

EXHIBIT UU

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

John Knapp

That was awfully nice of you,
but- you didnt have to name a
street "Bonnie" just because I
"belly ached so much".

Thank you for 26 years of
beautiful Christmas trees.

Bonnie

RECEIVED
OCT 02 2020
City of Sandy

Babe Bonnie Lichel
Your Name

503-668-4103
Phone Number

41515 S.E. Vista Ln. 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; 17.102 Urban Forestry; 15.30 Dark Sky Ordinance

EXHIBIT VV

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

I HAVE MIXED FEELINGS ON THIS.
THE VISTA LOOP WOULD BE MY CHOICE.
THE AREA BEHIND Johnson RV. IS WILD AND
~~SHOULD~~ SHOULD STAY WILD - ELK AND DEER,
NEED HABITAT TO TRAVEL UNNOTICED.
HOUSES WOULD BRING TRAILS AND UNNEEDED
MOVEMENT OF PEOPLE. LEAVE THAT AREA
WILD.

RECEIVED
OCT 29 2020

City of Sandy

JERRY CARLSON

Your Name

503-260-4993

Phone Number

MAIC - ~~PO BOX 280~~ PO, BOX 280

Address

BRIGHTWOOD OR, 97011

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 WW

NEW HOUSING PROPOSAL

20-028 SUB/TREE/FSH/PD



There have been 3 letters (9/8/2020, 9/24/2020, 10/21/2020) proposing housing development on land adjacent to Vista Loop Dr. Each has very confusing descriptions of the properties.

"The applicant proposes constructiong 120 single family dwellings(32 attached dwellings and 88 detached dwellings) and 48 multi family dwellings on two lots."

120 single family dwellings and 48 multi family dwellings adding up to 168 dwellings, not 120!

The notices also state that the land is currently zoned "SFR, Single Family Residential" yet goes on to state that 48 units are to be "Multifamily dwellings". This is inconsistent with the zoning.

To further add to the confusion, the included map shows 122 lots. Which ones are being developed? Some, all, or are some not even on the map? The contradictory nature of these inadequate descriptions leaves me wondering about the acuracy of this entire project.

Lot 72 appears to be in the FSH zone. Is this to be developed? Will it be in the future? There are just too many unanswered, inaccurate issues here.

SE Vista Loop Dr. is a narrow street without a sidewalk. It is frequented by the residents for walking dogs and for exercise as it has been for many, many years.

The addition 120+(?) homes would add well over 120 cars and would put an overwhelming demand on a street that is not designed to handle that much car traffic.

With the addition of families, school aged children are inevitable. Where is a bus stop planned? Nobody wants dozens of children in front of their homes waiting for the bus to arrive each morning.

Parking presents another problem. The apartments on the west end of Vista Loop were promised adequate parking space. This was never realized as 30 cars are parked on Vista Loop nightly. Two lane traffic is impossible. Emergency response is limited at times. How is this being addressed in the new houses. By the time you factor in multiple cars per family you are probably talking about 200+ cars.

The proposed "THE VIEW DR.", on the eastern property, is very close to neighboring houses and looks to be very narrow. It would create a stream of noise, lights, and be an eyesore to those properties. The proposed "KNAPP STREET", on the western property, looks to be aimed directly into my driveway

NEW HOUSING PROPOSAL

and front windows at 41613 SE Vista Loop Dr. This would create the same noise and lights issue, let alone the use of my driveway being used for a 'turnaround'. Both of these new streets would also produce traffic jams daily. The exit from the eastern end of Vista Loop to hwy 26 backs up as it stands today. Put 200 more cars into that equation.

The newly built Doug Fir Apts (approx 25 units) has already increased car traffic on Vista Loop. The speed limit is definitely not being enforced. Cars whip through the area well over 25mph regularly. Without a sidewalk, this certainly increases the risk of injuries and fatalities to walkers. Again I must mention, 200 more cars!

The addition of more houses invites more crime to the area. This is a reality. Is the police department ready to handle this? Are they on board with this proposal and what actions are being taken to tackle this additional burden?

Is the fire department ready for the addition of more houses? What about emergency services?

Public utilities are another problem. Can the current water facilities handle this influx of 120+ new homes? Where is the water coming from? The official Sandy website suggests that most all of Vista Loop is "generally" not serviced by the Bullrun watershed but will that water be used to accommodate the new demand? There have been reports of cryptosporidium detected in the Bullrun watershed and the idea of a new treatment plant has been thrown around but nothing is in place.

Is the current electric grid ready to handle the new demand created by 120+ new homes? Is PGE aware?

Is the current gas supply ready for this additional demand? Is NW Natural in the loop?

Where are the new sewer lines to be run. There is a huge downslope from Vista Loop to the eastern portion of this proposed project. After talking with contractors I discovered that the pipes would have to be 20-30 feet deep. Is this even reasonable?

This proposal would completely destroy the bucolic community that has lived and enjoyed the semirural nature of our homes and views of the surrounding land for years. It puts a huge strain on utilities and public services. It dislocates wildlife and creates an ugly crowded housing tract. It also stands in stark contrast to the "Sandy Style" code that is imposed elsewhere in the town. I am not in favor of creating a town with nothing but crowded houses and gas stations. I have not heard one single resident in favor of this plan. Most are VERY angry.

Please reject this proposal. It goes beyond reasonable, responsible housing in

NEW HOUSING PROPOSAL

an area where it just doesn't fit.

John and Linda Barmettler
41613 SE Vista Loop Dr.
Sandy, OR 97055
(503)800-8555

EXHIBIT XX

October 29, 2020



To whom it may concern,

The astonishing number of housing that has been proposed to place on our quarter mile small stretch of Vista loop drive comes as a big surprise. The number of housing units will not fit our street load. We already have people speeding on our street since the build of the apartments. It has changed the formality of the neighborhood and continuing to add more to it will increasingly separate our neighbors. We are completely against more housing/apartments being put on vista loop drive especially a whole 120 units!

We know that Sandy is a funnel and we have seen increasing traffic especially on the weekends backing up all the way to Calamity Janes and sometimes further East in the last few years. As well as many fatalities in this area of 26 getting off and on the highway. This traffic last for hours and makes it hard for families who have lived on this street, some for decades, to get in and out of our street. As well as making it dangerous. Adding more cars to this problem by 240 (estimating 2 per family) will make it an even greater risk and congestion in this area.

This area was dedicated farmland since the beginning, and it is sad how Sandy is getting overcrowded and now it is continuing to spread. We highly recommend you rethink this project and not settle for the Dollar. Don't let the dollar overpower the quality of life!

