WESTMINSTER

PLANNING COMMISSION WORKSHOP #3 AGENDA

1. ROLL CALL

2. INFORMATION ONLY:

    a. UDC Workshop #3- Development Standards
       Prepared by: Andrew Spurgin, AICP, Principal Planner

3. OLD BUSINESS

4. MISCELLANEOUS BUSINESS

    Future UDC workshop dates:

       a. August 26, 2025-UDC Workshop #4

5. ADJOURNMENT

PLEASE NOTE

The following are the procedures used by the Planning Commission for in-person meetings.
For participation guidelines please visit www.cityofwestminster.us/pc

Please note: Study Sessions/Information Only/Workshop meetings are open to the public, and individuals are welcome to attend and observe. However, these briefings are not intended to be interactive with the audience, as this time has been set aside for the Planning Commission to receive information and make inquiries.

If you need further information regarding this process, or any other matter related to the City's development review process, please contact the City Planning Division at 303-658-2092.

NOTE: Persons needing an accommodation, such as an interpreter for another language, or who have an impairment that requires accommodation, must notify the Planning Aide no later than noon on the Thursday prior to the scheduled Planning Commission hearing to allow adequate time to discuss arrangements. Please call 303-658-2092/TTY711 or State Relay or email jbaden@westminsterco.gov to make a reasonable accommodation request.

WESTMINSTER

Staff Report

Agenda Item 3a

Planning Commission Meeting
July 8, 2025

Strategic Priority 1: Access to Opportunity

Advance access to opportunity and prosperity for all in Westminster through diverse housing choices, increased mobility options, safe and walkable neighborhoods, and strong social networks.

Strategic Priority 4: Economic Vitality

Promote and support a resilient economy that attracts and retains a diversity of businesses, workers, and industries, expands living wage jobs, and diversifies the City's tax base.

SUBJECT: INFO ONLY – UNIFIED DEVELOPMENT CODE WORKSHOP

PREPARED BY: Andrew Spurgin, AICP, Principal Planner
                    John McConnell, AICP, Planning Manager

SUMMARY STATEMENT:

- This report is for Planning Commission information only and requires no action by Planning Commission.

- The Unified Development Code (UDC) will implement the 2040 Comprehensive Plan (2040 Plan) and other recent policies and plans accepted by City Council through new and/or revised development regulations.

- City Staff has scheduled three workshops for the Planning Commission and Westminster residents to learn about the Unified Development Code (UDC).

- These workshops are scheduled for May 13, June 10, and July 8 in place of the regularly scheduled Planning Commission meeting for those dates. If needed, a fourth workshop will be scheduled for August 26.

BACKGROUND INFORMATION:

The 2040 Comprehensive Plan (2040 Plan) implementation element shown in Attachment 1 identifies the need to update development standards and processes. Creating the UDC facilitates inclusion of concepts from the 2040 Plan into actions through provisions such as missing middle housing, senior housing, standards for office and industrial development, and redevelopment and adaptive reuse, all with an eye to minimizing water supply impacts.

There has not been a comprehensive review of the larger organization and structure of the Code since 1997 and it is appropriate that an update reflects more recent planning considerations for land development such as the City's changing housing needs, water conservation, multi-modal mobility, and changing preferences and technologies that affect commercial and residential development patterns. Additionally, the City is now substantially built out and warrants a modified approach to development regulations that focuses on the remaining vacant, developable properties and the unique challenges related to infill development and redevelopment.

Prior work to form a UDC was initiated during the 2040 Plan process however the previous approach was far-reaching beyond the more context-based amendments needed to facilitate responsible development on the remaining land inventory in Westminster and the need to focus on infill and redevelopment. With changes from the 2021 draft of the 2040 Plan to the adopted 2023 version of the 2040 Plan, it was determined that the best course of action would be to reset the UDC process. Prior community engagement on the UDC, such as the visual preference survey results and stakeholder interview comments, is still relevant and helped inform the more focused scope of work.

UDC Scope and Limitations

The UDC will unify provisions within the larger Westminster Municipal Code (W.M.C.), the landscape regulations, and the six different design standards/guidelines documents into a single document. The UDC will replace six chapters within W.M.C. Title XI, which is composed of 16 chapters altogether, see Attachment 2. To keep the UDC focused and manageable for the City's limited remaining land inventory the UDC will leave in place other development-related regulations including the City's building codes as those were updated in March 2024, as well as construction engineering standards, and specific enforcement related provisions incorporated elsewhere in W.M.C. such as alcohol sales, short-term rentals, and animal management.

UDC is a unified set of development regulations establishing requirements for new construction. Policy for the UDC is largely informed by the 2040 Plan, with additional concepts resulting from the Sustainability Plan, Transportation & Mobility Plan, and the Housing Needs Assessment. The scope of the UDC is citywide with generally applicable standards and procedures and not geographic-specific. Downtown Westminster and Westminster Station are regulated by Specific Plans with separate zoning and design standards. These will remain in place for those areas and live independently from the UDC.

Most residential communities in Westminster are master planned through individual Planned Unit Development (PUD) districts encompassing approximately 68% of the City's land area, see Attachment 3. PUD in concept is "customized zoning" and allows tailoring of standards to a particular development site, instead of imposing citywide provisions without regard to neighborhood context. The ability to reach outcomes aligned with the City's vision is a reason the PUD system has been in place for as long as it has. In Bradburn Village and the Uplands the rezoning to PUD was used to obtain affordable housing commitments. Recently approved PUDs would remain regulated by their existing City Council approvals unless significant changes in land uses and site layout are requested.

