

City of Fruita Planning Commission

RE: Application #2023-35, City Market Fueling Station, Conditional Use Permit

To Whom it May Concern,

I am writing to you regarding my concerns over the planned City Market Fueling Station application #2023-35 located at 437 W. Aspen Avenue.

1. This property currently has several affordable housing units. The city of Fruita and surrounding areas are experiencing a severe affordable housing shortage. The City and the current residents can ill afford to lose any affordable housing. As a small business owner in the City of Fruita I see first hand that affordable housing is difficult to find in the area for my employees. Many cannot live in the City of Fruita and have to commute from outside the City from places that are more affordable. If this fueling station is approved it will add additional pressure on vulnerable and low income citizens in our community.

2. The fueling station will increase traffic congestion in the area. This area is not well suited for more traffic because it is in a residential area. Traffic turning out of the fueling station onto N Coulson or Aspen will cause more delays and the traffic will have to drive through the surrounding neighborhoods to exit the area. Also, the plan currently shows that traffic exiting the fueling station on to N Coulson will have to cross traffic and a double yellow line going south. This will cause many traffic accidents and more traffic congestion.

This area is also a heavy pedestrian and bike area. Many walkers and bikers access the riverfront trail from this area. Additional traffic will cause more vehicle and bike and vehicle and pedestrian incidents.

In addition vehicles trying to turn left at the stop light at N Cherry and Aspen off of the overpass many times backup traffic along the overpass which has caused many accidents. With the additional traffic attempting to turn left at the stop light this will make this problem worse.

3. The plan calls for a drive-through that will go between residential homes. It will go behind two homes currently on Aspen Street. In addition the fueling station will be lit 24 hours a day. Both these things will cause a loss of enjoyment in these properties for the property owners and a loss in the homes values. I would not be surprised if the City will find itself in litigation and possibly having to pay restitution to these property owners.

4. This fueling station will hurt other small locally owned businesses that have served the community and provided jobs for many decades. If this plan is approved this will show that the City of Fruita is not a place to own a small business and that small businesses are not welcome here.

Thank you for your time and consideration.

A concerned resident and small business owner.

M. Ryan Brown  
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