Sincerely,

Dustin and Bonnie Bettencourt
41460 SE VISTA LOOP DR.
SANDY, OR 97055

Housing Proposal on Vista Loop Drive

RECEIVED
NOV 03 2020

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

City of Sandy

We do not want to have a city on our route.
- I am in agreement with my neighbor concerning the amount of housing and the direction of the area.

1. The road is too narrow -

2. No sidewalks

3. Land is currently zoned Single Family Residential -

4. No parking on Vista Loop Dr. or on my private lawn.

5. Do you have a large playground for children - far off Vista Loop Dr.?

6. Knapp St needs to go further East so that no car lights overpower front windows or run into our drive ways.

7. Before you start a program on East Vista Loop... work should be redone on West Vista. Twenty-thirty cars "extra" evening and Sat. & Sun.!! Four cars side by side doesn't work

8. John and Linda Barmettler have done much to add items that I am in agreement with

9. Single homes 4 to 6 on each acre could be acceptable & look nice. 10 full highway right on Hwy 26, East side.

Georgina M. Luthersland 503-668-4875

Your Name

Phone Number

41601 SE Vista Loop Dr. Sandy, OR 97055-6422

Address

my change on your map.

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

Site Plan

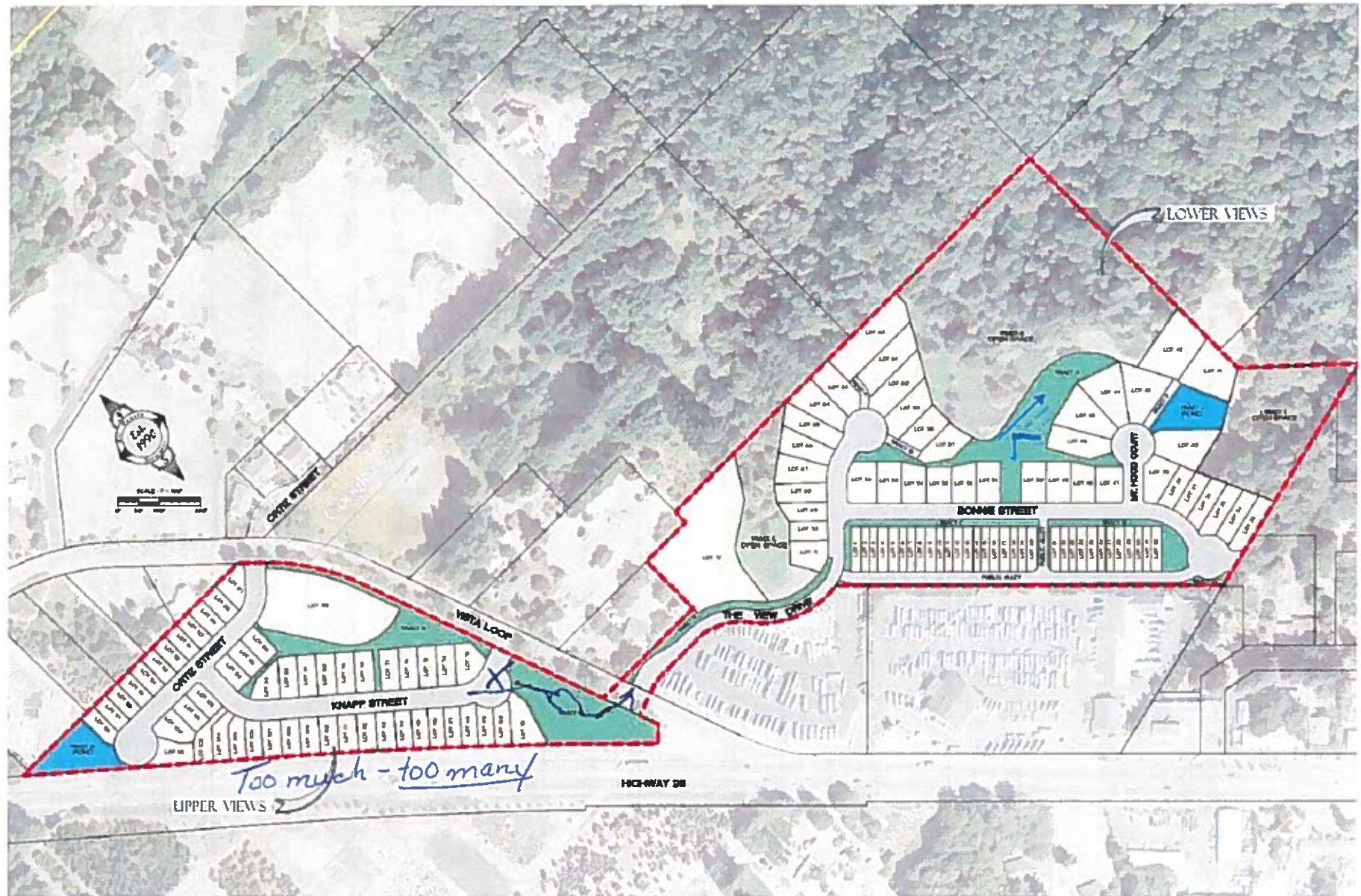


EXHIBIT ZZ

City of Sandy
Planning Division
39250 Pioneer Boulevard
Sandy, OR 97055

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

As a 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.** The city should make every effort to maintain the current tax base and home investment appeal by preserving the noted and in-place zoning for SFR, Single Family Homes, while not permitting any additional dense development on Vista Loop Drive, Sandy OR. 97055.

Sandy is known for having a little town feel, so why allow Even Better Homes to line our city roadways with high density, chicken-coop style housing? This will only lower the area tax base with smaller lot sizes that eventually turn into rental properties, all while decreasing the surround home values and increasing the crime rate in the area.

Proposed Low Density Residential vs. Currently Zoned Single Family Residential

The average family consisted of **3.14 persons** per the 2019 The U.S. Census Bureau, while the average vehicle per household is **2.28 vehicles**.

- Proposed Low Density Residential:
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- * This does estimates for long-term visitors, street parking and other activities*

That is an estimated increase of 377 people and 274 vehicles in an area less than an eighth of a mile.

