
Development project proposed for Mormon church property

From Diane Singleton [REDACTED]
Date Tue 3/17/2026 10:08 AM
To Victoria Henkel <vhenkel@cityofsebastopol.gov>

I live at the corner of Valentine and Washington across from the Mormon church. I have lived here for 26 years. There is a very large liquid amber tree in my front yard. The roots are causing the sidewalk sections to be offset at several places. Some of the displacements are 2 - 3 inches. I am concerned about liability for myself and the city if someone trips and hurts themselves on the uneven sidewalk.

My concerns are amplified with the proposed project for the Mormon church. People who live there and guests visiting people living there will walk over the dangerous sidewalk and the chances of someone tripping will be greatly increased. The city should consider the potential increased liability from trip and fall incidents if the project is approved without provision for fixing the sidewalk at Valentine and Washington.

I am also concerned about the parking issues that new housing without adequate on-site parking will create. As it is people park in front of my house frequently and occasionally RVs park on Valentine by my house for days at a time. A few times a year the neighborhood streets are filled with cars (Gravenstein Apple Festival and kids' soccer tournament days). Will these cars park partially or totally blocking my driveway because the numerous parking spaces by the Mormon church are gone?

I also just received a notice from the Planning Commission that they are considering a request by the Catholic Church to do a lot split and sell the vacant lot behind the church (which is on Valentine Ave.) to develop into housing. This will take away more parking for the neighborhood. People visiting Libby/Brookhaven park will have nowhere to park and will start parking in front of my house 2 blocks away. Pleasant Hill Ave. N. across from the park has signs limiting parking to 24 minutes, except residences. Thus, it is likely people visiting the park, especially on weekends (frequently there are birthday parties and other gatherings at the park) will park by my house. If I am expecting guests I will have to try to put something in the street to try to reserve parking for my guests.

Please consider these issues, and the compound effect of both projects on this neighborhood.

Thank you,
Diane Singleton

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