

LARRY K BURBACK TO-LAND-USE-PLANNING
@MULTCO-US

To whom it may concern,

CASE FILE # EP-2020-13167

I am a Property owner adjacent to the development planned on Victory road and I'm submitting my testimony in favor of the requested variances being addressed in this hearing.

My Name is Larry Burback, iv had the pleasure of meeting the Freeland's and looking over their plans for this section of Victory. The improvements seem very reasonable and I don't see any concerns or reasons why this shouldn't be approved. The road with standard really seems obsolete in this area of Troutdale, especially since this development is at the end of a dead end gravel road there's no through traffic. Iv developed many property's in my career both residential and commercial and this variance request seems to meet all the requirements necessary. The area they are asking to not widen the width of the gravel doesn't appear to pose any safety concerns, there is no driveways in that area so really it's a flat/straight clear line of sight. In talking with the Freeland's they have shared that they have chosen their home site as to avoid a water resource impact. This variance request appears to be further protecting the environmental resources in this zone and again I don't see why the county would not deem that important and make this proposal even more appealing to approve as opposed to strict compliance with the code standards.

It looks like past that water resource the road only serves one current home and would eventually serve the Freeland home, seems as though this is a very low traffic and safe road. Widening it and adding the turn around and pull off is going to be a great improvement to Victory road and I suspect this home will add value to the surrounding property's.

The funds needed to widen that water resource area could be crippling to any project let alone just one house being built. It just doesn't seem like there's really any benefit to widening the road in that area and would just cause a mess of grading and fill. Ultimately, I am in favor of this request and project as a whole, I see no issue in giving approval of this so this family can build their home.

Kind regards,
Larry Burback

Larry Burback

12/11/20