The UDC is not retroactive and will be used for applications for new development or redevelopment of existing development. Relatively few undeveloped sites remain for new development therefore it is expected that most future development will require either infill on, or redevelopment of, existing developed sites or adaptive reuse of existing buildings into residential uses. Undeveloped land in Westminster that is not already subject to a development application is only about 2 percent of the City's land area or roughly 475 acres, see Attachment 4. It is within these areas that the impact of the UDC will primarily be realized.

Recent Housing Related Actions

The City's Strategic Plan identifies a desire to provide access to diverse housing choices, and concerns about housing have been a focus of recent input into the UDC to build upon prior actions this City has already taken. Key accomplishments include:

1. **Condo Defects:** W.M.C. was amended to incorporate provisions to support condominium development and fair adjudication of construction defects claims in response to the lack of protection from the State around construction defects litigation.

2. **By-Right Zoning & Transit-Oriented Development**: the City has enacted Specific Plans with objective standards for development around Westminster Station and Downtown Westminster that provide a streamlined process allowing projects to go directly to Official Development Plan (ODP) without the need for the negotiated process associated with PUD zoning and the Preliminary Development Plan (PDP) process.

3. **Expediting:** With sunsetting of the Residential Service Commitment Competition in 2018, there is no longer a once per year application cycle for residential development, thus allowing residential development applications at any time. State legislation approved in 2023 now precludes development pacing of this nature.

4. **Affordable Housing Exactions**: The PUD process has been used in the past to require inclusion of income-restricted affordable housing within large developments. This was done with Bradburn Village, where 25 out of the 805 units would have a maximum purchase price and more recently, with approval of the Uplands, where a minimum of 300 of the allowed 2,350 units are reserved for those earning no more than 80 percent of area median income.

5. **Proposition 123**: The City "opted-in" and filed a commitment to the State's Affordable Housing Support Fund to add 271 affordable housing units by 2026. Current projects under development will yield 317 new affordable units, hence exceeding the required commitment.

6. **Revised Housing Policies**: The 2040 Plan elevates the importance of housing with a dedicated chapter on this subject and strategies to support a spectrum of housing types, including special needs housing, missing middle, and senior housing.

7. **Tiny Homes**: With adoption of the updated Building Codes on March 25, 2024, "tiny homes" can be permitted pursuant to Appendix AQ of the International Residential Code.

Key Concepts for the UDC
The current UDC work builds upon prior code-related work with the additional concepts outlined below and as shown in Attachment 5:

1. **Policy & Plan Alignment:** The existing zoning and development requirements are not aligned with either the current 2040 Plan or the previous Comprehensive Plan. The UDC will also incorporate concepts from the Sustainability Plan, Transportation & Mobility Plan, Housing Needs Assessment, and Redevelopment & Adaptive Reuse Toolkit.

2. **Organization:** The UDC will consolidate eight different documents with land planning and development standards into a single "unified" development code to provide a one-stop shop for development customers, residents, and decision makers.

3. **Residential Development:** Building on the 2040 Plan, the UDC will establish provisions for senior and special needs housing, relax residential minimum lot size requirements and dimensional standards such as setbacks to ensure efficient land use, and the opportunity to support lower price points on housing. These changes also support infill development in older parts of Westminster and provide opportunities for townhomes, small-lot homes, and similar products geared to homeownership.

4. **Commercial Development**: The UDC will simplify the commercial zoning districts which are seldom used with most applicants opting for PUD. The UDC will also provide avenues to facilitate revitalization by adding uses and creation of mixed-use settings as well as live-work units, which is limited under existing provisions.

5. **Employment Development:** The UDC will create standards for office and industrial development that are currently lacking. Currently the Retail Commercial Design Guidelines are used for office and industrial development and the business community has expressed a desire for provisions tailored to current employment needs, balancing aesthetics, and sense of place with practical considerations such as security, access, and loading.

6. **Procedures:** The UDC will clarify procedures to support transparency for applicants and residents; identify sequencing and opportunities for concurrent reviews to facilitate delivery of projects; provide administrative flexibility to reduce the number of exceptions brought to City Council for approval; and provide alternatives to PUD, which can be confusing to both applicants and residents. The UDC will also define variance and appeal procedures.

7. **Sustainability**: Building upon strategies from the Sustainability Plan, the UDC will incorporate provisions to ensure serviceable recycling collection facilities, healthy food access, low water use landscaping, sustainable building materials, provisions for renewable energy generation, and protection of natural areas. Based on City Council feedback, provisions will be drafted to ensure solar access to yard areas.

8. **Mobility**: Building upon strategies from the Transportation & Mobility Plan, the UDC will also support multi-modal mobility with provisions for street and trail connectivity, transit stop enhancements, and electric vehicle infrastructure. The UDC will update parking requirements to facilitate options for shared parking, potential reductions in parking amounts, bicycle parking provisions, and creation of parking maximums.

STRATEGIC PLAN PRIORITIES:

The City's Strategic Plan priority of Access to Opportunity is met by implementing the housing, mobility, and neighborhood development concepts of the 2040 Plan, Sustainability Plan, and Transportation & Mobility Plan. The Strategic Plan priority of Economic Vitality is met by establishing provisions for office and industrial development and through revitalization of older commercial areas with opportunities for new uses.

