

Connie Randall

From: Ken and Christy Reckard <kandcreckard@comcast.net>
Sent: Thursday, March 02, 2017 6:26 PM
To: Connie Randall
Subject: Brookman Road Annexation (AN16-01) Comments

Importance: High

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Ms. Randall:

Thank you for notifying us of the requested annexation of property along Brookman Road. We truly appreciate the prior notice and having an opportunity to express our concerns and opposition.

While we can appreciate the property owners' desires to profit from their land, we are quite concerned about the effects annexation will most certainly cause. Clearly, since the annexation application was submitted by a developer, The Holt Group, the land in question will be developed promptly, consequently leading to population increases to our town. Since Sherwood already has a traffic congestion issue along with overpopulated schools, we strongly oppose annexation of the Brookman Road properties.

Granted, the new school bond was accepted to improve our schools' infrastructure. However, even the new schools will not tolerate additional population, but rather the present population. Thus, adding more students as a result of additional housing will negate the new bond and result in overpopulation once again.

Additionally, traffic in the area of Brookman Road has increased dramatically even without the advent of new housing. Development will simply add to the problem and create more risk of accidents. Brookman is not built for high traffic with its twists and turns and cannot be safely traversed with increased traffic.

Finally, increasing the population in general in Sherwood will put more strain and pressure on all of our services, including police, fire, water, and, of course, City Hall. While higher population may, in theory, bring more tax dollars, the amount of financial outflow required to serve the additional development will surely outweigh the increased tax dollars.

In short, we do not endorse the annexation of Brookman Road at this time and ask that you deny the application submitted. Thank you for your consideration and for helping us keep Sherwood the lovely town we all created.

Regards,
Ken and Christy Reckard

Exhibit G

Connie Randall

From: Jeremy Romig <jkromig@gmail.com>
Sent: Thursday, March 09, 2017 2:15 PM
To: Connie Randall
Subject: Brookman Annexation

Follow Up Flag: Follow up
Due By: Thursday, March 09, 2017 4:00 PM
Flag Status: Flagged

To whom it may concern,

I have so many questions it's hard to know where to begin. It's frustrating to think you have a voice in your community and in turn find out you don't. I understand the law has changed but why can't we stand up and stay true to the residents of Sherwood. We have voted people in that represent us, as a community stand for. I hope with that what we have said in our voting down such growth is heard in return.

Part of what makes Sherwood a wonderful place to live is it isn't over populated like a lot of other cities around us. With opening up Brookman and the west side of 99 to developers we are letting go of what it is that makes us special. I understand growth happens but to what end? Do we really need to continue to push the growth. If adding 1,000 new dwellings is actually what we are doing, I beg for you to listen to your community and why we live here. I hope that isn't the direction we are headed. If we add on can we meet in the middle. Maybe add some new neighborhoods but not such a high quantity?

We have the power to make our city what we want of it. Look at walmart. We have one but it's not a 24 hour store. I appreciate that. We can allow builders in but can we cap how many they can build. Not pack it like a sardine can.

My children are invested in this community and I love that. I'm invested. I love living here. We want to keep it a small beautiful place to raise our children. Continue to make it magazine worthy. But as flattered as Sherwood may be about being one of the best smaller communities to live, we are changing just that. Over the years we have watched Beaverton become so massive. Is that our direction? Bringing in more trimet, stop lights, more congestion to already congested roads.

We are starting to get ready to build a new high school; are we going to add on a new elementary/middle school as well? Other cities with this amount of growth take on 2 high schools. At least if we build onto an already over crowded school system, let's get out of a small town mind set that is one school. Let's divide.

Thank you,
Karen Romig

Exhibit H

Connie Randall

From: Karen Romig <jkromig@hotmail.com>
Sent: Thursday, March 09, 2017 5:47 PM
To: Connie Randall
Subject: Brookman Area Annexation

Follow Up Flag: Flag for follow up
Due By: Thursday, March 09, 2017 4:00 PM
Flag Status: Flagged

I have so many questions it's hard to know where to begin. It's frustrating to think you have a voice in your community and in turn find out you don't. I understand the law has changed but why can't we stand up and stay true to the residents of Sherwood. We have voted people in that represent us, as a community stand for. I hope with that what we have said in our voting down such growth is heard in return.

