
[EXTERNAL] Valley View Estates

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To Public Comment <PublicComment@westminsterco.gov>

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Hello:

My name is Kathy Ochoa and I reside at 2792 West 105th Drive, Westminster, CO 80234. I have lived here since August 1992, almost 33 years.

I have been at many meetings with the City of Westminster and councils thereof about our area behind my home for many years. Time and time again, we come to the meetings with honesty and concern as we are attending meetings as we are voicing our unsettled thoughts. This time, I am writing and would like to share the concerns I have for the property behind my home to the west on the land to be developed.

Thank you for listening to what I have to say in writing. When attending the last meeting at the City, I felt as though we were acknowledged, but not actually heard. I question if those who are making these decisions about the development of the property have actually looked at the property to understand our voice of concern as a community living within the Meadowlark neighborhood. I think it is very important to look at the area to truly understand our position in requesting denial of the development. You see, these duplex homes I understand are to be 3 stories high or approximately 37 feet high which in my opinion will look strange in the area as many of the existing homes are lower in elevation. Therefore these units would be towering over the existing properties of our community that would back to this new development. I do not believe it is aesthetically smooth visually and would look odd or displaced. Why would the City of Westminster want this? I do not understand. If my home were yours, I believe you would agree with me that it would look too large for the land both elevation wise on the main level and as you look upward of the home to be built. Who wants to be living in a home that you have lived in for many years, and then find out that you don't have a choice about anything as to the building on the vacant land behind your home. I am saddened that if this property continues to go through the approval at the City level, I will no longer have privacy in my yard and home as the 3-4 units behind me will see everything we are doing on my property and in my home. How fair is that? I also believe this will reduce the price of my home. It will look ridiculous and not a place that anyone would want to reside in because of no privacy.

I heard at the last meeting and have read in documents that the setback is being accepted as an exception to what code actually is. I am very concerned about this. Reducing/shortening the setbacks quite a bit in front of the units and in back of the units in my opinion leads me to believe that these exceptions need to be made in order to build these duplexes on the property. **Why?** Is the City in such a state that they need to build on every piece of property and make exceptions to code to do so? I question if making these exceptions to the setbacks, will also be a concern to the drainage of the property as well as mine. I have worked in construction for over 20+ years and know that errors can occur in the elevation, swale and drainage route of water. I have done a lot of work in my backyard to make it beautiful. I have this awful feeling that water drainage will not be completed correctly and cause damage to my property which has a retaining wall from one end of the property to the other, not to mention the landscaping that has been placed. If flooding were to occur, because of the drainage and setbacks thereof, then my property could be damaged with too much water escaping to my property and possible destruction of both the retaining wall and the landscape of flowers, bushes, etc. This is a costly concern on my part in addition to landscaping to be done on the development of the property as tree roots could also push out my retaining wall. I don't have the money to take this on...if flooding exists after development of the property, who pays for that? My insurance will not as I am not in a flood zone!

Safety is also a major concern. Day after day, I see vehicles going over the speed limit from Bruchez to Decatur up to Eliot as well as coming down Eliot past Valley View park. You don't need to watch it, you can hear the vehicles going fast! In addition, in front of my home, cars go through quickly on 105th Drive as well, and don't stop at the stop sign in front of the park many times throughout the day. I am concerned that if there are young families in these duplexes bringing more visual of humans, and children are not watched, there will be an accident, especially if the children go to the park on their own. This just brings more traffic to the park by humans in and out of vehicles and on Eliot and Decatur streets. Eliot is already a concern of vehicles not breaking on the sharp turn at the bottom of the street going through barricades on Auto Nation property. I would hate to see that somebody get hit which will bring more safety issues.

In closing, I have loved living in the City of Westminster. I am scared as to what is ahead for our lives, privacy and decline of property value. This development is not a good thing to do. It is too large of a project in size for the size of this land. It will not look good and as I walked the neighborhood speaking to neighbors in Meadowlark, the first thing they told me is "why"? "Why is the City making exceptions to code to build on this property as it surely seems as though the land parcel is too small. It is going to look weird for this entrance to our community".

Please look at this piece of land not on drawings but as hands on while understanding the building and what it will encompass. If you do this, I truly believe that if this was your home, you would also be concerned, scared and dissatisfied with the decision to build on this small parcel of land.

Respectfully,

Kathy Ochoa
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