Respectfully Submitted,

John McConnell, AICP
Planning Manager

ATTACHMENTS:

1. 2040 Plan Implementation Action Plan
2. Existing W.M.C. Title XI
3. Existing Zoning Districts
4. Vacant Land Status
5. Key Concepts

Implementation Action Plan

WESTMINSTER COMPREHENSIVE PLAN

This document provides an overview of proposed implementation actions for the 2040 Comprehensive Plan. This is an operational work plan that will be maintained under the purview of the City Manager and therefore bifurcated from the Comprehensive Plan, which as a policy document is under the purview of Westminster City Council.
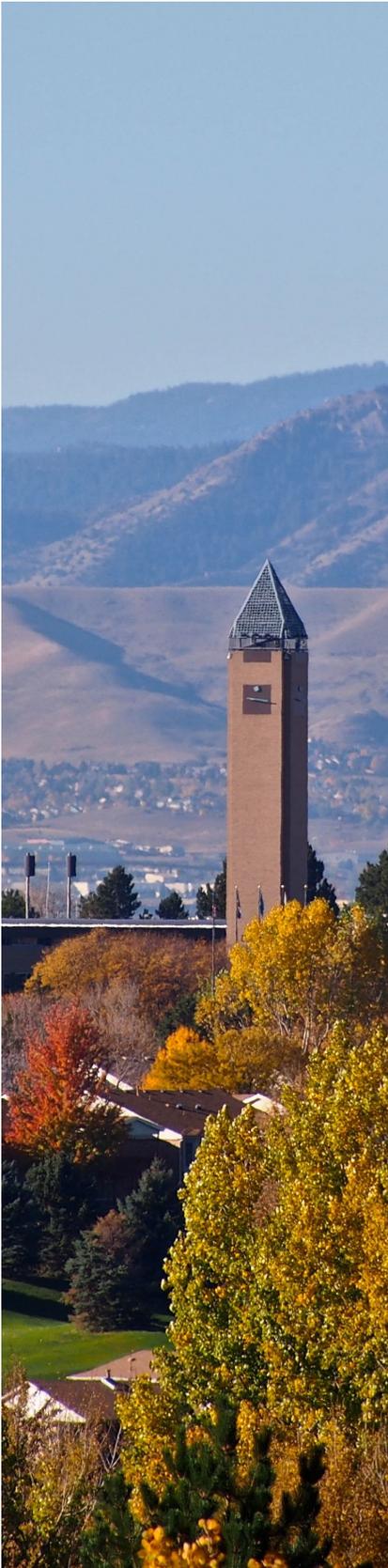
1.1 IMPLEMENTATION

A LIVING PLAN

The Implementation Action Plan is intended to be a living document that city staff, elected officials, and community partners use to support the intent of the 2040 Comprehensive Plan to manage growth in support of a thriving and healthy community comprised of great neighborhoods. The Implementation Action Plan can be applied by staff to guide work plans, by elected officials to prioritize policy action, and by community partners to identify opportunities to collaborate and contribute.

This Implementation Action Plan identifies a broad range of strategies, some with specific actions that can be taken immediately and others that contain broader ideas requiring further exploration. Some strategies can be implemented by staff or elected officials alone, and some require partnerships across local, regional, and state government or between the public and private sector. These strategies are scheduled to be implemented over the next 5 to 10 years; however, as a living plan, strategies should be revisited regularly to address new information, technologies, and resource development.

In order to track implementation progress and adapt to changing community needs, the city's Planning Manager will facilitate a regular strategy review in coordination with city staff and community partners, noting the implementation status of each strategy as complete, in progress, upcoming, on hold, or removed.

IMPLEMENTATION STRATEGIES

A preliminary list of major initiatives to further the vision and policies of the Comprehensive Plan was developed as part of the Westminster Forward engagement and plan development process. The initiatives are identified below and are intended to provide guidance to department directors in the development of strategic and capital improvement plans, and to City Council in the budget development process. The timing, prioritization, costs, and funding of these initiatives will be regularly reviewed by the Planning Manager.

The strategic initiatives to implement the Comprehensive Plan are organized into the following categories:

1. Capital Projects and Investments

2. Implementation of Supporting Plans and Policies (continued implementation of existing plans and creation of or updates to supporting plans and policies)

3. City Programs and Services (something that the city will take on, but not a capital project)

4. Partnerships and Agreements (someone else with whom the city will coordinate)

5. Regulatory Reform (changes to codes or ordinances)

Each of these categories and their relationships to other city decision-making processes are explained below.

1. Capital Projects and Investments

The projects identified are major investments into city infrastructure and facilities and can include new construction, as well as major renovations or replacements. The capital projects and investments identified are particularly related to implementation of the Comprehensive Plan, but should be considered among all other capital requests. Consideration and inclusion of these projects during the city's capital improvement plan process will help ensure that future investments align with the community vision and priorities.

2. Implementation of Supporting Plans and Policies

Since the Comprehensive Plan sets broad community vision and policies, some additional planning will be necessary to provide more detailed guidance and direction for specific topics and areas of the community. Furthermore, additional policies may need to be adopted to guide decision-making in accordance with these supporting plans. While the needs for further plans, studies and policies may emerge, the list contained in this Comprehensive Plan reflects identified needs and supports the concepts of the Comprehensive Plan. As such, this list will be considered in future budgeting discussions.

3. City Programs and Services

Many of the Comprehensive Plan policies may be implemented through continuation, modification, expansion or addition of programs and services offered by the city. Some may require additional staffing or resources, but others might be accomplished through existing programs or service offerings. As future budget requests are reviewed and approved, it will be valuable to review these program and service ideas to align future staffing and funding levels to support implementation of the Comprehensive Plan.

