



EXHIBIT AAAA

Jeff Aprati <japrati@ci.sandy.or.us>

Fwd: Vista loop planned development

Marisol Martinez <mmartinez@ci.sandy.or.us>
To: Jeff Aprati <japrati@ci.sandy.or.us>

Tue, Feb 9, 2021 at 12:39 PM

Here's an additional comment we received today.

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

From: **robert eichel** <bobeichel31@gmail.com>
Date: Tue, Feb 9, 2021 at 11:39 AM
Subject: Fwd: Vista loop planned development
To: <planning@ci.sandy.or.us>

-
s>

I don't know how can turn property zoned as SFR into a high density housing. That was not the intent when it was originally zoned. Wouldn't it would be better to have some nice homes similar to the homes om Ortez way, with yards with green grass for children to play on, rather than huge apartments and cramped townhouses with there huge paved parking lots. I doubt if many people would use the basketball courts. I think the owners would still make plenty of money by developing something nice instead of a ghetto.

I also question if the sewer line can handle that amount of people without making it larger.

Someone in the city said there would be no street parking because Vista Loop is a collector street. If that is true take a look at the west end of Vista Loop where on any given day as many as 100 cars are parked. there.

Robert Eichel
41515 Vista Loop DR

--
Marisol Martinez
Permit Technician I
Development Services Department
City of Sandy
[39250 Pioneer Blvd](#)
[Sandy, OR 97055](#)
(503) 489-2173
mmartinez@ci.sandy.or.us
Tue - Fri: 800 - 400

EXHIBIT BBBB

COMMENT SHEET for File No. 20-028 SUB/TREE/FSH/PD:

~~I DO NOT LIKE THE PLAN.~~
I think SFR is the way to go.
I ALSO DO NOT LIKE THE PROPT
BETHWOOD- Schus RV TO BE DEVELOPED.
IT SHOULD STAY AS IT IS. WE NEED
ALL THE PLACE RESERVED FOR ALL
THE ANIMALS WHO LIVE ON THAT LAND

RECEIVED
FEB 09 2021
City of Sandy

LARRY CARLSON

503-260-4993

Your Name

Phone Number

PO BOX 280 BRIGHTWOOD OR 97011

Address

APPLICABLE CRITERIA: Sandy Municipal Code: 17.12 Procedures for Decision Making; 17.18 Processing Applications; 17.20 Public Hearings; 17.22 Notices; 17.30 Zoning Districts; 17.34 Single Family Residential (SFR); 17.56 Hillside Development; 17.60 Flood and Slope Hazard Overlay; 17.64 Planned Development; 17.80 Additional Setbacks on Collector and Arterial Streets; 17.82 Special Setbacks on Transit Streets; 17.84 Improvements Required with Development; 17.86 Parkland and Open Space; 17.90 Design Standards; 17.92 Landscaping and Screening; 17.98 Parking, Loading, and Access Requirements; 17.100 Land Division; 17.102 Urban Forestry; 15.30 Dark Sky Ordinance

EXHIBIT CCCC

COMMENT SHEET for File No. 20-028 SUB/TREE/FSH/PD: No - No - No

I do not agree on the program you are giving us. I wrote two letters - Oct & Nov - giving feelings & understanding of this plan to Planning Division. Your numbers moved from 78-3.9 even it is not directed to mine.

Yes, you will get road improvement, sidewalk, park - that is not the point. The outcome is too many people, cars, etc. Knapp car lights come into neighbors front windows, home & apartments back yards, will have extra cars, bikes, boats, garbage, dogs etc, as I look through my front yard. Also goes increase in water, gas, electricity costs. Noise & more noise!

Seven or eight nice homes on Vista Lp. property is one thing, not homes like a match-box like Portland. It could be enjoyable homes & yards for all.

Sandy just looking for more money? You ask plenty as is!

