

I am writing as an adjacent property at 3403 Valley View Drive to formally oppose Special Use request 8-D-26-SU submitted by Yuri Bordei for a townhome development at 3407 Valley View Drive.

While I understand the city's desire for additional housing, this specific proposal is not appropriate for this site or this section of Valley View Drive for several concrete reasons:

1. Incompatibility with existing neighborhood character

This stretch of Valley View is predominantly single-family homes on larger lots. Introducing a multi-unit townhome project on 1.51 acres will fundamentally change the scale, density, and feel of the immediate area. The proposed intensity is not a minor infill adjustment — it is a clear jump in intensity that is out of character with the surrounding properties.

2. Access and traffic concerns

The shared driveway history between 3403 and 3407 is already problematic. The previous structure at 3407 burned years ago, and subsequent clearing and truck traffic damaged the shared access and contributed to driveway collapse at the end. Adding multiple townhome units (and the associated daily vehicle trips) on this constrained access point will worsen an already difficult situation. Valley View itself is not designed to absorb concentrated multi-family traffic at this location without measurable impacts on safety and congestion.

3. Stormwater and drainage impacts

My property already experiences significant stormwater runoff and flooding from the hill above and from the cleared 3407 site. Water currently collects in the backyard and at the sidewalk end. A townhome development will increase impervious surface, accelerate runoff, and almost certainly worsen downstream flooding and erosion on adjacent lots unless extremely aggressive (and rigorously enforced) stormwater controls are required. Past experience on this exact property gives me little confidence that will happen without strong conditions and oversight.

4. Hillside Protection Overlay

The site carries an HP (Hillside Ridgetop Protection) designation. Significant grading, tree removal, and retaining walls that typically accompany townhome projects on sloping terrain are frequently at odds with the intent of the HP overlay. Any approval should require a detailed slope analysis, tree survey, and strict disturbance budget that prioritizes retention of mature vegetation and slope stability — not maximum unit yield.

5. Cumulative impact and precedent

Approving townhomes here sets a clear precedent for further densification along this corridor. Once the first multi-unit project is in, pressure increases on the remaining larger lots. The cumulative effect on traffic, drainage, and neighborhood character will be greater than any single application appears on paper.

For these reasons, I respectfully request that the Planning Commission deny Special Use 8-D-26-SU.

If the Commission is inclined to approve despite these concerns, I urge the strongest possible conditions regarding:

- Access design and shared-driveway improvements
- Stormwater management that demonstrably improves (not just maintains) existing downstream conditions
- Tree preservation and strict HP disturbance limits
- Maximum unit count and building height that remain compatible with surrounding single-family homes