4. Partnerships and Agreements

Many policies will be implemented through collaborative partnerships with business, and community and non-profit groups. Additionally, some will be most successful through formal partnerships, or Intergovernmental Agreements (IGAs) between the city and other governmental entities, such as Adams and Jefferson counties, the surrounding municipalities, DRCOG, RTD, and other special districts or agencies. Each partnership opportunity and IGA should be reviewed individually to determine its applicability to future budget needs. These policies will be contingent on the policy and funding priorities of these plan partners as well as their resource and organizational capacity.

5. Regulatory Reform

Since the Comprehensive Plan establishes the direction and vision for the future, it is important that city regulations support consistent guidance and decision-making. While the UDC within the W.M.C. has been coordinated in conjunction with the Comprehensive Plan process, as Comprehensive Plan amendments and updates are implemented, the UDC or other sections of the W.M.C. may need to be reviewed and amended as necessary to ensure ongoing consistency. While many regulatory revisions may be led by city staff, it will be necessary to consider these initiatives during the budgeting process to ensure that appropriate resources are available.

1.2 LAND USE & DEVELOPMENT

The proposed actions in this section are provided to illustrate the connection between the 2040 Comprehensive Plan and future implementation actions. Upon adoption of the Unified Development Code or future Specific Plans these items may be updated, replaced or removed.

Table 1-1.   Land Use & Development Implementation Strategies and Initiatives

Initiative Description	Type	Dept. Lead	Timing (ongoing,, near-term, mid-term, long-term)	Cost ($, $$, $$$)	Relevant Policies
Use the PDP and ODP processes to clarify allowable uses and where necessary, establish performance standards for uses with significant impacts.	5	CD	Ongoing	$	LU-1.1
Periodically review land uses established in the Comprehensive Plan for feasibility relative to vision, infrastructure, public services, market conditions and opportunities and proposed map changes as appropriate.	3	CD	Ongoing	$	LU-1.1
Update the Municipal Code to support mixed-use development, land use densities and development standards to ensure it facilitates realization of the Comprehensive Plan.	5	CD	Ongoing	$	LU-1.1
Align zoning districts with Comprehensive Plan land use categories.	5	CD	Near-Term	$$	LU-1.1
Ensure that new development and redevelopment is consistent with the Comprehensive Plan's intended intensities and densities.	3	CD	Ongoing	$	LU-1.2
Incentivize the use of on-site alternative energy sources.	5	CD	Ongoing	$	LU-6.2
Manage stormwater runoff through measures detailed in the Stormwater Management Plan, and update the Plan as needed.	3	CD	Ongoing	$	LU-6.3
Continue to strategically acquire new open space land.	1	PRL	Ongoing	$$$	LU-7.2

Initiative Description	Type	Dept. Lead	Timing (ongoing, near-term, mid-term, long-term)	Cost ($, $$, $$$)	Relevant Policies
Establish buffers for waterways through the Westminster Municipal Code.	5	CD	Near-Term	$$	LU-7.2
Evaluate establishment of impervious cover limits adjacent to water sources.	5	CD	Near-Term	$$	LU-7.2
Refine the development process to reflect the infill and redevelopment nature of the remaining land inventory.	5	CD	Near-Term	$$	LU-8.1
Update design standards to adjust for changes in development typology, such as encouraging more pedestrian-oriented multifamily developments, as well as new technology in building structures, materials and sustainability.	5	CD	Near-Term	$$	LU-9.1
Develop design standards appropriate for office, light industrial, mixed-use development, and residential infill typologies.	5	CD	Near-Term	$$	LU-9.1
Require physical connections to sidewalks, bicycling infrastructure, trails and transit wherever possible.	5	CD	Ongoing	$	LU-9.2
Regularly review and as needed update the Comprehensive Plan to ensure all physical planning efforts continue to support one another.	2	CD	Ongoing	$	LU-10.1
Coordinate revisions to the Urban Centers and Station Area Master Plans with the Denver Regional Council of Governments and the affected counties.	2	CD	Ongoing	$	LU-10.1

1.3 TRANSPORTATION & MOBILITY

The proposed actions in this section are provided to illustrate the connection between the 2040 Comprehensive Plan transportation and mobility actions and future implementation actions. Upon completion of the Transportation & Mobility Plan these items may be updated, replaced or removed.

Table 1-2. Transportation & Mobility Implementation Strategies and Initiatives

Initiative Description	Type	Dept. Lead	Timing (ongoing,, near-term, mid-term, long-term)	Cost ($, $$, $$$)	Relevant Policies
Develop cohesive streetscape plans for multimodal corridors identified in the Transportation & Mobility Plan.	2	CD	Near-term	$	TM-1.1, TM-1.2, TM-2.1, TM-2.5, HN-5.3
Identify, complete, operate and maintain a multimodal transportation network	1, 2, 4	CD, PWU	Ongoing	$$$	TM-1.1, TM-1.2, TM-2.2, TM-2.5, TM-5.3, TM-6.1
Develop a citywide complete streets policy	2	CD	Near-term	$	TM-1.1, TM-3.1, TM-3.2
Create a Vision Zero plan and associated policies and goals	2	CD	Near-term	$	TM-1.1, TM-3.3
Ensure sidewalks, landscaping and other right of way amenities are maintained, safe and accessible by the responsible entity as defined in Westminster Municipal Code and City Standards & Specifications for the Design and Construction of Public Improvements.	5	CD	Ongoing	$	TM-1.1, TM-1.2, TM-1.4, TM-2.1, TM-2.3, TM-3.1, TM-3.2
Update design standards to improve connections between new neighborhoods and existing developments through pedestrian paths, trails, wayfinding, continuous sidewalks, bike lanes, lighting, and safe crossings.	5	CD	Near-term	$	TM-1.4, TM-1.5, TM-2.1, TM-2.3, TM-3.1, TM-4.2, TM-4.3, TM-5.3

