg@ci.sandy.or.us" <emeharg@ci.sandy.or.us>, "CUNNLP@gmail.com" <CUNNLP@gmail.com>

File number **21-021 SUB/TREE**

To: City of Sandy Planning Commission

I'd like to voice my great concern regarding the newly proposed Mac Even of Even Better Homes Type II Subdivision for File No. 21-021 SUB/TREE.

1. I have **significant** concern with the proposed **vehicle access** of specifically the 29 lots to Averill Parkway. This would create a great deal more vehicle traffic, along the avenue where there are 2 parks that serve the existing homes and families of Cascadia Village. There are several children that play at both the play ground park AND at the green space park daily, and the primary way families/children get to both those locations are by walking. If the City of Sandy approves the connection of the new subdivision to Averill Parkway I fear the increased traffic would pose great and increased danger to the children in Cascadia Village subdivision. And we must also note, that deliveries from UPS/FEDEX/AMAZON/USP and so on also adds to the amount of traffic in a neighborhood, which is another reason why you should not approve the connection via Averill Parkway.

I am hopeful the Planning Commission and Mac Even can come up with a way to access the new subdivision that DOES NOT involve linking it to Cascadia Village.

Based on the map you provided in the notice, it appears the developer, Mac Even should be able to connect all the proposed lots in the new development to enter/exit onto Bornstedt Rd, and not thru Cascadia Village housing development. I appreciate this may cost the developer some homes-but keeping the subdivisions separate I believe is for the better of Cascadia Village.

With that being said, I'd like to take a moment to point out to the City of Sandy Planning Commission that our traffic congestion on Bornstedt Rd has become quite a problem since the new development went in near the Splash Pad park off Bornstedt. It takes several minutes to get out of Cascadia Village onto Bornstedt Rd already and then to get onto HWY 211 into town, and then we again sit in traffic at the light for several cycles, next to Joe's Donuts. As your commission continues to approve homes and subdivisions, I have not seen/heard your plans to address traffic congestion/traffic flow. The current homeowners should be valued, and our time is valuable and sitting in traffic related to poor planning by the City of Sandy is not just. Adding more homes/more traffic/more time sitting on the road trying to get onto highway 26.

2. I am greatly concerned about Firwood Elementary-as it is quite run down already. And the class sizes are quite large and full. Adding new homes (which equals more people) to the area before we have proper water/sewer and schools to serve them is quite irresponsible. We, the existing Sandy home owners, continue to have our current utility bills rise to pay for upgrades on the sewer/waste systems that are already very old , it seems like waiting to add more homes/and expand our urban boundaries without the infrastructure to support it first is quite irresponsible.

3. And lastly my final concern is the safety in Sandy related to vandalism, theft, and break-ins. Especially if the 2 neighborhoods are connected. We all can agree, break-ins, and theft, along with drug activity and prostitution is on the rise in Sandy. As you approve more homes, and as our population grows-I ask, are you properly adding to our police force to manage it? I also fear that having multiple ways to exit/enter neighborhoods only increases risk of burglary and theft. It's my understanding that by limiting the entrance/exit into a neighborhood can help reduce the crime.

4. Ok, my very last thought-the 709 trees that will be removed concerns me for erosion purposes-but also for the landscape of the area. Oregon, especially Sandy is removing more and more trees. Which changes our wildlife and the way water is managed. How does this impact our area long term? Have there been any studies on that?

Thank you for your time and considerations around my concerns,

Natalie Parson