

EXHIBIT Z

from: 'RaynRoo Ruehrdanz' via Planning <planning@ci.sandy.or.us>
Date: Mon, Nov 21, 2022, 5:10 PM
Subject: Bull Run Terrace Rebuttal
To: planning@ci.sandy.or.us <planning@ci.sandy.or.us>

Dear Planning Commission, City Planning Staff, and City Councilors:

I have lived in the Deer Pointe neighborhood for the past 11 years. I moved to the City of Sandy because of its small town feel and the lower population compared to many other cities in the Urban Growth Boundary. We, as a community, have seen more and more cars and homeless people moving into the area. The traffic in this area has gotten severely worse over the last few years. There are times when you have to wait several minutes just to get onto 26. This is not acceptable and is only going to get worse when you add in more neighborhoods like the proposed one at the Bull Run Terrace Subdivision. You all need to think about the ramifications on the residents that currently live here and not the ones that will be moving here. I have no problem with the city growing, but make sure it is done correctly. Please make sure that the builders will adhere to the original plans and not build any apartment complexes. I have no problems with single family dwellings or low density housing.

Also, when we built here, we were told that the park across the street was going to be doubled in size. There was a plan to have a walking path, basketball courts, and a playground in the park. The new plans by the builders don't have a park at all and have houses built there instead. With every other neighborhood in the area, there is a park in the middle of it for the kids and families to use. The original plans should still be intact and not be replaced by more houses.

I don't understand why the citizens of the City of Sandy have to argue against building new subdivision housing areas. The amount of traffic that is going to be in the neighborhood of Deer Pointe is going to be at dangerous levels. The cars in the neighborhoods across the city are already packing the side streets to get away from Highway 26. With the new proposal of Deer Meadows it is going to be a problem with no outlet to Highway 26. All the houses in that neighborhood will have to all go through Deer Pointe. This is going to increase the traffic to an already congested neighborhood. There is no outlet on Dubarko because of the expense that the builders will have to incur. There has to be other outlets out of the neighborhood. Please take in consideration the citizens and their concerns and not just focus on the money that will be coming into the city.

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