Initiative Description	Type	Dept. Lead	Timing (ongoing,, near-term, mid-term, long-term)	Cost ($, $$, $$$)	Relevant Policies
Continue to expand the city's wayfinding program and related promotional materials that create identity for the city's Focus Areas	1, 3	PRL, PWU	Mid-term	$$	TM-1.4, TM-1.5, TM-1.6, TM-2.4, TM-2.6, TM-6.2, HN-5.3
Expand the city's program to improve access to transit and provide passenger amenities such as benches and shelters at highly used bus stops throughout the city.	1, 3	CD	Mid-term	$$	TM-1.6, TM-2.1
Coordinate with RTD to ensure transit stops are located at safe, efficient and convenient locations.	4	CD	Ongoing	$	TM-2.1
Create a strong sense of entry into and passage through the city at key locations and along key corridors through streetscape enhancements, development scale and orientation, lighting, signage, and public art.	1	CD, PRL	Mid-term	$$$	TM-2.5
Update parking standards and create parking management at key destinations.	3, 5	CD	Near-term	$$	TM-4.3
Regularly evaluate funding priorities for capital improvement programming and the improvement and expansion of transportation facilities and services.	3	CD	Ongoing	$	TM-5.1, TM-5.2, TM-5.3
Prepare for and integrate sustainable technology.	4, 5	CD	Ongoing	$	TM-7.1, TM-7.2

1.4 HEALTH, WELLNESS & COMMUNITY SERVICES

The proposed actions in this section are provided to illustrate the connection between the 2040 Comprehensive Plan and future implementation actions. Upon completion of the Parks, Recreation and Libraries Plan or related functional plans these items may be updated, replaced or removed.

Table 1-3. Health, Wellness & Community Services Implementation Strategies and Initiatives

Initiative Description	Type	Dept. Lead	Timing (ongoing,, near-term, mid-term, long-term)	Cost ($, $$, $$$)	Relevant Policies
Review infrastructure needs for recreation, and where appropriate, identify required improvements or new facility needs in the city's Capital Improvement Program.	3	PRL	Ongoing	$	HWS-1.1
Integrate satellite library kiosks into high-intensity development areas such as Downtown Westminster and Westminster Station.	1, 2, 3	PRL	Long-term	$$	HWS-1.1
Pursue updated master plans for City Park and Standley Lake Regional Park.	2	PRL	Mid-term	$$	HWS-2.1
Conduct a community needs assessment for parks, available and identify gaps to be addressed in future offerings.	2	PRL	Near-term	$	HWS-2.1
Maintain the Parks, Recreation and Libraries Master Plan to reflect the city's community needs assessment and planned emphasis on maintenance, operations and optimization of use.	2	PRL	Ongoing	$	HWS-2.1
Continue to expand the community gardens program	2, 3, 4	PRL	Ongoing	$$	HWS-3.1
Identify partnership opportunities and locations for farmers markets and other food access programs.	4	PRL	Near-term	$	HWS-3.2
Provide incentives for farmers markets that accept Double Up Food Bucks Colorado or similar programs making healthy food accessible to all residents, regardless of income.	2	PRL	Near-term	$$	HWS-3.2

Initiative Description	Type	Dept. Lead	Timing (ongoing,, near-term, mid-term, long-term)	Cost ($, $$, $$$)	Relevant Policies
Identify areas with limited food retail options and assess any local zoning, ordinances, policies or programs to find ways to ensure all have access to healthy food.	2, 5	PRL, CD	Mid-term	$	HWS-3.2
Streamline regulator barriers to year-round urban agriculture such as provisions for allow greenhouses, hoop houses and food access within residential areas.	2, 5	CD	Near-term	$	HWS-3.3
Evaluate and reduce the concentration of poverty indicator businesses through distance requirements in the Westminster Municipal Code.	5	CD	Near-term	$	HWS-3.3
Identify areas with large percentages of persons without vehicle or below poverty level and identify avenues to support access to programs and services such as health care, mental health, education, healthy food options, job training, and/ or substance abuse treatment.	2, 3, 4	PRL	Ongoing	$	HWS-3.3
Utilize the Trails Master Plan to develop connections between open space areas.	2	PRL	Mid-term	$$	HWS-4.1
Work with proposed development projects to provide new linkages to existing trails and create new trails where feasible.	2, 5	PRL	Ongoing	$	HWS-4.1
Continue to identify and evaluate opportunities for strategic property acquisitions that enhance access to the city's trail corridors and public open space.	2	PRL	Ongoing	$	HWS-4.1
Enhance and fund the city's open space properties to provide public access while preserving the environmental and wildlife integrity of the property.	2	PRL	Ongoing	$$	HWS-4.2
Utilize and keep the Open Space Stewardship Plan updated for operations and maintenance.	2	PRL	Ongoing	$	HWS-4.2