Part of what makes Sherwood a wonderful place to live is it isn't over populated like a lot of other cities around us. With opening up Brookman and the west side of 99 to developers we are letting go of what it is that makes us special. I understand growth happens but to what end? Do we really need to continue to push the growth. If adding 1,000 new dwellings is actually what we are doing, I beg for you to listen to your community and why we live here. I hope that isn't the direction we are headed. If we add on can we meet in the middle. Maybe add some new neighborhoods but not such a high quantity?

We have the power to make our city what we want of it. Look at walmart. We have one but it's not a 24 hour store. I appreciate that. We can allow builders in but can we cap how many they can build. Not pack it like a sardine can. My children are invested in this community and I love that. I'm invested. I love living here. We want to keep it a small beautiful place to raise our children. Continue to make it magazine worthy. But as flattered as Sherwood my be about being one of the best smaller communities to live, we are changing just that. Over the years we have watched Beaverton become so massive. Is that our direction? Bringing in more trimet, stop lights, more congestion to already congested roads.

We are starting to get ready to build a new high school; are we going to add on a new elementary/middle school as well? Other cities with this amount of growth take on 2 high schools. At least if we build onto an already over crowded school system, let's get out of a small town mind set that is one school. Let's divide.

Thank you,
Karen Romig

Sent from my iPhone

Planning Department, Sherwood City Hall

Re: Brookman Annexation

March 9, 2017

As a homeowner in the Middleton/Woodhaven area for 9 years I am particularly concerned about the traffic impact this proposed annexation will have on our neighborhood. The current proposed annexation is being presented alongside the original concept plan and studies from 2008. Traffic volumes on Hwy 99w and Sunset Blvd have already significantly increased in the past 9 years. The original 2008 concept plan also included the entire inclusion and development of Brookman Rd from Hwy 99w to Ladd Hill. This current annexation only benefits the eight landowners who wish to sell to a developer and is a modified portion of the original Brookman annexation. References made to the Brookman Addition concept plan provide little insight into the impact of the current proposed annexation and the number of homes The Holt Group is proposing to build.

In reviewing the current proposal and Senate Bill 1573, under Policy Objectives, I have the following concerns. **Letter a: Focus growth on areas contiguous to existing development rather than “leap frogging” over developable property.** The proposed annexation has no direct access to any existing residential development or city street. While the proposed property may border the current city limits, no road connection can be made. This proposed annexation will be surrounded by rural land owners and county road access. Brookman Rd would not be a safe road for any child to ride their bike or walk to school along. This annexation would be an isolated development with no real connection to any Sherwood neighborhood.

Letter f: “Provide proper access and traffic circulation to all new development.” The response that improvements are needed is vague and outlines no clear plan. Citing a 2008 concept plan and study is referencing information that is not relevant to this current proposal. Any new homes in the Brookman annexation would only have access to Brookman Rd, a county road with clear safety concerns if increased traffic is volume proposed.

The addition of a new subdivision of homes and drivers needing access to Hwy 99w and Sunset Blvd will have a huge impact on residents of Brookman Rd and Middleton Rd. I would like to know exactly how Brookman Rd and the proposed “neighborhood route” of Middleton Rd will now be impacted and/or improved and made safe for current residents. Will Middleton Rd, currently a school zone, have multiple safe crosswalks, speed bumps and enforced speed zones? Will Brookman Rd be developed and widened from Hwy 99w to Ladd Hill? How will new residents access Brookman Rd from Hwy 99w? Unless an additional intersection is added by ODOT at Hwy 99w and Brookman Rd, new residents will utilize Sunset Blvd and Middleton Rd as an access road to and from Hwy 99w, making Middleton Rd a high traffic street. I must mention that Middleton Rd, which connects into Timbrel Ln, is a road that hundreds of children cross everyday to attend Middleton Elementary. Timbrel Ln is also the main crosswalk at Sunset Blvd for all the children attending Middleton Elementary from the other side of