- Approved Single Family Residential:
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Please consider the overall impact to Vista Loop Drive and the current residents who have moved to this area to avoid high density growth. Thank you, City of Sandy Planning Commission for your consideration in declining this new development request from Even Better Homes, Inc. **File Number: 20-028.**

Name: *Gerald and Judith Dittbenner*

Address: *41545 SE. Vista Loop Dr. Sandy, OR 97055*

Contact Info:

H - 503-826-0596
C - 503-701-6234



EXHIBIT AAA

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

File #: 20-028

1 message

Kim Turin <kimmturin@gmail.com>
To: planning@ci.sandy.or.us

Fri, Nov 6, 2020 at 11:17 AM

Dear Planning Division,

We are residents and city taxpayers near the proposed development on Vista Loop Drive. We recently became aware of a proposal put forth by Even Better Homes, Inc for a Planned Unit Development-low density Housing development. Seriously? Is this actually being considered? If so, we are adamantly requesting this proposal be DENIED! It would be in the city's best interest to maintain the current tax base and home investment appeal by preserving the already in place zoning for Single Family Homes and not permitting any additional dense development on Vista Loop Drive. You already allowed for an apartment complex that ruined the nature of Vista Loop, so we are asking you don't make the same mistake again. Sandy has very few areas of higher taxed lots so why lower the area tax base with smaller lot sizes and high density cookie cutter style houses? It just doesn't make sense. Please dont allow Even Better Homes to ruin Vista Loops small town country feel and decrease the surrounding home values. Please consider the overall impact to Vista Loop Drive and the current residents who have intentionally moved to this area to avoid high density growth. You've already allowed enough with the current apartment complex. Thank you for your consideration and again, we request that you deny this new development request from Even Better Homes, Inc., File number: 20-028.

Thank you,

Tony and Kim Turin

503-544-5340

[18235 SE Vista View Ct, Sandy, OR 97055](https://www.ci.sandy.or.us/18235)

EXHIBIT BBB

City of Sandy
Planning Division
39250 Pioneer Boulevard
Sandy, OR 97055

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

As a 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.** The city should make every effort to maintain the current tax base and home investment appeal by preserving the noted and in-place zoning for SFR, Single Family Homes, while not permitting any additional dense development on Vista Loop Drive, Sandy OR. 97055.

Sandy is known for having a little town feel, so why allow Even Better Homes to line our city roadways with high density, chicken-coop style housing? This will only lower the area tax base with smaller lot sizes that eventually turn into rental properties, all while decreasing the surround home values and increasing the crime rate in the area.

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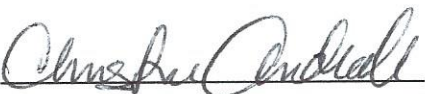
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Please consider the overall impact to Vista Loop Drive and the current residents who have moved to this area to avoid high density growth. Thank you, City of Sandy Planning Commission for your consideration in declining this new development request from Even Better Homes, Inc. **File Number: 20-028.**

Name: John & Christine Andrade

 Date 11/7/2020  Date 11-7-2020

Address: 18509 Ortiz Street, Sandy, OR 97055
Contact Info: johnnyco82@yahoo.com – 503-516-7629

EXHIBIT CCC

City of Sandy
Planning Division
39250 Pioneer Boulevard
Sandy, OR 97055

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

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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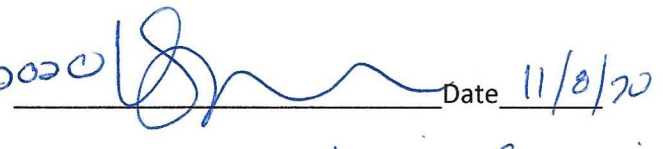
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Please consider the overall impact to Vista Loop Drive and the current residents who have moved to this area to avoid high density growth. Thank you, City of Sandy Planning Commission for your consideration in declining this new development request from Even Better Homes, Inc. **File Number: 20-028.**

Name:

 Todd Springer Date 11-08-2020  Date 11/8/20

Address: 18519 Ortiz St. Sandy, OR 97055

Contact Info: Todd Springer 971-409-1356 toddalisa33@gmail.com

 Lisa Springer

**EXHIBIT DDD**

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

Fwd: comments: File No. 20-028 SUB/TREE/FSH/PD The Views PD

Shelley Denison <sdenison@ci.sandy.or.us>
To: Planning <planning@ci.sandy.or.us>

Thu, Nov 12, 2020 at 7:46 AM

Marisol,

Here's a comment for 20-028. Thanks!

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

From: **Rick** <mtn_hiker@hotmail.com>

Date: Mon, Nov 9, 2020 at 1:43 PM

Subject: comments: File No. 20-028 SUB/TREE/FSH/PD The Views PD

To: <sdenison@ci.sandy.or.us>

City of Sandy, Planning Dept:

I am a Civil Engineer (ret) and I have lived on SE Vista View Court (which is north of Vista Loop Drive and west of The Views planned development) for 22 years.

My comments on The Views development:

Vista Loop has no sidewalks or street lights and is very narrow. My neighbors and I, including residents of 54 unit Sandy Vista and 24 unit Doug Fir apartments enjoy walking on the road, no doubt future residents of The Views would do the same - adding to a safety issue that already exists. The primary access to Hwy 26 will likely be the east-end of Vista Loop, however some residents of The Views are bound to use the west entrance/exit, as do residents of the existing Ortiz St. This will increase traffic at the congested west-end where it is already less than full width due overflow parking on both sides from the Sandy Vista apartments. Vista Loop is poorly maintained and has several sink holes in the traveled portion of the street - likely caused by previous sewer construction. It is reasonable to expect that added traffic will worsen its condition. Paying for any upgrades or improvements to Vista Loop, necessary to support this subdivision, should not fall on the citizens of Sandy.

Access onto Hwy 26 to the east is problematic. The speed limit is 55, but in reality vehicles are traveling much faster. Making turns into traffic at this point is very hazardous because of the traffic speed and limited sight distance to the east. The recent realignment of the exit off of Hwy 26 from the west bound lanes has made exiting onto Vista Loop hazardous; requiring drivers to slow for the turn while still in fast moving traffic - there is no deceleration lane any more. The addition of 168 families will create ample opportunity for high speed accidents at this intersection. As noted, the intersection at the west of Vista Loop is already very congested. High speeds on Hwy 26 here also create a dangerous situation which adding additional cars will exacerbate.

It is 0.7 miles from the end of sidewalks at Ten Eyck to the west end of Vista Loop. Due to the narrow shoulder, walking east puts one just two to three feet from Hwy 26 traffic

traveling at highway speed. I have personally walked this in the rain on dark nights and it is truly frightening. The City has announced planned sidewalks and traffic calming over the years. Neither has happened, and is one reason I strongly oppose the addition of an approximately 600 people and 300 cars onto Vista Loop (my estimate). The infrastructure to connect so many more families to the rest of the City does not exist.