THRIVING CITY ● HEALTHY PLACES ● GREAT NEIGHBORHOODS ● MANAGED GROWTH

Initiative Description	Type	Dept. Lead	Timing (ongoing,, near-term, mid-term, long-term)	Cost ($, $$, $$$)	Relevant Policies
Work with partners in open space programs, including the Adams County Open Space Program, the City and County of Broomfield Open Space and Trails Program, Jefferson County Open Space Program and Great Outdoors Colorado Trust Fund.	2	PRL	Ongoing	$	HWS-4.2
Coordinate with school districts to ensure that sufficient facilities are available to accommodate projected school enrollment.	2	CD	Ongoing	$	HWS-6.1
Coordinate with school districts to identify opportunities for beneficial uses as facilities close as a result of falling student enrollment.	2	CD	Ongoing	$	HWS-6.1
Update strategic plans for the Police and Fire Departments in concert with Comprehensive Plan updates.	2, 3	FD, PD	Near-term	$$	HWS-7.3
Continually assess and evaluate Police and Fire Department staffing, equipment and training to ensure emergency response, investigative processes and victim services are fully functional and meet the growing demands of the community.	3	FD, PD	Ongoing	$	HWS-7.3
Develop checklists for Crime Prevention Through Environmental Design considerations to facilitate public safety through ODP review.	2, 5	CD, PD	Near-term	$	HWS-7.4

1.5 ECONOMIC & FINANCIAL RESILIENCE

The proposed actions in this section are provided to illustrate the connection between the 2040 Comprehensive Plan and future implementation actions. Upon completion of related master plans or departmental strategic plans these items may be updated, replaced or removed.

Table 1-4. **Economic & Financial Resilience Implementation Strategies and Initiatives**

Initiative Description	Type	Dept. Lead	Timing (ongoing,, near-term, mid-term, long-term)	Cost ($, $$, $$$)	Relevant Policies
Keep the business community informed and provide appropriate business assistance and networking opportunities.	3	ED	Ongoing	$	ER-1.4
Explore opportunities for partnerships with the private sector, Counties and other regional partners.	4	ED	Ongoing	$	ER-1.4
Market unique local businesses and experiences.	3	ED	Ongoing	$	ER-1.5
Partner with the K-12 school system and technical and community colleges to prepare the workforce, and support workforce training opportunities for local job placement.	3	ED	Ongoing	$	ER-5.2
Study revenue opportunities to support financial sustainability.	3, 5	CMO	Near-term	$	ER-7.1
Identify options to diversify sources of sales tax revenue.	3, 5	CMO	Near-term	$	ER-7.1

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1.6 HOUSING & NEIGHBORHOODS

The proposed actions in this section are provided to illustrate the connection between the 2040 Comprehensive Plan and future implementation actions. Upon completion of an updated Housing Needs Assessment, master plans or strategic plans these items may be updated, replaced or removed.

Table 1-5. **Housing & Neighborhoods Implementation Strategies and Initiatives**

Initiative Description	Type	Dept. Lead	Timing *(ongoing,, near-term, mid-term, long-term)*	Cost *($, $$, $$$)*	Relevant Policies
Create a neighborhood planning program for residential and commercial areas without a mandatory homeowners association	2, 3	CD	Mid-term	$$	HN-1, HN-2
Update development regulations as needed relative to infill development to contribute to the vitality of the area with compatible design	5	CD	Near-term	$	HN-2.1
Proactively educate the community and enforce the municipal code in locations with frequent code violations and reported property crimes.	3	CD	Ongoing	$	HN-2.2
Coordinate municipal neighborhood services in one operational unit to promote healthy neighborhoods with capacity building, partnerships for events and enhancements, nuisance abatement, and services for renters and mobile home communities.	3	CD	Mid-term	$$$	HN-2.2
Continue HOA registration and notification process.	3	CD	Ongoing	$	HN-2.4
Coordinate the formation of HOA governing documents with new development and establish a model template for HOAs.	5	CD	Near-term	$	HN-2.4
Update design standards to ensure an expansive menu of housing product types, including accessory dwelling units (ADUs) and "missing middle housing", as well as options for supportive housing, transitional housing, rapid re-housing and emergency shelters.	5	CD	Near-term	$	HN-3.1

Initiative Description	Type	Dept. Lead	Timing (ongoing,, near-term, mid-term, long-term)	Cost ($, $$, $$$)	Relevant Policies
Develop programs to ensure smoke and carbon monoxide detectors are included in existing housing.	3	CD, Fire	Mid-term	$$	HN-3.3
Continue the rental housing inspection program and plan for future inspection resources as the inventory of rental units increases.	3	CD	Ongoing	$	HN-3.3
Establish streamlined processes for proposed development and redevelopments that provide housing for seniors or people with special needs.	5	CD	Near-term	$	HN-4.1
Update the Municipal Code to allow senior and special needs housing in areas with access to transit, social services and medical services.	5	CD	Near-term	$	HN-4.1
Update the municipal sign ordinance to balance aesthetics, business visibility and legal considerations.	5	CD	Near-term	$	HN-5.3

1.7 UTILITIES & RESOURCES

The proposed actions in this section are provided to illustrate the connection between the 2040 Comprehensive Plan and future implementation actions. Upon enactment of other master plans, strategic plans or related operational plans these items may be updated, replaced or removed.