RECEIVED MAR 09 2017

Exhibit J

Sunset Blvd. Middleton Rd is a residential street and should not be utilized as an extension of Sunset Blvd. I am kept up at night by the thought that The Holt Group will build these homes and then the residential neighborhood surrounding Middleton Rd, the students at Middleton Elementary, and the rural residents of Brookman Rd will bear the burden of the traffic impact of this current Brookman annexation.

I would like to close by reminding the elected city council and the planning department that in addition to my specific neighborhood concerns, that the major concerns of Sherwood as a whole and the issues we face in our overcrowded schools and lacking infrastructure also need to be addressed. A majority of Sherwood voters have rejected the Brookman annexation in previous elections due to genuine concerns such a large development will have on our community. Senate Bill 1573 may give a developer the ability to avoid voters but we can't ignore the real problems Sherwood has regarding our schools, infrastructure and the consequences of rapid growth. These issues will not go away even if a developer can brush them aside. I do not believe that Senate Bill 1573 should be used as a loophole to avoid Sherwood voters and bypass the concerns of a majority of Sherwood residents and homeowners. The Brookman annexation would financially benefit a few but would not benefit Sherwood as a whole. I know Sherwood will continue to grow and expand but there are better options for new development that would continue growth with existing Sherwood neighborhoods.

Thank you,

Stephanie Gengler

Connie Randall

From: Wendy Wells <wendywells7@gmail.com>
Sent: Friday, March 10, 2017 11:20 AM
To: Connie Randall
Subject: Brookman Annexation: File No: AN 16-01

Follow Up Flag: Follow up
Flag Status: Flagged

Hello Ms. Randall,

I hope this finds you enjoying the bright sunshine on a Friday morning.

I am writing you to share my concerns regarding the planned Annexation of 100 plus acres off Brookman Road.

I have lived in the Brookman area since the early 80's. My husband and I purchased our home on Oberst in 1990 and raised our two girls here. We have seen a lot of growth over the years. I am not opposed to growth and recognize it is a sign of progress.

I am very concerned to learn the plans to improve Brookman Road if the City is in fact planning to add a significant number of new homes in the area. The road is narrow, currently has no center stripe, no fog lines and no shoulder. The road today is heavily traveled by folks attempting to shorten the distance or avoid stop lights to access Tonquin, Tualatin Sherwood and Ladd Hill Roads. Many drivers today ignore the 25 mile an hour sign on the section near Ladd Hill, the 15 mile an hour recommended speed on the 90 degree curve, the 35 mile and hour speed limit on the section near HWY 99 and blow through the stop sign at the Railroad tracks near Middleton. The roads many twists and turns and hills with blinded viability make for a rather precarious journey at today's traffic volumes. Accessing Brookman from Oberst Road is currently exciting as traffic speeds over the top of the blind hill, making one anticipate being T-boned if turning to Hwy 99 or rear ended if heading to Ladd Hill.

I look to the City of Sherwood to insure, together with Washington County, a top priority is placed to improve Brookman Road safety. This is required for those who will access the new development and those who live in the community today. Speed enforcement will be key. Potentially your transportation planners may need to consider installing speed bumps to keep speed levels down. A stop sign at the 90 degree turns. It would be highly desirable to improve the sight lines over the current hills and curves. A widening of the road should be considered, as the road is currently utilized by runners and walkers, who today require one way traffic, on the narrow road to allow oncoming traffic pass them. I trust any planned high density housing for this area will justify the placement of a new traffic signal light at HWY99 at Brookman/Chapman Road.

Thank you for recording my concerns as the City evaluates this future development.