My home is 100 yrs old & rural area. Lets keep it this way!!
your friends, my friends,

Georgia Sutherland
Your Name

503-668-4875
Phone Number

41601 SE Vista Lp. Dr.
Address

APPLICABLE CRITERIA: Sandy Municipal Code: 17.12 Procedures for Decision Making; 17.18 Processing Applications; 17.20 Public Hearings; 17.22 Notices; 17.30 Zoning Districts; 17.34 Single Family Residential (SFR); 17.56 Hillside Development; 17.60 Flood and Slope Hazard Overlay; 17.64 Planned Development; 17.80 Additional Setbacks on Collector and Arterial Streets; 17.82 Special Setbacks on Transit Streets; 17.84 Improvements Required with Development; 17.86 Parkland and Open Space; 17.90 Design Standards; 17.92 Landscaping and Screening; 17.98 Parking, Loading, and Access Requirements; 17.100 Land Division; 17.103 Urban Forestry; 15.30 Dark Sky Ordinance





EXHIBIT DDDD

Jeff Aprati <japrati@ci.sandy.or.us>

Fwd: File Number 20-028 SUB/TREE/FSH/PD The Views PD

Kelly O'Neill Jr. <koneill@ci.sandy.or.us>
To: Jeff Aprati <japrati@ci.sandy.or.us>

Sat, Feb 13, 2021 at 1:43 PM

FYI

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

From: **dan & janine walton** <waltondj1@gmail.com>
Date: Sat, Feb 13, 2021, 1:33 PM
Subject: File Number 20-028 SUB/TREE/FSH/PD The Views PD
To: <planning@ci.sandy.or.us>

City of Sandy

Planning Division & City Council Members

[39250 Pioneer Boulevard](#)[Sandy, OR 97055](#)E-mail comments to planning@sandy.or.us

File Number: 20-028 SUB/TREE/FSH/PD THE Views PD

City Council Members,

As long- time city taxpayers and residents near the proposed development on SE Vista Loop Drive, we ask that the City of Sandy, Oregon deny the proposal put forth by Even Better Homes, Inc. for a Planned Unit Development- Low Density Housing development. File Number:20-028 SUB/TREE/FSH/PD The Views PD.

Although growth within the city limits is inevitable, taxpayers continue to feel concerned regarding quick turn-around developments and the potential legal precedence that the City of Sandy sets by approving unwarranted zoning changes to meet developer needs, and not the needs and concerns of their own fellow neighbors. This development will decrease surrounding home values with its extremely small lot sizes and tall apartment buildings. Many people in Sandy prefer larger lots, including the people who have already made investments in this neighborhood. This development plan will also take away many of the rural and mountain views on SE Vista Loop Drive.

With no legal recourse and zero HOA obligation terms of the new residents plus the proposed dog parks, public recreational parks and trails, an increased amount of traffic flow on the small street of Vista Loop Drive will present a traffic problem. We already have a traffic problem on the end of SE Vista Loop Drive with the present apartments and the overflow street parking making it dangerous to maneuver through the compact street safely, especially in inclement weather. The long-term impact and additional liabilities will eventually get passed on to the city, its taxpayers, and unfortunately, its residents.

Because of such a large development project, waiting times to get onto HWY 26 will also increase tremendously as long and unsafe waiting lines increase on SE Vista Loop Drive which are dangerous for both cars and foot traffic on the already crowded street. Safety, time, and beauty are our concern with such a major increase in traffic.

2/16/2021

City of Sandy Mail - Fwd: File Number 20-028 SUB/TREE/FSH/PD The Views PD

Thank you for your guidance and representation on behalf of the Sandy taxpayers and residents on and near the proposed development on SE Vista Loop Drive. We greatly appreciate your time and service to our unique and beautiful city of Sandy.

20-028 SUB/TREE/FSH/PD The Views PD

Janine Walton 2/13/21

Daniel Walton 2/13/21

[18245 SE Vista View Ct.](#)

[Sandy, OR 97055](#)

**EXHIBIT EEEE**

Jeff Aprati <japrati@ci.sandy.or.us>

Fwd: File Number: 20-028 SUB/TREE/FSH/PD The Views PD

Kelly O'Neill Jr. <koneill@ci.sandy.or.us>
To: Jeff Aprati <japrati@ci.sandy.or.us>

Sun, Feb 14, 2021 at 6:37 PM

Fyi..