Table 1-6.   Utilities & Resources Implementation Strategies and Initiatives

Initiative Description	Type	Dept. Lead	Timing (ongoing,, near-term, mid-term, long-term)	Cost ($, $$, $$$)	Relevant Policies
Coordinate development reviews to ensure development and water supply are designed and built in concert with each other.	3	CD & PWU	Ongoing	$	UR-1.1
Identify and monitor trends in development that could impact water demand.	3	PWU	Ongoing	$	UR-1.1
Provide decision-making bodies with appropriate information to create or update policies.	3	PWU	Ongoing	$	UR-1.1
Enact the program and outreach recommendations from the 2020 Water Efficiency Plan or successor.	2	PWU	Near-term	$	UR-1.2
Lead by example on efficiency actions with city facilities and properties.	1	GS, PRL	Ongoing	$-$$	UR-1.2
Enforce and adapt regulations that promote low water use and native and pollinator-friendly landscaping.	5	CD	Near-term	$	UR-1.2
Encourage use of high-efficiency indoor technologies as they become available and are appropriate.	3	PWU	Ongoing	$	UR-1.2
Utilize reclaimed water when and where appropriate to reduce potable water demand.	2	PWU	Ongoing	$	UR-1.2
Align conservation program with city goals for equity and sustainability.	2	CMO, PWU	Ongoing	$	UR-1.2
Evaluate developer responsibility for on-site and off-site water and wastewater infrastructure in accordance with City Standards and Specifications so as not to hinder the city's ability to provide exceptional water and wastewater service to rate payers.	3	PWU	Ongoing	$	UR-2.1, UR-2.2. UR-2.5

| Initiative Description	Type	Dept. Lead	Timing *(ongoing,, near-term, mid-term, long-term)*	Cost *($, $$, $$$)*	Relevant Policies
Adopt tap fees that promote water efficiency and fully recover the impact new growth places on the infrastructure system.	5	PWU	Near-term	$	UR-3.1
Adopt rates that are fair and equitable to each customer class, and reliably fund the Minimally Responsible CIP and utility services.	5	PWU	Near-term	$	UR-3.1
Maintain income-qualified water bill assistance programs to support affordability.	2	PWU	Ongoing	$	UR-3.1
Implement a needs-based stormwater fee structure that promotes people, property and environment through floodplain protection, stormwater permit compliance, appropriately managed infrastructure and capital improvements.	5	CD	Near-term	$	UR-4.6
Increase education, information, and signage about ways to recycle and properly dispose of waste at city facilities.	2	GS	Near-term	$	UR-5.1
Continue to provide disposal options for household hazardous waste disposal.	2	GS	Ongoing	$	UR-5.1
Explore opportunities to achieve a zero-waste approach for city rental facilities, city employee events, city-sponsored community events, and city purchasing policies.	2	GS, PRL	Near-term	$	UR-5.1
Ensure adequately sized and conveniently located solid waste collection facilities are provided in new development and redevelopment.	5	CD	Near-term	$	UR-5.1
Work with service providers to coordinate improvements as city streets are constructed or improved.	2	CD	Ongoing	$	UR-6.2

Initiative Description	Type	Dept. Lead	Timing (ongoing,, near-term, mid-term, long-term)	Cost ($, $$, $$$)	Relevant Policies
Update city standards and specifications to ensure deployment of broadband infrastructure during construction projects that disrupt the public right-of-way.	5	CD	Near-term	$	UR-6.3
Evaluate feasibility of constructing fiber to connect learning facilities (such as schools and libraries) that currently pay for commercial broadband services.	1	CD	Mid-term	$-$$$	UR-6.3
Work with cable and internet providers to provide service delivery equitably to all areas of Westminster.	5	CD	Ongoing	$	UR-6.3
Require appropriate screening of all wireless communications facilities and supporting equipment.	2	CD	Ongoing	$	UR-6.4
Prioritize rooftop (rather than facade-mounted) installations for wireless communications facilities and supporting equipment.	2	CD	Ongoing	$	UR-6.4
For small cell wireless poles placed in the public right-of-way, or on private property, promote forward-looking technology installations to avoid additional disruption of the public right-of-way to accommodate changing technologies.	2	CD	Ongoing	$	UR-6.4
Require small cell installations follow the hierarchy of placement/ location requirements found in the City of Westminster's Small Cell Infrastructure Guidelines.	2	CD	Ongoing	$	UR-6.4