Wendy Wells
24895 SW Oberst Rd,
Sherwood, Or 97140
503-522-1917

Exhibit K

Connie Randall

From: Stephen Kuske <Stephen.Kuske@evergreenps.org>
Sent: Friday, March 10, 2017 4:20 PM
To: Connie Randall
Subject: Brookman Area Annexation

City Council,

As are a lot of Sherwood residents, I am concerned about the Brookman Road Annexation proposal. I understand the reason the Holt Group has proposed it, as it will make a small group of people a lot of money. As to the affect it will have on our Sherwood community, I can only see a great number of problems associated it the project. I will outline them below.

1. Sherwood residents have voted against this proposal three times by wider margins each time. Our community has spoken and has resoundingly said that they do not want this annexation. I understand someone has changed “the rules” by suddenly not requiring a vote of people, but to accept this change, knowing that the people who vote for the people who will make this decision, is tantamount **political malpractice**. Our citizens **do not want this**.

2. Bigger is not better. While it may put a few more dollars in the city coffers, expanding the city in this way will not make the city better, just larger and more congested. We **do not** want a Potterville, we want a Bedford Falls. We value our small-town feel.

3. The new high school is not being built to accommodate this many new families. I’m sure you will be hearing this from multiple sources, so I will not site facts that you already have on hand. We care about our schools and care about overcrowding.

4. Many houses in that part of Sherwood will be negatively affected by the cutting down of hundreds of trees in that area. Many have purchased their homes in large part because of the beautiful trees and expansive views that are a part of the landscape of that area. We want to keep our Bedford Falls and not turn it into Potterville to line the pockets of developers.

5. We want a City Council that will fight for the wishes of it’s citizens!! To sit back and say that it is “progress,” or that City Council Members have little control over what happens in this process is shameful. Stand up for your voters or they won’t stand up for you the next time you run for any office. We trusted you when we voted for you. Now we need you to fight for us.

Thank you for your time. My hope is that someone can stand up and just say, “Sherwood Citizens have been very clear. We cannot support this annexation.” Please do the right thing.

Sincerely,

Steve Kuske
17562 SW Inkster Road,
Sherwood, Oregon

Exhibit L

RECEIVED

MAR 10 2017

City of Sherwood

Sherwood City Council Members,

I am unable to attend the meeting on March 21st to speak for the Brookman Road Annexation project, so I am doing all I can to convey my thoughts and feelings on this issue.

I am a 15 year old student at Sherwood High school. Citizens my age rarely get a chance to voice their opinions, so I feel comfortable stating that I represent most of the minors of Sherwood, who currently make up over 60% of the population.

Our class sizes are enormous. We often have as many as 35-40 students in a regular period. Many students, including myself, are forced to eat our lunches in the hallways or even outside because the lunchroom is crowded with students. The new High School will be built to combat this, but the capacity of the new school is planned to be around 2000 students. If the annexation passes, the school will be over its limit before it even opens.

I am personally disappointed that the elected officials of Sherwood would even consider this proposal, blatantly going against their community's wishes, intentionally overcrowding schools and ruining the beautiful, small town of Sherwood for some extra money. I would like to have the knowledge that the political leaders who run my town can be trusted to overcome personal greed and do what is right for the community.

The annexation has been declined no less than three times with an increasing majority each time by the citizens of Sherwood, with the last attempt failing three to one. If that isn't indication that the citizens of Sherwood disagree with it, then I don't know what is. If this proposal passes, it would be more than a disappointment; it would be an outrage. If our representatives cannot be trusted to represent our opinions, then we don't want them to be in office. If you allow the annexation to pass, be prepared for a recall election.

The citizens of Sherwood like our small community, our trees and forests, and our reasonable class sizes. Shouldn't we keep these things the way they are? *These are the reasons that the annexation is so persistent.* People want to live in Sherwood because of these attributes that few other towns can compete with. Please, do the right thing. Represent the wishes of your citizens at the meeting on March 21st.

