July 15, 2024 Comments -Good Evening Mayor and City Council:

My name is Karen Gerbatsch and I live at 6872 Juniper Ct.

I speak again as a member of Friends of Ralston Creek Neighborhoods which represents residents of Geos, Forest Springs, WestWoods Mesa, Westwoods Ranch, Maple Valley and many enthusiasts of the Ralston Creek Trail. I am notifying you that the developer is moving forward with building an RV Storage facility for 355 vehicles.

The application letter labels the site as blighted and that the land is unusable and not environmentally safe. The out-of-state LLC knew this when they bought the land in 2012 for $85K for back taxes. 100 ft away to the east is the MHFD and Arvada joint improvement project on the Ralston Creek costing $1.5M. Why spend tax payment money on creek improvements and beautification of the area but allow this “illegal landfill caused by others” (quote from developer application letter) to become the largest RV Storage Lot in Arvada nestled in the wrong place between many stable neighborhoods, the Colorado Tap House, and the Ralston Creek and Trail? The land is not blighted for those that have lived next to it for many years. It is a natural landscape along the creek and trail that provides a space for wildlife. There are approximately 600 homes and businesses that are located within 1000 feet of the property that will be impacted.

The Arvada Land Development Code has 12 objectives. I would like to highlight 3:

Implement the City of Arvada Comprehensive Plan, as that plan may be amended or replaced from time to time;

1---Ensure that all development in the City is consistent with the spirit and intent of other plans and policies adopted by City Council;

Promote the public health, safety, convenience, comfort, prosperity, and general welfare;

Promote the creation of safe, unique, interesting, inclusive, and economically vibrant places throughout the City;

2---Protect the quality and character of stable residential neighborhoods;

Promote the economic development and fiscal sustainability of the City;

Encourage efficient and connected multimodal transportation and circulation systems serving drivers, bicyclists, pedestrians, and transit riders;

Encourage the conservation and efficient use of water and other natural resources;

Ensure the provision of adequate public facilities and services for new development and redevelopment;

3---Provide for the consistent, predictable, and equitable administration of City land use and development regulations;

Implement a connected system of parks, trails, and open spaces that promote improved outdoor activity and public health; and

Provide protection from nuisances and hazards.

The developer’s application letter includes phrases such as “provides a service to the surrounding neighborhood, utilizes an otherwise unusable plot of land, is compatible with the existing and planned service provision, will promote public welfare and will be consistent with the goals and policies by providing public enhancements and improvements to a blighted sight.”

I have never heard an RV storage facility called anything but a blighted sight. If this project is approved administratively, we ask that the City Council call it up for a review of the planning department’s decision.