Existing W.M.C. Title XI Organization

1. **General Provisions**

2. **Definitions**

3. **Comprehensive Planning & Growth Management**

4. **Zoning**

5. **Development Procedures**

6. **Public Improvements**

7. **Site Development Standards**

8. **Floodplain Regulations**

9. **Building Code**, *rev. March 2024*

10. **Fire Codes**, *rev. March 2024*

11. **Sign Regulations**

12. **Rental Property Code**

13. **Historic Preservation**

14. **Building & Fire Code Appeals**

15. **Construction Defects Claims**

16. **Telecommunications Permits**

Yellow = existing topics for UDC Content

Zoning Districts Within Westminster

SPECIFIC PLAN, 1%

OPEN, 20%

INDUSTRIAL, 1%

COMMERCIAL, 2%

RESIDENTIAL, 9%

PUD, 67%
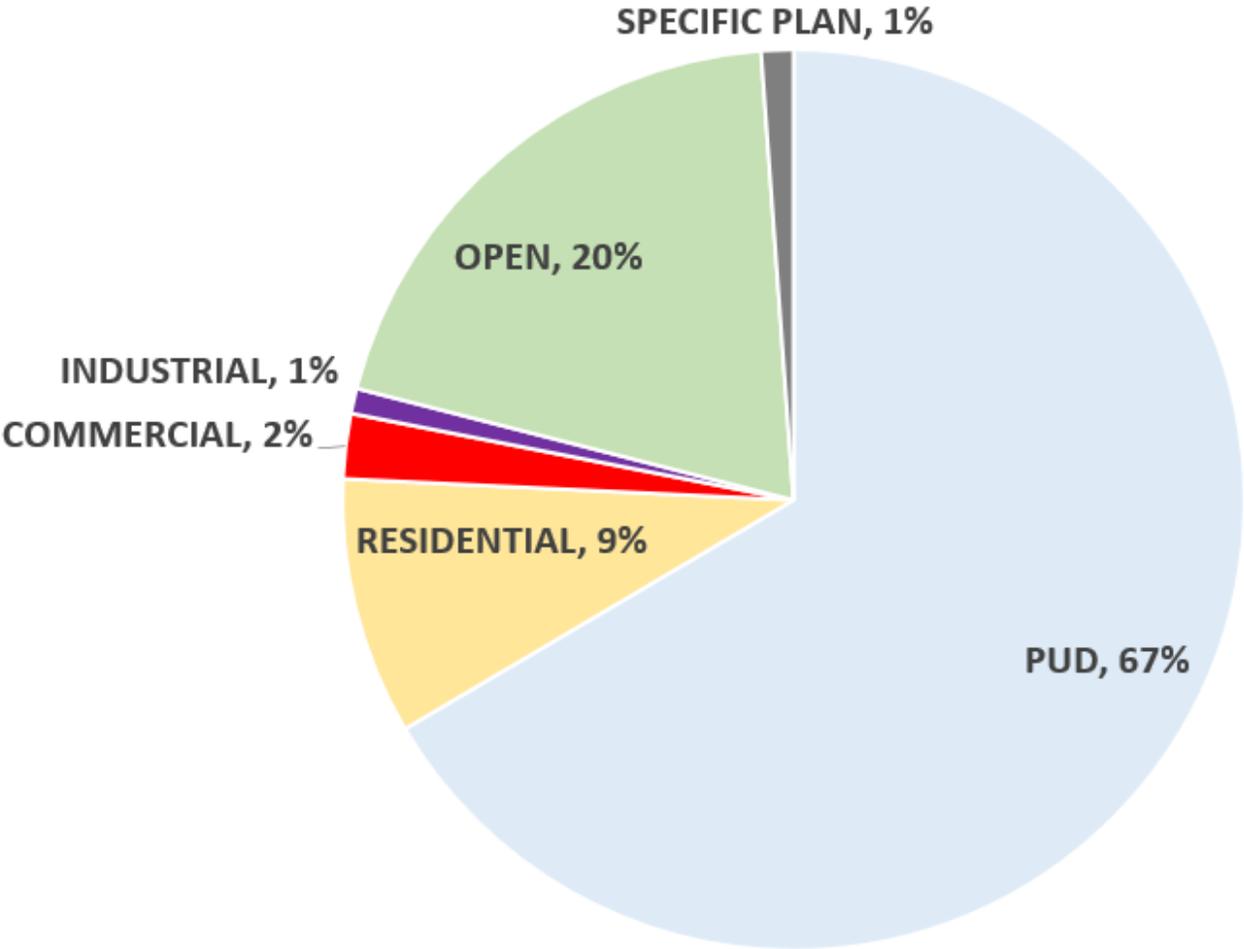
Vacant Land Status and 2040 CompPlan
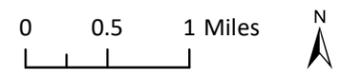
Vacant Developable Land

- No Development
- Project Completed
- Under Construction
- Under Review

Comp Plan 2040

- Residential Large Lot
- Residential Low Density
- Residential Medium Density
- Suburban Multi-Family
- Urban Multi-Family
- Mixed-Use Neighborhood
- Specific Area
- Employment-Flex
- Neighborhood Office
- Employment-Office/Inst... Campus
- Public/Quasi Public
- Commercial
- Service Commercial
- Commercial Mixed-Use
- Mixed-Use Activity Center
- Parks/Golf Courses
- Open Space/Creek Corridor
- Agricultural/Conservation Area

City Limit

- City Limit
- Enclave

0   0.5   1 Miles

N

WESTMINSTER
COLORADO

Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

UNIFIED DEVELOPMENT CODE KEY CONCEPTS

CODE ORGANIZATION & USABILITY

- Consolidate 8 different development regulations into a one-stop shop
- Defined applicability and enforceability
- Consistency to support fairness and transparency
- Simplify exception process
- Incorporates recently approved ordinances including the oil & gas regulations, telecommunications, and concept plan review

PLAN AND POLICY ALIGNMENT

- Incorporates concepts from Sustainability Plan, Transportation & Mobility Plan, 2040 Comprehensive Plan, Housing Needs Assessment, and Redevelopment & Adaptive Reuse Toolkit
- Perpetuates Westminster's sense of place achieved through gateways, streetscape enhancements, view preservation, and quality building materials

RESIDENTIAL DEVELOPMENT

- Updates and expands senior and special needs housing options
- Removes minimum lot sizes in most residential settings, subject to the densities in the 2040 Comprehensive Plan
- Incorporates provisions for homeownership through "missing middle" housing
- Housing product diversity/anti-monotony
- Adjusts standards to respond to remaining infill land inventory

COMMERCIAL & EMPLOYMENT

- Simplify zoning districts
- Removes obsolete land uses and add provisions for new land uses and changing technologies
- Provisions for mixed-use development
- Retail revitalization
- Provisions for live/work units
- Creates specific standards for office and industrial development

SUSTAINABILITY

- Provisions to support recycling collection
- Food access
- Low water using landscape concepts
- Solar access and battery storage systems
- Building materials resilient to moisture, wind, and fire damage
- Protection of natural areas

MOBILITY

- Updates parking requirements with options for shared parking, parking reductions, bicycle parking, and creation of parking maximums
- Multi-modal transportation options
- Trail and street connectivity
- Transit stop enhancements
- Electric vehicle infrastructure