

Comments for the Public Hearing Regarding Teanaway Court - 3

- Good evening. My name is Dan Renshaw; my wife Debbie and I have lived at 1005 E 3rd St. for 19 years.
- Our home was the model for a planned 20-home single-family development. Instead, we are now facing 41 apartment units and a 5,400-square-foot preschool. We—and the majority of our neighbors—were never notified of the zoning change that allowed this. Aside from one person, every neighbor who wrote a letter is against this project in its current location due to light, noise, traffic, and water runoff concerns.
- We believe this location is not suited for this development as currently planned.
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- However, if this project moves forward, we request the city mandate these six requirements:
- **Protect Sewer Infrastructure:** Our homes use sewer pumps to move waste uphill through the project site to 4th Street. The exact route is unknown but likely sits under the proposed southwest bioretention swale. We request a formal survey to ensure this line is never disturbed; our systems cannot handle even a partial-day outage.
- **8-Foot Cinder Block Fencing:** To mitigate noise and maintain privacy for the existing homes surrounding the site, we ask for a mandatory 8-foot cinder block wall.
- **Widen Short Street:** The current plan for Short Street is inadequate. It must be fully paved and widened to the standards of 2nd or 3rd Street, including sufficient off-road parking to handle the massive increase in traffic.
- **Secondary Access:** One entrance for 40+ units and a preschool is a safety hazard. We require two full-sized entrances/exits. An "emergency access" road on the northeast is not enough for daily safety.
- **Height Limits:** Three-story buildings are incompatible with our one- and two-story neighborhood. We request all buildings be capped at two stories, similar to the Westview Villa apartments.
- **Alternative Landscaping:** Do not plant Ponderosa Pine or Engelmann Spruce. Their 150 to 200-foot mature height, needle debris, and aggressive root systems will destroy the underground sewer lines

mentioned earlier and possibly our back yards. We request a substitute species agreeable to the neighbors.

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- So, thank you for listening, and thank you for your service to our community.

RECEIVED
By Virgil Amick at
6:00 pm, February 4, 2026

Summary of Public Comment: Teanaway Court Project

Date: February 4, 2026

Submitted by: Dan & Debbie Renshaw (1005 E 3rd St.)

Introduction & Background

- **Residency:** Homeowners for 19+ years (since 2006). Our home was the original model for a planned 20-unit single-family development.
- **Project Shift:** The current proposal—41 apartment units and a 5,400 sq. ft. Preschool—is a massive departure from the neighborhood’s established character.
- **Notification of zone change:** Neighbors have no recollection of being informed of the zoning change that enabled this high-density project.
- **Community Opposition:** Of 18 neighbor letters submitted, 17 are in formal opposition due to concerns over light/noise pollution, traffic safety, wildlife impact, and water runoff.

Requested Mandates for Project Approval

If the committee moves to approve this project, we request the following conditions be met:

1. **Sewer Infrastructure Protection:** A formal survey should be conducted to locate existing uphill sewer lines and pump systems. Construction (specifically the southwest bioretention swale) must not disrupt these lines, as residents cannot sustain even a partial-day service outage.
2. **8-Foot Cinder Block Fence:** A mandatory 8-foot masonry wall should be installed on all borders shared with existing homes to mitigate noise and ensure privacy.
3. **Short Street Improvements:** Short Street should be fully paved and widened to the standards of 2nd or 3rd Street, including adequate off-road parking to accommodate the surge in traffic.
4. **Dual Access Points:** For a project of this scale, one entrance is a safety hazard. We request two full-sized entrances/exits for residents and emergency vehicles.
5. **Height Compatibility:** All buildings should be capped at **two stories** to maintain compatibility with the surrounding one- and two-story residential homes.
6. **Landscaping Revision:** Replace Ponderosa Pine and Engelmann Spruce with non-invasive species. These trees pose long-term risks to sewer lines and create significant maintenance burdens for neighboring properties.