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

From: 'JVA' via Planning <planning@ci.sandy.or.us>
Date: Sun, Feb 14, 2021, 5:29 PM
Subject: File Number: 20-028 SUB/TREE/FSH/PD The Views PD
To: planning@ci.sandy.or.us <planning@ci.sandy.or.us>

City of Sandy
Planning Division & City Council Members
<39250 Pioneer Boulevard>
Sandy, OR 97055

Email comments to: planning@ci.sandy.or.us**File Number: 20-028 SUB/TREE/FSH/PD The Views PD**

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With no legal recourse and zero HOA obligation terms, which include on-site dog parks, public recreational parks, and trails, this will add an increased amount of traffic flow on a small street like Vista Loop. The long-term impact and additional liabilities will eventually get passed on to the city, its taxpayers, and unfortunately the residents on Vista Loop Drive.

Thank you for your guidance and representation on behalf of the Sandy taxpayers, and residents on and near the proposed development on Vista Loop Drive. Your time and service to our wonderful city is greatly appreciated.

20-028 SUB/TREE/FSH/PD The Views PD

John & Christine Andrade Date: 02-13-2021
Address:

2/16/2021

City of Sandy Mail - Fwd: File Number: 20-028 SUB/TREE/FSH/PD The Views PD

18509 Ortiz Street
Sandy, Oregon 97055

Contact Info:
PO Box 326
Sandy, OR 97055
503-516-7629

johnnyco82@yahoo.com

Additional Comments:

Please don't allow developers to turn highway 26 into a mirror image of when entering Gresham. Not very appealing to families looking for an alternative place to live with nice size lots. Entering Sandy from Shorty's corner should draw people in, not make them glad to be "just passing through".


 **File_20-028_Andrade.pdf**
1434K

EXHIBIT FFFF

City of Sandy
Planning Division & City Council Members
39250 Pioneer Boulevard
Sandy, OR 97055

Email comments to: planning@ci.sandy.or.us

File Number: 20-028 SUB/TREE/FSH/PD The Views PD

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20-028 SUB/TREE/FSH/PD The Views PD

Gerald R. and Judith A. Dittbenner

Gerald and Judy Dittbenner
41545 SE Vista Loop Dr.
Sandy, OR 97055

Date 2/15/2021

PS: I was born and raised in Hood River Valley and lived in California for forty years. I certainly do not want to see Sandy become another unplanned town with row houses, small apartments mixed in with nice homes. "Sandy should consider hiring a new City Planner".

**EXHIBIT GGGG**

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

Feedback on proposed "The Views" development

sos.gabriel@frontier.com <sos.gabriel@frontier.com>

Tue, Feb 16, 2021 at 10:16 AM

To: "planning@cityofsandy.com" <planning@cityofsandy.com>, "sos.gabriel@frontier.com" <sos.gabriel@frontier.com>

All,

I am writing to you in strong opposition of the proposed "The Views" Planned Development.

As a property owner of over 40 years at the above address, I own a nearly 7 acre parcel of land at the SE tip of the proposed Lower Views development. This land was purchased from Norma Lauzon Fleishman in 1980 as the last piece of the small Luzon Ln. community. We built a house on the property a year later. I also have quite a bit of familiarity about the Vista Loop neighborhood as my father-in-law purchased a 5 acre parcel on Vista View Court in 1989 and built a house on it in 1990.

I have attended the last two planning commission meetings and listened to the presentations and discussions from the developer, the city, and public testimony. As the Sandy City Council is now prepared to make a decision, I want to share my concerns on the record based on consideration of facts presented, the concerns raised by residents, and my personal observations.

Please consider the following feedback when making a decision about "The Views" planned development.

Thanks,
Sue Gabriel

**TheViews Feedback.docx**

19K

From: Sue Gabriel
19300 SE Longstreet Ln.
Sandy, OR 97055
503 668-9351

February 12, 2021

To: City of Sandy
Planning Division
39250 Pioneer Boulevard
Sandy, OR 97055
planning@cityofsandy.com

Re: Proposed "The Views Planned Development (PD)"

I am writing to you in strong opposition of the proposed "The Views" Planned Development.

As a property owner of over 40 years at the above address, I own a nearly 7 acre parcel of land at the SE tip of the proposed Lower Views development. This land was purchased from Norma Lauzon Fleishman in 1980 as the last piece of the small Luzon Ln. community. We built a house on the property a year later. I also have quite a bit of familiarity about the Vista Loop neighborhood as my father-in-law purchased a 5 acre parcel on Vista View Court in 1989 and built a house on it in 1990.

I have attended the last two planning commission meetings and listened to the presentations and discussions from the developer, the city, and public testimony. As the Sandy City Council is now prepared to make a decision, I want to share my concerns on the record based on consideration of facts presented, the concerns raised by residents, and my personal observations.

Concerns

- 1) **Traffic Safety** due to additional traffic on Vista Loop and coming on/off Hwy 26.
 - a) There have been a significant number of traffic accidents, including fatalities, between Sandy and Shorty's corner. This was one of the reason this section of Hwy 26 was part of the recently expired safety corridor. Vehicles typically travel 60+ mpg as they pass Vista Loop. It is very risky to have to turn without a right-turn lane, as planning commissioner Lesowski, who he passes by that intersection regularly, noted in a previous meeting.
 - b) As was also noted, there used to be a slip lane from the highway to Vista Loop that came to an instant stop sign. It was not safe, so ODOT replaced it with a tee intersection several years ago. When safety concerns were raised in the previous meeting, the developer did not feel they should be responsible since they had invested in the previous upgrade from a slip lane to a hard-right with no right turn lane.
 - c) One way or another, whether ODOT funded or developer funded, a traffic study should be performed based on the density changes and appropriate corrective action taken.
 - d) Vista loop has been in bad shape for decades and is already oversaturated with traffic. The west end already has dozens of cars parked on the side of the road. The developer plans to fix only a

small portion of Vista Loop as part of the development. If this development is approved, there needs to be a stipulation that all of Vista Loop be re-paved to support additional traffic.

- e) The amount of traffic on Hwy 26 continues to increase due to population increases and mountain recreation. Bringing in additional traffic between Shorty's Corner and Sandy will only increase the risk of an accident and provide further deterioration of Vista Loop.

2) **Pedestrian Safety**

- a) There is no sidewalk along Vista Loop. Additional vehicle traffic adds risk to pedestrians.
- b) There is no sidewalk from the west end of Vista Loop to the city of Sandy. This concern was raised back when the agricultural housing was built. As we foresaw, it would be common for folks living in that development to walk into Sandy. It continues to concern me when I see mothers and children try to navigate that by foot. I have both walked and biked to Sandy and never felt safe.
- c) With additional apartments included in part of the PD, we should expect that many will need to walk or bike to Sandy to connect with SAM. To safely support this, a sidewalk needs to be constructed.

3) **Planned Development (PD) designation**

- a) Code 17.64.40 – C specifically says PDs should be targeted to properties with Village designation. This property is designated SFR. When Chairman Crosby inquired about this, the city Attorney cited another statute that he feels allows it. Why not honor the original intent put forth in a recent comprehensive plan. There was probably a good reason this property was not given a Village designation.
- b) The original plan presented by the developer was to require zoning change from SFR to PD designation. The morning of the second planning commission meeting, Mac Even from Even Better Homes met with some neighboring property owners and offered to change the apartments from 3 stories to 2 stories in order to reduce concern of some neighbors. That action changed the overall density request and thereby nullified the need to meet an "outstanding" designation.
- c) This may not be relevant now given some proposed changes that have been suggested; either way, I don't think this merits an "outstanding" designation nor does it justify a zoning changes to allow for smaller lot sizes.
- d) Existing neighbors who understood that the proposed development property is designated SFR need to be heavily considered. Their quality of life, safety and property values may be negatively impacted by such a large development in a bucolic neighborhood.

