

**EXHIBIT T**

Rebecca Markham <rmarkham@ci.sandy.or.us>

Bull Run Development

Gary Roche <groche51@gmail.com>
To: planning@cityofsandy.com

Fri, Oct 21, 2022 at 1:09 PM

File # 22-038 CPA/ZC/SAP/SUB/TREE

Comments regarding this proposed development:

1. There needs to be a signal at Hwy 26 and Debarko Rd. This will be a dangerous intersection with the majority of cars leaving Bull Run turning left across two lanes. Cars and trucks routinely travel 45-50 mph on this section of Hwy 26.
2. Fawn St is a narrow street with children playing in the street daily. Traffic should be directed toward Debarko Rd.
3. High density housing and commercial too close to single family homes.
4. Proposal states C-3 lot will be a mix of both residential and commercial. Why is a lot zoned commercial allowed to have residential?

Thank you
Gary and Val Roche
Deer Pointe

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CITY OF SANDY

COMMENT SHEET for File No. 22-038 CPA/ZC/SAP/SUB/TREE:

We oppose any development that includes high density housing R-3 and this is almost half of the latest proposal. Such a huge increase in housing in our neighborhood would have a huge negative impact.

David & Nancy Allan 503-826-0282
Your Name Phone Number
18417 Meadow Ave, 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; 17.24 Comprehensive Plan Amendment Procedures; 17.26 Zoning District Amendments; 17.30 Zoning District Amendments; 17.32 Parks and Open Space (POS); 17.36 Low Density Residential (R-1); 17.38 Medium Density Residential (R-2); 17.40 High Density Residential (R-3); 17.46 Village Commercial (C-3); 17.54 Specific Area Plan Overlay; 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; 17.92 Landscaping and Screening; 17.98 Parking, Loading, and Access Requirements; 17.100 Land Division; 17.102 Urban Forestry; 15.30 Dark Sky; and, 15.44 Erosion Control Regulations.