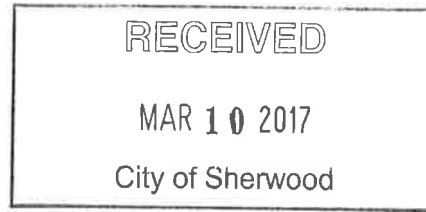
Thank you for hearing and considering my view,
Brandon Kuske

17562 SW Inkster Drive
Sherwood, OR, 97140



Exhibit M

March 10, 2017



Mayor Clark, Sherwood City Council Members, and Sherwood Citizens,

My husband and I moved to Sherwood 17 years ago. As a couple planning to start a family, we were looking for a small town with many child-centered activities, and a caring community with good schools. We found this area and have made it our home.

As the community has grown, we have had increasing concerns about a possible shift from the small community to a larger disjointed city. We do not want our Sherwood to become like many other communities experiencing unwanted growth.

The proposal for the annexation of the properties along Brookman Road is just that, unwanted growth.

This proposal has been voted down three times, with an ever increasing majority each time. I'm sad to see that since it no longer requires a vote of the people, it is being proposed again just a year after it was voted down for a third time.

The proposed new homes that this annexation would bring would be devastating to our community. The families moving into a new neighborhood would increase our public school population beyond what our schools will be equipped to handle. Our current high school population is at 1770 students. Many of the classrooms have 40 or more students. Our new high school is being built to accommodate 2000 students. Currently there are new homes being built near Edy Ridge Elementary School and Laurel Ridge Middle School which will put the new high school at or above capacity when it opens. An additional neighborhood of families would put our brand new high school into the same overcrowded conditions our current high school struggles with now.

I am sorry that I cannot attend the meeting on March 21st. My children are performing at the Sherwood District Band Festival at Sherwood High School that night. If last year's concert was any indication, we will be in the "Standing Room Only" area, in the already overcrowded school, to experience our children's concert.

I certainly hope that our City Council members and Mayor will represent the citizens that voted them into their City Council positions. The Sherwood City Council should stand up for what the majority of Sherwood voters have already said, that we do NOT want this annexation.

A handwritten signature in cursive script that reads "Michelle Percey".

Michelle Percey (Kuske)

17562 SW Inkster Drive Sherwood, Oregon 97140

To: Connie Randall, Planning Manager

From: Philip Lapp

Date: March 10, 2017

Subject: Brookman Rd Annexation AN16-01

Sherwood City Council,

Please consider the following issues and concerns when reaching a decision regarding the annexation of the Brookman Rd properties into the City of Sherwood.

For almost 60 years I have owned and operated an agricultural business on 60 acres on the south side of Brookman Rd. across from the properties involved. As I have testified before the City Council before, I have grave concerns about the effect development of this land will have on my ability to continue farming this land.

- This land is currently in various aged hazelnuts. The orchard has been subject to EFB (Eastern Filbert Blight) requiring extensive pruning and chemical applications to try to maintain a productive orchard. Trees that cannot be saved are removed and EFB resistant trees are replanted in order to bring the orchard back to full production. It takes seven to ten years for these trees to reach this stage. As you can see, this is not a short term project, but one which maintains the full agricultural potential for the land.
- All approved methods are employed which include: heavy pruning and chipping the pruning using high-powered machinery; spraying approved fungicides on a regular basis.
- Burning diseased prunings.
- Mowing, leveling and otherwise preparing the orchards for harvest
- Harvesting the crop.

All of these practices produce loud noise, odors, smoke and dust which, although approved and accepted by the agricultural community, are offensive to the city dweller. Most of the current owners of the subject properties moved here to be “out in the country” and have accepted the conditions of living next door to agricultural land.

Exhibit O

Their properties create a buffer between the developed City and my agricultural operation. If this property is developed, that buffer will be forever lost and the conflict between urban and rural will intensify. Unfortunately, this will have a huge impact on my ability to continue my agricultural operation.

There are also some other issues that should be addressed:

- Traffic on Brookman Rd and the impact it will have on the road itself as well as the already busy intersections at Ladd Hill Rd and 99W.
- The voice of the citizens. This annexation has been voted down THREE times by the citizens of Sherwood.

Please consider the impact development of this land will have on my ability to continue my agricultural operation and the livability of the City of Sherwood and reject this annexation proposal.

Sincerely,

Philip Lapp

17400 SW Brookman Rd.

Sherwood, OR 97140

Connie Randall

From: Mel Taylor <meltaylor100@ymail.com>
Sent: Saturday, March 11, 2017 1:40 AM
To: Connie Randall
Cc: Mike Taylor
Subject: Written Statements on Brookman Annexation AN16-01
Attachments: Annexation Public Comment Letter.docx

Follow Up Flag: Follow up
Flag Status: Flagged

Connie,

I am attaching written Statements on the Brookman Annexation. I might be too late to get them into the staff report, I didn't notice the deadline for that until I sat down to draft my written statements on the annexation.

Use my comments if you can. I will also mail them before the end of the comment period or bring them to the hearing.

I am sorry that the comments are so long, but it sounded like if I didn't raise issues, and provide evidence, I would not be able to bring those issues up in the future.

Thanks,
Melvin Taylor
541.225.7722
Meltaylor100@ymail.com

Exhibit P

Melvin Taylor
16464 SW Brookman Rd
Sherwood OR 97140
March 10, 2017

Planning Department
City Hall
22560 SW Pine Street
Sherwood, OR 97140

Re: Brookman Annexation Comments/Concerns, Case File AN 16-01
Staff Contact, Connie Randall

After reviewing the above referenced application for annexation on Brookman Rd, that has been submitted to the City of Sherwood for approval, I have some concerns that I feel were not addressed in the application. My concerns deal with the applicant's plan to connect the 90 +/- acre development onto an old, narrow, rural county road that is already inadequate and unsafe. My concerns involve the following sections of the City of Sherwood City of Sherwood Comprehensive Plan (Chapter 3, section B.2). Sub sections a, c, f, g. and h.

I own property on Brookman Rd, and during the five years that I have lived here, there have been three elections on annexing our property. By increasingly wide margins, the people in Sherwood have voted "no, No, NO" on annexing land in the Brookman Concept Plan and UGB into the city. My read on why the voters were opposed to the annexation is that the roads and schools are already at capacity, so it does not make sense to add more density, until improvements are made to the infrastructure to accommodate the growth.

And now, months after the last clear NO, there is a new way to do the annexation. I don't want to comment on the annexation legal process, but I share the concern of the people in Sherwood about how the development will occur. I personally am in favor of the annexation and development, and someday I hope to do the same with my property at the east, "S" turn end of Brookman Rd. My comments/concerns are about how the applicant is hoping to do the development, and the impact it will have on the other property owners on Brookman who will potentially develop in the years ahead.

If you think that you can just connect the new development onto the existing Brookman Rd, and that is what I see in the application, you need to think again. And despite of the Sherwood Planning "Code" that for years, has required city planners to incorporate stubbed out streets etc. to accommodate the next increment of growth, I don't see any stubbed-out streets, except

for Redfern that would allow this area to be developed. And I am not sure that the planners planned on adding 90 acres of development off Redfern. What is the plan?

The applicant keeps referring to the original Brookman Concept Plan, which was an integrated plan to develop the entire 256 acres as a unit. The Brookman Concept Plan was never intended to support development that started in the middle and then someday connect it to the rest of the world. The Brookman Concept plan required a completely redesigned and upgraded Brookman Rd, that conceptually connected to Ladd Hill Rd, to make it wider and take out one of the 90 degree blind corners on the "S" turn end of Brookman Rd. Mentioning in an application, that there was an approved plan, does not make Brookman Rd any wider. The Brookman Concept Plan did call for connecting the development to Brookman Rd, but not before it was upgraded and reconfigured to handle the new growth.

Sub section a. of the Comprehensive plan discourages "leap frogging", for good reason. It is true that the land is contiguous, to the city, but there is no road access, except for a narrow county road. If the road is not improved all the way to the development, that is leap frogging. The application states that it "includes all territories that must be annexed in order to locate infrastructure and right-of-way access for services necessary for development of the territory". And it does not include any additional infrastructure or ROW to allow for the widening of Brookman Rd. It just says that "access is available on Brookman Rd." That tells me that the applicant has no plan for how improvements will be done to Brookman Rd. How are those needed improvements going to happen?

Sub Section f. required the applicant to show how they will "Provide proper access and traffic circulation to all new development." In response to this requirement the applicant said: "Transportation and circulation improvements needed to serve the future development of the annexation area have been identified in the City's Brookman Addition Concept Plan and Transportation System Plan, which will be reviewed at time of a future development application. What does this mean, and who's development? If they didn't include any additional infrastructure of ROW in the application, there will be nothing to review. They are hoping they can get by with connecting their city onto a narrow rural road. The ROW for the narrowest residential road in the development will be wider than the ROW for Brookman Rd, which will be the collector for the whole 90-acre medium density development. The Sherwood Comprehensive Plan outlines a commonsense way to do development. Follow it.

A related concern that I have is, if the road is not improved now, and new development is allowed to be connected to it, when it comes my turn to annex/develop, I will be asked to fill out the same form that that these eight property owners have filled out. And I will be asked how I am going to comply with sub section g. which is: Establish policies for the orderly extension of community services and public facilities to areas where new growth is to be encouraged, consistent with the ability of the community to provide necessary services. New

public facilities should be available in conjunction with urbanization in order to meet future needs. The City, Washington county, and special service districts should cooperate in the development of a capital improvements program in areas of mutual concern. Lands within the urban growth boundary shall be available for urban development concurrent with the provision of the key urban facilities and services.

The applicant's response to this plan guideline is no response at all! Their response was: "The extension of community services and public facilities to serve the Brookman area were considered concurrently with the Brookman Area Concept Plan and found to be available or able to be appropriately extended with the future development of the area." They are saying that the road is available, and mention the Brookman Concept Plan again. The Brookman Concept Plan has a completely upgraded and reconfigured Brookman Rd in it. By saying that the road is "available" does not make it adequate. The applicant is completely dodging the issue of the inadequate road and hopes no one will call them on it. And someday when I fill out the form to develop my property, I bet that just mentioning the Brookman Concept Plan and saying a road is available will not work for me. But if it works for this applicant, it would only be right to let me get away with the same thing.

Lots of people like Brookman Rd the way it is, and on nice days there is a steady stream of joggers, bikers, families walking dogs, people walking...there are marathons that use the road. I like the rural character of the road and lots of others do too. But some people use it as a connector, and it is not safe. It is narrow, with blind corners, and hills that leave blind spots. In the last four years, I have had to replace three mailboxes that were hit by passing cars/trucks, I assume that is because the road is narrow, without shoulders. And, I am afraid that even with the existing traffic that we have now, it is just a matter of time before someone walking or biking gets hit. If one or two people wanted to build on Brookman Rd, it wouldn't make sense to improve it. Before 90 acres of medium density residential is connected to the road, and develop it from the middle out, there needs to be a new concept plan developed for how that will happen. If you are going to quote the old Brookman Concept Plan, do what it requires, upgrade the road.

And there is no traffic control where Brookman intersects Highway 99W, and there was a serious injury-accident there last Wednesday, when a truck tried to get onto the highway, during the evening traffic rush. Adding 90 acres of new development will just make that situation worse. I am not opposed to the development of the land. But I think that the development should be done in accordance with the Sherwood Comprehensive Plan, and not by just mentioning the Brookman Concept Plan.

If these comments could be included in the staff report I would appreciate it.

Melvin Taylor, 541.225.7722 Meltaylor100@ymail.com