- e) There are several other sites deemed Village or high density that are available for development that don't require any code exceptions or traffic concerns and have access to public transportation.

4) Ingress/Egress

- a) In addition to the traffic concerns specified for the general public, I have come to learn there is a new concern that the current plan does not include both an ingress/egress. This provides a significant concern that in case of a fire or other emergency, there would only no way for the fire department to safely get in / out.
- b) I understand there has been some consideration of providing another egress by connecting to Longstreet Ln. / Luzon Ln. This does not seem like a viable option, would require an easement through my neighbor's property, and require paving and tree removal on Longstreet and Luzon Ln.

5) Wildlife / Environmental Concerns

- a) Wildlife (deer, bears, cougars, coyotes) and native plants are prevalent in the proposed area. This development would further encroach on their habitat.
- b) Concerns have been expressed to DEQ that land adjacent to the development was used for years as a private dump and includes several tanks that might be leaking. This needs to be considered to make sure there isn't any hazardous waste that provides a safety concern.

6) Community Feedback

- a) The overwhelming majority of feedback from residents on Vista Loop is that this is not an appropriate development for their neighborhood. I agree whole heartedly that despite some of the proposed amenities, that this would negatively impact their quality of life. They do understand that some development is inevitable, but this high density proposal does not make sense for all the reasons that have been cited.

Questions

- 1) What is the city's position on whether a right-turn lane is required for this development to proceed?
- 2) What is current state of ODOT traffic study?
- 3) What is plan to ensure required ingress / egress to The Views?
- 4) Would you consider putting in a sidewalk from Vista Loop to the highway?
- 5) Why do you feel it's appropriate to approve zoning changes (e.g. reduced lot sizes)?
- 6) Wouldn't it be more prudent to have a PD like this on land that does not pose the same safety concerns and does not negatively impact the current residents in that neighborhood?
- 7) Several concerns have been surfaced about the HOA. What risk is in place with the current proposal from the city's perspective?
- 8) There have been mixed messages about whether the general public would be welcomed to join in "The Views" amenities (viewing area, dog park). What is the position of city / developer on this?

Conclusion

Based on the points listed herein, I strongly oppose the Views planned development. I do appreciate the concept of a planned development, but don't feel this site is appropriate.

Thanks for your consideration. I trust that you'll consider all the facts presented along with the public testimony in making your decision.

Regards,

Sue Gabriel

EXHIBIT HHHH

City of Sandy
Planning Division & City Council Members
39250 Pioneer Boulevard
Sandy, OR 97055

Email comments to: planning@ci.sandy.or.us

File Number: 20-028 SUB/TREE/FSH/PD The Views PD

City Council Members,

As a long time city taxpayer and resident near the proposed development on Vista Loop Drive, I/We ask that the City of Sandy, Oregon deny the proposal put forth by Even Better Homes, Inc. for a Planned Unit Development - Low Density Housing development. **File Number: 20-028 SUB/TREE/FSH/PD The Views PD.**

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Thank you for your guidance and representation on behalf of the Sandy taxpayers, and residents on and near the proposed development on Vista Loop Drive. Your time and service to our wonderful city is greatly appreciated.

20-028 SUB/TREE/FSH/PD The Views PD

Name or Names:

Valerie J. Walberg Date 2-8-2021

_____ Date _____

Address: 4188 SE VISTA LOOP DR
Contact Info: SANDY, OR
97055

RECEIVED
FEB 16 2021
City of Sandy

EXHIBIT IIII

City of Sandy
Planning Division & City Council Members
39250 Pioneer Boulevard
Sandy, OR 97055

Email comments to: planning@ci.sandy.or.us

File Number: 20-028 SUB/TREE/FSH/PD The Views PD

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20-028 SUB/TREE/FSH/PD The Views PD

Name or Names:

Bob +
Bonnie Eichel Date 2/8/21

Ph. 503-668-4103

_____ Date _____

Address:

Contact Info:

41515 S.E. Vista Lp. Dr.
Sandy, Oregon
97055



EXHIBIT JJJJ

COMMENT SHEET for File No. 20-028 SUB/TREE/FSH/PD:

we would like to know, how on earth everybody is going to get out of vista lp. onto highway 26. Even with a lite, it will be a long back up. Please, no more houses or apartments. we love our vista lap the way it is.

Bonnie Eichel

- cars parked in the road - NO
- what about the sewers, can the sewers take all those toilets and washer & dryers, dishwashers. I don't think they were made for that many residences.

Bonnie Eichel

Your Name

Bonnie Eichel

Phone Number

503-668-4103

Address

41515 S. E. Vista lp. Dr.

APPLICABLE CRITERIA: Sandy Municipal Code: 17.12 Procedures for Decision Making; 17.18 Processing Applications; 17.20 Public Hearings; 17.22 Notices; 17.30 Zoning Districts; 17.34 Single Family Residential (SFR); 17.56 Hillside Development; 17.60 Flood and Slope Hazard Overlay; 17.64 Planned Development; 17.80 Additional Setbacks on Collector and Arterial Streets; 17.82 Special Setbacks on Transit Streets; 17.84 Improvements Required with Development; 17.86 Parkland and Open Space; 17.90 Design Standards; 17.92 Landscaping and Screening; 17.98 Parking, Loading, and Access Requirements; 17.100 Land Division; 17.102 Urban Forestry; 15.30 Dark Sky Ordinance



EXHIBIT KKKK

COMMENT SHEET for File No. 20-028 SUB/TREE/FSH/PD:

I have concerns about the environmental impact of the commercial oil & gas tanks from gas stations that were left in Ravines that may be on the property; or at the very least were rolled off the property on to lands NE & E.

And the pit of appliances that were burned on the property. Waters from that land runoff feed cedar creek; and the fish hatchery

I would appreciate advance notice by city officials when they want to come on to my property. Current recorded appearances are at the least rude & inconsiderate.

STEVE FLOWRA

503 668 4477

Your Name

Phone Number

42055 SE Luzon Ln Sandy, OR 97055

Address

APPLICABLE CRITERIA: Sandy Municipal Code: 17.12 Procedures for Decision Making; 17.18 Processing Applications; 17.20 Public Hearings; 17.22 Notices; 17.30 Zoning Districts; 17.34 Single Family Residential (SFR); 17.56 Hillside Development; 17.60 Flood and Slope Hazard Overlay; 17.64 Planned Development; 17.80 Additional Setbacks on Collector and Arterial Streets; 17.82 Special Setbacks on Transit Streets; 17.84 Improvements Required with Development; 17.86 Parkland and Open Space; 17.90 Design Standards; 17.92 Landscaping and Screening; 17.98 Parking, Loading, and Access Requirements; 17.100 Land Division; 17.102 Urban Forestry; 15.10 Dark Sky Ordinance

RECEIVED FEB 16 2021

City of Sandy

EXHIBIT LLLL

City of Sandy
Planning Division & City Council Members
39250 Pioneer Boulevard
Sandy, OR 97055

Email comments to: planning@ci.sandy.or.us

File Number: 20-028 SUB/TREE/FSH/PD The Views PD

City Council Members,

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20-028 SUB/TREE/FSH/PD The Views PD

Name or Names:



Date 2-8-21

18260 SE VISTA VIEW CT. SANDY
503. 953. 6103

Date _____

Address:

Contact Info:

RECEIVED
FEB 16 2021
City of Sandy

EXHIBIT MMMM

City of Sandy
Planning Division & City Council Members
39250 Pioneer Boulevard
Sandy, OR 97055

Email comments to: planning@ci.sandy.or.us

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20-028 SUB/TREE/FSH/PD The Views PD

Name or Names:

Christie Anderson Date 2-14-21

Johnny Date 2/14/21

Address: 18509 ORTIZ ST. Sandy, OR 97055

Contact Info: PO BOX 326, Sandy, OR 97055
503-516-7629 johnny082@yahoo.com

Additional Comments: