

Kelli McLean

From: Mike Bennett
Sent: Monday, January 8, 2024 11:43 AM
To: Kristine Sudrovech Ami
Cc: Kelli McLean; Dan Caris; Donald Ami
Subject: RE: For Review prior to 1/16/24 Fruita City Council Public Hearing

Mrs. Ami,

Thank you for providing your comments and planning to attend the City Council meeting. I wanted to let you know that your comments have been received and will be included in the record of the public hearing. Since this will be a Quasi-Judicial Public Hearing, state law prohibits City Council from participating in any ex parte communication outside of the public hearing. While it is completely appropriate, and encouraged, for you to send your thoughts and comments, the Council is not able to engage outside of the public hearing. I only mention this, so you are not surprised if you do not receive a response from Council members prior to the meeting.

Thank you for being engaged in the community,



Mike Bennett

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From: Kristine Sudrovech Ami <ksudrovech@yahoo.com>
Sent: Monday, January 8, 2024 9:56 AM
To: Joel Kincaid <jkincaid@fruita.org>; Matthew Breman <mbreman@fruita.org>; Ken Kreie <kkreie@fruita.org>; Jeannine Purser <jpurser@fruita.org>; James Williams <jwilliams@fruita.org>; Amy Miller <amiller@fruita.org>; Aaron Hancey <ahancey@fruita.org>; Mike Bennett <mbennett@fruita.org>
Cc: Don Ami <donaldami1@gmail.com>
Subject: For Review prior to 1/16/24 Fruita City Council Public Hearing

My name is Kris Sudrovech Ami and I am an owner of 1183 Shady Lane in Fruita. My husband and I attended the Fruita Planning Commission meeting on Tuesday, December 12 to provide our concerns on the Wildcat Residences project, application #2023-31. This development was approved by the Planning Commission at the meeting, with one member in dissent. We will also be attending the Fruita City Council meeting on January 16, but I wanted to give you my feedback for your serious consideration before that meeting.

Our house is in the neighborhood just to the north of this project, in the Legacy PUD development. We purchased the home and moved to Fruita from Illinois in July, 2022. We thought the vacant land to the

south of our subdivision was zoned Commercial, but learned at the Planning Commission meeting that it is zoned for both Commercial and Residential mix. That was a bit of a surprise as the open lot is not that big and doesn't appear to be big enough for a residential development.

Our subdivision is made up of single family detached homes, 40 in total. To the east of us on J Road, the subdivisions are also single family homes. Also to the East across from Fruita Monument High School there are businesses that fall under the Commercial zoning category. Across Pine Street/18 Road to the West, there are coach houses and townhouses. At the meeting, the City Developer said they try to approve new developments that are consistent with the neighborhood. Clearly, this is not the case with the proposed Wildcat Residences development.

This proposed development is Apartment Buildings and Rowhomes with ADUs. No where have I seen that these will be owner occupied, so assume all of the new proposed housing will be rentals. This does not seem to follow the City guideline of being "consistent with the neighborhood". While this might be a good affordable housing development for Fruita's Master Plan to increase available housing, the density of the project doesn't fit the current proposed site or neighborhood makeup. It should not be approved as proposed to go into this vacant area. It would be much better served if it was moved somewhere else in Fruita that has more land to develop and something with a more consistent neighborhood makeup.

One of the biggest concerns I have is the probable increase in traffic in this area with the addition of the 65 units in the development. The stated required parking for the additional 65 units is 113 spaces, and the developer is proposing 143 parking spaces in total. This development is being proposed across from the Fruita Monument High School. For those of you who aren't familiar with this area, there is already a significant amount of traffic during the school year in the morning and afternoons on both Wildcat/J Street and along Pine Street/18 Road coming and going from both schools on Wildcat. Pine Street/18 Road is also a very heavy trafficked north/south street in Fruita. It is one of the only north/south streets that accesses the whole village and all of the newest developments to the north. So Pine Street/18 Road is already a very busy street in Fruita at any given time already.

Although it has always been there since we have lived here, we surmise the Stop Light at 6 & 50 with Pine Street/18 Road was installed there because of the increase in traffic in this area due to the issues described above. As it is the only one of very few stop lights in Fruita, that's very telling and supports our concerns about increasing traffic in the area with this development. In addition, is it currently not possible to turn left from Pine Street/18 Road onto Wildcat Road when traveling south. This means anyone living in the new development driving south on Pine Street will have to access the development from Legacy Way, the south entrance into our subdivision. We already experience delays on a regular basis exiting Legacy Way to go left/south on Pine Street. Adding all of the additional traffic from the new development will only increase those delays for us and our neighbors.

I brought up the traffic concerns at the Planning Meeting on December 12. Although it was discussed by the committee members before the vote to approve the proposed development, the Commission determined that the traffic issues would have to be dealt with in some other fashion. It was stated "the purpose of the Planning Commission is to approve developments, not deal with traffic issues". That statement raised a red flag for me. I think the increased traffic issues are substantial and need to be looked at in more detail before this development plan goes forward.

I hope the City Council will take these concerns more seriously and address it before moving forward to approve this new development as currently proposed in Fruita. Thank you for your time and attention with this matter.

Respectfully,

Kris Sudrovech Ami

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