Creating housing for over 600 people on tiny lots on land presently in the Comprehensive Plan as "Low Density Residential" will blight a very livable part of the City. It is appropriately designated low density and in planning for development here regulatory requirements should be observed and maintained. This part of the City is far away from city core services and resources, has no safe pedestrian access and lacks the public amenities that will be desired by the new 168 families. The small green spaces and trails proposed within The Views are not adequate for such a large number of families. In my estimation this will result in a large number of under-served citizens that will detract from the livability in this part of Sandy and who will, rightly, lobby the City to provide the infrastructure they should have. Estimates of the cost of sidewalks and traffic calming has been reported and are substantial and beyond what the City has been able to fund. This is not a cost that the existing citizens of Sandy should be expected to pay for without developers paying an allocatable share. It does not appear that this is part of the development plan. In fact the developer proposes not to build any sidewalks exterior to the project.

In my opinion, this development is poorly conceived and will have impacts that have not been thought through, nor mitigations proposed. This project has far too many people to be viable for its location. Therefore, I recommend that the City deny all zoning variances and reject the proposed project as being negatively impactful on several levels and not meeting Sandy's standards for livability.

John R Eskridge, PE (retired)

[18265 SE Vista View Ct.](#)

[971-940-4787](#)

--

Shelley Denison
Associate Planner

City of Sandy
Development Services Department
[39250 Pioneer Blvd](#)
[Sandy, OR 97055](#)
503-783-2587
sdenison@ci.sandy.or.us

EXHIBIT EEE

Planning Division
39250 Pioneer Boulevard
Sandy, OR 97055

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

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Name:

James M. Walton Date 11/19/20 Janine M. Walton Date 11/19/20

Address:

Contact Info:

↓
503-563-7668

18245 SE. Vista View Ct.
Sandy, OR 97055

EXHIBIT FFF

City of Sandy
Planning Division
39250 Pioneer Boulevard
Sandy, OR 97055

RECEIVED
NOV 20 2020

City of Sandy

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

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Name:

_____ Date _____ Date _____


Address: 18260 Vista View Dr.
Sandy, Oregon 97055
Contact Info:  (ED DEWART) 11-16-20

EXHIBIT GGG

City of Sandy
Planning Division
39250 Pioneer Boulevard
Sandy, OR 97055



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

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Name: G. Manley

Address: 41361 SE Vista Loop DR

Contact Info:

City of Sandy
Planning Division
39250 Pioneer Boulevard
Sandy, OR 97055



EXHIBIT HHH

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

As a 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. The city should make every effort to maintain the current tax base and home investment appeal by preserving the noted and in-place zoning for SFR, Single Family Homes, while not permitting any additional dense development on Vista Loop Drive, Sandy OR. 97055.

Sandy is known for having a little town feel, so why allow Even Better Homes to line our city roadways with high density, chicken-coop style housing? This will only lower the area tax base with smaller lot sizes that eventually turn into rental properties, all while decreasing the surround home values and increasing the crime rate in the area.

Proposed Low Density Residential vs. Currently Zoned Single Family Residential

The average family consisted of **3.14** persons per the 2019 The U.S. Census Bureau, while the average vehicle per household is **2.28** vehicles.

- Proposed Low Density Residential:
 - Tax Lot 500 would account for 49 Low Density Lots, 154 people, and 112 vehicles.
 - Tax Lot 200 would account for 71 Low Density Lots, 223 people, and 162 vehicles.
** This does estimates for long-term visitors, street parking and other activities*

That is an estimated increase of 377 people and 274 vehicles in an area less than an eighth of a mile.

- Approved Single Family Residential:
 - Tax Lot 500 and 200 can provide Single Family Residential homes with higher valued taxable lots (as currently zoned). This will also provide a reduced environmental impact and construction footprint. Preserving the surrounding wildlife, FSH protected areas, and increasing the pleasure and value of moving to the City of Sandy and outlying areas.

Please consider the overall impact to Vista Loop Drive and the current residents who have moved to this area to avoid high density growth. Thank you, City of Sandy Planning Commission for your consideration in declining this new development request from Even Better Homes, Inc. File Number: 20-028.

Name:

Robert Eichel
Bonnie Eichel

11/16/2020

Address:

41515 SE Vista Loop Dr.

Contact Info:

City of Sandy
Planning Division
39250 Pioneer Boulevard
Sandy, OR 97055



EXHIBIT III

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

As a 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. The city should make every effort to maintain the current tax base and home investment appeal by preserving the noted and in-place zoning for SFR, Single Family Homes, while not permitting any additional dense development on Vista Loop Drive, Sandy OR. 97055.

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Please consider the overall impact to Vista Loop Drive and the current residents who have moved to this area to avoid high density growth. Thank you, City of Sandy Planning Commission for your consideration in declining this new development request from Even Better Homes, Inc. File Number: 20-028.

Name: *Georgina G Sutherland*
Address: *41601 SE Vista Loop Dr.*
Sandy, OR. 97055.

Contact Info: *I wrote a long letter, in late October, giving my personal inside for this property. I consider this area Even Better Homes, on Vista Loop Drive to close this development for housing. 48.*

EXHIBIT JJJ

November 19, 2020



To: City of Sandy Planning Commission

RE: FILE NO.: 20-028 SUB/TREE/FSH/PD: The Views PD

We are in complete and total opposition to the Planned Development Application submitted by Even Better Homes.

We purchased our home at 41625 SE Vista Loop in August of this year. We share 2 property lines with the proposed development referred to as "Lower Views".

According to the plans, there will be a 24 unit apartment complex built right at the property line – right at the edge of our back yard and the road into the development will run directly alongside our property. There does not appear to be any space between the property line and where the apartment building parking lot will be. If the Planned Development is approved, our back deck will have a lovely view of the back of an apartment complex, whereas now, we look at Mt. Hood. We were aware of a proposal to build 120 single family homes. We were unable to locate any information regarding an apartment complex or mixed housing units until after the purchase was completed.

We will lose any view we have of the mountain and our property value will most certainly decrease as a result of butting up against a 24 unit complex and parking lot.

We don't believe that the plans adhere to the Planned Development regulations in the following ways:

- **Conservation of Natural Features** - It does not encourage the conservation of natural features. The removal of trees, the building of apartment complexes and parking lots and multi-family dwellings will dramatically change the skyline and the beautiful view for the 3 existing homes nearest to the development. Those of us whose property was grandfathered in as outside of the city limits will lose everything we moved here for.
- **Open Space and Parkland** - It does not provide usable and suitable recreation facilities. One area of "Open Space and Parkland" is a large "hole". It is a steep ravine that couldn't possibly be accessible to varied ability levels and thus should not be considered as usable and suitable. A hole is not "open space and/or parkland".
- **Traffic** – I read the traffic impact analysis. I have worked at Johnson RV for 4 years and am well aware of the traffic issues that we face here, especially on weekends and around the holidays. The report does not take into account the fact that when turning right onto SE Vista Loop Dr from the North, you have to slow down, considerably

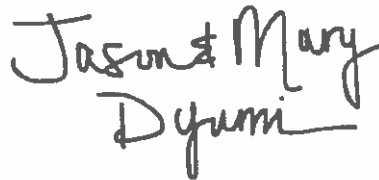
(almost to a crawl), in order to make the turn without encroaching upon or entering into the outgoing lane on Vista Loop Dr. I have personally been in a situation where I narrowly escaped an accident due to the combination of needing to slow down to make the turn during a high traffic time. This intersection is not much different than that of Shorty's Corner or SE Kelso Rd. on HWY 26. There have been multiple accidents at both locations this year alone, resulting in serious injuries and fatalities (one just last night where a longtime Sandy resident lost her life). Creating more traffic coming in and out of this SE Vista Loop will be hazardous.

- **Parking** – We already have a major parking issue at the other end of Vista Loop Dr. due to overflow parking from the apartments at that end. The same thing will happen here. I worry that overflow parking will filter out onto SE Vista Loop Dr. Our house is the first house that will be affected, as there is grass between our barrier trees and the street. **WE DO NOT** want our beautiful home and the area in front of it to become overflow parking so that a developer and land owner can make money.

Please, we urge you to keep the zoning in this area to single family homes only!

We should not have to lose our version of the American Dream, so that a developer can further his. There has to be a compromise.

Regards,

A handwritten signature in black ink that reads "Jason & Mary Dyami". The signature is written in a cursive, flowing style.

Jason & Mary Dyami
41625 SE Vista Loop Dr.
Sandy, OR 97055

EXHIBIT KKK

December 7th, 2020

TO: Sandy City Council

FROM: Chris Anderson and Jason Shuler
Owners of The Shuler Building and John L. Scott Sandy

SUBJECT: The Views, File #20-028

Dear Sandy City Council,

As business owners and long-time Realtors of the City of Sandy, we are writing to you in support of the future development, The Views (File #20-028). We have been Realtors in the Sandy/Portland Metro area for over 30 years and understand the benefit that this development could bring to the affordable housing sector in the City of Sandy. As you may know, there is a housing shortage in the Portland Metro area, primarily in the affordable housing sector. The Views project will add all housing types, including apartments, townhomes, smaller lots, and larger lots.

In an article by The Oregonian, Whitney Minnich of John L. Scott in Oregon City made the point, “At the end of the day, Oregon can’t build homes fast enough to accommodate our growing population. Before the pandemic, one permit to build a new home was issued for every three new jobs in our area, and the historical average is one for every two jobs.” ([The Oregonian, 3](#)). The inability for property development has led to a minimal market for affordable homes, in which low inventory is forcing home buyers to either put off their home buying decision, or make hasty decisions on a home that may not be right for them. The Views would be in an optimal area to bring growth and new opportunity for home buyers looking to relocate to Sandy.

Owning The Shuler Building and other real estate in Sandy offers us a unique perspective on the discussion of new developments in the City of Sandy. In our building alone, we have tenants that include Avant Property Management, John L. Scott Sandy, and American Pacific Mortgage. Collectively, we have seen how the housing shortage has affected the City of Sandy, and the growth that has come to this city in the last several years. The low inventory of homes in this area has notably increased the median cost to purchase a home, making it difficult for many groups to make the home purchase they were anticipating. According to The Oregonian, “The median cost to buy a Portland metro home jumped 5.7%, to \$433,500, when comparing the first nine months in 2020 to 2019, according to Regional Multiple Listing Service (RMLS).” ([The Oregonian, 2](#)). The Views development will give opportunity to those who are looking for homes in the affordable housing sector, small and large homes alike.

As long time community members of the City of Sandy, we fully support the development opportunity for The Views, and hope you will as well. With the growing population in Sandy, this development is much needed to increase the affordable housing sector in our area and allow greater opportunity for a diverse group of home buyers looking to live in our community.

Sincerely,

Chris Anderson and Jason Shuler

Owners

The Shuler Building and John L. Scott Sandy

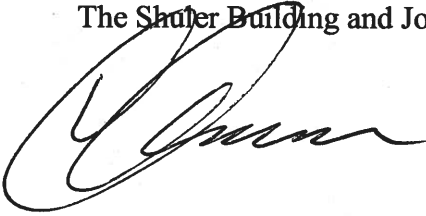
A handwritten signature in black ink, appearing to be a cursive representation of the names Chris Anderson and Jason Shuler, written over the printed text.

EXHIBIT LLL

My name is Kristina Molina and I live at

40304 Therese St

Sandy OR 97055

I have lived in this community and the City for over 40 years and have watched it grow. I went to school out here, raised my family and work in the community. I am writing to you in regards to the subdivision on Vista Loop, The Views and why I am for it.

New homes not only benefit the existing residents but, it also benefits the City and its businesses and creates a ripple effect in the Community where businesses benefit from increased patronage. Revenues of the state, local and federal governments can increase as the result of a housing development by the way of building fees, taxes on workers wages, property taxes and more. In turn, more money can be reinvested into our city and community. This and other properties will be developed in this City, the question is do you want to have a smaller local developer who cares about what he builds or do you want a larger company like a DR Horton to come in and not care much of what they build and allow only the minimal green space they have to. Growth is inevitable and I would rather see a smaller local builder than a giant builder who will pack as many homes in as the code allows. As you are aware, Even Better Homes is building less homes than the code would allow and giving up more land for greenspace than he needed to.

Thank you,

Kristina Molina



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

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

Kelly O'Neill Jr. <koneill@ci.sandy.or.us>

Thu, Dec 10, 2020 at 7:14 PM

To: Chris Mayton <cmayton@ci.sandy.or.us>

Cc: Jerry Crosby <jcrosby@ci.sandy.or.us>, Chris Crean <Chris@gov-law.com>, Shelley Denison <sdenison@ci.sandy.or.us>, Marisol Martinez <mmartinez@ci.sandy.or.us>

Chris - I did not receive a copy of this. Shelley or Marisol, did you receive a copy? If the person doesn't submit it to Planning Staff I am not sure it is even part of the record. I have CC'D Chris Crean to get his input. Mr. Crean what do you think?

You are okay to read this so long as you acknowledge it as ex parte at the beginning of the next meeting. Not really a huge deal.

On Thu, Dec 10, 2020, 7:03 PM Chris Mayton <cmayton@ci.sandy.or.us> wrote:

Hi all,

I started to read this and stopped three sentences in. Did you both receive something like this? Should I read it, delete it, or wait for it to be on the record?

Stay Healthy!

Chris

Chris Mayton

Planning Commissioner
City of Sandy

Begin forwarded message:

From: JVA <johnnyco82@yahoo.com>

Date: December 10, 2020 at 6:25:31 PM PST

To: cmayton@ci.sandy.or.us

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

Hello Chris,

Thank you for volunteering your personal time to serve as a member of the City of Sandy Planning Committee.

I am writing you with regards to the proposed Planned Unit Development **File Number: 20-028 SUB/TREE/FSH/PD The Views PD** on Vista Loop Drive.

Considering the recent findings and information provided during the November 23, 2020 Planning Commission meeting, the level of neighbor-taxpayer concerns has increased. There is a clear attempt on behalf of the developer to slide in Lot 122 (Upper Views) and Lot 72 (Lower Views) under the umbrella of this zoning change request. Lot 122 and its proposed 24-unit apartment building would run the narrow length east of Vista Loop Drive and dramatically change the current homeowner property values. Lot 72 clearly eliminates the view for the current residents and there are no current developer renderings for these barely mentioned apartment buildings "to be built at a later date".

Everyone deserves an opportunity to purchase a nice home in appropriately zoned areas, with the hope and trust that our city planning and council members will make every attempt to maintain and consider the surrounding area when approving such large developments in which they encompass. Planned Unit Development Parks eventually turned over to the City as noted in the 11/23 meeting, recent crime and gun activity reported at the current apartments west on Vista Loop Drive, accidents plus recurring traffic issues east of Vista Loop and Hwy 26 and lost taxable dollars are just a few of the overall concerns. Please consider the long-term liabilities for the city and risk to this neighborhood.

Thank you Chris for your time and please feel free to reach out to me with any questions you may have.

Best regards,

John Andrade

[18509 Ortiz Street](#)
[Sandy, OR 97055](#)
503-516-7629

EXHIBIT NNN

City of Sandy
Planning Division
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

To the Sandy Planning Commission,

We would like to thank the Commission members for volunteering their time in effort to provide guidance and representation on behalf of the Sandy taxpayers, and residents on and near the proposed development on Vista Loop Drive. Although growth within the city limits is inevitable, taxpayers continue to feel concerned regarding quick turn-around developments and potential legal precedence the City of Sandy sets by approving unwarranted zoning changes to meet developer needs, and not the needs or concerns of your fellow neighbors.

I/We ask that the Sandy Planning Commission Members and City Planning Division consider the risk and additional cost burdens associated with such rapid growth and the impact to the surrounding areas. Void of commitment and zero HOA obligation terms regarding on-site recreational parks, including dog parks, trails, and large amounts of additional street parking up and down such a small street like Vista Loop will add liabilities that eventually get passed on to the city and its taxpayers. Thank you for your time and service to our wonderful city.

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

Name or Names:

Pamela Kim York Date 12-9-2020

PO BOX 836
Sandy OR 97055

pkym55@yahoo.com Date _____

Address:

Contact Info:

My mother always said "Give an inch they'll take a mile."
Where does this end? How far will developers push us?
I have owned a home on Vista Loop for 42 years. (41151 SE Vista Loop Drive)

This "dream design" sounds like a night mare for the residents of Vista Loop most who have lived here for decades. Single family development would be appropriate at current density. Any approval for high density is caving in to developers greed, (who are not even from around here). This risks quality of life and the ability of schools, police and fire to serve our community. Just say NO!
Sandy will end up paying for this with higher taxes, except the developers

EXHIBIT 000

City of Sandy
Atten: Kelly O'Neill Jr., Development Services Director
39250 Pioneer Blvd
Sandy, OR 97055

RE: The Views PD, Sandy Project Number 20-028

Dear Mr. O'Neill:

The purpose of this letter is to convey to Planning Staff, Planning Commission, and City Council my thoughts on this project. I have been in the development community for 37 years and have been serving on the Gresham Design Commission for the past 12 years.

I am impressed with the developers desire to create a project that would appeal to multiple income levels and housing needs in Sandy. It appears they are generous with open spaces, play areas and enhanced walkways as well. The variety of homes styles is also very intriguing, all maintained by CC&R's and an HOA. This is what planners and cities hope for, isn't it? Coincidentally, the City of Gresham has an area in their code just for this type of project. It allows some flexibility in the code when there is creativity. It's called "Innovative Housing".

This development will also "pay its way" with regards to the installation of utilities and roads as well as pay in excess of \$700,000 in sanitary sewer fees which I believe will go a long way in helping the City's current sewer problem.

The Views is a chance to see something refreshing and opens up the possibility of more creative solutions in future housing. I support this project and I encourage yours as well.

Sincerely,

Tom Orth, President
Tom Orth Construction, Inc.
26951 SE Forrester Road
Boring, Oregon 97009
Phone: 503-519-4444

tomorth@cascadeaccess.com

"Fine homes since 1983"

EXHIBIT PPP

City of Sandy
Planning Division
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

To the Sandy Planning Commission,

We would like to thank the Commission members for volunteering their time in effort to provide guidance and representation on behalf of the Sandy taxpayers, and residents on and near the proposed development on Vista Loop Drive. Although growth within the city limits is inevitable, taxpayers continue to feel concerned regarding quick turn-around developments and potential legal precedence the City of Sandy sets by approving unwarranted zoning changes to meet developer needs, and not the needs or concerns of your fellow neighbors.

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

Name or Names:

 Date 12/14/20

_____ Date _____

Address:

Contact Info:

EXHIBIT QQQ

City of Sandy
Planning Division
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:

 _____ Date 12/9/2020

 _____ Date 12-9-20

Address: 18509 ORTIZ ST. Sandy, OR 97055
Contact Info: JohnnyC082@yahoo.com - 503-516-7629

EXHIBIT RRR

City of Sandy
Planning Division
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:

Rakel Eichel Date 12/9/2020

Bonnie Eichel Date 12/9/20

Address: 41515 S.E. Vista Ln. Sandy Oregon
Contact Info: 97055

RECEIVED
DEC 14 2020
City of Sandy

EXHIBIT SSS

Brad Picking
P O Box 632
Sandy, OR 97055

December 14, 2020

City of Sandy
Atten: Kelly O'Neill Jr., Development Services Director
39250 Pioneer Blvd.
Sandy, OR 97055

RE: The Views PD, Sandy Project Number 20-028

Dear Mr. O'Neill:

The purpose of this letter is to inform Planning Staff, Planning Commission and City Council of our thoughts on this project.

A little background information. I moved to Sandy in March of 1973. Certainly, I have observed many changes over 47 years. In that time, I've served on the Planning Commission, City Council and the 2040 Committee. We've been quite involved with the community and want to see it thrive.

My wife and I purchased the subject property in 1985. We've always recognized that this is a special property. The views it allows of Mt. Hood are very special. Over the years it always amazed us how many people would stop on Vista Loop to take pictures of the Mountain.

With that being said, we feel Mr. Even and All County Surveyors have put together a respectful and creative plan to develop this property. By proposing a Planned Development they're

bringing a more diverse mixture of housing types while preserving the view for all to enjoy.
They've been quite respectful of the FSH overlay.

We hope you'll agree with us and support this project.

Respectfully,

Brad & Vicki Picking

41525 SE Vista Loop Drive
Sandy OR 97055

December 14, 2020

EXHIBIT TTT

By Email and Mail

TO: City of Sandy Planning Division
39250 Pioneer Boulevard
Sandy OR 97055

RE: Even Better Homes Proposed Home Development

I'm writing to lend my support to the proposed The Views Subdivision on Vista Loop Drive.

I myself have been involved in local development for 30 plus years. This design not only has many creative amenities for future homeowners (just the additional sidewalks alone will have a huge safety impact) but also for the general public.

The proposed subdivision seems to provide a variety of homes blended together and because they would be maintained by an HOA – the hope is they would remain an asset to our community. I understand the plan is for this local builder to own the future multi-family buildings – which will also be an asset.

One of the biggest assets to allowing this development to proceed would be the improvement of Vista Loop Road. As you know, Vista Loop Road is in poor condition. The City will not improve this road; the only way it will be improved is with development. Vista Loop Road is just over 1/2 mile long. It looks like The Views development will be rebuilding approximately 1/4 mile of the road. The road improvement includes pavement widening, curb, sidewalk and storm drainage. The sidewalk proposed is 6' wide and meanders within a green belt. These improvements will make it much safer for pedestrians. It is also my understanding that no parking will be allowed along the Vista Loop frontage.

As a neighbor myself to this development, I believe the design of this development would fit in well to the existing neighborhood, and I welcome additional diversity with multifamily homes and the additional amenities it will provide. I urge the Planning Commission and City Council to approve this development.

Regards,

Buzz Ortiz

EXHIBIT UUU

City of Sandy
Planning Division
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:

Dustin Betts Date 12/9/2020

Bernie B... Date 12/9/2020

Address:

Contact Info:

RECEIVED
DEC 14 2020
City of Sandy

EXHIBIT VVV

City of Sandy
Planning Division
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:



John R. Eskridge

Date 12/11/2020



Lisa L. Hull

Date 12/11/20

Address: 18265 SE Vista View Ct.

Contact Info: 503-260-3981

RECEIVED
DEC 15 2020
City of Sandy
MAIL



EXHIBIT WWW

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

Planned Unit Development File Number: 20-028 SUB/TREE/FSH/PD The Views PD on Vista Loop Drive.

Bart <bart9@comcast.net>

Tue, Dec 15, 2020 at 7:43 PM

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

Thank you for volunteering your personal time to serve as a members of the City of Sandy Planning Committee. I am writing you with regards to the proposed Planned Unit Development File Number: 20-028 SUB/TREE/FSH/PD The Views PD on Vista Loop Drive.

Considering the recent findings and information provided during the November 23, 2020 Planning Commission meeting, the level of neighbor-taxpayer concerns has increased. There is a clear attempt on behalf of the developer to slide in Lot 122 (Upper Views) and Lot 72 (Lower Views) under the umbrella of this zoning change request. Lot 122 and its proposed 24-unit apartment building would run the narrow length east of Vista Loop Drive and dramatically change the current homeowner property values. Lot 72 clearly eliminates the view for the current residents and there are no current developer renderings for these barely mentioned apartment buildings "to be built at a later date"

As a homeowner of [41613 SE Vista Loop Dr](#) I am truly disappointed with an attempt to slide in an apartment building almost directly behind my property (lot 122). I have seen mention of a 25' wall to separate our properties which would be an eyesore, to put it mildly. I have also heard that the apartments are to be 3 stories in height. The fact that an apartment building is even considered in this location is very disturbing. Would anyone of you offer up a 3 story apartment building to be built adjacent to your own homes?

I find it even more appalling that the city would even consider this in a location dead in the middle of a FSH zone. It is just an example that a wealthy builder can come in and bend the rules to maximize every single penny in the name of a Planned Development. The row houses proposed are unappealing and create the same issues as an apartment building; more noise, more traffic, more crime, and a less desirable community. I also find it laughable that someone would move into the apartments, get a better paying job, move into the row houses, and in time move into one of the detached homes as was suggested in the last meeting. Seriously, do you really believe that will happen?

Last meeting there was mention that the council had been working with the developer for 2 years on this project and that I should have looked into what might occur in the surrounding parcels. I actually went to City Hall a year ago and asked about any known building plans in the adjoining areas. NONE...ABSOLUTELY NOT A SINGLE MENTION OF ANYTHING. My suspicions were aroused when I saw surveys being done on the land in question, and here we are now.

It is also unfortunate that the follow on meeting for 12/16 was never put on the Sandy Website until one day before the meeting. No new mail has been sent to inform anyone about it. The only people that would know are those that attended the last meeting.

I also called Sandy Denison soon after getting the notice of the proposed housing. My concern was with the map of the lots and the wording of the number of units being built. I was also very concerned about lots 122 and 72. Sandy told me "They are NOT developing those lots". So you tell me, what sneaky business is going on here?

I also have concerns about the East Vista Loop/Hwy 26 intersection. I have to carefully plan and maneuver that turn onto and off of Hwy 26. Regardless of what any road organization says, that turn is a problem that will create wrecks. Go drive it around 5 pm on a weekday. Weekend traffic can be even worse because of the recreation opportunities on Mt. Hood, and believe me, that traffic is going much faster than 55 mph.

I want to believe that the Planning Commission is receptive to comments but then after the last meeting it made it sound like: Thank you for your comments, now we are going to approve this regardless. It was also mentioned that the additions being made to the PD would have to outweigh the negative effects of breaking the zoning code. What improvements are going to be a boon to other than that one community? A couple of half court basketball areas a few narrow walkways, labelled 'open space', sure doesn't add up to much more than a developers pipe dream that this will be approved without resistance. Please prove me wrong and reject this PD as it stands today.

I moved to Sandy because it was a smaller town that seemed to want to keep that small town feel. The 'Sandy Style' of downtown was a nice look but I have discovered that Sandy is pushing to be the new Gresham. Dubarko Rd is an example of the debacle these types of homes create. A community built in a Single Family lot plan with 'like type' houses that exist today would be much more desirable and would draw more tax dollars than the lower rent, smaller lot, PD being suggested.

Everyone deserves an opportunity to purchase a nice home in appropriately zoned areas, with the hope and trust that our city planning and council members will make every attempt to maintain and consider the surrounding area when approving such large developments in which they encompass. Planned Unit Development Parks eventually turned over to the City as noted in the 11/23 meeting, recent crime and gun activity reported at the current apartments west on Vista Loop Drive, accidents plus recurring traffic issues east of Vista Loop and Hwy 26 and lost taxable dollars are just a few of the overall concerns. Please consider the long-term liabilities for the city and risk to this neighborhood.

Thank you for your time and please feel free to reach out to me with any questions you may have.

Best regards,

John Barmettler

[41613 SE Vista Loop Dr](#)

[Sandy, OR 97055](#)

503-800-8555

EXHIBIT XXX

City of Sandy
Planning Division
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

To the Sandy Planning Commission,

We would like to thank the Commission members for volunteering their time in effort to provide guidance and representation on behalf of the Sandy taxpayers, and residents on and near the proposed development on Vista Loop Drive. Although growth within the city limits is inevitable, taxpayers continue to feel concerned regarding quick turn-around developments and potential legal precedence the City of Sandy sets by approving unwarranted zoning changes to meet developer needs, and not the needs or concerns of your fellow neighbors.

I/We ask that the Sandy Planning Commission Members and City Planning Division consider the risk and additional cost burdens associated with such rapid growth and the impact to the surrounding areas. Void of commitment and zero HOA obligation terms regarding on-site recreational parks, including dog parks, trails, and large amounts of additional street parking up and down such a small street like Vista Loop will add liabilities that eventually get passed on to the city and its taxpayers. Thank you for your time and service to our wonderful city.

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

Name or Names:

Valerie L. Walberg Date 12-9-2020

_____ Date _____

Address: 4188 SE VISTA LOOP DR

Contact Info:

503-668-6957

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DEC 15 2020
City of Sandy



EXHIBIT YYY

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

"The Views" - Proposed Development - My Concerns

Lisa Hull <llhull1024@gmail.com>

Tue, Dec 15, 2020 at 3:47 PM

To: planning@ci.sandy.or.us, jcrosby@ci.sandy.or.us, dcarlton@ci.sandy.or.us, rlewowski@ci.sandy.or.us, cmayton@ci.sandy.or.us, tmobley@ci.sandy.or.us, jlogan@ci.sandy.or.us, hmacleanwenzel@ci.sandy.or.us, spulliam@cityofsandy.com, jpietzold@cityofsandy.com, lsmallwood@ci.sandy.or.us, rsheldon@ci.sandy.or.us, kwalker@ci.sandy.or.us, cecxner@ci.sandy.or.us, dhokanson@ci.sandy.or.us

Hello, my name is Lisa Hull and I have lived on Vista View Court for 5 years; my husband, John "Rick" Eskridge for 20+ years. Below I have outlined my greatest concerns related to the proposed "The Views" housing development. I hope you will take my concerns into consideration as you work through this housing development application process.

- Regarding Hwy. 26 access to and from my home; I cringe every time I sit in the center turn lane upon entering or exiting Hwy. 26 as traffic speeds by at 55mph **or greater on both sides of the car** while I await a break in traffic to safely merge into traffic or make a left turn onto Vista Loop Dr. **I question the 55 mph speed limit on Hwy. 26 on the East end of Sandy given the side traffic related to 8 to 10 businesses and now increased residents with the proposed "The Views" developments. With an influx of 168 new households, imagine the increased safety issue of multiple cars lined up in the center turn lane with through traffic whizzing by at 55+ mph.** In light of all the local traffic on Hwy. 26, why not **increase safety by dropping the speed limit from 55 to 45** much like the recent speed drop on Hwy. 26 on the West end of Sandy? Why wait for people to suffer injury or die first? I realize ODOT would likely have to make this decision. Seems like an easy way to increase safety.
- Exhibit W - ODOT Response - ODOT points out a safety concern for vehicles turning right onto Vista Loop Drive from the highway. ODOT said, *"the highway speed is 55 and vehicles making this turning movement must slow down significantly to safely make the turn. Due to the high speed of through traffic, increasing the number of vehicles turning from the through lane onto Vista Loop Drive is a safety concern. In order to separate the right turning vehicles from the through movement, ODOT recommends that the city require the applicant to provide space for right turning vehicles to utilize while turning right onto Vista Loop Drive."* Please recognize the letter dated 11/30/20 from John Replinger, PE which is a review of the ODOT and Ard Engineering response. Ard Engineering found that "through traffic and right turn volumes are below the threshold that would warrant installation of a right-turn lane." Anyone who lives in the Sandy area experiences the high volume of **through traffic** as Hwy. 26 is a primary state recreation route year around. Again, I cringe when towing our camp trailer slowing down enough without a sufficient right turn lane to safely make a right turn off Hwy. 26 onto Vista Loop Dr. hoping not to be rear-ended by **through traffic**. Additionally, the 11/30/20 letter from John Replinger, PE says, *"Ard Engineering reviewed crash history, but does not find a significant history of crashes that suggest a right-turn lane is an appropriate countermeasure based on crash history."* I don't doubt there wasn't a significant history of crashes over the last 5 years because the slip lane (basically a highway off-ramp) recently removed, allowed a right exit at a high enough speed to remove the danger that now exists. The removal of the slip lane is a "recent improvement" that was "intended to support residential development". I think the *"recent improvement"* made to a right-hand turn onto Vista Loop Dr. puts motorists at great risk which concurs with ODOTs assessment. I believe a second round of intersection review/improvements may indeed be appropriate and proportional. If ODOT needs to provide justification/documentation in support of their safety concern, I hope that will happen to protect innocent motorists.
- Exhibit W - ODOT Response - ODOT also said, **"The city's Transportation System Plan (TSP) cross section for highway includes a planter strip and a sidewalk. We recommend the city require frontage improvements along the "Upper Views" highway frontage consistent with the All alterations within the State highway right of way are subject to the ODOT Highway Design Manual (HDM) standards." A sidewalk on Hwy. 26 would provide safe pedestrian access to the proposed development as residents may need/want to walk to and from city resources.**
- Exhibit Z - Parking Analysis - The analysis states, *"no on-street parking will be permitted on Vista Loop Drive." What steps will be taken to enforce this requirement?*

Thanks again for considering my input above,

Lisa Hull
[18265 SE Vista View Ct](mailto:llhull1024@gmail.com)
 (503) 260-3981

EXHIBIT ZZZ

City of Sandy
Planning Division
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:



Date 12-13-20

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DEC 17 2020
City of Sandy

_____ Date _____

Address:

Contact Info: