



## PLANNING COMMISSION MEETING AGENDA

1. ROLL CALL
2. CONSIDERATION OF PREVIOUS MEETING MINUTES  
Meeting minutes of August 12, 2025
3. CONSIDERATION OF NEW BUSINESS
  - a. Public Hearing and Recommendation on proposed Comprehensive Plan Amendment, Zerger Elementary Public/Quasi-Public to Residential Low Density  
*Prepared by: Carson Byerfod, Planner*
  - b. Public Hearing and Consideration of an Appeal for an Official Development Plan Amendment for Sheridan Park Filing No. 6A, Block 3, Lot 3  
*Prepared by: Trevor Harlow, Senior Planner*
4. OLD BUSINESS
5. MISCELLANEOUS BUSINESS
6. ADJOURNMENT

### PLEASE NOTE

The following are the procedures used by the Planning Commission for in-person meetings.  
**For participation guidelines please visit [www.westminsterco.gov/pc](http://www.westminsterco.gov/pc)**

1. Staff will present agenda items. The Developer may present after Staff.
2. Those in attendance who favor the proposed development may address the Commission, followed by those who do not favor the proposed development. The Chair may impose time limits on speakers.  
**PLEASE SIGN THE SHEET IN THE FRONT OF THE COUNCIL CHAMBERS WHEN YOU SPEAK.**
3. All questions shall be addressed to the Chair of the Planning Commission. The Chair will call on Staff to address questions at the end of the hearing. Planning Commission reserves the right to question anyone at any time during the Public Hearing.
4. The Commission is charged with the review of Comprehensive Plan Amendments, Rezoning, Preliminary Development Plans, Amended Preliminary Development Plans, Official Development Plans, Amended Official Development Plans, Preliminary Plats and Amended Preliminary Plats that are not approved administratively by the City Manager.
5. There are two different procedures involved in the review of applications for development plan approval and the procedure depends on the type of plan under consideration:
  - a. After review and a public hearing, the Planning Commission may recommend approval of an application, approval subject to specified conditions, or denial of an application. The Planning Commission is **not** the final authority on these applications. The City Council is the final decision maker.
  - b. On applications for Official Development Plans and Amended Official Development Plans, the Planning Commission **does** make the final decision, unless the decision of the Planning Commission is appealed to the City Council within 10 days of the Planning Commission decision by a "party-in-interest," as described in Section 11-5-13(B.1) of the Westminster Municipal Code. If a decision of the Planning Commission is properly appealed to the City Council, the City Council will schedule the item for consideration at one of their upcoming meetings and, after holding a public hearing, make a final decision on the application.

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 [rgarcia@westminsterco.gov](mailto:rgarcia@westminsterco.gov) to make a reasonable accommodation request.



WESTMINSTER

CITY OF WESTMINSTER  
PLANNING COMMISSION  
Meeting Minutes  
August 12, 2025-DRAFT

1. ROLL CALL

The meeting was called to order at 7:00 pm by Secretary Jennifer Baden. Present were Commissioners Timothy Pegg, Kevin Kinnear, Richard Mayo, Chennou Xiong and Lawrence Dunn. Excused from attendance were Chair Jim Boschert, Vice Chair David Carpenter, David Tomecek and Tracy Colling. Also present: Staff members Associate Planner/Secretary Jennifer Baden, Planning Aide Veronica Garcia, Principal Planner Jacob Kasza, Senior Planner Nathan Lawrence, Planning Manager John McConnell, Assistant City Engineer Development & Mobility Heath Klein, Development Engineering Administrator Heather Otterstetter, Economic Development Manager Stephanie Troller, Plans Examiner Supervisor Jessica Arvanites, Open Space Supervisor Joe Reale, Fire Marshall Jim Gagliano and Deputy City Attorney Greg Graham.

With the roll called, the Secretary announced to the Commissioners and the audience that due to the absence of the Chair and Vice Chair, the Commission members that were present would need to vote on an Acting Chair for the meeting.

The Secretary asked for a nomination motion.

Commissioner Xiong nominated Commissioner Mayo.

Commissioner Kinnear seconded the motion.

There were no other nominations.

A roll call vote was taken and the motion passed (5-0),

With the roll being called, Acting Chair Mayo stated that both alternate Commissioners would be voting. Commissioners Kinnear and Pegg served as Alternates.

2. CONSIDERATION OF MINUTES

Meeting Minutes from June 24, 2025.

Commissioner Dunn made a motion to approve the minutes from the June 24, 2025, Planning Commission meeting. Commissioner Kinnear seconded the motion. The minutes were unanimously accepted (5-0).

3. CONSIDERATION OF NEW BUSINESS AND PUBLIC HEARINGS

3a) Public Hearing and Recommendation of Three Comprehensive Plan Amendments, a Rezoning, and a Preliminary Development Plan for a 75.5-Acre Parcel Located East of US-36 and Westminster Boulevard, South of West 104th Avenue and West of Waverly Acres Planned Unit Development.

Acting Chair Mayo opened the public hearing at 7:05 pm.

Nathan Lawrence, Senior Planner, entered into the record the agenda memorandum, attachments, PowerPoint presentation, certification of mailed notice, certification of posted notice, and public notice affidavit of publication from the Westminster Window. Notices were provided by the required deadline. Mr. Lawrence narrated a PowerPoint presentation for the proposal to:

a. Hold a public hearing.

b. Recommend that the Planning Commission:

Recommend City Council approve the three Comprehensive Plan amendments for the approximately 75.5-acre subject property. This recommendation is based on the finding that the three Comprehensive Plan Amendments comply with the criteria in Section 11-5-21 of the Westminster Municipal Code, and

Planning Commission recommend City Council approve the rezoning for the approximately 75.5-acre subject property. This recommendation is based on the finding that the rezoning complies with the criteria in Section 11-5-14 of the Westminster Municipal Code, and

Planning Commission recommend City Council approve the Preliminary Development Plan for the approximately 75.5-acre subject property. This recommendation is based on the finding that the Preliminary Development Plan complies with the criteria in Section 11-5-14 of the Westminster Municipal Code.

Acting Chair Mayo asked the applicant if hospice care would be a service. The applicant responded hospice care will not be offered on site, but residents would be allowed to bring hospice care into their units as part of their own care.

Acting Chair Mayo asked if the units would be for sale or rent. The applicant responded that this model is neither for sale nor for rent. Erickson is a contract-based product with an entrance fee and a monthly service fee.

Acting Chair Mayo asked about the salaries that were shown in the presentation and for clarification on the employment opportunities. The applicant team clarified the job types and pay range for their workforce plan.

Commissioner Dunn asked staff about the consideration of employment flex use. Ms. Troller responded that the City commissioned a study with Colorado University's School of Leeds Business to examine the economic impact of the change of land use. Ms. Troller stated that while the original land use designation of employment flex is the best land use, the current market rate for office vacancies offers a consideration for the change.

Commissioner Dunn asked the applicant to explain why there are no elevation drawings with the Preliminary Development Plan (PDP) and if information such as building heights are available. The applicant explained they would be between four stories to 65 feet tall, but until the Original Development Plans (ODPs) are designed, the layouts are conceptual and subject to change.

Commissioner Kinnear asked the applicant to explain how the facility would address affordable housing. The applicant responded the units are priced at market rate and affordability cannot be addressed.

Commissioner Kinnear asked the applicant about rebates and refunds that would be sought due to cash-in-lieu agreements. The applicant responded the calculation used for the cash-in-lieu agreements is higher than previous projects, so rebates would likely be pursued to the expectation of low-impact use of shared-costs by future residents.

Commissioner Kinnear asked the applicant about expected water usage and the high percentage increase that was found in the staff analysis. The applicant explained the water usage would meet the target reduction goal based off both the 2013 and 2040 Comprehensive Plans due to lower water usage of senior living facilities when compared to mixed use and multi-family housing, and water efficiency measures that would be in place at the facility. Commissioner Kinnear asked for clarification if the water usage would be higher than the original employment flex land use designation, in which the applicant agreed however, a comparison was made to possible secondary uses the site would allow such as manufacturing facilities and hotels.

Acting Chair Mayo asked the applicant to explain the impact of the water treatment facility and its correlation with water usage. The applicant responded employment flex sees higher water usage per acre and when the water treatment facility is excluded, it goes to the quasi-public land use designation, which is a lower water usage category per land use designation.

Commissioner Dunn asked for a recess.

Acting Chair Mayo resumed the meeting and opened the public testimony at 8:21 pm.

There was public testimony in support of employment opportunities, economic vitality, and the need for senior housing with amenities.

There was public testimony citing concerns with impacts on open space, traffic, the need for affordable for senior housing, decrease of property values for adjacent neighbors due to diminished views, employment opportunities being part time and not full time, water usage, impacts to Standley Lake, maintenance of the greenbelt on site, street maintenance, infrastructure maintenance, visitor parking on site, view corridor impacts, concerns with a for profit corporation receiving non-profit status tax advantages, cost of the contract based model not being affordable which appears to create housing for non-Westminster residents, limited public access, Employment Flex would allow unrestricted access, lack of Westminster residents input, increase in demand for emergency services, decrease in the general fund, and the loss of tax revenue due to the potential Comprehensive Plan designation change.

Acting Chair Mayo closed the public testimony at 9:11 pm.

Staff was given an opportunity to clarify statements presented to the Commission:

1. The trails that would be constructed by the applicant would be for campus use and closed to the public.
2. The location would be within the Jefferson County Public School district as opposed to the Adams County School district, where Westminster Public Schools is located, though students are expected to cross school districts for vocation training and use.
3. The road the City is directing the developer to build is being required so that services can access the development.
4. The increase in water use is based on calculations including the approximate 74- acres of the applicant's site with the water treatment facility excluded and the analysis reflective of the City's 2040 Comprehensive Plan's change from flex use to urban multi-family.
5. Service calls would generate between 800-900 calls annually to the fire department.
6. The property has not been previously marketed.

Commissioner Xiong asked staff for clarification about the waivers that are being requested. Staff explained any waivers that are requested by the applicant would require a different process and would not be decided at the current hearing.

Commissioner Dunn stated that he felt the connection to affordability appears to be tenuous for some Westminster residents and this development could bring in fewer Westminster residents and more residents from other states.

Commissioner Pegg asked the applicant if they have any data on Westminster residents being the targeted resident at this site. The applicant said studies have shown between 60-70 percent of the residents would come from about 25-30-minute radius of the community and about 30 percent would come from outside the community.

Commissioner Kinnear asked the applicant if any other surrounding community have rejected this development. The applicant responded no and addressed the need for senior housing.

The applicant team clarified that the linear feet of the trail would be protected by an access easement and would be available to the surrounding public. The applicant also noted that with an employment flex land use, there is no Public Land Dedication (PLD) or trail requirements. The applicant then confirmed there would language added into a PDP addendum to include an access easement for the trail that would be constructed.

Commissioner Pegg asked staff if the City has water to support this development. Mr. Klein stated that while the applicant's data is different than the City's data, there is water available for this development.

Commissioner Pegg asked how much the increase in water would be due to the Comprehensive Plan designation change. Staff responded there would be an approximated 117-370 percent increase depending on the final density going off an urban multi-family land designation. Commissioner Pegg asked what the tap fees would be. Staff responded the data is not available at this time and would depend on the needs of each unique unit.

Commissioner Xiong asked staff to explain any strain on Police Officers. Staff responded the main area of senior crime would come from fraud cases and the increase in demand would likely affect the one officer on staff, though it could be worked out that other officers could assist in these crimes.

Commissioner Kinnear noted the lack of a fire station. Staff responded the proposed project is in a service gap area with longer response times. The applicant added the development of the road would alleviate to aid those response times.

Acting Chair Mayo stated he does not feel this project creates additional response time for fire services due to the land designation change, he feels this project is beneficial for seniors and offers choice and amenities.

Commissioner Xiong addressed the demographic shift that will be taking place in the country and the higher ratio of seniors who will need housing. There was also concern shared regarding future rebates the developer would be seeking, though it was noted that topic was not part of the current discussion.

Commissioner Kinnear acknowledged staff's approval land use change recommendation, but there were factors presented that required more time to decide.

Commissioner Pegg stated he feels this project meets the approval criteria and would offer more senior housing.

With all discussion concluded, Acting Chair Mayo called for a motion.

Commissioner Pegg made a motion to recommend City Council approve the three Comprehensive Plan amendments for the approximately 75.5-acre subject property. This recommendation is based on the finding that the three Comprehensive Plan Amendments comply with the criteria in Section 11-5-21 of the Westminster Municipal Code. Commissioner Mayo seconded the motion.

The secretary called for a discussion.

Commissioner Dunn stated he is not in support of this motion because of the information and testimony presented during the meeting and is concerned this development will not be comprised of Westminster residents.

Commissioner Pegg stated that the evidence heard tonight suggested 60-70 percent of residents that make up these communities come from a half hour radius and would therefore include residents from the metro area.

Acting Chair Mayo stated he agrees with Commissioner Pegg's comment.

The motion passed (3-2)

Commissioner Pegg made a motion to recommend City Council approve the rezoning for the approximately 75.5-acre subject property. This recommendation is based on the finding that the rezoning complies with the criteria in Section 11-5-14 of the Westminster Municipal Code.

Commissioner Mayo seconded the motion.

The motion passed (3-2)

Commissioner Pegg made a motion to recommend City Council approve the Preliminary Development Plan for the approximately 75.5-acre subject property. This recommendation is based on the finding that the Preliminary Development Plan complies with the criteria in Section 11-5-14 of the Westminster Municipal Code.

Commissioner Dunn seconded the motion.

The motion passed (3-2)

4. ADJOURNMENT

The meeting was adjourned at 9:54 p.m.

THE WESTMINSTER PLANNING COMMISSION

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Richard Mayo, Acting Chair

A full recording of the meeting has been posted on The City of Westminster website.  
[www.cityofwestminster.us/pc](http://www.cityofwestminster.us/pc)



## WESTMINSTER

Agenda Memorandum

Agenda Item 3a.

Planning Commission Meeting  
September 9, 2025



**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.



**Resilient Infrastructure:** Maintain and invest in resilient infrastructure that creates the highest return for safety, community connectivity, enjoyment of life, and local economic success.

**SUBJECT:** Public Hearing and Recommendation on a proposed Comprehensive Plan Amendment for the former Zerger Elementary School Site

**PREPARED BY:** Carson Byerhof, Planner  
John McConnell, AICP, Planning Manager

### RECOMMENDED ACTION:

1. Hold a public hearing.
2. Recommend the City Council approve the Comprehensive Plan Amendment for the former Zerger Elementary school site to change the current land use designation from Public/Quasi-Public to Residential Low Density, subject to the condition set forth in the Summary of Staff Recommendations herein. This recommendation is based on the finding that the Comprehensive Plan Amendment complies with the criteria in Section 11-5-21 of the Westminster Municipal Code.

### SUMMARY STATEMENT:

- The subject property is located at 9050 Field Street (the Property). The Property includes one contiguous lot and is legally described as "Kings Mill North, Block 008, Lot 0050." See Attachment 1.
- The applicant requests an amendment to the land use designation of the Comprehensive Plan for the 8-acre Property from Public/Quasi-Public to Residential Low Density.

As part of Staff's recommendation, consideration of the requested Comprehensive Plan amendment approval should be conditional upon preservation of the existing pedestrian access with the established residential community east of the Property. As part of this access, redevelopment should maintain connectivity on the eastern edge of the Property, which provides pedestrian connectivity from West 91st Avenue to the north, to the Farmers' High Line Canal Trail to the south via Kings Mill Park.

**FISCAL IMPACT:**

\$0 in expenditures.

**SOURCE OF FUNDS:**

Not applicable.

**POLICY ISSUE(S):**

Should the Planning Commission recommend that City Council approve the requested Comprehensive Plan Amendment for the subject property?

**ALTERNATIVE(S):**

The Planning Commission could recommend the City Council to deny the requested Comprehensive Plan Amendment. Staff does not recommend this option because the application is supported by the criteria set forth in Section 11-5-21 of the Westminster Municipal Code (W.M.C.).

**BACKGROUND INFORMATION:**

Overview of Development Review and Entitlement Process

The development review and approval process can vary throughout the City, depending upon the specific property and the proposed development, but typically requires a Preliminary Development Plan (PDP) and Official Development Plan (ODP) pursuant to the land use allowances established by the Comprehensive Plan. The Comprehensive Plan includes specific land use designations that provide a broad range of uses and identify allowed densities and intensities of use. The W.M.C. requires that all development be in compliance with the Comprehensive Plan.

If City Council chooses to approve this Comprehensive Plan Amendment, the next steps in the development review process would be the submission of a PDP Amendment and an ODP Amendment, which would also require public hearings before the Planning Commission and City Council.

History of Subject Property

The Property was annexed into the City in 1971 as part of the *A71-8 Standley Lake* annexation and zoned Planned Unit Development (PUD). The Kings Mill PDP and ODP were approved in 1971 and 1972, respectively, which designated the site for an elementary school. The Kings Mill North Subdivision Plat was approved in 1972, which included a public access easement that connected the Property to the single-family detached development to the east; this easement also considered public connection to Kings Mill Park to the south of the Property and the Farmers' High Line Canal Trail. Per the Jefferson County Public School District (the District), which owns the property, the school was opened in 1977 and closed in 2011. The District has leased the building to other users since the 2011 closure, and the District approved the Property for Surplus Sale in 2023.

## Nature of Request

Staff received a Comprehensive Plan (Plan) amendment request from Cardel Homes (the applicant) on behalf of the District (the property owner). A Plan amendment is requested to allow redevelopment of the vacant Property. According to the applicant, the District is selling underutilized school sites to generate revenue and cut costs resulting from under-enrollment. The District selected Cardel Homes for the sale and redevelopment of the Property, see Attachment 2 for details. The applicant is requesting approval of a Plan amendment to change the 8-acre Property's land use character type designation from Public/Quasi-Public to Residential Low Density. Approval of this request would allow for future approval considerations of a PDP Amendment and an ODP Amendment, which would each be required for the applicant's proposal for a single-family detached redevelopment. The applicant has elected to move forward with only the Comprehensive Plan amendment at this time; the needed PDP and ODP Amendment submittals are proposed to be submitted for further approval consideration if this Plan amendment is approved by City Council. See Attachment 3 for Comprehensive Plan Land Use Character Type designations.

## Applicant

Cardel Denver Homes, LLC  
Attn: Sara Dieringer, Division President  
9110 East Nichols Avenue #120  
Centennial, CO 80122

## Property Owner

Jefferson County School District No. R-1  
Attn: Mary K. Parker, Board of Education, President  
1829 Denver West Drive #27  
Golden, CO 80401

## Location

Zerger Elementary School, 9050 Field Street, Westminster, CO 80021. The Property includes one contiguous lot and is legally described as "Kings Mill North, Block 008, Lot 0050." See Attachment 1.

## Surrounding Land Uses and Comprehensive Land Use Plan Designation

<b>Direction</b>	<b>Development Name</b>	<b>Zoning</b>	<b>Comp Plan Designation</b>	<b>Current Use</b>
<b>North</b>	Kings Mill North	PUD	Residential Low Density	Single Family Residential
<b>East</b>	Kings Mill North	PUD	Residential Low Density	Single Family Residential
<b>South</b>	Kings Mill North	PUD	Parks/Golf Courses	Public Park
<b>West</b>	Kings Mill North; Kings Mill North Filing No. 3	PUD	Residential Low Density	Single Family Residential

## Public Notification

Section 11-5-13(A), W.M.C. requires the following three public notification procedures:

- **Published Notice:** Notice of public hearings scheduled before the Planning Commission or City Council shall be published and posted at least ten days prior to such hearing. Notice was published in the Westminster Window by the required deadline.
- **Property Posting:** Notice of the public hearing shall be posted on the property by the applicant with a minimum of one sign per every 660 linear feet of street frontage in a location reasonably visible to vehicular and pedestrian traffic passing adjacent to the site. Sign(s) were posted on the subject property by the required deadline. The applicant has provided the Planning Manager with a certification that the sign(s) were posted and properly maintained throughout the posting period.
- **Written Notice:** At least ten days prior to the date of the public hearing, the applicant shall mail individual notices by first-class mail to all addresses within 1,000 feet of the subject property. The mailing list to be used shall be provided to the applicant by city staff. The applicant has provided the Planning Manager with a certification that the required notices were mailed by the required deadline.

## Westminster Municipal Code Analysis

*11-5-21. - Standards for Approval of Land Use Plan Amendments.*

*(B) In reviewing an application for an amendment to the Land Use Plan, the following criteria shall be considered:*

- 1. The proposed amendment is consistent with the vision, intent and applicable policies of the Comprehensive Plan and other adopted plans, policies and guidelines.*

Staff finds that the proposed Plan amendment is generally consistent with the vision, intent and policies of the Plan and other adopted plans, policies and guidelines. As noted in specifics throughout the remainder of this analysis, the proposed amendment provides beneficial reuse of this unused public property and aligns with several specific goals and strategies as noted in various City plans, policies, and guidelines. Additionally, the proposed amendment serves to address various concerns that are brought to attention by these plans, policies and guidelines as specified in this analysis.

- 2. The proposed amendment serves a substantial public purpose and will not be substantially detrimental to the surrounding lands.*

The Plan identifies a need to provide a diversity of housing types (Comprehensive Plan - Goal HN-3). Part of this Goal identifies using development to provide options for middle-income housing types within neighborhoods to ensure neighborhood resiliency over time and with demographic changes. Approval of the proposed Plan amendment would support this need by providing a different middle-income housing choice within an existing development. Further, the Plan includes a goal of using infill and redevelopment as a tool for revitalization and improving community conditions (Comprehensive Plan – Goal ER-3). Approval of the proposed Plan amendment would support this goal to support a redevelopment that would revitalize a vacant building site with a new development that is consistent with the surrounding community.

Approval of this Plan amendment would support the Plan's cross-cutting theme of resiliency, where the Plan calls on a need to address aging infrastructure. The City's Sustainability Plan further specifies this consideration with need to address private development's responsibility in the replacement and improvements to aging infrastructure (Sustainability Plan – Strategy NR-5). Approval of the proposed Plan amendment would capitalize on this infill redevelopment as an opportunity for private development to finance and construct improvements to the aging infrastructure that was built in the 1970s.

Additional Staff considerations for how approval of the proposed Plan amendment would serve substantial public purpose are included in the analysis of criteria items four (4), five (5), and six (6). Staff considerations on impacts to surrounding lands is included with the analysis of criteria items three (3) and eight (8).

- 3. The proposed amendment shall consider the nature and degree of impacts on neighboring lands. Individual parcels or groups of parcels shall not be subject to a change in land use in such way that the new designation is substantially inconsistent with the uses of the surrounding area.*

Approval of the proposed Plan amendment would redesignate the character area to Residential Low Density, which is consistent with the surrounding Kings Mill community, which is also Residential Low Density. The adjacent Kings Mill Park to the south will retain the Park/Golf Courses land use character type. The developer will be required to dedicate a portion of the Property for public land, which is proposed to expand the existing Kings Mill Park. The dedication and improvements will support the active recreation opportunities that are identified as characteristics of the park's character area. See Attachment 4 for conceptual site plan of proposed redevelopment.

- 4. The proposed amendment is necessary in order to address substantially changed conditions in the immediate area of the subject tract since adoption of the Land Use Plan or an error contained in that document.*

Per information Staff received from the applicant on behalf of the District, Zerger Elementary School is one of several school sites selected by the district to be sold due to under-enrollment. The existing building is vacant and does not serve the Plan's currently designated Public/Quasi-Public land use intent. Staff supports the proposed Plan amendment to allow for a redevelopment of the Property that fits with the surrounding community. See Attachment 2 for details.

- 5. The proposed amendment provides for the orderly physical growth of the City.*

The proposed Plan amendment is consistent with the Plan's Housing & Neighborhoods goal to increase housing diversity (Goal HN-3) by increasing the City's housing supply and supplying a middle-income product that fits with the surrounding community. As demonstrated in the Plan, the City is near full buildout, and approval of this amendment will allow for a redevelopment opportunity of a vacant and underutilized site. Sufficiency of available infrastructure will be further evaluated with the PDP and ODP Amendments for the Property.

- 6. The proposed amendment furthers an important public policy, including but not limited to a need for affordable housing, protection of historic resources, preservation of open space, or reduction in water demand by virtue of a different land use category.*

Infill redevelopment supports the City's Sustainability and Comprehensive Plans' general goals and policies of implementing environmental best planning practices through supporting development that does not contribute to increasing urban sprawl. Sprawling development

results in increased land disturbance of natural areas and increases the greater community's trip-distance requirements. Increased trip distances have a negative impact on existing infrastructure and systems, in addition to increasing greenhouse gas emissions. Approval of the proposed Plan amendment would help mitigate sprawl by increasing housing availability in an existing community that is already served with commercial uses and public services and infrastructure; synergistically, infill development supports these existing uses and services by providing more business and public activation.

Additional Staff analysis of how approval of the proposed Plan amendment would further specific policies is included in analysis of criteria items two (2), five (5), and eight (8).

7. *The proposed amendment is appropriate in order to address a uniqueness in the size, shape and character of the parcel in relation to neighboring lands. Proof that a small parcel is unsuitable for use as presently designated or that there have been substantial changes in the immediate area may justify an amendment subject to evidence furnished by the applicant.*

Staff finds that the Property parcel is not unique, and this criteria's component is not applicable for approval consideration. See criteria number four (4) for Staff's considerations of changes in the immediate and greater area that are a part of Staff's recommendation of approval for this Plan amendment.

8. *The proposed amendment will not negatively impact the transportation system, drainage, water and sewer infrastructure, water supply, fire and police services, the parks and open space system, or the City's general fund revenue.*

Staff has accepted the applicant's Trip Generation analysis demonstrating that the proposed land use change will result in fewer trips than an elementary school use, see Attachment 7. This reduction equates to less strain on the existing area's transportation system and infrastructure. The proposed Plan amendment would allow for a redevelopment that uses existing utility infrastructure as well as fire and police services that would otherwise be used by the school. Approval of the proposed Plan amendment would have a positive impact on the existing community's utility infrastructure as noted as part of Staff's consideration of criteria two (2).

9. *The proposed amendment will not negatively impact referral agencies such as the Colorado Department of Transportation, local school districts, the Rocky Mountain Metropolitan Airport, or other agencies pertinent to the location and nature of the requested amendment.*

Once the applicant submits to Staff the application materials for the required PDP and ODP amendments, Staff will send these application materials to external referral agencies for further review and opportunity to comment.

10. *The proposed amendment establishes minimal environmental impacts or has sufficiently mitigated any identified impacts.*

Staff finds that approval of the proposed Plan amendment would not have substantial negative environmental impact and that any environmental impacts could be sufficiently mitigated. Site specifics concerning environmental impacts will be further reviewed with PDP and ODP amendment submittals. The Planning Commission and City Council will be able to review and provide comments on environmental impacts with these other applications once they advance through the public hearing process.

## Neighborhood Meeting(s) and Public Comments

A neighborhood meeting was held at Standley Lake Library on Wednesday, May 7, 2025. Public comment for the proposed development included questions and concerns relating to: the loss of site as both a school use and civic center and if there was opportunity to repurpose the building for another public use; how the density and architectural design of the proposed development would integrate with the surrounding community; how environmental concerns would be addressed and mitigated including construction impacts and how the development would be sensitive to plutonium concerns that stemmed from historical Rocky Flats incidents; the affordability of the homes; and the process the District took to select the site for closure and sale. Staff has received additional public comment outside of the neighborhood meeting relating to the following: greater area housing needs; preservation of the trail connectivity with the Farmers' High Line Canal Trail; and how the proposal would integrate with the surrounding neighborhood and Kings Mill Park.

Public comments for consideration by the Planning Commission have been included in Attachment 8. A Soil Sampling has been provided by the applicant in response to Plutonium comments raised with public input – see Attachment 5. See Attachment 6 for Citizen Participation Plan.

## Summary of Staff Recommendation

Staff finds that the proposed Plan amendment meets the Standards for Approval of Land Use Plan Amendments in accordance with Section 11-5-21 W.M.C. Staff finds that existing pedestrian access through the Property and to the neighboring community to the east serves a substantial public benefit and that approval of this Plan amendment will require preservation of these pedestrian access opportunities as part of the site requirements to be reviewed and finalized with future PDP and ODP submittals.

Staff recommends that the Planning Commission recommend approval of the Comprehensive Plan Amendment, subject to the Additional Condition.

The "Additional Condition" shall mean: Approval of this Comprehensive Plan Amendment will require the proposed redevelopment to preserve the Property's existing pedestrian public access connection with the development to the east and that the proposed redevelopment preserve pedestrian public access along the Property from West 91<sup>st</sup> Avenue to the existing connection with the Farmers' High Line Canal Trail.

**STRATEGIC PLAN GOALS:**

The City's Strategic Plan goals of Access to Opportunity and Resilient Infrastructure would be met by allowing an increase in available housing supply and diversity of housing types and by supporting an opportunity for infill redevelopment to replace and improve existing and aging infrastructure.

Respectfully Submitted,

A handwritten signature in cursive script, appearing to read "John McConnell".

John McConnell, AICP

Planning Manager

**ATTACHMENTS:**

Attachment 1: Vicinity Map

Attachment 2: Applicant Narrative and Criteria Analysis

Attachment 3: Residential Low Density and Public/Quasi Public

Attachment 4: Conceptual Site Plan

Attachment 5: Soil Sampling

Attachment 6: Citizen Participation Plan

Attachment 7: Trip Generation Analysis

Attachment 8: Public Comment



**Vicinity Map**

**Kings Mill Zerger Elementary Redevelopment  
9050 Field Street**



WESTMINSTER



# ATTACHMENT #2

## **Brief Description of Proposed Amendment:**

The Jefferson County School District, faced with under-enrollment, determined it was necessary to close several elementary schools. To generate revenue for reinvestment within the district, the Jefferson County School Board was tasked with selling these properties. Among the listed assets was Zerger Elementary School, which the district marketed through a Request for Qualifications (RFQ) process. Applicants were evaluated based on interviews, financial capabilities, and expertise in proposed uses for the site.

From the RFQ process, three finalists were selected to submit final offers for the property. Following a thorough review, the School Board voted to select Cardel Denver Homes as the contract purchaser of the site.

Under the 2040 Comprehensive Master Plan, the site is currently designated as public/quasi-public. The surrounding neighborhood is classified as Residential Low Density. Cardel Denver Homes is proposing an amendment to the 2024 Comprehensive Plan to reclassify the site to Residential Low Density, consistent with the zoning designation of three of the four sides surrounding the site, with the fourth side adjacent to the Kings Mill public park.

## **This amendment is requested for the following reasons:**

The proposed amendment to reclassify the Zerger Elementary School site at 9050 Field Street from Public/Quasi-Public to Residential Low Density is driven by several important considerations. The site is bordered on three sides by areas already zoned as Residential Low Density, ensuring compatibility with the existing neighborhood's character and scale. The fourth side is adjacent to the Kings Mill public park, and with the site's dedication for additional public land, it will allow for a harmonious transition between land uses. Reclassifying the site to residential use addresses the growing need for housing in Westminster and Colorado, contributing to the community's goals for balanced growth and housing availability.

Additionally, the amendment makes efficient use of the underutilized land, repurposing it for infill development that optimizes existing infrastructure and services while reducing the environmental impact compared to greenfield development. This change aligns with Westminster's 2040 Comprehensive Plan, which encourages sustainable, livable neighborhoods and promotes residential diversity while maintaining neighborhood continuity. The redevelopment will also generate property tax revenue, benefiting the City and Jefferson County School District and supporting local services.

Reclassifying the site will revitalize the area by replacing the vacant school building with thoughtfully designed low-density housing. Furthermore, the site's adjacency to Kings Mill public park offers opportunities to integrate the existing green space with the new development, supporting outdoor recreation and improving quality of life for current and future residents. Overall, the proposed amendment reflects a strategic and community-focused approach to land use and urban planning.

**The proposed amendment is consistent with the vision, intent and applicable policies of the Comprehensive Plan and other adopted plans, policies and guidelines.**

The amendment is consistent with the vision, intent and policies of the Comprehensive Plan in the following ways:

- Reclassification allows for growth in a redevelopment area
- New housing encourages a desirable place to live and attracts labor forces
- New housing generates spending in the local economy and an increased property tax base
- New housing, with open spaces incorporated into the design promotes the “Neighborhood Unit” strategy
- The plan aims to utilize existing water sources through reallocation of the school building taps.
- Residential Low-Density reclassification in appropriate “in locations outside of activity centers and in areas where development characteristics are suburban”

**The proposed amendment serves a substantial public purpose and will not be substantially detrimental to the surrounding lands:**

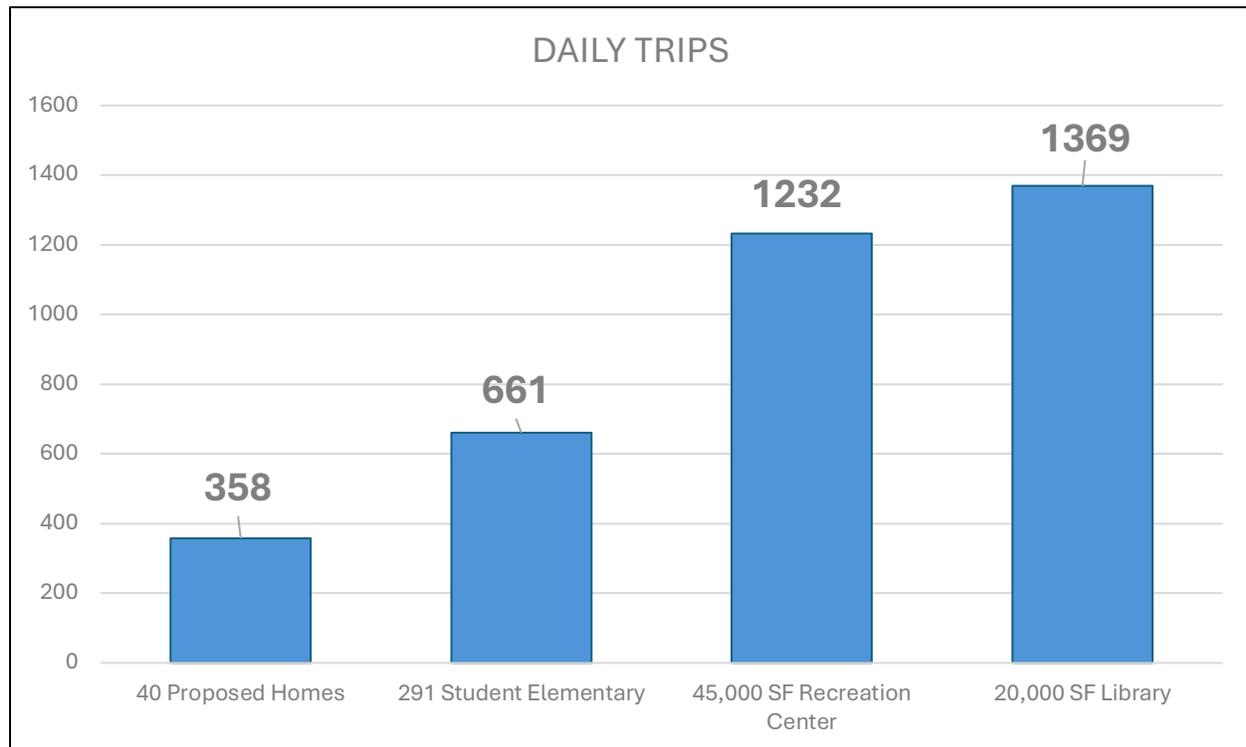
The amendment enables the development of family-friendly housing that contributes to balanced growth in Westminster. The redevelopment will generate property tax revenue, providing financial benefits to the City, Jefferson County School District and other entities to fund essential services and educational programs. Additionally, repurposing the vacant school site for residential use optimizes land use by utilizing existing infrastructure and minimizing urban sprawl, which aligns with sustainable urban development principles. Transforming the site from a vacant, underutilized property into an attractive residential area will foster a stronger sense of community.

The amendment is carefully designed to avoid substantial detriment to surrounding lands. With three sides of the site already zoned as Residential Low Density and the fourth side adjacent to Kings Mill public park, the proposed zoning maintains compatibility with the surrounding neighborhood’s character. Low-density residential development minimizes impacts on traffic and public services compared to higher-density or commercial uses, while existing infrastructure ensures no significant disruptions to the area only improvements to existing infrastructure.

We prepared a comparison of traffic impacts for several alternative land uses that were previously suggested for the site, including our proposed development of 40 single-family detached homes. The first alternative considered was the re-opening of the existing elementary school. According to capacity figures provided by Jefferson County School District, the school can accommodate up to 291 students.

Other alternatives include a recreation center and a public library. The assumed recreation center size of 45,000 square feet is consistent with similar facilities within the City of Westminster. The 20,000-square-foot library assumption reflects the size of the Golden Library, while noting that the Belmar and Standley Lake libraries are slightly larger.

Traffic generation estimates for each use were calculated using national ITE (Institute of Transportation Engineers) trip generation rates.



If the site were developed with 40 single-family homes instead of reopening the school or building a recreation center or library, the overall traffic generation would be significantly **lower**—both in daily volume and during peak travel hours. This reduced impact would be particularly beneficial in terms of minimizing congestion during critical AM and PM peak periods, enhancing local traffic safety and preserving neighborhood quality of life.

Furthermore, the integration of residential classification with nearby Kings Mill public park preserves access to green areas, maintaining the livability and recreational opportunities valued by the community. Overall, the amendment balances public benefits with careful consideration of the surrounding land uses, ensuring it is both purposeful and non-disruptive.

**The proposed amendment shall consider the nature and degree of impacts on neighboring lands. Individual parcels or groups of parcels shall not be subject to a change in land use in such way that the new designation is substantially inconsistent with the uses of the surrounding area:**

The reclassification of the Zerger Elementary School site to Residential Low Density aligns with the existing zoning designations of the neighboring properties, as three sides of the site are already zoned for Residential Low Density. This ensures the proposed use is compatible with the established character of the area and does not introduce substantially inconsistent land uses.

Furthermore, a park land dedication directly adjacent to the Kings Mill public park, will act as a natural buffer and addition and complements the proposed residential development. The low-density designation ensures a seamless transition between the site and its surroundings while minimizing potential impacts such as increased traffic, noise, or strain on public services. By carefully aligning the proposed land use with the surrounding zoning and maintaining compatibility, the amendment avoids creating inconsistency or undue impact on neighboring lands.

**The proposed amendment is necessary in order to address substantially changed conditions in the immediate area of the subject tract since adoption of the Land Use Plan or an error contained in that document.**

The closure of Zerger Elementary School due to under-enrollment represents a significant change in the conditions of the site. The property no longer serves its original purpose and classification as a Public/Quasi-Public site.

Reclassifying the site to Residential Low Density addresses this change by enabling the redevelopment of the property in a manner that aligns with the character of the surrounding area. The proposed use reflects the predominant residential zoning of neighboring parcels and integrates seamlessly with the existing low-density residential uses.

**The proposed amendment provides for the orderly physical growth of the city.**

The proposed amendment supports the orderly physical growth of the city by facilitating redevelopment that aligns with the existing character and land use patterns of the surrounding area. By reclassifying the site to Residential Low Density, the amendment ensures that the property is developed in a manner consistent with the adjacent residential neighborhoods, promoting continuity and compatibility.

This approach optimizes the use of existing infrastructure and public services, minimizing the need for costly expansions or extensions, and aligns for sustainable urban growth and aligns with the 20-minute neighborhood theory. Additionally, the amendment repurposes a vacant building and underutilized site, transforming it into a vibrant residential area that contributes to the city's housing stock. By prioritizing balanced, well-planned development, the amendment ensures that growth is efficient and harmonious with the City's long-term planning objectives.

**The proposed amendment furthers an important public policy, including but not limited to a need for affordable housing, protection of historic resources, preservation of open space, or reduction in water demand by virtue of a different land use category.**

The amendment promotes the efficient use of existing infrastructure, reducing unnecessary expansion and associated resource demands. The proposed development of 40 single-family detached homes helps address the significant and ongoing housing demand in the Denver metro area. The region continues to experience strong population growth and sustained in-migration, driven by its diverse economy, quality of life, and recreational amenities. By providing

thoughtfully planned housing in an infill location, this project contributes to the broader regional need while minimizing infrastructure and traffic impacts.

The site's adjacency to Kings Mill public park creates opportunities to preserve and enhance green space access for residents, furthering the community's goals for sustainability and livability. Additionally, we will be dedicating approximately 1.5 acres to expand the existing Kings Mill Park. Our land dedication will be directly adjacent and will expand further north into our site. Overall, the amendment aligns with key public policy objectives, sustainability, and resource efficiency.

**The proposed amendment is appropriate in order to address a uniqueness in the size, shape and character of the parcel in relation to neighboring lands. Proof that a small parcel is unsuitable for use as presently designated or that there have been substantial changes in the immediate area may justify an amendment subject to evidence furnished by the applicant.**

While the property is not unique in terms of its size, shape, or character, it is unique in its status as a shuttered elementary school, having been closed since 2011. Jefferson County School District has confirmed that the facility is in poor condition and is no longer viable for educational use. Due to persistent under-enrollment district-wide, the school board has made the decision to permanently close the site. Importantly, nearby schools have ample capacity to accommodate current and future students from the surrounding neighborhood, including any generated by the proposed residential development.

Additionally, the closure of the school and the subsequent sale of the property have resulted in a change in the immediate area. The original Public/Quasi-Public designation no longer reflects the current conditions or needs of the community. The site is no longer serving its intended function, and residential development would better meet the current demand for housing, while also respecting the established character of the area. The amendment is therefore justified based on both the unique characteristics of the site and the significant changes in the surrounding area.

All necessary utility and infrastructure services required to support the proposed development are either adjacent to the site or located in close proximity. Any upgrades needed to extend or improve these services will be completed as part of the project and will not negatively impact surrounding properties or existing infrastructure.

**The proposed amendment will not negatively impact the transportation system, drainage, water and sewer infrastructure, water supply, fire and police services, the parks and open space system, or the City general fund revenue.**

The Residential Low-Density designation is consistent with the existing land use patterns and generates lower demands on infrastructure and public services compared to higher-density developments and existing institutional use designation. The site is already served by established transportation networks, water, sewer, and drainage systems. A change in classification will require enhancement of the existing services, on-site detention pond and upgrades as needed for

utility tie-ins. All the existing infrastructure and additional improvements will accommodate and be repurposed for the proposed development.

Lower-density residential use will place minimal additional strain on the existing systems, and any necessary improvements will be determined through the typical development review process. Fire and police services, as well as emergency response times, will remain efficient, given the site's proximity to existing facilities and infrastructure.

Furthermore, the development of the site will generate new property tax revenue, contributing positively to the City's general fund. In addition, future residents are expected to support local businesses, enhancing sales tax revenue through increased local spending in Westminster. The site's adjacency to public Kings Mill public park—along with the proposed dedication of additional land to the parks system—will strengthen the City's parks and recreation network and encourage greater community use of these public amenities. Overall, the proposed amendment supports sustainable, fiscally responsible growth without placing additional strain on public services or infrastructure.

**The proposed amendment will not negatively impact referral agencies such as the Colorado Department of Transportation, local school districts, the Rocky Mountain Metropolitan Airport, or other agencies pertinent to the location and nature of the requested amendment.**

The Residential Low-Density zoning is consistent with the surrounding land use and is expected to have minimal impact on transportation systems and regional infrastructure. The site's location and proposed low-density residential use generate relatively low traffic volumes compared to more intensive uses and existing institutional classification, minimizing potential effects on roadways managed by CDOT or the City's local transportation network.

Additional housing may slightly increase the number of school-aged children, the impact on school capacity is expected to be manageable given the low-density nature of the development and the schools districts decision to sell the school site.

The site is not in a high-impact zone and will not interfere with the Rocky Mountain Metropolitan Airport operations or flight paths.

Other pertinent agencies, such as utilities, will not be negatively impacted. Future development will be subject to the policies procedures and review of Westminster and all referral agencies.

**The proposed amendment establishes minimal environmental impacts or has sufficiently mitigated any identified impacts.**

The Residential Low-Density designation is a compatible use for the site, which is already developed with an existing structure and surrounded by residential properties and the Kings Mill public park.

The site's proximity to existing infrastructure, such as roads, utilities, and drainage systems, reduces any major offsite improvements, minimizing the environmental impacts typically associated with development in more greenfield developments. Our proposed development promotes smart, infill growth and helps reduce the need for urban sprawl, which often leads to the loss of valuable greenfield land and open space at the edges of the metropolitan area. By utilizing an already developed site with existing infrastructure nearby, the project minimizes the need for costly utility extensions and avoids placing additional strain on undeveloped areas. This approach supports more efficient land use, preserves the natural environment, and reduces the long-term public costs associated with expanding roads, utilities, and services into outlying areas.

Any potential impacts on drainage or water resources will be carefully evaluated during the development review process, with mitigation measures put in place to ensure that stormwater runoff and water quality are managed effectively with our onsite detention pond.

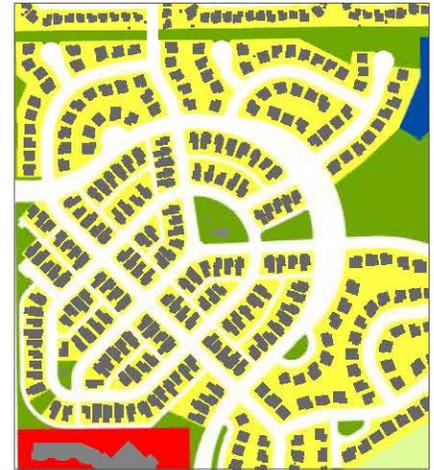
The adjacent Kings Mill public park and our additional dedication provides a buffer that can help preserve natural habitats and ensure the development remains in harmony with the surrounding environment. Landscaping and site design can incorporate practices required by the city. Redevelopment of the site aligns with the City's goals for sustainable growth and environmental stewardship.



## RESIDENTIAL LOW DENSITY

This character type provides primarily for single-family detached residences and paired homes. Residential Low Density is generally appropriate in locations outside of activity centers in areas where development characteristics are suburban. The prevailing lot size and densities on adjacent lots shall inform the allowable density on a given site.

*Examples: Countryside, Harmony Park, Sheridan Green*



**Table 3-2. Residential Low Density Development Standards**

Land Use	
Primary Uses	Single-Family Detached Residences; Paired Homes
Secondary Uses	Duplexes; Patio Homes; Townhomes; Group Homes; Non-Commercial Recreational Uses; Child Care Facilities; Senior Housing
Development Characteristics	
Form and Guidelines	Buildings 1 to 2 stories (not including basements); Front and rear setbacks sufficient to provide recreation/leisure space; Access to community parks, trails and/open space; Interconnected street system with alleys
Density	Typically up to 3.5 DU/AC; allowed up to 5.0 DU/AC upon City Council approval where the adjacent established prevailing lot sizes and densities are greater than 3.5 per gross acre.



## OPEN SPACE/MAJOR CREEK CORRIDOR

This character type identifies publicly-owned and managed areas preserved for passive recreational use and protection of natural habitat. Passive public use includes hiking, biking, nature study, and photography. Open spaces may include scenic vistas, floodplains, trail corridors, farmlands, and highly visible natural areas. These lands are preserved and managed in a natural condition. Major Creek Corridors are locations within the 100-year floodplain located on private land. Flood corridor areas remain undeveloped to protect property from flood damage, and to preserve the riparian habitat and wildlife associated with the area.



## PARKS/GOLF COURSES

This character type applies to public or private parks, golf courses or greenbelts. These lands serve both active and passive recreation needs of the community with play areas, fields, trails and natural features, and amenities.



## PUBLIC/QUASI-PUBLIC

This character type is intended for uses related to general community services, such as public safety facilities, schools and institutions of higher learning, child care facilities, places of worship, community centers, community hospitals, municipal facilities, and cemeteries. Future public and quasi-public uses such as private schools, places of worship and recreation facilities, although not shown specifically on the Land Use Diagram, are generally allowed in all residential character types subject to city review and approval.



## AGRICULTURE/CONSERVATION AREA

This character type is identified only in locations outside of municipal boundaries to inform consideration of future annexation requests. These areas provide for preservation of crop agriculture, ranching and related agri-business practices. Where residential uses are permitted, densities should be sufficiently low to allow continuation of agricultural uses. Limited commercial uses directly serving agricultural uses such as farmers markets, feed stores, nurseries, and agri-tourism facilities may be permitted.



# ATTACHMENT #4



**Zerger School Site - 9050 Field St. - Westminster, CO**



August 15, 2025

Cardel Denver Homes, LLC  
9110 East Nichols Avenue, Suite 120  
Denver, Colorado 80112

Attention: Jeff Keeley

Subject: Limited Soil Sampling  
Zerger – Westminster  
9050 Field Street  
Westminster, Colorado  
Project No. DN52,345.000-210-L2

This letter was prepared by CTL|Thompson, Inc. (CTL|T) for Cardel Denver Homes, LLC (Cardel) and presents the results of limited soil sampling performed at the Zerger – Westminster Property, located at 9050 Field Street, in Westminster, Colorado.

## **SITE DESCRIPTION:**

At the time of writing this letter, the approximately 8.5-acre Subject Property was occupied by a vacant elementary school.

## **PREVIOUS INVESTIGATIONS**

CTL|T performed a Phase I ESA for the Property under our Project No. DN52,345.000-200-R1, report dated August 14, 2024. This report should be consulted for more detailed and/or additional information regarding our findings. The report did not identify Recognized Environmental Conditions (RECs) for Property.

CTL|T also performed a file review for the Property related to possible contamination originating from the Rocky Flats Site (RFS) and published our findings under our Project No. DN52,235.000-210-L1, in a letter dated June 19, 2025. This letter concluded that we continued to believe that there was no REC at the Zerger-Westminster Property from RFS, and that no further sampling was necessary. A copy of this letter is presented in Attachment B.

Although our Phase I ESA and file review did not identify a REC related to RFS, Cardel requested that we perform surface soil sampling in order to assess potential impacts. Cardel requested that we collect five surface soil samples from the Property.

Figure 1 (Topographic Map) presents the location of the Property. Figure 2 presents the approximate locations of the soil samples and a summary of the results.

## **FIELD VISIT**

CTL|T mobilized to the Property on July 29, 2025, and collected the samples. The samples were collected with a hand auger from the top six to eight inches of the ground surface. Environmental protocol was used by CTL|T during sampling. Disposable nitrile gloves and plastic bags were used by CTL|T to obtain the samples. The hand auger was also decontaminated between the sampling points.



The samples were collected using laboratory-provided glassware and transported on ice to Origins Laboratory in Denver, Colorado. The samples were analyzed for Plutonium – 239/240 and Americium – 241 via the United States Department of Energy (DOE), Environmental Measurements Laboratory (EML); Health and Safety Laboratory (HASL)-300 Method (DOE EML HASL – 300). A summary of the soil sample results is presented below in Table I. The laboratory reports (both Origins report and the original report from GEL Laboratories, LLC, Origin's sub laboratory) are presented in Attachment A.

Table I  
Summary of Soil Sampling Results

Sample Identifier	ANALYTE	
	Plutonium-239/240	Americium-241
SS-1	<b>0.198 pCi/g</b> (Uncertainty = +/- 0.286)	-0.00880 pCi/g (Uncertainty = +/- 0.105)
SS-2	0.0222 pCi/g (Uncertainty = +/- 0.253)	<b>0.0564 pCi/g</b> (Uncertainty = +/- 0.212)
SS-3	<b>0.0915 pCi/g</b> (Uncertainty = +/- 0.252)	<b>0.130 pCi/g</b> (Uncertainty = +/- 0.259)
SS-4	-0.0658 pCi/g (Uncertainty = +/- 0.106)	-0.0185 pCi/g (Uncertainty = +/- 0.160)
SS-5	-0.00884 pCi/g (Uncertainty = +/- 0.205)	-0.108 pCi/g (Uncertainty = +/- 0.261)
Background	0.09 pCi/g	0.04 pCi/g
- RSL	3.43 pCi/g	2.37 pCi/g

\*pCi/g = picocuries per gram  
 Background = Background established by the United States Department of Energy (DOE) for Operable Unit 3 (OU3) which are areas outside the former RFS/Wildlife Refuge  
 RSL = Risk Screening Level established by the DOE for OU3  
**Bold = Exceeds Background**  
**Red = Exceeds RSL**

**CONCLUSIONS AND RECOMMENDATIONS**

- The laboratory results indicated concentrations of Plutonium-239/240 above the established "background" level in two of the five samples. Americium-241 was also detected above the established background level in two of the five samples. The background level is a calculation based on samples taken along the Colorado Front Range, and represents an approximate concentration to be expected, predominantly from fallout radionuclides, present everywhere, from nuclear weapons testing over the years. That said, the results were well below - over one order of magnitude below - the Risk Screening Levels (RSLs) established by the DOE.
- It should be noted that the results were also below their respective laboratory detection limits, and therefore each result has a significant corresponding range of uncertainty. The range of uncertainty is not uncommon for this laboratory method, especially given the low concentrations detected. If the high ends of the



ranges are applied to the results, then five of the five samples exceed the background concentration for Americium-241, and four of the five samples exceed the background concentration for Plutonium-239/240; however, the results remain well below the RSLs. If the low ends of the ranges are applied to the results, all five samples are below the established background concentrations for Plutonium-239/240 and Americium-241.

- Based upon the laboratory results, our file review, and the various environmental investigations performed on and around the RFS, we continue to believe that the RFS does not represent a REC for the Property. If further discussion or evaluation is requested, we recommend contacting public information representatives with DOE or CDPHE.

## LIMITATIONS

This letter was prepared for the use of Cardel Denver Homes, LLC in evaluating surface conditions of the Property known as Zerger-Westminster in Westminster, Colorado. Our screening plan was designed using previously obtained environmental background information and our judgment. This investigation does not result in any guarantee that the Property is free and clear of hazardous materials including those that may be indicated by CTL|T in this letter.

We believe our environmental site evaluation was conducted in a manner consistent with that level of care and skill ordinarily exercised by members of the profession currently practicing in the locality of the project. No warranty, express or implied, is made by CTL|T.

If you have any questions, or need additional information, please call.

Sincerely,

CTL|THOMPSON, INC.

Trevor J. Truett  
Environmental Scientist

Reviewed by:

Matthew L. Wardlow, P.E.  
Environmental Department Manager

Attachments:     Figure 1 – Topographic Area Map  
                      Figure 2 – Approximate Locations of Soil Samples and Summary of Results  
                      Attachment A – Laboratory Reports  
                      Attachment B – File Review Letter

Via e-mail:         [jeff.keeley@jmcinv.com](mailto:jeff.keeley@jmcinv.com)



 Zerger - Westminster



Source/Year : USGS, 2019

Scale: 1:18000



Zerger - Westminster - Topographic Area Map  
9050 Field Street, Westminster, CO

Project No. DN52,343-210

Figure No:  
1



**ATTACHMENT A**  
**LABORATORY REPORTS**



CTL Thompson, Inc.

August 13, 2025

Trevor Truett

1971 West 12th Avenue

Denver CO 80204

Project Name - Zerger - Westminster

Project Number - DN52345.000-205

Attached are your analytical results for Zerger - Westminster received by Origins Laboratory July 29, 2025. This project is associated with Origins project number E5G0621-01.

The analytical results in the following report were analyzed under the guidelines of EPA Methods. These methods are identified as follows; "SW" are defined in SW-846, "EPA" are defined in 40CFR part 136 and "SM" are defined in the most current revision of Standard Methods For the Examination of Water and Wastewater.

The analytical results apply specifically to the samples and analyses specified per the attached Chain of Custody. As such, this report shall not be reproduced except in full, without the written approval of Origin's laboratory.

Unless otherwise noted, the analytical results for all soil samples are reported on a wet weight basis. All analytical analyses were performed under NELAP guidelines unless noted by a data qualifier.

Any holding time exceedances, deviations from the method specifications or deviations from Origins Laboratory's Standard Operating Procedures are outlined in the case narrative.

Thank you for selecting Origins for your analytical needs. Please contact us with any questions concerning this report, or if we can help with anything at all.

Origins Laboratory  
303.433.1322  
projectmanager@originslab.com



1725 Elk Place, Denver, CO 80211 | Phone: 303.433.1322 | Fax: 303.265.9645



CTL Thompson, Inc.  
1971 West 12th Avenue  
Denver CO 80204

Trevor Truett  
Project Number: DN52345.000-205  
Project: Zerger - Westminster

CROSS REFERENCE REPORT

Sample ID	Laboratory ID	Matrix	Date Sampled	Date Received
SS-1	E5G0621-01	Soil	July 29, 2025 13:37	07/29/2025 14:44
SS-2	E5G0621-02	Soil	July 29, 2025 13:43	07/29/2025 14:44
SS-3	E5G0621-03	Soil	July 29, 2025 13:50	07/29/2025 14:44
SS-4	E5G0621-04	Soil	July 29, 2025 13:56	07/29/2025 14:44
SS-5	E5G0621-05	Soil	July 29, 2025 14:02	07/29/2025 14:44

Origins Laboratory

*The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.*

Jordan A. Bynon, Project Manager



# ORIGINS LABORATORY

CTL Thompson, Inc.  
 1971 West 12th Avenue  
 Denver CO 80204

Trevor Truett  
 Project Number: DN52345.000-205  
 Project: Zerger - Westminster

Origins Laboratory F-012207-01-R1  
Effective Date: 01/09/12

**Sample Receipt Checklist**

Origins Work Order: ESG0621 Client: CTL Thompson  
Client Project ID: Zerger-Westminster

Checklist Completed by: NKM/NKM Shipped Via: HD  
(UPS, FedEx, Hand Delivered, Pick-up, etc.)

Date/time completed: 07/30/25 Airbill #: N/A

Matrix(s) Received: (Check all that apply):  Soil/Solid  Water  Other: \_\_\_\_\_  
 Cooler Number/Temperature: 1 / 0.0 - c (Describe)

Thermometer ID: T-007

Requirement Description	Yes	No	N/A	Comments (if any)
If samples require cooling, was the temperature between 0°C to ≤ 8°C <sup>(1)</sup> ?	/			
Is there ice present (document if blue ice is used)	/			
Are custody seals present on cooler? (if so, document in comments if they are signed and dated, broken or intact)		/		
Are custody seals present on each sample container? (if so, document in comments if they are signed and dated, broken or intact)		/		
Were all samples received intact <sup>(1)</sup> ?	/			
Was adequate sample volume provided <sup>(1)</sup> ?	/			
Are short holding time analytes or samples with HTs due within 48 hours present <sup>(1)</sup> ?		/		
Is a chain-of-custody (COC) present and filled out completely <sup>(1)</sup> ?	/			
Does the COC agree with the number and type of sample bottles received <sup>(1)</sup> ?	/			
Do the sample IDs on the bottle labels match the COC <sup>(1)</sup> ?	/			
Is the COC properly relinquished by the client with date and time recorded <sup>(1)</sup> ?	/			
For volatiles in water - is there headspace (> ¼ inch bubble) present? If yes, contact client and note in narrative.			/	
Are samples preserved that require preservation and was it checked <sup>(1)</sup> ? (Note ID of confirmation instrument used in comments) / (preservation is not permitted for subcontracted analyses in order to insure sample integrity) $\leq 2$ for samples preserved with HNO <sub>3</sub> , HCL, H <sub>2</sub> SO <sub>4</sub> / (pH > 10 for samples preserved with NaAcO <sub>2</sub> +NaCl, ZnAc+NaCl)			/	
Additional Comments (if any):				

<sup>(1)</sup>If NO, then contact the client before proceeding with analysis and note date/time and person contacted as well as the corrective action to in the additional comments (above) and the case narrative.

Reviewed by (Project Manager) JB

Date/Time Reviewed 7/31/25

Origins Laboratory

*Bynon*

The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.



CTL Thompson, Inc.  
 1971 West 12th Avenue  
 Denver CO 80204

Trevor Truett  
 Project Number: DN52345.000-205  
 Project: Zerger - Westminster

SS-1

7/29/2025 1:37:00PM

Analyte	Result	Detection Limit	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Notes
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E5G0621-01 (Soil)  
 GEL Laboratories, LLC

**Americium by DOE EML HASL-300**

Americium-241	-0.00880	0.218	1.00	pCi/g dry	1	2840427	08/01/2025	08/04/2025	U
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**Plutonium by DOE EML HASL-300**

Plutonium-238	-0.0863	0.504	1.00	pCi/g dry	1	2840437	"	08/04/2025	U
Plutonium-239/240	0.198	0.345	1.00	"	"	"	"	"	U

Origins Laboratory

The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.

Jordan A. Bynon, Project Manager

# ORIGINS LABORATORY

CTL Thompson, Inc.  
1971 West 12th Avenue  
Denver CO 80204

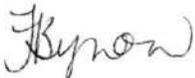
Trevor Truett  
Project Number: DN52345.000-205  
Project: Zerger - Westminster

SS-2

7/29/2025 1:43:00PM

Analyte	Result	Detection Limit	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Notes
<b>E5G0621-02 (Soil)</b>									
<b>GEL Laboratories, LLC</b>									
<b>Americium by DOE EML HASL-300</b>									
Americium-241	0.0564	0.356	1.00	pCi/g dry	1	2840427	08/01/2025	08/04/2025	U
<b>Plutonium by DOE EML HASL-300</b>									
Plutonium-238	0.0889	0.424	1.00	pCi/g dry	1	2840437	"	08/04/2025	U
Plutonium-239/240	0.0222	0.538	1.00	"	"	"	"	"	U

Origins Laboratory



*The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.*

Jordan A. Bynon, Project Manager



CTL Thompson, Inc.  
 1971 West 12th Avenue  
 Denver CO 80204

Trevor Truett  
 Project Number: DN52345.000-205  
 Project: Zerger - Westminster

SS-3

7/29/2025 1:50:00PM

Analyte	Result	Detection Limit	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Notes
<b>E5G0621-03 (Soil)</b>									
<b>GEL Laboratories, LLC</b>									
<b>Americium by DOE EML HASL-300</b>									
Americium-241	0.130	0.421	1.00	pCi/g dry	1	2840427	08/01/2025	08/04/2025	U
<b>Plutonium by DOE EML HASL-300</b>									
Plutonium-238	0.0400	0.529	1.00	pCi/g dry	1	2840437	"	08/04/2025	U
Plutonium-239/240	0.0915	0.437	1.00	"	"	"	"	"	U

Origins Laboratory

*The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.*

Jordan A. Bynon, Project Manager



CTL Thompson, Inc.  
 1971 West 12th Avenue  
 Denver CO 80204

Trevor Truett  
 Project Number: DN52345.000-205  
 Project: Zerger - Westminster

SS-4

7/29/2025 1:56:00PM

Analyte	Result	Detection Limit	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Notes
<b>E5G0621-04 (Soil)</b>									
<b>GEL Laboratories, LLC</b>									
<b>Americium by DOE EML HASL-300</b>									
Americium-241	-0.0185	0.370	1.00	pCi/g dry	1	2840427	08/01/2025	08/04/2025	U
<b>Plutonium by DOE EML HASL-300</b>									
Plutonium-238	0.0128	0.279	1.00	pCi/g dry	1	2840437	"	08/04/2025	U
Plutonium-239/240	-0.0658	0.338	1.00	"	"	"	"	"	U

Origins Laboratory

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Jordan A. Bynon, Project Manager



CTL Thompson, Inc.  
 1971 West 12th Avenue  
 Denver CO 80204

Trevor Truett  
 Project Number: DN52345.000-205  
 Project: Zerger - Westminster

SS-5

7/29/2025 2:02:00PM

Analyte	Result	Detection Limit	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Notes
<b>E5G0621-05 (Soil)</b>									
<b>GEL Laboratories, LLC</b>									
<b>Americium by DOE EML HASL-300</b>									
Americium-241	-0.108	0.670	1.00	pCi/g dry	1	2840427	08/01/2025	08/04/2025	U
<b>Plutonium by DOE EML HASL-300</b>									
Plutonium-238	0.0840	0.306	1.00	pCi/g dry	1	2840437	"	08/04/2025	U
Plutonium-239/240	-0.00884	0.463	1.00	"	"	"	"	"	U

Origins Laboratory

*The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.*

Jordan A. Bynon, Project Manager



CTL Thompson, Inc.  
 1971 West 12th Avenue  
 Denver CO 80204

Trevor Truett  
 Project Number: DN52345.000-205  
 Project: Zerger - Westminster

**Americium by DOE EML HASL-300 - Quality Control**  
**GEL Laboratories, LLC**

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
<b>Batch 2840427 - Dry Soil Prep</b>										
<b>BLANK (1206189694-BLK)</b>					Prepared: Analyzed: 08/04/2025					
Americium-241	-0.0156	1.00	pCi/g							U
<b>DUP (1206189695 D)</b>					Source: E5G0621-01 Prepared: 08/01/2025 Analyzed: 08/04/2025					
Americium-241	-0.0181	1.00	pCi/g dry		<		0-20	0	20	U
<b>LCS (1206189696-BKS)</b>					Prepared: Analyzed: 08/04/2025					
Americium-241	13.1	1.00	pCi/g	14.8		88.8	75-125			

Origins Laboratory

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Jordan A. Bynon, Project Manager



CTL Thompson, Inc.  
 1971 West 12th Avenue  
 Denver CO 80204

Trevor Truett  
 Project Number: DN52345.000-205  
 Project: Zerger - Westminster

**Plutonium by DOE EML HASL-300 - Quality Control**  
**GEL Laboratories, LLC**

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
<b>Batch 2840437 - Dry Soil Prep</b>										
<b>BLANK (1206189697-BLK)</b>					Prepared: Analyzed: 08/04/2025					
Plutonium-239/240	0.0343	1.00	pCi/g				-			U
Plutonium-238	0.0470	1.00	"				-			U
<b>DUP (1206189698 D)</b>		<b>Source: E5G0621-01</b>			Prepared: 08/01/2025 Analyzed: 08/04/2025					
Plutonium-239/240	0.0235	1.00	pCi/g dry		<		0-20	0	20	U
Plutonium-238	0.0537	1.00	"		<		0-20	0	20	U
<b>LCS (1206189699-BKS)</b>					Prepared: Analyzed: 08/04/2025					
Plutonium-239/240	18.2	1.00	pCi/g	15.6		117	75-125			
Plutonium-238	0.108	1.00	"							U

Origins Laboratory

*The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.*

Jordan A. Bynon, Project Manager



CTL Thompson, Inc.  
1971 West 12th Avenue  
Denver CO 80204

Trevor Truett  
Project Number: DN52345.000-205  
Project: Zerger - Westminster

---

### Notes and Definitions

- U Result not detected above the detection limit
  
  - ND Analyte NOT DETECTED at or above the reporting limit
  
  - RPD Relative Percent Difference
- All soil results are reported on a wet weight basis.

Origins Laboratory

A handwritten signature in black ink that reads "Bynon".

*The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.*

---

Jordan A. Bynon, Project Manager

August 12, 2025

Ms. Jennifer Pellegrini  
Origins Laboratory, Inc  
1725 Elk Place  
Denver, Colorado 80211

Re: Origins Laboratory, Inc  
Work Order: 736105  
SDG: E5G0621

Dear Ms. Pellegrini:

GEL Laboratories, LLC (GEL) appreciates the opportunity to provide the enclosed analytical results for the sample(s) we received on August 01, 2025. This original data report has been prepared and reviewed in accordance with GEL's standard operating procedures.

The samples were delivered with proper chain of custody documentation and signatures. All sample containers arrived without any visible signs of tampering or breakage. Samples were received within the specified holding time. There are no additional comments concerning sample receipt.

Test results for NELAP or ISO 17025 accredited tests are verified to meet the requirements of those standards, with any exceptions noted. The results reported relate only to the items tested and to the sample as received by the laboratory. These results may not be reproduced except as full reports without approval by the laboratory. Copies of GEL's accreditations and certifications can be found on our website at [www.gel.com](http://www.gel.com).

Our policy is to provide high quality, personalized analytical services to enable you to meet your analytical needs on time every time. We trust that you will find everything in order and to your satisfaction. If you have any questions, please do not hesitate to call me at (843) 556-8171, ext. 4289.

Sincerely,

Julie Robinson  
Project Manager

Chain of Custody: E5G0621  
Enclosures



## GEL LABORATORIES LLC

2040 Savage Road Charleston SC 29407 - (843) 556-8171 - www.gel.com

### Certificate of Analysis Report for

OLAB001 Origins Laboratory, Inc  
Client SDG: E5G0621 GEL Work Order: 736105

**The Qualifiers in this report are defined as follows:**

- \* A quality control analyte recovery is outside of specified acceptance criteria
- \*\* Analyte is a Tracer compound
- \*\* Analyte is a surrogate compound
- U Analyte was analyzed for, but not detected above the MDL, MDA, MDC or LOD.

Where the analytical method has been performed under NELAP certification, the analysis has met all of the requirements of the NELAC standard unless qualified on the Certificate of Analysis.

The designation ND, if present, appears in the result column when the analyte concentration is not detected above the limit as defined in the 'U' qualifier above.

This data report has been prepared and reviewed in accordance with GEL Laboratories LLC standard operating procedures. Please direct any questions to your Project Manager, Julie Robinson.

Reviewed by



# GEL LABORATORIES LLC

2040 Savage Road Charleston SC 29407 - (843) 556-8171 - www.gel.com

## Certificate of Analysis

Company : Origins Laboratory, Inc  
Address : 1725 Elk Place

Denver, Colorado 80211

Report Date: August 12, 2025

Contact: Ms. Jennifer Pellegrini  
Project: Origins Laboratory, Inc

Client Sample ID: E5G0621-01  
Sample ID: 736105001  
Matrix: Soil  
Collect Date: 29-JUL-25  
Receive Date: 01-AUG-25  
Collector: Client  
Moisture: 22.7%

Project: OLAB00100  
Client ID: OLAB001

Parameter	Qualifier	Result	Uncertainty	MDC	TPU	RL	Units	PF	DF	Analyst	Date	Time	Batch	Mtd.
<b>Rad Alpha Spec Analysis</b>														
<i>Alphaspec Am241, Solid "Dry Weight Corrected"</i>														
Americium-241	U	-0.00880	+/-0.105	0.218	+/-0.105	1.00	pCi/g			CM4	08/04/25	1754	2840427	1
<i>Alphaspec Pu, Solid "Dry Weight Corrected"</i>														
Plutonium-238	U	-0.0863	+/-0.163	0.504	+/-0.164	1.00	pCi/g			CM4	08/04/25	1756	2840437	2
Plutonium-239/240	U	0.198	+/-0.286	0.345	+/-0.287	1.00	pCi/g							

**The following Prep Methods were performed**

Method	Description	Analyst	Date	Time	Prep Batch
Dry Soil Prep	Dry Soil Prep GL-RAD-A-021	ZD1	08/01/25	1631	2840193

**The following Analytical Methods were performed**

Method	Description
1	DOE EML HASL-300, Am-05-RC Modified
2	DOE EML HASL-300, Pu-11-RC Modified

Surrogate/Tracer Recovery	Test	Batch ID	Recovery%	Acceptable Limits
Americium-243 Tracer	Alphaspec Am241, Solid "Dry Weight Corrected"	2840427	66.5	(15%-125%)
Plutonium-242 Tracer	Alphaspec Pu, Solid "Dry Weight Corrected"	2840437	79.9	(15%-125%)

# GEL LABORATORIES LLC

2040 Savage Road Charleston SC 29407 - (843) 556-8171 - www.gel.com

## Certificate of Analysis

Company : Origins Laboratory, Inc  
Address : 1725 Elk Place

Denver, Colorado 80211

Report Date: August 12, 2025

Contact: Ms. Jennifer Pellegrini

Project: Origins Laboratory, Inc

Client Sample ID: E5G0621-01

Project: OLAB00100

Sample ID: 736105001

Client ID: OLAB001

Parameter	Qualifier	Result	Uncertainty	MDC	TPU	RL	Units	PF	DF	Analyst	Date	Time	Batch	Mtd.	
Surrogate/Tracer Recovery	Test												Batch ID	Recovery%	Acceptable Limits

### Notes:

The MDC is a sample specific MDC.

TPU and Counting Uncertainty are calculated at the 95% confidence level (1.96-sigma).

*Column headers are defined as follows:*

DF: Dilution Factor

DL: Detection Limit

Lc/LC: Critical Level

MDA: Minimum Detectable Activity

MDC: Minimum Detectable Concentration

Mtd.: Method

PF: Prep Factor

RL: Reporting Limit

TPU: Total Propagated Uncertainty

# GEL LABORATORIES LLC

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## Certificate of Analysis

Company : Origins Laboratory, Inc  
Address : 1725 Elk Place

Denver, Colorado 80211

Report Date: August 12, 2025

Contact: Ms. Jennifer Pellegrini  
Project: Origins Laboratory, Inc

Client Sample ID: E5G0621-02  
Sample ID: 736105002  
Matrix: Soil  
Collect Date: 29-JUL-25  
Receive Date: 01-AUG-25  
Collector: Client  
Moisture: 15.2%

Project: OLAB00100  
Client ID: OLAB001

Parameter	Qualifier	Result	Uncertainty	MDC	TPU	RL	Units	PF	DF	Analyst	Date	Time	Batch	Mtd.
<b>Rad Alpha Spec Analysis</b>														
<i>Alphaspec Am241, Solid "Dry Weight Corrected"</i>														
Americium-241	U	0.0564	+/-0.212	0.356	+/-0.212	1.00	pCi/g			CM4	08/04/25	1754	2840427	1
<i>Alphaspec Pu, Solid "Dry Weight Corrected"</i>														
Plutonium-238	U	0.0889	+/-0.245	0.424	+/-0.245	1.00	pCi/g			CM4	08/04/25	1756	2840437	2
Plutonium-239/240	U	0.0222	+/-0.253	0.538	+/-0.253	1.00	pCi/g							

**The following Prep Methods were performed**

Method	Description	Analyst	Date	Time	Prep Batch
Dry Soil Prep	Dry Soil Prep GL-RAD-A-021	ZD1	08/01/25	1631	2840193

**The following Analytical Methods were performed**

Method	Description
1	DOE EML HASL-300, Am-05-RC Modified
2	DOE EML HASL-300, Pu-11-RC Modified

Surrogate/Tracer Recovery	Test	Batch ID	Recovery%	Acceptable Limits
Americium-243 Tracer	Alphaspec Am241, Solid "Dry Weight Corrected"	2840427	79.6	(15%-125%)
Plutonium-242 Tracer	Alphaspec Pu, Solid "Dry Weight Corrected"	2840437	96.5	(15%-125%)

**Notes:**

The MDC is a sample specific MDC.

TPU and Counting Uncertainty are calculated at the 95% confidence level (1.96-sigma).

Column headers are defined as follows:

DF: Dilution Factor	Mtd.: Method
DL: Detection Limit	PF: Prep Factor
Lc/LC: Critical Level	RL: Reporting Limit
MDA: Minimum Detectable Activity	TPU: Total Propagated Uncertainty
MDC: Minimum Detectable Concentration	

# GEL LABORATORIES LLC

2040 Savage Road Charleston SC 29407 - (843) 556-8171 - www.gel.com

## Certificate of Analysis

Company : Origins Laboratory, Inc  
Address : 1725 Elk Place

Denver, Colorado 80211

Report Date: August 12, 2025

Contact: Ms. Jennifer Pellegrini

Project: Origins Laboratory, Inc

Client Sample ID: E5G0621-03

Project: OLAB00100

Sample ID: 736105003

Client ID: OLAB001

Matrix: Soil

Collect Date: 29-JUL-25

Receive Date: 01-AUG-25

Collector: Client

Moisture: 21%

Parameter	Qualifier	Result	Uncertainty	MDC	TPU	RL	Units	PF	DF	Analyst	Date	Time	Batch	Mtd.
<b>Rad Alpha Spec Analysis</b>														
<i>Alphaspec Am241, Solid "Dry Weight Corrected"</i>														
Americium-241	U	0.130	+/-0.259	0.421	+/-0.260	1.00	pCi/g			CM4	08/04/25	1754	2840427	1
<i>Alphaspec Pu, Solid "Dry Weight Corrected"</i>														
Plutonium-238	U	0.0400	+/-0.259	0.529	+/-0.259	1.00	pCi/g			CM4	08/04/25	1756	2840437	2
Plutonium-239/240	U	0.0915	+/-0.252	0.437	+/-0.252	1.00	pCi/g							

**The following Prep Methods were performed**

Method	Description	Analyst	Date	Time	Prep Batch
Dry Soil Prep	Dry Soil Prep GL-RAD-A-021	ZD1	08/01/25	1631	2840193

**The following Analytical Methods were performed**

Method #	Description
1	DOE EML HASL-300, Am-05-RC Modified
2	DOE EML HASL-300, Pu-11-RC Modified

**Surrogate/Tracer Recovery Test**

Surrogate/Tracer	Test	Batch ID	Recovery %	Acceptable Limits
Americium-243 Tracer	Alphaspec Am241, Solid "Dry Weight Corrected"	2840427	81.9	(15%-125%)
Plutonium-242 Tracer	Alphaspec Pu, Solid "Dry Weight Corrected"	2840437	94.3	(15%-125%)

**Notes:**

The MDC is a sample specific MDC.

TPU and Counting Uncertainty are calculated at the 95% confidence level (1.96-sigma).

Column headers are defined as follows:

DF: Dilution Factor

DL: Detection Limit

Lc/LC: Critical Level

MDA: Minimum Detectable Activity

MDC: Minimum Detectable Concentration

Mtd.: Method

PF: Prep Factor

RL: Reporting Limit

TPU: Total Propagated Uncertainty

# GEL LABORATORIES LLC

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## Certificate of Analysis

Company : Origins Laboratory, Inc  
Address : 1725 Elk Place

Denver, Colorado 80211

Report Date: August 12, 2025

Contact: Ms. Jennifer Pellegrini  
Project: Origins Laboratory, Inc

Client Sample ID: E5G0621-04  
Sample ID: 736105004  
Matrix: Soil  
Collect Date: 29-JUL-25  
Receive Date: 01-AUG-25  
Collector: Client  
Moisture: 24.6%

Project: OLAB00100  
Client ID: OLAB001

Parameter	Qualifier	Result	Uncertainty	MDC	TPU	RL	Units	PF	DF	Analyst	Date	Time	Batch	Mtd.
<b>Rad Alpha Spec Analysis</b>														
<i>Alphaspec Am241, Solid "Dry Weight Corrected"</i>														
Americium-241	U	-0.0185	+/-0.160	0.370	+/-0.160	1.00	pCi/g			CM4	08/04/25	1754	2840427	1
<i>Alphaspec Pu, Solid "Dry Weight Corrected"</i>														
Plutonium-238	U	0.0128	+/-0.134	0.279	+/-0.134	1.00	pCi/g			CM4	08/04/25	1758	2840437	2
Plutonium-239/240	U	-0.0658	+/-0.106	0.338	+/-0.106	1.00	pCi/g							

**The following Prep Methods were performed**

Method	Description	Analyst	Date	Time	Prep Batch
Dry Soil Prep	Dry Soil Prep GL-RAD-A-021	ZD1	08/01/25	1631	2840193

**The following Analytical Methods were performed**

Method	Description
1	DOE EML HASL-300, Am-05-RC Modified
2	DOE EML HASL-300, Pu-11-RC Modified

Surrogate/Tracer Recovery	Test	Batch ID	Recovery%	Acceptable Limits
Americium-243 Tracer	Alphaspec Am241, Solid "Dry Weight Corrected"	2840427	70.1	(15%-125%)
Plutonium-242 Tracer	Alphaspec Pu, Solid "Dry Weight Corrected"	2840437	99.1	(15%-125%)

**Notes:**

The MDC is a sample specific MDC.  
TPU and Counting Uncertainty are calculated at the 95% confidence level (1.96-sigma).

Column headers are defined as follows:

DF: Dilution Factor	Mtd.: Method
DL: Detection Limit	PF: Prep Factor
Lc/LC: Critical Level	RL: Reporting Limit
MDA: Minimum Detectable Activity	TPU: Total Propagated Uncertainty
MDC: Minimum Detectable Concentration	

# GEL LABORATORIES LLC

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## Certificate of Analysis

Company : Origins Laboratory, Inc  
Address : 1725 Elk Place

Denver, Colorado 80211

Report Date: August 12, 2025

Contact: Ms. Jennifer Pellegrini

Project: Origins Laboratory, Inc

Client Sample ID: E5G0621-05

Project: OLAB00100

Sample ID: 736105005

Client ID: OLAB001

Matrix: Soil

Collect Date: 29-JUL-25

Receive Date: 01-AUG-25

Collector: Client

Moisture: 26.6%

Parameter	Qualifier	Result	Uncertainty	MDC	TPU	RL	Units	PF	DF	Analyst	Date	Time	Batch	Mtd.
<b>Rad Alpha Spec Analysis</b>														
<i>Alphaspec Am241, Solid "Dry Weight Corrected"</i>														
Americium-241	U	-0.108	+/-0.261	0.670	+/-0.261	1.00	pCi/g			CM4	08/04/25	1754	2840427	1
<i>Alphaspec Pu, Solid "Dry Weight Corrected"</i>														
Plutonium-238	U	0.0840	+/-0.193	0.306	+/-0.193	1.00	pCi/g			CM4	08/04/25	1758	2840437	2
Plutonium-239/240	U	-0.00884	+/-0.205	0.463	+/-0.205	1.00	pCi/g							

**The following Prep Methods were performed**

Method	Description	Analyst	Date	Time	Prep Batch
Dry Soil Prep	Dry Soil Prep GL-RAD-A-021	ZD1	08/01/25	1631	2840193

**The following Analytical Methods were performed**

Method	Description
1	DOE EML HASL-300, Am-05-RC Modified
2	DOE EML HASL-300, Pu-11-RC Modified

Surrogate/Tracer Recovery	Test	Batch ID	Recovery%	Acceptable Limits
Americium-243 Tracer	Alphaspec Am241, Solid "Dry Weight Corrected"	2840427	81.3	(15%-125%)
Plutonium-242 Tracer	Alphaspec Pu, Solid "Dry Weight Corrected"	2840437	83.9	(15%-125%)

**Notes:**

The MDC is a sample specific MDC.

TPU and Counting Uncertainty are calculated at the 95% confidence level (1.96-sigma).

Column headers are defined as follows:

DF: Dilution Factor	Mtd.: Method
DL: Detection Limit	PF: Prep Factor
Lc/LC: Critical Level	RL: Reporting Limit
MDA: Minimum Detectable Activity	TPU: Total Propagated Uncertainty
MDC: Minimum Detectable Concentration	

# GEL LABORATORIES LLC

2040 Savage Road Charleston SC 29407 - (843) 556-8171 - www.gel.com

## QC Summary

Report Date: August 12, 2025

Page 1 of 2

Client : Origins Laboratory, Inc  
1725 Elk Place

Denver, Colorado

Contact: Ms. Jennifer Pellegrini

Workorder: 736105

Parname	NOM	Sample Qual	QC	Units	RPD%	REC%	Range	Anlst	Date Time
<b>Rad Alpha Spec</b>									
Batch	2840427								
QC1206189695	736105001	DUP							
Americium-241		U	-0.00880	U	-0.0181	pCi/g	0	N/A	CM4 08/04/2517:55
		Uncert:	+/-0.105		+/-0.156				
		TPU:	+/-0.105		+/-0.156				
QC1206189696	LCS								
Americium-241	14.8			13.1	pCi/g	88.8	(75%-125%)	CM4	08/04/2517:56
		Uncert:		+/-1.84					
		TPU:		+/-2.63					
QC1206189694	MB								
Americium-241				U	-0.0156	pCi/g		CM4	08/04/2517:55
		Uncert:			+/-0.135				
		TPU:			+/-0.135				
Batch	2840437								
QC1206189698	736105001	DUP							
Plutonium-238		U	-0.0863	U	0.0537	pCi/g	0	N/A	CM4 08/04/2517:58
		Uncert:	+/-0.163		+/-0.148				
		TPU:	+/-0.164		+/-0.148				
Plutonium-239/240		U	0.198	U	0.0235	pCi/g	0	N/A	
		Uncert:	+/-0.286		+/-0.152				
		TPU:	+/-0.287		+/-0.152				
QC1206189699	LCS								
Plutonium-238				U	0.108	pCi/g		CM4	08/04/2517:58
		Uncert:			+/-0.172				
		TPU:			+/-0.172				
Plutonium-239/240	15.6				18.2	pCi/g	117	(75%-125%)	
		Uncert:			+/-1.74				
		TPU:			+/-2.79				
QC1206189697	MB								
Plutonium-238				U	0.0470	pCi/g		CM4	08/04/2517:58
		Uncert:			+/-0.160				
		TPU:			+/-0.161				
Plutonium-239/240				U	0.0343	pCi/g			
		Uncert:			+/-0.129				
		TPU:			+/-0.129				

**Notes:**

TPU and Counting Uncertainty are calculated at the 95% confidence level (1.96-sigma).

The Qualifiers in this report are defined as follows:

- U Analyte was analyzed for, but not detected above the MDL, MDA, MDC or LOD.
- J Value is estimated

# GEL LABORATORIES LLC

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## QC Summary

Workorder: 736105

Page 2 of 2

Parmname	NOM	Sample Qual	QC	Units	RPD%	REC%	Range	Anlst	Date	Time
X										
H										
<										
>										
UI										
BD										
h										
R										
^										
N/A										
ND										
M										
NJ										
FA										
UJ										
Q										
K										
UL										
L										
N1										
Y										
**										
M										
x										

N/A indicates that spike recovery limits do not apply when sample concentration exceeds spike conc. by a factor of 4 or more or %RPD not applicable.

\*\* Indicates analyte is a surrogate/tracer compound.

^ The Relative Percent Difference (RPD) obtained from the sample duplicate (DUP) is evaluated against the acceptance criteria when the sample is greater than five times (5X) the contract required detection limit (RL). In cases where either the sample or duplicate value is less than 5X the RL, a control limit of +/- the RL is used to evaluate the DUP result.

For PS, PSD, and SDILT results, the values listed are the measured amounts, not final concentrations.

Where the analytical method has been performed under NELAP certification, the analysis has met all of the requirements of the NELAC standard unless qualified on the QC Summary.

**Radiochemistry  
Technical Case Narrative  
Origins Laboratory, Inc  
SDG #: E5G0621  
Work Order #: 736105**

**Product:** Alphaspec Am241, Solid  
**Analytical Method:** DOE EML HASL-300; Am-05-RC Modified  
**Analytical Procedure:** GL-RAD-A-011 REV# 30  
**Analytical Batch:** 2840427

**Preparation Method:** Dry Soil Prep  
**Preparation Procedure:** GL-RAD-A-021 REV# 25  
**Preparation Batch:** 2840193

The following samples were analyzed using the above methods and analytical procedure(s).

<b><u>GEL Sample ID#</u></b>	<b><u>Client Sample Identification</u></b>
736105001	E5G0621-01
736105002	E5G0621-02
736105003	E5G0621-03
736105004	E5G0621-04
736105005	E5G0621-05
1206189694	Method Blank (MB)
1206189695	736105001(E5G0621-01) Sample Duplicate (DUP)
1206189696	Laboratory Control Sample (LCS)

The samples in this SDG were analyzed on a "dry weight" basis.

**Data Summary:**

There are no exceptions, anomalies or deviations from the specified methods. All sample data provided in this report met the acceptance criteria specified in the analytical methods and procedures for initial calibration, continuing calibration, instrument controls and process controls where applicable.

**Product:** Alphaspec Pu, Solid  
**Analytical Method:** DOE EML HASL-300, Pu-11-RC Modified  
**Analytical Procedure:** GL-RAD-A-011 REV# 30  
**Analytical Batch:** 2840437

**Preparation Method:** Dry Soil Prep  
**Preparation Procedure:** GL-RAD-A-021 REV# 25  
**Preparation Batch:** 2840193

The following samples were analyzed using the above methods and analytical procedure(s).

<b><u>GEL Sample ID#</u></b>	<b><u>Client Sample Identification</u></b>
736105001	E5G0621-01
736105002	E5G0621-02

736105003	E5G0621-03
736105004	E5G0621-04
736105005	E5G0621-05
1206189697	Method Blank (MB)
1206189698	736105001(E5G0621-01) Sample Duplicate (DUP)
1206189699	Laboratory Control Sample (LCS)

The samples in this SDG were analyzed on a "dry weight" basis.

**Data Summary:**

There are no exceptions, anomalies or deviations from the specified methods. All sample data provided in this report met the acceptance criteria specified in the analytical methods and procedures for initial calibration, continuing calibration, instrument controls and process controls where applicable.

**Product:** Dry Weight

**Preparation Method:** Dry Soil Prep

**Preparation Procedure:** GL-RAD-A-021 REV# 25

**Preparation Batch:** 2840193

The following samples were analyzed using the above methods and analytical procedure(s).

<b><u>GEL Sample ID#</u></b>	<b><u>Client Sample Identification</u></b>
736105001	E5G0621-01
736105002	E5G0621-02
736105003	E5G0621-03
736105004	E5G0621-04
736105005	E5G0621-05

The samples in this SDG were analyzed on an "as received" basis.

**Data Summary:**

There are no exceptions, anomalies or deviations from the specified methods. All sample data provided in this report met the acceptance criteria specified in the analytical methods and procedures for initial calibration, continuing calibration, instrument controls and process controls where applicable.

**Certification Statement**

Where the analytical method has been performed under NELAP certification, the analysis has met all of the requirements of the NELAC standard unless otherwise noted in the analytical case narrative.



Your Lab's letterhead here...

Address

City, St. Zip

Phone/Fax

736105

# SUBCONTRACT ORDER

### Sending Laboratory:

Origins Laboratory  
 1725 West Elk Place  
 Denver, CO 80211  
 Phone: 303.433.1322  
 Fax: 303.265.9645

Project Manager: Jordan A. Bynon

### Subcontracted Laboratory:

GEL  
 2040 Savage Road  
 Charleston, SC 29407  
 Phone: (843) 769-7386  
 Fax: -

### Work Order: E5G0621

Analysis	Due	Expires	Comments
----------	-----	---------	----------

#### Sample ID: E5G0621-01 Soil Sampled: 07/29/2025 13:37

Plutonium 238, 239/240 HASL 300	08/04/2025	08/28/2025	13:37
Americium 241 HASL 300	08/04/2025	08/28/2025	13:37

Containers Supplied:  
 16\_4 oz glass jar (A)

#### Sample ID: E5G0621-02 Soil Sampled: 07/29/2025 13:43

Plutonium 238, 239/240 HASL 300	08/04/2025	08/28/2025	13:43
Americium 241 HASL 300	08/04/2025	08/28/2025	13:43

Containers Supplied:  
 A jar

#### Sample ID: E5G0621-03 Soil Sampled: 07/29/2025 13:50

Plutonium 238, 239/240 HASL 300	08/04/2025	08/28/2025	13:50
Americium 241 HASL 300	08/04/2025	08/28/2025	13:50

Containers Supplied:  
 A jar

#### Sample ID: E5G0621-04 Soil Sampled: 07/29/2025 13:56

Plutonium 238, 239/240 HASL 300	08/04/2025	08/28/2025	13:56
Americium 241 HASL 300	08/04/2025	08/28/2025	13:56

Containers Supplied:  
 A jar

#### Sample ID: E5G0621-05 Soil Sampled: 07/29/2025 14:02

Plutonium 238, 239/240 HASL 300	08/04/2025	08/28/2025	14:02
Americium 241 HASL 300	08/04/2025	08/28/2025	14:02

Containers Supplied:  
 A jar

Released By NKM

Date 07/30/25

Received By Erin Strabust

Date 8/1/25  
1340

**SAMPLE RECEIPT & REVIEW FORM**

Client: OLAB SDG/AR/COC/Work Order: 736105 GEL PM:

Received By: Erin G Date Received at GEL: 8/1/25

Carrier (Circle Applicable): FedEx Express FedEx Ground UPS Field Services Courier Client Other: IR Temp gun 1R5-23 Daily Calibration Performed? Y N

Tracking Number	Temp (C)	If over 6 °C, check if samples do not require cold preservation (ie radlochem only).	Tracking Number	Temp (C)	If over 6 °C, check if samples do not require cold preservation (ie radlochem only).
<u>8832 1821 8014</u>	<u>2</u>				

**Suspected Hazard Information**

Yes  No  N/A

\*If Net Counts > 100cpm on samples not marked "radioactive", contact the Radiation Safety Group for further investigation.

A) Shipped as a DOT Hazardous?  Hazard Class Shipped: \_\_\_\_\_ UN#: \_\_\_\_\_  
If UN2910, Is the Radioactive Shipment Survey Compliant? Yes \_\_\_ No \_\_\_

B) Did the client designate the samples are to be received as radioactive?  COC notation or radioactive stickers on containers equal client designation

C) Did the RSO classify the samples as radioactive?  Maximum Net Counts Observed\* (Observed Counts - Area Background Counts): 0 CPM / mR/Hr  
Classified as: Rad 1 Rad 2 Rad 3  
If yes, select Hazards below.

D) Are there any sample hazards to document?  PCBs Flammable Foreign Soil RCRA Asbestos Beryllium Corrosive Other: \_\_\_\_\_

E) Was a SDS received and reviewed by Lab Safety?  Circle Applicable: See additional Comments below. No additional comments needed after review.

Sample Receipt Criteria	Yes	No	N/A	Comments/Qualifiers (Required for Non-Conforming Items)
1 Shipping containers received intact and sealed?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Circle Applicable: Direct client dropoff Seals broken Damaged container Leaking container Other (describe)
2 Chain of custody documents included with shipment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Circle Applicable: Client contacted and provided COC COC created upon receipt
3 If there are samples requiring cold preservation, did they arrive within (0 < 6 °C)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Preservation Method: <u>Wet Ice</u> Ice Packs Dry Ice None Other: *all temperatures recorded next to tracking numbers are in Celcius
4 Sample containers intact and sealed?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Circle Applicable: Seals broken Damaged container Leaking container Other (describe)
5 Samples requiring chemical preservation at proper pH?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Preserved per COC request or list Sample IDs and Containers Affected: If Preservation added, Lot#: _____
6 Do any samples require Volatile Analysis? (If yes, answer all three additional questions.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	If Yes, are Encores or Soil Kits present? Yes ___ No ___ (If yes, take to VOA Freezer) Do liquid VOA vials contain acid preservation? Yes ___ No ___ NA ___ (If unknown, select No) Are liquid VOA vials free of headspace? Yes ___ No ___ NA ___ Sample IDs and containers affected: _____
7 Samples received within holding time?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	IDs and tests affected: _____
8 Sample IDs on COC match IDs on bottles?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	IDs and containers affected: _____
9 Date & time on COC match date & time on bottles?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Circle Applicable: No dates on containers No times on containers COC missing info Other (describe)
10 Number of containers received match number indicated on COC?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Circle Applicable: No container count on COC Missing Container (provide details) Other (describe)
11 Are sample containers identifiable as GEL provided by use of GEL labels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
12 COC form is properly signed in relinquished/received sections?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Circle Applicable: Not relinquished Other (describe)

Comments:

PM (or PMA) review: Initials CR Date 8/4/25

Continuation Form Required when selected

**List of current GEL Certifications as of 12 August 2025**

<b>State</b>	<b>Certification</b>
Alabama	42200
Alaska	17-018
Alaska Drinking Water	SC00012
Arkansas	88-00651
CLIA	42D0904046
California	2940
Colorado	SC00012
Connecticut	PH-0169
DoD ELAP/ ISO17025 A2LA	2567.01
Florida NELAP	E87156
Foreign Soils Permit	525-24-281-19660
Georgia	SC00012
Georgia SDWA	967
Hawaii	SC00012
Idaho	SC00012
Illinois NELAP	200029
Indiana	C-SC-01
Kansas NELAP	E-10332
Kentucky SDWA	KY90129
Kentucky Wastewater	KY90129
Louisiana Drinking Water	LA024
Louisiana NELAP	03046 (AI33904)
Maine	2023019
Maryland	270
Massachusetts	M-SC012
Massachusetts PFAS Approv	Letter
Michigan	9976
Mississippi	SC00012
Nebraska	NE-OS-26-13
Nevada	NV-C24-00175
New Hampshire NELAP	205424
New Jersey NELAP	SC002
New Mexico	SC00012
New York NELAP	11501
North Carolina	233
North Carolina SDWA	45709
North Dakota	R-158
Oklahoma	2023-152
Pennsylvania NELAP	68-00485
Puerto Rico	SC00012
S. Carolina Radiochem	10120002
Sanitation Districts of L	9255651
South Carolina Chemistry	10120001
Tennessee	TN 02934
Texas NELAP	T104704235
Utah NELAP	SC000122024-45
Vermont	VT87156
Virginia NELAP	460202
Washington	C780



**ATTACHMENT B  
FILE REVIEW LETTER**

June 19, 2025

Cardel Denver Homes, LLC  
9110 East Nichols Avenue, Suite 120  
Denver, Colorado 80112

Attention: Jeff Keeley

Subject: Rocky Flats File Review  
Zerger - Westminster  
9050 Field Street  
Westminster, Colorado  
Project No. DN52,345.000-210-L1

## INTRODUCTION

This letter was prepared by CTL|Thompson, Inc. (CTL|T) for Cardel Denver Homes, LLC. and presents our opinion on the risk of contamination from the former Rocky Flats Site to the Zerger-Westminster Property (the "Property"). The Property is located at 9050 Field Street in Westminster, Colorado.

## BACKGROUND

CTL|T completed a Phase I ESA for the Property under our Project No. DN52,345.000-200 with report dated August 14, 2024. This is a typical due diligence step in any commercial transaction, and seeks to determine, mainly thru research, if there is a risk of soil or groundwater contamination at a site, a "Recognized Environmental Condition (REC)".

We did not find evidence of a REC in connection with the Property and did not recommend further study. We did not go into discussion of the Rocky Flats Site (RFS) as it is over 3.5 miles away, while a Phase I ESA customarily addresses nearby sites up to one mile away.

Like most local consultants, we are certainly aware of the RFS. We have researched the available information sufficiently for other projects, to where we did not believe (nor do we currently) that the RFS presents a risk to offsite areas.

## DOCUMENT REVIEW

To provide more detailed information, we performed a limited file review of publicly available documentation for RFS. The amount of environmental study in and around RFS is very extensive, and a review of every document since the original sampling in the 1970s is simply not feasible. Therefore, we present a brief site history, and a short review of some of the more recent or relevant documents available.

### *Site History*

In 1951, construction of Rocky Flats Plant began to the northwest of Arvada. From 1952-1989, Rocky Flats Plant produced plutonium triggers for the U.S. nuclear weapons arsenal. Processing and machining of plutonium into detonators (aka triggers) began at the site in 1953. Components were formed from beryllium, plutonium, stainless steel, uranium, and other metals. Fires in 1957 and 1969, as well as other leaks and incidents, were believed to have



released contamination into the air. The site, which includes the industrial operations and a surrounding buffer zone, eventually grew in size to about 6,500 acres. In 1989, the Environmental Protection Agency (EPA) and FBI raided the Rocky Flats Plant. Environmental cleanup and study were then ongoing until 2006, when the site achieved regulatory closure. Since that time, the U.S. Department of Energy transferred peripheral lands to the U.S. Fish & Wildlife Service (USFWS) for use as refuge. Periodic reviews are performed by various agencies to ensure that current uses are appropriate, and public health is protected.

### *Environmental Sampling of Offsite Areas / Record of Decision*

In 1997, while clean-up and closure work continued at the site, a Corrective Action Decision/Record of Decision (CAD/ROD) was issued for Offsite Areas at Rocky Flats (DOE, 1997). The off-site areas, also known as Operable Unit 3 (OU3) included essentially all surrounding areas (mainly east / downwind) not within the boundaries of Rocky Flats and its buffer zone. Based on the investigation results and risk assessment, this CAD/ROD found risks to be below minimum thresholds of concern set by the EPA and the Colorado Department of Public Health and Environment (CDPHE). The CAD/ROD concluded that the appropriate remedial action for Offsite Areas was no action (DOE, 1996 and EPA, 1997). The CAD/ROD was based on previous assessments and data collected for the Resource Conservation and Recovery Act Facility Investigation/Remedial Investigation Report (RFI/RI; DOE, 1996), including the risk assessment within that document.

The accumulated data for surface soils, sediment, water, and air in offsite areas, is mostly documented within the 1996 RFI/RI, and is extensive. The nearest soil sample to the Property was taken almost ½ mile to the west, on the east side of Standley Lake. This sample and the thousands of samples from the various media indicate that trace amounts of plutonium-239,240 and americium-241 present in surface soils and buried sediments in offsite areas from previous Rocky Flats releases, do not pose a public health concern to those living in this area. All conservatively-estimated risks are well below EPA thresholds.

### *Recent Sampling*

A number of soil sampling events occurred in 2019 in both the USFWS Rocky Flats National Wildlife Refuge and the separate transportation corridor along Indiana Street, which belongs to the Jefferson Public Parkway Highway Authority (JPPHA). Multiple soil sampling events, conducted for different parties, were performed in 2019:

- The USFWS tested Rocky Flats National Wildlife Refuge soils along potential trails;
- JPPHA tested soils throughout the Jefferson Parkway transportation corridor;
- Third parties, including Dr. Michael Ketterer and the Rocky Mountain Peace and Justice Center of Boulder, also collected soil for analysis from select areas.

A total of 467 soil samples from the Parkway footprint were analyzed. This number includes field duplicates, samples taken at two different depth intervals below the surface as well as samples processed using two different digestion methods. ALS Global Laboratories analyzed the soil samples for americium-241, isotopic plutonium, and isotopic uranium using alpha spectroscopy. Analyses were performed at their facility in Fort Collins, Colorado.



One of the results from one of these sampling events showed a higher than previously recorded level of plutonium in the transportation corridor of 264 pCi/g (picoCuries per gram of soil). All other sampling results were near or below previously detected levels. Nonetheless, the single high result raised questions regarding the potential radiation dose from plutonium that a construction worker and nearby resident could receive during construction of the JPPHA project.

In summary, results of soil sample analyses confirm that the majority of plutonium is associated with the top 2 inches of the surface soil. Apart from the one Parkway transportation corridor result of 264 pCi/g of plutonium in surface soil, no other reported soil samples exceeded the 50 pCi/g of plutonium historical cleanup action level.

The one anomalous soil sample is difficult to fully explain. However, this was taken over three miles to the west of the Property, and the hundreds of additional samples taken nearby did not exceed the action level.

### CONCLUSION

Based on the extensive information published, we continue to believe there is no REC at the Zerger-Westminster from RFS, and that no further sampling is necessary.

### LIMITATIONS

We believe our file review was conducted in a manner consistent with that level of care and skill ordinarily exercised by members of the profession currently practicing in the locality of the project. No warranty, express or implied, is made by CTL|T.

If you have any questions, or need additional information, please call.

Sincerely,

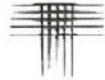
CTL|THOMPSON, INC.

Matthew L. Wardlow  
Environmental Department Manager | Denver Branch

Reviewed by:

Trevor J. Truett  
Environmental Project Scientist

Via e-mail: [jeff.keeley@jmcinv.com](mailto:jeff.keeley@jmcinv.com)



## REFERENCES

Memorandum, To: City of Westminster, From: Hydros Consulting, Inc. Subject: Offsite Human Health Risk Assessment Findings from Rocky Flats, June 3, 2014

General Info at CDPHE: <https://cdphe.colorado.gov/hm/rocky-flats>

Map of 2019 Soil Sampling: <https://www.arcgis.com/home/webmap/viewer.html?webmap=40ae7be5ea394a23a33c822254756514&extent=-105.2591,39.8624,-105.1323,39.9194>

Fifth Five-Year Review Report for the Rocky Flats Site Jefferson County, Colorado May 2022, Approved by: Andrew Keim, U.S. Department of Energy Office of Legacy Management. <https://semspub.epa.gov/work/08/1985514.pdf>

CDPHE, Westminster Study Session Follow-Up Questions July 15, 2024, <https://oitco.hylandcloud.com/cdphermipop/docpop/docpop.aspx>

# ATTACHMENT #6

## *Citizen Participation Plan*

### **Citizen Participation Plan for Zerger Elementary School Comprehensive Plan Amendment**

**Purpose:** The purpose of this Citizen Participation Plan is to inform citizens, property owners, homeowner associations, agencies, schools and businesses in the vicinity of the site of an application for the **Zerger Elementary School Comprehensive Plan Amendment**. This site is located at 9050 Field Street at the corner of W. 90<sup>th</sup> Place and Field Street and is an application to amend the Comprehensive Plan for **8.08** acres from **Public/Quasi-Public to Residential Low Density**. This Citizen Participation Plan will ensure that those affected by this application will have an adequate opportunity to learn about and comment on the proposal.

**Contact:** Jeff Keeley, 9110 E Nichols Ave #120, Centennial, CO 80112, (919) 824-1504; email: [jeff.keeley@jmcinv.com](mailto:jeff.keeley@jmcinv.com)

**Pre-submittal Meeting:** A consultation meeting was held with City of Westminster planning staff was held on January 31, 2024.

**Action Plan:** In order to provide effective citizen participation in conjunction with their application, the following actions will be taken to provide opportunities to understand and address any real or perceived impacts their land use change that members of the community may have.

1. A contact list will be developed for citizens and agencies in this area including:
  - All mailing addresses within 1000 feet of the site, (but may include more), as identified by City of Westminster staff.
  - Public School District in writing, including the nearest public school.
2. All persons listed on the contact list received a letter describing the project, project schedule, conceptual plan and invitation to a neighborhood meeting that was held on May 7, 2025 at Standley Lake Library.
  - The neighborhood meeting was an introduction to the project, and opportunity to ask questions and state concerns.
  - A sign-in list was used and comment forms provided. Copies of the sign-in list and any comments will be given to the City of Westminster Planner assigned to this project.
3. Entities identified by mailing addresses within 1000 feet of the site will be called by telephone to inform them personally of the project and receive comments (optional).
4. Presentations will be made to groups of citizens or neighborhood associations upon request. [All materials such as sign-in lists, comments, and petitions received are copied to the City of Westminster]

#### **Proposed Schedule:**

- Consultation meeting – January 31, 2024
- Application Submittal – December 18, 2024
- Neighborhood Meeting – May 7, 2025
- Submittal of Citizen Participation Report and Notification materials – May 7, 2025 (Attached in Packet)
- Planning Commission Hearing – Tuesday, September 9, 2025
- City Council Hearing (first reading) – Monday, December 8, 2025
- City Council (second reading) – Monday, December 15, 2025

## MEMORANDUM

**To:** City of Westminster, Development Review

**From:** Cassie Slade, PE, PTOE

**Date:** August 15, 2025

**Project:** 9050 Field Street Housing Development – Westminster, CO

**Subject:** Trip Generation Letter – Updated

The Fox Tuttle Transportation Group has completed a transportation analysis for the proposed housing development, at the existing Zerger School Site, in Westminster, Colorado. The project includes several new residential properties and the site is located on the east side of Field Street, north of the Kings Mill Park, as shown in the vicinity map in **Figure 1**. The site previously had an elementary school, Zerger Elementary, which has been purchased by the City of Westminster. Surrounding the Zerger School site are other residential properties as well as some neighborhood parks.

We acknowledge that the City of Westminster’s review of this study is only for general conformance with submittal requirements, current design criteria and standard engineering principles and practices. We are also aware of the provisions of Section 11-6-55(B)3 of the Westminster Municipal Code.

The 9050 Field Street project proposes to construct 40 single-family detached dwelling units. The project plans to construct two accesses: one on Field Street and one on West 91<sup>st</sup> Avenue. The purpose of this "trip generation memo" is to determine how many vehicular trips would be generated by the proposed project.



*Figure 1. Vicinity Map*

## Existing Roadway Network

The study area boundaries are based on the amount of traffic to be generated by the project and potential impact to the existing roadway network. The primary public roadways that serve the project site are discussed in the following text and illustrated on **Figure 1**.

**Wadsworth Boulevard** is a Highway (NR-A per CDOT Functional Classification) that provides regional access from Broomfield to the north and Littleton to the south. Near the project, Wadsworth Boulevard has three (3) travel lanes on the north bound approach and three (3) travel lanes on the south bound approach. The speed limit on Wadsworth boulevard is 45 miles per hour (mph) in the site vicinity. The roadway has detached sidewalks north of West 88<sup>th</sup> Avenue. Bicyclists are permitted to travel on the detached sidewalks since there are no on-street bike lanes. Wadsworth Boulevard has an Annual Average Daily Traffic (AADT) of 33,200 vehicles per day (vpd) just north of West 88<sup>th</sup> Avenue<sup>1</sup>.

**West 88<sup>th</sup> Avenue** is an east-west, four-lane Major Arterial between Kipling Street and US36. This roadway provides direct access to Standley Lake, commercial businesses, and residential homes. West 88<sup>th</sup> Avenue has detached sidewalks and on-street bike lanes on both sides. This roadway serviced approximately 17,500 vpd just west of Wadsworth Boulevard<sup>2</sup>. The posted speed limit on the roadway is 35 mph.

**Field Street** is a north-south, two-lane local road between West 91<sup>st</sup> Avenue to the north and West 88<sup>th</sup> Avenue to the south. North of 90<sup>th</sup> Place, Field Street bends towards the east and becomes West 91<sup>st</sup> Avenue. This roadway is adjacent to the project and provides direct access to the previous Zerger School and the surrounding residential neighborhood. Field Street has detached sidewalks and on-street bike lanes on both sides. The posted speed limit on the roadway is 25 mph.

**West 91<sup>st</sup> Avenue** is an east-west, two-lane local road that links Field Street to Cody Court. This road is adjacent to the project and is proposed to have one of the project accesses. West 91<sup>st</sup> Avenue has detached sidewalks and on-street bike lanes on both sides. The posted speed limit on the roadway is 25 mph.

---

<sup>1</sup> Source: Colorado Department of Transportation Traffic Count Database System. Year 2024.

<sup>2</sup> Source: Colorado Department of Transportation Traffic Count Database System. Year 2023.

## Existing Multi-Modal Amenities

### *Pedestrian and Bicycle*

There are currently sidewalks on both sides of Field Street, West 88<sup>th</sup> Avenue, and Wadsworth Boulevard. Farmer's Highline Canal is located approximately 300 feet south of the development property. This trail connects to many other recreational areas and trail systems throughout Westminster, including Standley Lake. People walking, biking or wheeling can easily connect to the Westminster Hills Open Space. There is also the US 36 Commuter Trail to the east that connects the city to other communities along the US 36 corridor. There are on-street bicycle facilities on Field Street and on West 88<sup>th</sup> Avenue.

### *Transit*

The City of Westminster is serviced by Regional Transportation District (RTD) which provides local and regional transit service throughout the Front Range. The closest bus stops are on West 88<sup>th</sup> Avenue near Field Street. Currently, there is one (1) bus route that service the nearby bus stops, as listed below:

- **Route 100 "Kipling Street"** travels mostly northbound and southbound along Kipling Street between the Federal Center Station in Lakewood and the US 36 & Sheridan Station just east of the study area with stops along the way. Patrons can connect to the G-Line light rail at the Arvada Ridge Station and transfer to other transit services as desired.

The closest westbound bus stop along West 88<sup>th</sup> Avenue is a 0.3± mile walk from the project property. It should be noted that currently there is no bus service on Sundays.

## Trip Generation

To estimate the future volume of trips associated with housing development, the anticipated land use was multiplied by the trip data contained in the Institute of Transportation Engineers' (ITE) *Trip Generation Manual*<sup>3</sup>. The most applicable land use category was multiplied by the trip rate for the daily, AM peak hour, and PM peak hour to approximate the projected traffic. The trips associated with the previous land use, elementary school, was also estimated. It was assumed there is a 0% non-auto reduction for the elementary school and the single-family homes.

**Table 1** summarizes the estimated total vehicle trips for the project based on ITE rates and comparison to the previous land use.

---

<sup>3</sup> *Trip Generation Manual*. 11<sup>th</sup> Edition. Institute of Transportation Engineers. Washington, DC. 2021.

**9050 Field Street Development**

**Trip Generation Letter**

August 15, 2025

**Table 1. Trip Generation Estimate**

Land Use	Size	Unit	Non-Auto Factor	Average Daily Trips				AM Peak Hour Trips				PM Peak Hour Trips			
				Rate	Total	In	Out	Rate	Total	In	Out	Rate	Total	In	Out
<b>Previous Land Use</b>															
ITE #520: Elementary School	497	Students	0%	2.27	1,128	564	564	0.74	368	199	169	0.16	80	37	43
<b>Proposed Land Use</b>															
ITE #210: Single-Family Detached Housing	40	DU	0%	9.43	377	189	188	0.70	28	7	21	0.94	38	24	14
<b>Difference</b>				<b>-751</b>	<b>-375</b>	<b>-376</b>		<b>-340</b>	<b>-192</b>	<b>-148</b>		<b>-42</b>	<b>-13</b>	<b>-29</b>	

Source: ITE Trip Generation Manual and Handbook, 11th Edition, 2021.

It was estimated that the proposed 9050 Field Street development will generate less traffic than the previous school by 751 fewer daily trips, 340 fewer trips in the AM peak hour, and 42 fewer trips in the PM peak hour. The estimated traffic associated with the redevelopment is presented in Table 1 and compared to the traffic associated with the previous elementary school.

**Conclusions**

The 9050 Field Street project proposes to construct residential homes on a recently vacated elementary school property. The development will include 40 single-family homes and two full-movement accesses to Field Street and West 91<sup>st</sup> Avenue. This assessment estimated that the trip generation of the new homes will be less than the traffic associated with the Zerger Elementary School. **Due to the decrease in traffic associated with the project compared to the previous land use, a full traffic impact study is not required.**

Hopefully, the contents of this memorandum are helpful. If you have any questions, please give me a call.

Sincerely,

**FOX TUTTLE TRANSPORTATION GROUP, LLC**

Cassie Slade, P.E., PTOE  
Principal



# ATTACHMENT #8

## Byerhof, Carson

---

**From:** Kasza, Jacob  
**Sent:** Tuesday, December 31, 2024 12:11 PM  
**To:** Engagement  
**Cc:** Byerhof, Carson  
**Subject:** RE: [EXTERNAL] City Council Request - Delay of Zerger Re-zone is causing criminal activity

Hi Jake,

You could also consider this:

Regarding the rezoning of Zerger, the developer applied for 1 of the 3 development applications necessary for their project to receive approval. The project is moving forward at the developer's pace as it is a private development that the City is not a party to. The development applications will require the approval of City Council at a future public hearing. We do not have a timetable for when those future hearings would occur. For any inquiries about the redevelopment of Zerger Elementary, please contact Carson Byerhof at [cbyerhof@westminsterco.gov](mailto:cbyerhof@westminsterco.gov).

Jacob

---

**From:** Engagement <engagement@westminsterco.gov>  
**Sent:** Tuesday, December 31, 2024 12:03 PM  
**To:** Kasza, Jacob <jpkasza@westminsterco.gov>  
**Subject:** FW: [EXTERNAL] City Council Request - Delay of Zerger Re-zone is causing criminal activity

Hey Jacob,

Here is the City Council Zerger request. You will see the initial complaint/request at the bottom from James and I have highlighted the plans for the rezoning of Zerger in my response below. Please feel free to edit or add any necessary additional information. Thank you!

Hello James,

Thank you for contacting us and sharing your feedback. Regarding the rezoning of Zerger, we have received the application from the private developer, but they still need to go through the approval process for specific permits. We are hopeful the private developer will acquire the necessary permits and approvals in the following months.

The Police Department will try to set up some extra patrols in the area and we have passed along the dogs off leash concerns to our Animal Management Team. Please use our non-emergency police department number (303-658-4360) if you see any criminal activity happening in this area and our PD team will respond. If you have an emergency and need immediate assistance, please call 911. We hope you find this information helpful.

Jake Walls

---

**From:** Haubert, Norm <[nhaubert@westminsterco.gov](mailto:nhaubert@westminsterco.gov)>  
**Sent:** Thursday, December 19, 2024 3:16 PM  
**To:** Engagement <[engagement@westminsterco.gov](mailto:engagement@westminsterco.gov)>  
**Cc:** Bingham, Gracie <[gbingham@westminsterco.gov](mailto:gbingham@westminsterco.gov)>; Erb, Kodi <[kerb@westminsterco.gov](mailto:kerb@westminsterco.gov)>  
**Subject:** RE: [EXTERNAL] City Council Request - Delay of Zerger Re-zone is causing criminal activity

Back at you!! I hope you are all able to UNPLUG and spend some time away to recharge. Be safe!

---

**From:** Engagement <[engagement@westminsterco.gov](mailto:engagement@westminsterco.gov)>  
**Sent:** Thursday, December 19, 2024 3:15 PM  
**To:** Haubert, Norm <[nhaubert@westminsterco.gov](mailto:nhaubert@westminsterco.gov)>  
**Cc:** Bingham, Gracie <[gbingham@westminsterco.gov](mailto:gbingham@westminsterco.gov)>; Erb, Kodi <[kerb@westminsterco.gov](mailto:kerb@westminsterco.gov)>  
**Subject:** RE: [EXTERNAL] City Council Request - Delay of Zerger Re-zone is causing criminal activity

Hello Norm,

Thank you for providing this follow-up information and contacting the resident. I have asked Lindsey Kimball for an update on this area and plans, so we will include the language you sent me along with the information Lindsey provides us.

Thanks for your help as always, Norm, and Happy Holidays!!

Jake Walls

---

**From:** Haubert, Norm <[nhaubert@westminsterco.gov](mailto:nhaubert@westminsterco.gov)>  
**Sent:** Thursday, December 19, 2024 3:09 PM  
**To:** Walls, Jake <[jwalls@westminsterco.gov](mailto:jwalls@westminsterco.gov)>  
**Cc:** Engagement <[engagement@westminsterco.gov](mailto:engagement@westminsterco.gov)>  
**Subject:** FW: [EXTERNAL] City Council Request - Delay of Zerger Re-zone is causing criminal activity

Jake,  
In regards to this complaint, we (PD) contacted the complainant, see below. We will continue engaging him. Thanks!  
Norm

---

**From:** Villano, Dean <[dvillano@westminsterco.gov](mailto:dvillano@westminsterco.gov)>  
**Sent:** Thursday, December 19, 2024 3:01 PM  
**To:** Haubert, Norm <[nhaubert@westminsterco.gov](mailto:nhaubert@westminsterco.gov)>  
**Subject:** FW: [EXTERNAL] City Council Request - Delay of Zerger Re-zone is causing criminal activity

Follow-up from Jonnie.

---

**From:** Miller, Jonnie <[jmiller@westminsterco.gov](mailto:jmiller@westminsterco.gov)>  
**Sent:** Thursday, December 19, 2024 2:38 PM  
**To:** Villano, Dean <[dvillano@westminsterco.gov](mailto:dvillano@westminsterco.gov)>  
**Cc:** Buckner, Jim <[jbuckner@westminsterco.gov](mailto:jbuckner@westminsterco.gov)>; Jelen, Kelli <[kjelen@westminsterco.gov](mailto:kjelen@westminsterco.gov)>  
**Subject:** RE: [EXTERNAL] City Council Request - Delay of Zerger Re-zone is causing criminal activity

Chief Villano,

I spoke to James and he really wasn't very upset with anything the police department is doing. It was explained that this was more of a disappointment with why the property hasn't been developed yet and what the delay is for the devolvement. James did say that there are people camping overnight in the parking lots at Zerger and Kings Mill. He also said that there are a lot of dogs off leash in the area and was concerned about that. I explained we would try to set up some extra patrols and that he can call if need be, I gave him my extension. I have also forwarded this to Supervisor Jelen so they are aware of the complaint of the dogs off-leash. He didn't really have too much of an issue with the PD side of things, I truly think that this is more of an issue of why the land hasn't been developed. I will follow-up with him after Christmas and the new year.

Jonnie

---

**From:** Villano, Dean <[dvillano@westminsterco.gov](mailto:dvillano@westminsterco.gov)>  
**Sent:** December 19, 2024 13:24  
**To:** Miller, Jonnie <[jmiller@westminsterco.gov](mailto:jmiller@westminsterco.gov)>  
**Cc:** Buckner, Jim <[jbuckner@westminsterco.gov](mailto:jbuckner@westminsterco.gov)>  
**Subject:** FW: [EXTERNAL] City Council Request - Delay of Zerger Re-zone is causing criminal activity  
**Importance:** High

Jonnie, please see the complaint the council received. Will you please give this complainant a call? Please let me know how the conversation goes so I can report it to the chief. Thank you.

---

**From:** Haubert, Norm <[nhaubert@westminsterco.gov](mailto:nhaubert@westminsterco.gov)>  
**Sent:** Thursday, December 19, 2024 11:51 AM  
**To:** Villano, Dean <[dvillano@westminsterco.gov](mailto:dvillano@westminsterco.gov)>  
**Subject:** FW: [EXTERNAL] City Council Request - Delay of Zerger Re-zone is causing criminal activity

Dino,  
Will you have the respective groups check this area and do extra patrols, etc. or whatever is needed? I will respond to this letting them know that PD will have someone contact the RP. If you would also designate someone to be that point of contact so he doesn't have multiple PD employees calling. Thank you!  
Norm

---

**From:** Engagement <[engagement@westminsterco.gov](mailto:engagement@westminsterco.gov)>  
**Sent:** Wednesday, December 18, 2024 1:57 PM  
**To:** Haubert, Norm <[nhaubert@westminsterco.gov](mailto:nhaubert@westminsterco.gov)>  
**Cc:** Stecklein, Mandy <[msteckle@westminsterco.gov](mailto:msteckle@westminsterco.gov)>  
**Subject:** FW: [EXTERNAL] City Council Request - Delay of Zerger Re-zone is causing criminal activity

Hello Chief Haubert,

Can you please help us draft a response to the following community request about the criminal activity and what we can do?

Thanks,  
Jake Walls

---

**From:** James Svoboda <[noreply@formresponse.com](mailto:noreply@formresponse.com)>  
**Sent:** Wednesday, December 18, 2024 8:13 AM  
**To:** McNally, Nancy <[nmcnally@westminsterco.gov](mailto:nmcnally@westminsterco.gov)>; Nurmela, Sarah <[snurmela@westminsterco.gov](mailto:snurmela@westminsterco.gov)>; DeMott, David <[ddemott@westminsterco.gov](mailto:ddemott@westminsterco.gov)>; Ezeadi, Obi <[oezeadi@westminsterco.gov](mailto:oezeadi@westminsterco.gov)>; Ireland, Kristine

<[kireland@westminsterco.gov](mailto:kireland@westminsterco.gov)>; Carmelia, Claire <[ccarmeli@westminsterco.gov](mailto:ccarmeli@westminsterco.gov)>; Hott, Amber <[ahott@westminsterco.gov](mailto:ahott@westminsterco.gov)>; Erb, Kodi <[kerb@westminsterco.gov](mailto:kerb@westminsterco.gov)>; Andrews, Jody <[jandrews@westminsterco.gov](mailto:jandrews@westminsterco.gov)>; Engagement <[engagement@westminsterco.gov](mailto:engagement@westminsterco.gov)>  
**Subject:** [EXTERNAL] City Council Request - Delay of Zerger Re-zone is causing criminal activity

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## Contact City Council

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Name James Svoboda

Email [jamesvoboda@comcast.net](mailto:jamesvoboda@comcast.net)

Subject Delay of Zerger Re-zone is causing criminal activity

Message Dear Members,

Since Zerger has been abandoned, the area (IN THE MIDDLE OF OUR NEIGHBORHOOD) is becoming a beacon for criminal activity.

1. Broken windows that are boarded up.
2. Trucks drive through the grass and spin cookies and dounuts at night.
3. People park their cars in the lot and sleep in their cars.
4. It has become a de-facto OFF-LEASE DOG Park. All day long, people run the dogs loose at Zerger. This means they are leaving dog poop all over the grassy area. Also, yesterday a loose dog ran in the street after a car and it caused 4 cars to have to stop and the driver had to hold the dog by the collar until the owner came running over with a leash. What if these dogs cause an accident? What if they go after other dogs? What if they go after a child?

Side note: There are MANY hand-made signs all over our neighborhood that make our streets look cluttered and like we are in permeant garage sale mode. Curious, all the signs are on the back of David DeMott's campaign signs. Is he behind the delay on have Zerger redeveloped into something that compliments of neighborhood and not go against it?

If this was in YOUR neighborhood would you want someting in the middle of your neighborhood that attracts people from OUTSIDE your neighborhoos coming into the middle or yours to hang out? Also, if it is not houses their, then it will need LIGHTS all night that will affect everything even property values.

When will we see progress on building nice homes like Jeffco wanted or our you planning on owning the site and using our tax dollars for it? I cannot support that.

Thanks,  
James E. Svoboda Jr.  
9144 W. 90th Ct.  
Westminster, CO 80021  
303-456-6507

Please indicate which member(s) of City Council who you would like to receive your email

Email All Members of City Council

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You can [edit this submission](#) and [view all your submissions](#) easily.

## Byerhof, Carson

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**From:** Byerhof, Carson  
**Sent:** Wednesday, March 5, 2025 5:02 PM  
**To:** Byerhof, Carson  
**Subject:** FW: [EXTERNAL] Appeal Concept Plan Zerger

---

**From:** [yoyoloach@aol.com](mailto:yoyoloach@aol.com) <[yoyoloach@aol.com](mailto:yoyoloach@aol.com)>  
**Sent:** Thursday, February 27, 2025 3:00 PM  
**To:** Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>  
**Subject:** [EXTERNAL] Appeal Concept Plan Zerger

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I oppose and request that Cardel Denver Homes, LLC not be permitted approval of REZONE for Residential Low Density Housing, and especially not for Medium Density Housing - that one seems pretty open ended as to how many homes would be built.

My daughter went to school at Zerger, and I as well as many people in the area walk along the Farmers Highline Canal and enjoy have the tennis courts and playground/skateboarding area there. I would like to see the park expanded, not diminished by building more houses. It's bad enough that we already lost the library and pool. How about Westminster building a community center with a pool there, instead of more houses?

Debbi Belvill  
8541 W 88th Pl  
Westminster  
720-273-2705

## Byerhof, Carson

---

**From:** Byerhof, Carson  
**Sent:** Friday, May 2, 2025 4:22 PM  
**To:** Charlene Griffin  
**Subject:** RE: [EXTERNAL] Cardel Homes

Hi Char,

Thank you for passing along your comment. Your comment has been added to the project's case file for Planning Commission's and City Council's considerations when the project will go before those bodies for their determinations.

Thank you,

Carson Byerhof

Planner

City of Westminster | Community Services Department [cbyerhof@westminsterco.gov](mailto:cbyerhof@westminsterco.gov) | 303.968.5924  
4800 West 92nd Avenue, Westminster, CO 80031 My Office Hours are Tuesday-Friday, 7AM-6PM City Hall Hours:  
Monday-Friday, 8 a.m.-5 p.m.

-----Original Message-----

From: Charlene Griffin <[rcgriff4@aol.com](mailto:rcgriff4@aol.com)>  
Sent: Monday, April 28, 2025 10:01 AM  
To: Byerhof, Carson <[cbyerhof@westminsterco.gov](mailto:cbyerhof@westminsterco.gov)>  
Subject: [EXTERNAL] Cardel Homes

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello

We live at 9088 Holland Str, Westminster CO 80021. We are totally AGAINST building 40 new single family detached units in the Zerger Elementary School area. The park attached is visited by many many kids in the area, including my own and my grandkids. The skate park is also frequented by kids. The walk up to the park is nice and we do not need any ruff-raff for the kids. This is a nice community area that is visited by several kiddos that live on our street. You can watch your kids just run around. Many people take the dogs to this park, It is fun to watch the dogs catch frisbies and tennis balls.

PLEASE do not take our community park away. There are not many parks left for kids to walk to and feel safe. In regards to the School, my own child attended this school. We walked to and fro every day.

We have seen the Westminster Police department doing training with their K9 units. It is actually very nice to see and watch. Leave the building for them and leave our park for ourselves.

Char Griffin

Mile High Billing Services [rcgriff4@aol.com](mailto:rcgriff4@aol.com)

RE: Kings Mill Zerger Elem. 9050 Field St.

TO: City Council & Cardel Homes

I have lived at 9075 Estes St. for 33 years. I am the third house south of 91st Ave. I am on the east side of Zerger. My backyard faces Zerger. I have a 6ft chainlink fence.

I cannot attend the meeting in May. I don't have computer or cell phone. Please consider this letter as my input.

- I hope the style of homes will fit with the current area. Ranch & split level homes. That the homes will not be higher than the current Zerger building.
- I hope the Farmer Canal Trail will stay. It is used by many people & dogs & will allow the area to be open.
- My land phone line is in the rocks next to the trail - I can't lose usage, I have no cell phone & have two people I care for.
- I prefer to keep my chainlink fence, so we can continue to talk to the people who use the trail.
- Will I lose more water pressure? 40 homes & 40-150 people sounds like a problem →

Thank you for passing this letter on.

Sincerely,

Regina Guetlein  
9075 Estes St.  
303-421-7464

## Byerhof, Carson

---

**From:** Byerhof, Carson  
**Sent:** Thursday, May 22, 2025 1:01 PM  
**To:** Gary Bland  
**Subject:** RE: [EXTERNAL] Cardel YouTube Video  
**Attachments:** Zerger Neighborhood Meeting #1 - Presentation.pdf

Hi Gary,

I received the presentation material yesterday. Please see the attached meeting presentation – the representatives for the project are on slide 2. Please feel free to send comments my way and to reach out to myself or the applicant representatives with questions. The public comment for the Comp Plan amendment will continue to be open till the day before the meeting, and any other comments can be provided in person on the day of the Council meeting.

If the Comprehensive Plan amendment is approved by Council, the exact same process for public comments will happen again for the Preliminary Development Plans if the applicant choses to move forward.

Thank you,

### Carson Byerhof Planner

City of Westminster | Community Services Department  
[cbyerhof@westminsterco.gov](mailto:cbyerhof@westminsterco.gov) | 303.968.5924  
4800 West 92nd Avenue, Westminster, CO 80031  
**My Office Hours are Tuesday-Friday, 7AM-6PM**  
**City Hall Hours:** Monday-Friday, 8 a.m.-5 p.m.

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**From:** Gary Bland <garymbland@gmail.com>  
**Sent:** Sunday, May 18, 2025 8:01 PM  
**To:** Byerhof, Carson <cbyerhof@westminsterco.gov>  
**Subject:** Re: [EXTERNAL] Cardel YouTube Video

Carson,

I would like to have the information on all the Cardel Reps that were at the meeting. The main speaker who actually had a difficult time with all the questions (Lady in Black and White). It would be a very resourceful tracking on who said what going back over the meeting. There are so many questions and this will be noted as such which many of us need to know. Please note that this is very subjective as we all feel there was not enough time allowed and many questions diverted away.

Thank You]Gary

On Fri, May 16, 2025 at 2:42 PM Byerhof, Carson <[cbyerhof@westminsterco.gov](mailto:cbyerhof@westminsterco.gov)> wrote:

Hi Gary,

I received confirmation from the Communication team that the Project Meeting has been posted to the City's YouTube site. Can you please provide your contact so I can call you to go through the packet of information you gave me the day of the meeting? There are a couple of items that I was not sure what the context of the document was.

Regarding the CORA request earlier for Amy and John's correspondences, I understand that someone from the Clerk's office reached out to you for next steps on this request. Please continue to work with the Clerk's office for the Open Records Request.

Thank you,

**Carson Byerhof**  
**Planner**

City of Westminster | Community Services Department  
[cbyerhof@westminsterco.gov](mailto:cbyerhof@westminsterco.gov) | 303.968.5924  
4800 West 92nd Avenue, Westminster, CO 80031

**My Office Hours are Tuesday-Friday, 7AM-6PM**  
**City Hall Hours:** Monday-Friday, 8 a.m.-5 p.m.

---

**From:** Byerhof, Carson  
**Sent:** Wednesday, May 14, 2025 3:22 PM  
**To:** Gary Bland <[garymbland@gmail.com](mailto:garymbland@gmail.com)>  
**Cc:** Jeff Keeley <[jeff.keeley@jmcinv.com](mailto:jeff.keeley@jmcinv.com)>  
**Subject:** RE: [EXTERNAL] Cardel YouTube Video

Hi Gary,

Thank you for checking in. This should be uploaded by the end of the week. I will check in with our Communications team on the status and get back to you if there will be a delay.

Thank you,

## Carson Byerhof

### Planner

City of Westminster | Community Services Department  
[cbyerhof@westminsterco.gov](mailto:cbyerhof@westminsterco.gov) | 303.968.5924  
4800 West 92nd Avenue, Westminster, CO 80031

**My Office Hours are Tuesday-Friday, 7AM-6PM**

**City Hall Hours:** Monday-Friday, 8 a.m.-5 p.m.

---

**From:** Gary Bland <[garymbland@gmail.com](mailto:garymbland@gmail.com)>  
**Sent:** Tuesday, May 13, 2025 9:20 AM  
**To:** Byerhof, Carson <[cbyerhof@westminsterco.gov](mailto:cbyerhof@westminsterco.gov)>  
**Cc:** Jeff Keeley <[jeff.keeley@jmcinv.com](mailto:jeff.keeley@jmcinv.com)>  
**Subject:** [EXTERNAL] Cardel YouTube Video

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Carson,

Gary here wondering if and when you're getting the YouTube Meeting uploaded to share with our group opposing the project.

Please let me know?

--

Mahalo,

**Gary M. Bland**

--

Mahalo,

**Gary M. Bland**

## Byerhof, Carson

---

**From:** Patricia Gaggiani <one800aunttrish@aol.com>  
**Sent:** Monday, May 5, 2025 11:00 AM  
**To:** Byerhof, Carson  
**Cc:** Gary Bland; PATRICIA GAGGIANI  
**Subject:** [EXTERNAL] Zerger redevelopment

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Sir,

I am writing to express my concern about the redevelopment plan for Zerger Elementary. It has been announced that the developer wants to put forty single family homes on the site.

My first concern is the number of houses in the plan. Currently, large portion is a public park and the entire site is not that extensive. Where on earth does the developer plan to put forty homes? Is it intended to be zero-lot-line? Will there be any public park land included?

Second, where do you plan to get the additional water for all these houses? The city is always complaining about current water use levels and yet you want to add forty more taps?

Third, what happens if the economy improves and families with children start to move in? Wouldn't it be prudent to retain the school site?

Unfortunately, I will not be able to attend the May 7 meeting and I wanted to be sure my concerns are considered.

Patricia Gaggiani

9092 Hoyt St. Westminster CO

# Carson

To Whom It May Concern,

I am writing as a concerned parent and community member regarding the closure of Zerger Elementary School. The decision to close this neighborhood school has placed a tremendous burden on my family and has deeply affected the safety and well-being of my children.

One of the main reasons we chose our home was because of its close proximity to Zerger. We believed having a neighborhood school would give our children a safe, convenient, and connected start to their education. That belief is what made Zerger's closure especially heartbreaking for our family.

With Zerger no longer open, I've had no choice but to either drive my children to a school farther away or put them on the bus. As a mother of a kindergartner, a preschooler, a two-year-old, and being currently pregnant, the daily commute quickly became too overwhelming. I eventually had to place my kindergartner on the school bus, hoping it would be a manageable solution.

Unfortunately, my son was bullied on multiple occasions. The incident that forced us to permanently end his bus rides involved four fifth-grade students—kids nearly double his age. They slapped him repeatedly in the face, pulled his hair to keep hitting him, and trapped him in his seat when he tried to get away. After that traumatic experience, as he exited the bus they told him they all planned to "beat his ass" the next day after school. That night, my poor son was absolutely terrified. He couldn't sleep, he cried, and he begged not to go to school the next day. It broke my heart. Thankfully, I was able to intervene before that could happen. I involved the school and the transportation department, and made the decision that, for his safety, he could no longer ride the bus.

No kid let alone a kindergartner should ever have to endure that kind of trauma just to get to school. I urge you to imagine if it were your own child—small, scared, and alone—suffering through something like that.

On top of the fear and violence, my son began to repeat harmful language and aggressive behaviors he learned on the bus. The experience deeply affected not only his emotional safety but also his development the values we work so hard to instill at home.

If Zerger Elementary were still open, I could easily and safely get my children to school myself. I would be able to protect them and ensure they have a positive, supportive start to their education. The reopening of Zerger would not only help my son but would benefit my preschooler, my toddler, and my unborn child in the years to come. A neighborhood school like Zerger is more than just a building—it's a foundation for safety, learning, and community. Zerger would be an asset for my family and other families in this area.

I respectfully urge the city to explore every possible option to reopen it. Our children deserve to be safe, supported, and close to home when they go to school. They deserve better.

Sincerely,

A Local and Concerned Mother

## Byerhof, Carson

---

**From:** T JENSEN <taryne1@msn.com>  
**Sent:** Wednesday, May 28, 2025 12:02 PM  
**To:** Byerhof, Carson  
**Subject:** [EXTERNAL] Proposed Cardel Home site

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Carson,

I attended the community meeting.

May 7th. I live a block or two South of the proposed site. I have a few questions please.

1.

Do you know if they plan to have another community meeting?

2.

I understand that Jefferson County owns the property and wants to sell. Is it a possibility that the city of Westminster can buy it as they've done with several other schools in the area and converted it into a park?

3.

How much input do the citizens that live in the area actually have?

If Jefferson County wants to sell, will they sell regardless of what the citizens in the community desire?

What rights do the citizens in the area have?

The vast majority of the people that attended the community meeting were against the development.

Thank you for your prompt consideration and reply in this manner.

Taryne Jensen

Taryne1@msn.com

8995 West 88th place

Kings Mill

Westminster , CO 80021

Sent from my T-Mobile 5G Device

Get [Outlook for Android](#)

Carson

Questions May 7th 2025

JMC and Cardel Homes

Standley Lake Library Community Meeting

1. Do You Own Zerger and Allendale Elementary at the time of this meeting?
2. Zerger Residents have a copy of both purchase contracts for each of these schools and we are needing a reason for your short fall in value for the Zerger Contract (40) at \$45,000 as compared to Allendale (57) at \$65,000 per built home. Examples in your offering 40 times 45,000 equals 1.8 million along contingency if only 28 get built Offer of \$1,200,060 dollars for Zerger.
3. Do you understand that in the first 10 Day Notification Process We the Residents sent a certified by US Mail to your Centennial Office answering to your letter sent by US Mail.
4. Your request is to Amend to our Comp Plan known as 2040 Comp Plan already approved and the guidelines to our City Residents best interest. I will be handing you that presentation on paper to the highlights of what is known to be our resident benefit to the approved plan in place. So, the question is why are you building Two Story Homes in a Kings Mills Fillings 1 thru 4 that are not comparable to existing homes totaling 467 homes in our planned community? The other question as your display of 4,000 sq ft lots again does not hold value to our current homes standards
5. Would you like copies of the contracts we have in our possession for Witt Elementary and past Zeger contracts that Jefferson County School District had or have in place for rental income?
6. I will hand you a current Survey that has grown in numbers to around 460 opinions that you actually have received by US Certified Mail showing the growth of concerns and opinions of what each individual resident prefers to have done with the current status as Public / Quasi Public Zoning. Could you take and compare our values to opinion to input the value you offer to this pertinent document.
7. Are you Aware that around 100 emails during the first 10 day notification process began to the Planning Dept Reps John McConnel and Aimee Jonson?
8. Do you feel that our in person meeting at Westminster Recreation Center was fair and equitable?
9. I am asking pertaining to a statement you indicated to me "If we do not get 40 homes approved then we are not buying it" So my question to you might define the contract in place a little better. I also see that your purchase is still available upon a denied ending not allowing a comp plan amendment. Are you still going to BUY IT? I will then make sure to help supply efforts to find a school program and rental efforts.
10. I have to ask since this is a favored selection to buy schools in the future, Will you or are you planning to Purchase Witt Elementary?
11. The same question pertains to Moor Middle School because its approaching a disposition process with Jefferson County School District. Will you be submitting an offer?
12. One of Most Important Questions is, Do you realize the effects and possibly the hurtful, resentful acts pertaining to our expected voices against this sale for your profit?

13. Now moving on to Rocky Flats. We are concerned to the extreme possibilities that the disruption of the soils might emit a known Plutonium concentration in our area as it will affect children nearby this location. My paper will be handed over for your review as we educate you on our respect to safety. The Question is how will you defend our health concerns many years from now?
14. Now for the plan to provide education for the first round of an aging community. When the younger group starts moving in your idea of how these kids forthcoming have a palace to walk not driven by parents to father that usual locations to get education?
15. You have another development you Call it Westminster Station and actually is in Adams County Denver. My question is why did you not let these purchasers know that they are very close to another SUPER FUND SITE registered by the EPA? I feel that with another report we are going to provide to you has us concerned. Will you explain as to why such an important fact in the location of your project would have courtesy for safety again to the families in that area?
16. We have known Wildlife around us that is close to the Mountain Front Range. Will you explain or provide the true facts of your development with impact studies for the area?.
17. Traffic road closures and usage by trucks if you're approved. We are skiing to have you define the roads you plan on routes to the Zerger Site?
18. Trees, We see trees that are about 6 feet tall or your renderings. We want to save all of them in our survey. Can you adopt that request to save them?
19. Will you also assure that the new owners will be subject to the relevant Metropolitan Tax District of 32 to 40 mills of taxation beyond taxes that are as current in our city?

Going back.. My entire mission for providing to you this past year strong concerns of our community with true value to our past memories and now the impacts surely to affect hurtful actions of building anything on the property. We all share many things that currently supply us as residents today. The children that play soccer, use the baseball field, the swings, basketball courts, open places to walk the dogs and so many other opportunities of enjoyment that you will take away. I imagine you do not have an answer to how you proving a new home to a family will not be a selfish act upon your actions.

Carson

I just want to take a one minute break before we begin our questions and concerns with Jeff Keely of JMC and Carson Byerhof City of Westminster Planner attending this meeting regarding how many of us as residents of Kingsmill and Standley Lake subdivisions feel with this request to amend to our 2040 comp plan that will definitely affect our entire city due to destruction of a school that we all know and love Carl Zerger Elementary. ....Please also remind how we as residents actually own rights as tax payers to it future use.

My question is upon your first filing to amend Low Density Housing per the City of Westminster knowing that this property is Zoned Public Quansai. (SCHOOL, CHURCH or CEMETERY) From my research we all know that the service of this school has many memories for us in this neighborhood.

1. Now for my question when you first mailed notifications to 1500 addresses which is over the requirement per City application process..
2. The first thing we did as residents, 10 days notice on the property per city guidelines, I sent a certified letter to your office on record with mention of us concerning how we DO NOT WANT HOMES BUILT.
3. Then I delivered to approx. 500 flyers residents door to door. Please note many of us by actions of emails sent to City Officials as we responded to John McConnel (Planning Manager) and Aimee Jonson who is no longer an employee of the planning dept. with about 100 emails. Again our residents spoke up freely against this.

QUESTION is a YES OR NO on Record Jeff Keely are you aware of our Concerns as noted that we are not wanting homes of any kind built there???

My next QUESTION: Have you ever looked at the responses or reviewed the requests pertaining to our Survey?

Last QUESTION: Yes or NO? Did John and Amiee let your operations know that they had that many emails within the first 10 days?

04/24/2025

Call from Regina "Gina" Guetlein.

303-421-7464

Resident expressed neutrality on project itself and had 3 primary concerns: 1) To keep the existing trail placement that runs along the west side of their property (east side of proposed project) as a buffer between existing residents and proposed development; 2) The proposed development keeps an adequate buffer and screening (or revised site layout) to provide privacy between backyards of proposed development facing backyards of existing residents; 3) ensuring that the character and scale of the new development is consistent with the existing neighborhood.

Advised resident to follow up with a letter to include with project comments (resident does not have computer to otherwise relay message).

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05/16/2025

Call from Shirley Trujillo

303-466-1740

Resident expressed support for project with following notes: 1) strong need for housing in community; 2) concern that a less compatible project could be proposed if this one does not go through; 3) empty property has concerns for vandalism and unlawful uses.

Resident relayed she speaks for others who express support.

Advised resident to follow up with an email to include with project comments.

## Byerhof, Carson

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**From:** Byerhof, Carson  
**Sent:** Wednesday, September 3, 2025 4:32 PM  
**To:** Byerhof, Carson  
**Subject:** FW: [EXTERNAL] Zerger Elementary School Redevelopment

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**From:** Carrie Garioto <[carrieagarioto@yahoo.com](mailto:carrieagarioto@yahoo.com)>  
**Sent:** Tuesday, September 2, 2025 8:14 PM  
**To:** PCPubComm <[pccpubcomm@westminsterco.gov](mailto:pccpubcomm@westminsterco.gov)>  
**Subject:** [EXTERNAL] Zerger Elementary School Redevelopment

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

I will be unable to attend the meeting on 9/9 due to kids athletic events, but would like to express my concern and dislike for the development plan for the Zerger site. We really do not need any more homes in the area. There have been multiple high density housing units built in the last several years. Perhaps this area would be better served as a recreation center/open space. Those new homes will look extremely out of place in this neighborhood and will just add more traffic to 88th as well as the surrounding neighborhood streets. And most likely more traffic on the trails. Open space is a fabulous thing to have, not all of it needs to be eaten up with buildings.

Sincerely,  
Carrie Garioto  
9316 Flower St  
Westminster, CO 80021

## Byerhof, Carson

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**From:** Byerhof, Carson  
**Sent:** Wednesday, September 3, 2025 4:32 PM  
**To:** Byerhof, Carson  
**Subject:** FW: [EXTERNAL] Zerger School Development Comments

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**From:** Megan Bohn <[mbohn613@gmail.com](mailto:mbohn613@gmail.com)>  
**Sent:** Wednesday, September 3, 2025 8:52 AM  
**To:** PCPubComm <[pcpubcomm@westminsterco.gov](mailto:pcpubcomm@westminsterco.gov)>  
**Subject:** [EXTERNAL] Zerger School Development Comments

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi there-

Redeveloping the former Zerger Elementary site is a smart and timely decision. As a resident of the neighborhood for the past nine years, I've seen firsthand how the abandoned school has become an eyesore with no practical value to the community. Leaving a vacant building like Zerger Elementary unutilized can lead to several negative consequences:

**Blight and Safety Concerns:** Empty buildings often attract vandalism, trespassing, and other safety issues. They can quickly become a liability for the neighborhood.

**Lost Opportunity for Growth:** With Moore Elementary also sitting vacant less than a mile away, we're missing a chance to revitalize the area. These unused properties could be transformed into something that benefits the community, including housing.

**Declining Enrollment and Population:** The schools closed due to declining enrollment, and that trend will likely continue unless we create incentives for new families to move into the area.

**Economic and Community Impact:** A new housing development in this prime location could bring in young families, boost local businesses, and increase property values. It's a proactive way to invest in the future of our neighborhood.

In short, repurposing the Zerger site isn't just a good idea—it's necessary for the long-term health and vitality of our community.

Take Care,  
Megan

## Byerhof, Carson

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**From:** Byerhof, Carson  
**Sent:** Wednesday, September 3, 2025 4:32 PM  
**To:** Byerhof, Carson  
**Subject:** FW: [EXTERNAL] Zerger School Site 9050 Field St

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**From:** Greg Edgington <[edgingtonga@gmail.com](mailto:edgingtonga@gmail.com)>  
**Sent:** Wednesday, September 3, 2025 4:24 PM  
**To:** Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>  
**Subject:** [EXTERNAL] Zerger School Site 9050 Field St

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

John McConnell,

Hope your well. My name is Greg Edgington, i live at 9015 Cody Court in Kings Mill. After speaking with neighbors and seeing the proposal from the city. I would just like to be one of the comments that you consider. No one's excited about this. It will be out of place. Is there nothing else we could do? The school is getting demolished no matter what you decide to do. Why cannot there be community pools and a nicer park. Tiny plots for 40 new homes is a terrible idea. The construction will have to be quite extensive and I dont want to live in a neighborhood that will be under construction for the next 5 years. Do I need to start a petition? I think it needs to come to that. What a money grab from the city. You will probably sell all the plots to Blackrock Vanguard because your socialist bureaucrats. Thanks for your help. Please respond.



## WESTMINSTER

Agenda Memorandum

Agenda Item

Planning Commission Meeting  
September 9, 2025



**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:** Public Hearing and Consideration of an Appeal for an Official Development Plan Amendment for Sheridan Park Filing No. 6A, Block 3, Lot 3

**PREPARED BY:** Trevor Harlow, AICP, Senior Planner

### **RECOMMENDED PLANNING COMMISSION ACTION:**

1. Hold a public hearing.
2. Deny the appeal of the City's denial of an application for an Official Development Plan Amendment for Sheridan Park Filing No. 6A, Block 3, Lot 3. This recommendation is based on the finding that the proposed Official Development Plan Amendment does not comply with the criteria set forth in Section 11-5-15 of the Westminster Municipal Code.

### **SUMMARY STATEMENT:**

- The subject property is a vacant lot within the Sheridan Park Filing No. 6A subdivision located east of the intersection of Wolff Court and Yates Drive, see Attachment 1.
- The applicant applied for an Official Development Plan Amendment (ODPA) that would permit a wooden fence within the interior of the subject property without a proposal to formally develop the site, see Attachment 2.
- The City, through the Planning Manager, denied the application because the proposed fence in the current, and planned to remain, vacant lot on the property does not meet the applicable criteria in Section 11-5-15 of the Westminster Municipal Code (W.M.C).
- The applicant is requesting the Planning Commission overturn the Planning Manager's determination that the proposed ODPA permitting the wooden fence is inconsistent with the W.M.C.

**FISCAL IMPACT:**

\$0 in expenditures

**SOURCE OF FUNDS:**

Not applicable.

**POLICY ISSUE(S):**

Should the Planning Commission deny the appeal of the Planning Manager's decision for the subject property at Sheridan Park Filing No. 6A, Block 3, Lot 3?

**ALTERNATIVE(S):**

The Planning Commission could choose to approve the appeal and overturn the Planning Manager's determination. Staff does not recommend this option because the ODP does not comply with the criteria in Section 11-5-15, W.M.C. The original Official Development Plan (ODP) and Comprehensive Plan land use designation for this property is of an office character type. A wooden fence, typically used in a residential setting, placed interior to the parcel would be inconsistent with the existing character type.

**BACKGROUND INFORMATION:**Overview of Development Review and Entitlement Process

The development review and approval process can vary throughout the City, depending upon the specific property and the proposed development, but typically requires a Preliminary Development Plan (PDP) and an ODP pursuant to the land use allowances established by the Comprehensive Plan. The Comprehensive Plan includes specific land use designations that provide a broad range of uses and identifies allowed densities and intensities of use. The W.M.C. requires that all development be in compliance with the Comprehensive Plan.

If the Planning Commission chooses to approve this appeal, subsequently approving the proposed ODP, the next steps in the development review process will be to secure the approval of construction documents prior to commencing construction on the site.

Overview of Appeal Process

Section 11-5-10(B)(1), W.M.C., provides that the City Manager may, but shall not be required to, approve any amendment to an ODP, without hearing or notice, that:

- (a) Does not change the land area devoted to any approved use by more than ten percent, or
- (b) Does not change the density or intensity of any approved use by more than ten percent, or
- (c) Does not constitute a significant change in the ODP in the opinion of the City Manager, or
- (d) Does not deviate from any development standard, including, but not limited to, setbacks and building height, by more than ten percent, or

(e) Adds a land use that was previously approved on the underlying PDP for the property.

Section 11-5-10(B)(2)(a), W.M.C., states that “[a]ny amendment to an ODP not administratively approved by the City Manager ...shall, upon request of the applicant, be referred to the Planning Commission for their review and determination at a public hearing in accordance with the provisions of Section 11-5-13, W.M.C. ...”

Section 11-5-10(B)(2)(b), W.M.C., states, “[t]he decision of the Planning Commission regarding an ODP amendment shall be final unless a timely appeal of such decision is filed in accordance with Section 11-5-13(B)(2), W.M.C. The decision of the Planning Commission shall be deemed final as of the date its decision is announced.”

### History of Subject Property

The subject property was annexed to the City in 1983. The property is currently zoned Planned Unit Development (PUD) with the current PDP having been approved by City Council in July 1985. The property is currently and has always been vacant land.

### Nature of Request

The applicant owns the subject property and currently uses it primarily to garden, an unpermitted use, while it remains vacant. The current PDP for the subject property allows for the development of an office building and associated improvements. No other use or improvement of this property is allowed without amendments to these existing entitlements. This includes the current use of the property for agricultural purposes. The applicant has expressed a concern with dog excrement being littered across the property and gardening tools being stolen from the site. To remedy this, the applicant desires to erect a fence on the subject property, without developing the parcel. Fencing of a vacant parcel is typically not an allowed practice unless in conjunction with a full site development plan, but the City offered a compromise to address the applicant’s concern. To maintain consistency with the non-residential office environment in the area, the City agreed to allow a commercial grade metal fence around the perimeter of the property. The applicant instead wanted the fence to be erected interior to the property and be a wood material, as typically seen in residential areas like the one bordering the adjacent residential neighborhood directly to the east of this property. Once again, even if the proposed fence were to be allowed the current use of the property for agricultural purposes is not allowed and would require a PDP amendment to be approved.

The proposed ODP for Sheridan Park Filing No. 6A, Block 3, Lot 3 would allow for roughly 400 feet of a horizontal wooden fence, 4.5 feet in height, to be placed interior to the property along with a temporary storage box to be stored within the fence on the property. The applicant is appealing the Planning Manager’s decision to deny the proposed ODP.

### Applicant/ Property Owner

MARY ANN MARGOLIS REVOCABLE TRUST C/O C.J. MARGOLIS  
Charles Margolis  
admin@walthertree.com

### Location

The proposed development is located directly east of the intersection of Yates Dr and Wolff Ct, see Attachment 1.

## Surrounding Land Uses and Designations

<b>Direction</b>	<b>Development Name</b>	<b>Zoning</b>	<b>Comp Plan Designation</b>	<b>Current Use</b>
<b>North</b>	Vista Grande Elementary School	R-1-C (Adams County)	Office	Vista Grande Elementary School
<b>East</b>	Shaw Heights Filing 9	R-1-C (Adams County)	Residential Low-Density	Low Density Residential
<b>South</b>	Westpark Center Filing 3	PUD	Office	Office
<b>West</b>	Westpark Center Filing 3	PUD	Office/Retail Commercial	Retail Commercial

## Public Notification

Section 11-5-13(A), W.M.C., requires the following three public notification procedures:

- **Published Notice:** Notice of public hearings scheduled before Planning Commission or City Council shall be published and posted at least ten days prior to such hearing. Notice was published in the Westminster Window by the required deadline.
- **Property Posting:** Notice of the public hearing shall be posted on the property by the applicant with a minimum of one sign per every 660 linear feet of street frontage in a location reasonably visible to vehicular and pedestrian traffic passing adjacent to the site. Sign(s) were posted on the subject property by the required deadline. The applicant has provided the City's Planning Manager with a certification that the sign(s) were posted and properly maintained throughout the posting period.
- **Written Notice:** At least ten days prior to the date of the public hearing, the applicant shall mail individual notices by first-class mail to all addresses within 1,000 feet of the subject property. The mailing list to be used shall be provided to the applicant by City Staff. The applicant has provided the City's Planning Manager with a certification that the required notices were mailed by the required deadline.

## Westminster Municipal Code Analysis

*11-5-15. - Standards for Approval of Official Development Plans and Amendments to Official Development Plans.*

*(A) In reviewing an application for the approval of an Official Development Plan or amended Official Development Plan, the following criteria shall be considered:*

- 1. The plan is in conformance with all City Codes, ordinances, and policies.*

The ODP is not in conformance with City Codes, ordinances, or policies. Fencing of a commercial property is not typically allowed unless the fence design and location are approved in conjunction with an ODP for a full site development plan. In this case, the applicant does not

propose to develop the vacant lot for a commercial office use, as entitled for this property by the PDP, PUD, and Comprehensive Plan (Neighborhood Office). In addition, the proposed wooden fence, more typical of residential areas, further conflicts with the intended land use. A commercial-style metal fence would be more consistent with the area's designation.

2. *The plan is in conformance with an approved Preliminary Development Plan or the provisions of the applicable zoning district, if other than Planned Unit Development (PUD).*

The applicant's proposed installation of a wood fence interior to the perimeter property line without a proposed plan to develop the property does not meet any standard laid out in the PDP, ODP, or PUD. The existing PDP designated only Office land uses for the area within which this parcel is located and lays out clear design guidelines for buildings to be developed. The PDP does not provide explicit guidelines for fence placement and material type, but the W.M.C and the land use character type provide guidance for the office land use, which predominantly features metal, commercial grade fencing.

3. *The plan exhibits the application of sound, creative, innovative, or efficient planning and design principles.*

The ODP does not exhibit the application of sound, creative, innovative, or efficient planning and design principles. It is generally not desired to allow perimeter fencing, or in the case of this proposal an interior fence meant to enclose the primary use of the property, on a property that is not being developed or intended for development. The applicant's current and planned use of the property for agricultural uses, with potential plans to create an outdoor coworking/garden space, are not allowed land uses in the PDP or Comprehensive Plan. Moving past the issue of the current use of the property, utilizing a residential character wooden fence to enclose the property does not exhibit sound planning and design of this parcel given the character of the surrounding area and the office park setting.

Staff would approve the fencing of an undeveloped property but would require it be done in a manner that reflects to character of the surrounding area and exhibits proper placement to ensure it connects and blends with surrounding uses. Even if the lot is fenced, the use of the lot is limited to commercial office development; not other uses such as agriculture.

4. *For plans in PUD zones, any exceptions from standard code requirements or limitations are warranted by virtue of design or special amenities incorporated in the development proposal and are clearly identified on the Official Development Plan.*

The applicant's proposal seeks an exception to developing the parcel in conformance with the established character of the surrounding area. The proposed wooden fence is of a residential character and the desired placement interior to the lot creates a character that is not common or suitable for an office park environment. Neither of these design elements warrant exception to code requirements or design guidelines. Additionally, the fencing of a vacant lot, while being considered on this lot to provide a path forward for the property owner, is typically not allowed. An exception can be granted in this, but the type of fence and placement anywhere but the perimeter of the parcel are exceptions without any virtue for special considerations to established code requirements and design guidelines. Again, it is important to note, that even if an exception is giving to the type and placement of the fence that does not entitle the applicant to utilize the property for agricultural uses without an amendment to the current PDP.

5. *The plan is compatible and harmonious with existing public and private development in the surrounding area.*

Staff finds that this plan is not compatible and harmonious with the existing private development within Sheridan Park. As mentioned in the Staff analysis above, Sheridan Park is an office park with commercial uses and active commercial activity among the occupied parcels. The character of Sheridan Park has been firmly established throughout the surrounding area as an Office Park within the Neighborhood Office Comprehensive Plan designation. This land use allows for transitional development between commercial and residential zones but is still firmly of a commercial character. The proposal is a minor improvement and does not add a use to the subject property, and a wooden fence interior to the perimeter would not be compatible or harmonious with the office park development in the surrounding area.

6. *The plan provides for the protection of the development from potentially adverse surrounding influences and for the protection of the surrounding areas from potentially adverse influence from within the development.*

The proposed plan does not provide for the protection of either the surrounding areas or the development from potentially adverse influences. The proposal may result in a negative visual impact to surrounding developed properties. These properties were developed in accordance with City Codes, standards, and guidelines, and represents significant investment by their owners. It is critical that the City apply the same regulatory standards to this vacant lot as was imposed on the adjacent properties. The addition of an interior placed fence that is not compatible with the character of the surrounding area reduces the likelihood and ability for this property to develop in a manner that fits the character of the area. Further, if the intention of the fence is to limit the amount of dog excrement, an interior fence wouldn't restrict access to the remainder of the property outside the fence.

7. *The plan has no significant adverse impacts on future land uses and future development of the immediate area.*

Properties in the immediate area are fully developed. Property owners have significantly invested in their commercial offices according to City standards. Staff finds that the proposed ODP may impose a negative visual impact and deter future investment/reinvestment in the immediate vicinity.

8. *The plan provides for the safe, convenient, and harmonious grouping of structures, uses, and facilities and for the appropriate relation of space to intended use and structural features.*

This proposal does not include any structures, uses, or facilities.

9. *Building height, bulk, setbacks, lot size, and lot coverages are in accordance with sound design principles and practice.*

The dimensional standards included in the ODP are only for the proposed placement of a fence. The placement of the fence interior to the perimeter of the property does not reflect sound design principles and practice. Sound design principles for fence placement on properties typically feature perimeter placement to contain the entirety of the property within fence. The proposed placement interior to the perimeter is not sound design and creates disruption in the flow of the surrounding properties.

*10. The architectural design of all structures is internally and externally compatible, in terms of shape, color, texture, forms, and materials.*

The proposed fence, as previously mentioned in this staff analysis, is a wooden fence primarily of a residential character. This represents a design that is not externally compatible with the surrounding area that is composed of commercial office buildings within a Neighborhood Office character area. Staff have surveyed all of the existing fence-like elements in the office park and have not found a single fence of the same character in the office park. Wooden fence materials are used as screening for utility equipment, patios, or dumpster enclosures, see Attachment 3.

*11. Fences, walls, and vegetative screening are provided where needed and as appropriate to screen undesirable views, lighting, noise, or other environmental effects attributable to the development.*

Given that no use permittable use is proposed as part of this application, and no actual development will occur on the property screening is not necessary. The proposal is for the placement of a fence that ignores the incompatibility of the proposed placement and material type, and is intended to provide screening of unpermitted use of the property

*12. Landscaping is in conformance with City Code requirements and City policies and is adequate and appropriate.*

No specific landscaping additions are required for vacant uses, so general maintenance and upkeep to be performed by the property owner is acceptable to meet this requirement.

*13. Existing and proposed streets are suitable and adequate to carry the traffic within the development and its surrounding vicinity.*

This proposal is for the construction of a fence and will not add any new streets or impact any existing streets and corresponding traffic flow.

*14. Streets, parking areas, driveways, access points, and turning movements are designed in a manner that promotes safe, convenient, and free traffic flow on streets without interruptions, and in a manner that creates minimum hazards for vehicles and pedestrian traffic.*

As mentioned previously in this staff analysis, the application is only proposing the construction of a fence and will not construct or impact existing streets, parking areas, driveways, access points, and turning movements.

*15. Pedestrian movement is designed in a manner that forms a logical, safe, and convenient system between all structures and off-site destinations likely to attract substantial pedestrian traffic.*

As mentioned previously in this staff analysis, the application is only proposing the construction of a fence and will not impact existing pedestrian connection features. If the property is developed fully in the future, the developer will be required to construct a pedestrian connection.

*16. Existing and proposed utility systems and storm drainage facilities are adequate to serve the development and are in conformance with the Preliminary Development Plans and utility master plans.*

As mentioned previously in this staff analysis, the application is only proposing the construction of a fence and will not impact existing utility systems and storm drainage facilities.

*17. The applicant is not in default or does not have any outstanding obligations to the City.*

The applicant is not in default and does not have any outstanding obligations to the City.

*(B) Failure to meet any of the above-listed standards may be grounds for denial of an Official Development Plan or an amendment to an Official Development Plan.*

### Summary of Staff Recommendation

Staff recommends that the Planning Commission deny the appeal of the Planning Manager's decision for the subject property at Sheridan Park Filing No. 6A, Block 3, Lot 3.

### **STRATEGIC PLAN PRIORITIES:**

The following Strategic Plan priority of Economic Vitality is not met due to this proposal retaining the currently vacant parcel as an unused property and further limiting its viability to be developed in a manner that supports the economic vitality of the surrounding office park area.

Respectfully Submitted,



John McConnell, AICP  
Planning Manager

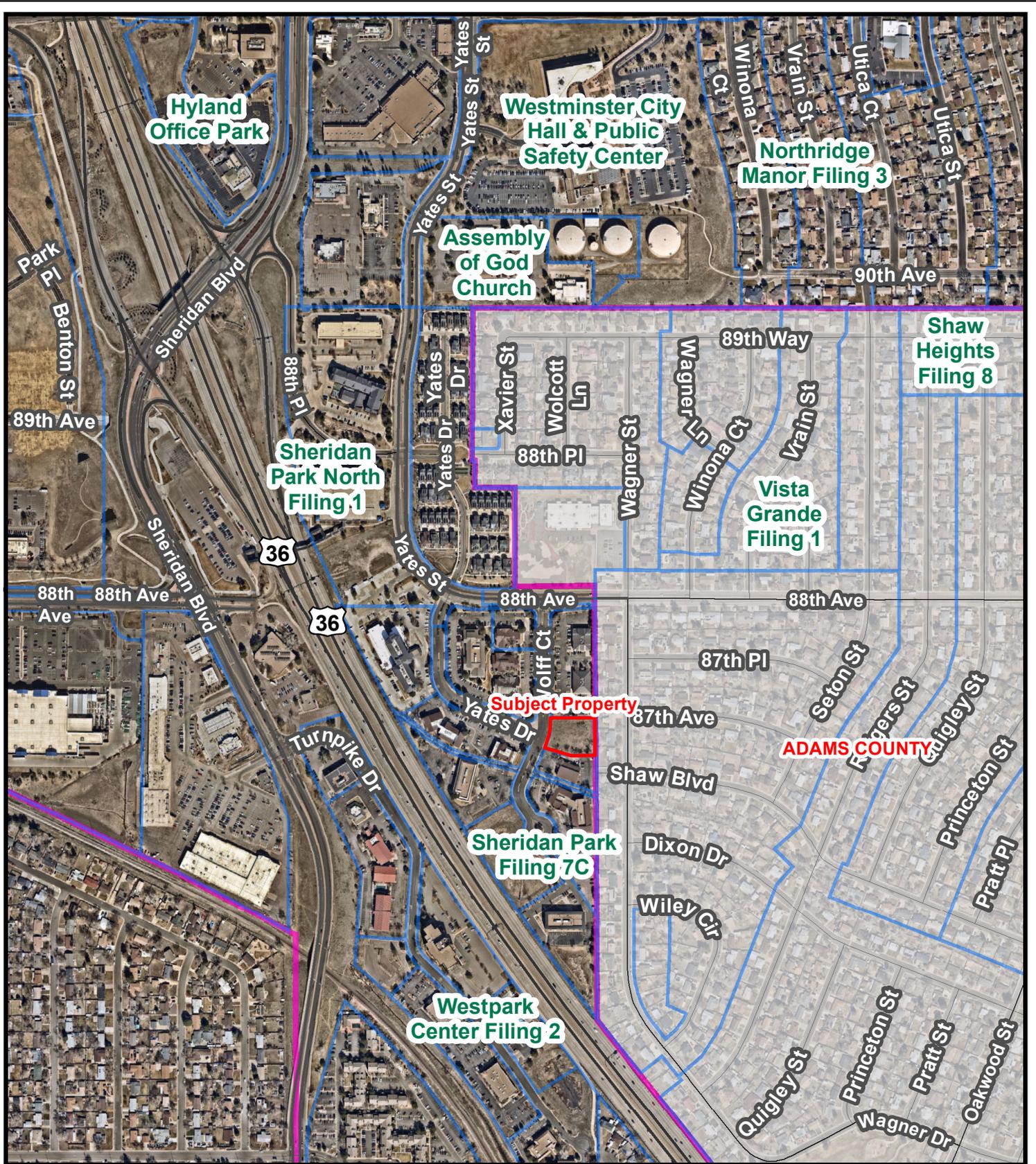
**ATTACHMENTS:**

Attachment 1: Vicinity Map

Attachment 2: Proposed Official Development Plan Amendment

Attachment 3: Fence Comparison Map and Photos

Attachment 4: Public Comment



**Vicinity Map**  
**Outside Storage Box and Fence**  
**East of the Intersection of Yates Drive**



WESTMINSTER



# SECOND AMENDED OFFICIAL DEVELOPMENT PLAN

BLOCK 3, LOT 3  
 SHERIDAN PARK SUBDIVISION, FILING 6A  
 A PLANNED UNIT DEVELOPMENT  
 IN THE CITY OF WESTMINSTER  
 COUNTY OF ADAMS, STATE OF COLORADO  
 SHEET 1 OF 3

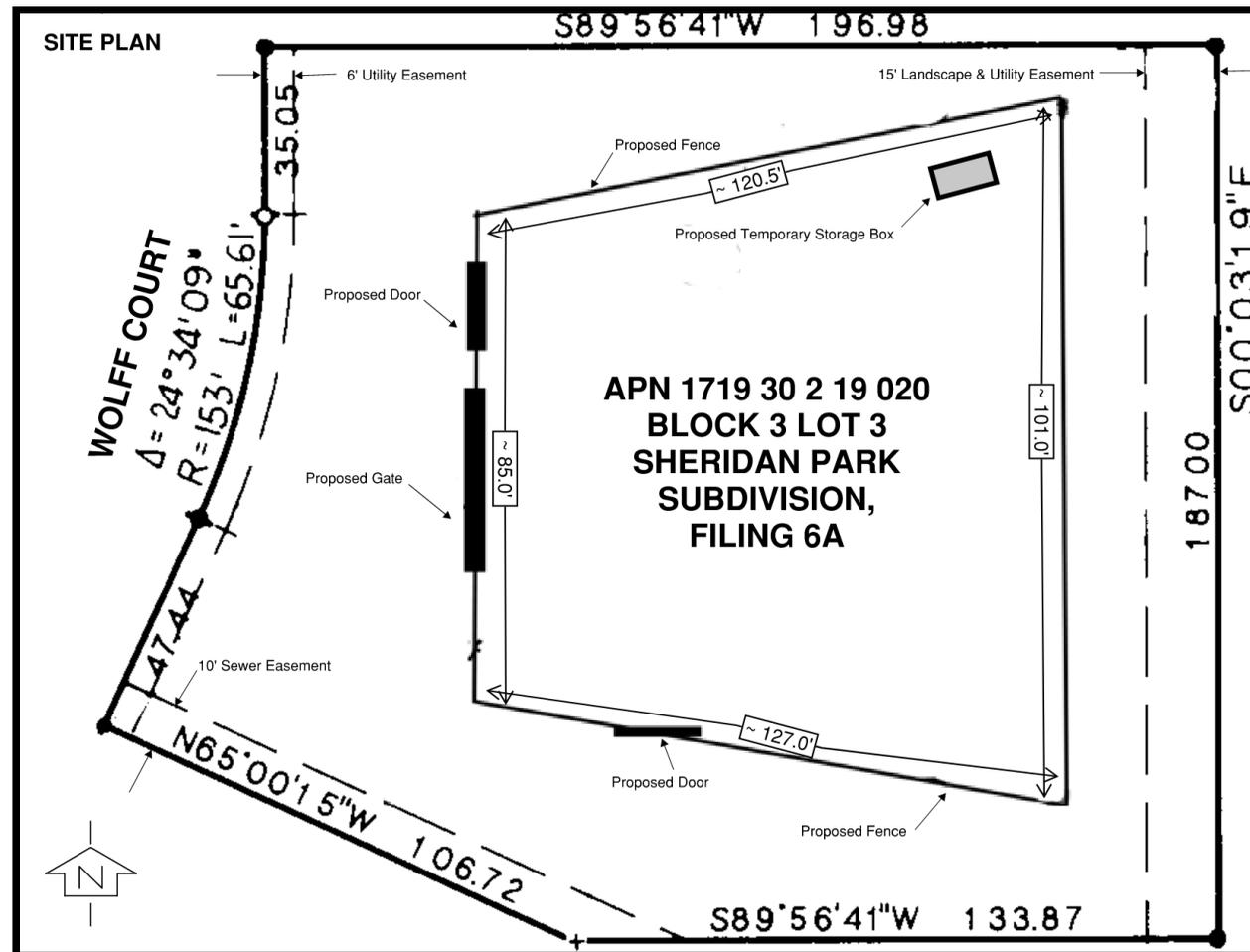
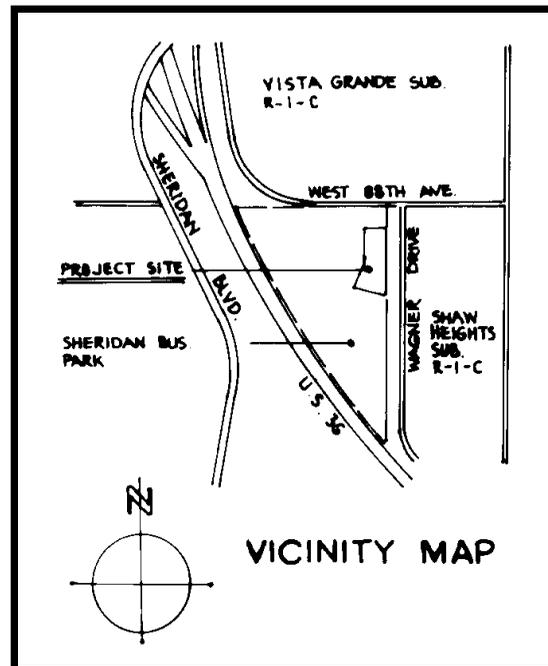
**PURPOSE OF AMENDMENT:**

CONSTRUCTION OF A FENCED AREA AND A TEMPORARY STORAGE BOX ON VACANT, UNDEVELOPED PROPERTY. NO OTHER DEVELOPMENTS OR LAND USES ARE PERMITTED ON THE PROPERTY WITHOUT A SEPARATELY APPROVED ODP.

TEMPORARY STORAGE BOX IS FOR THE SAFEKEEPING OF TOOLS AND SUPPLIES NEEDED FOR MAINTENANCE AND UPKEEP OF THE LOT ONLY.

**FULL FORCE AND EFFECT:**

ALL PROVISIONS OF THE 1ST AMENDED ODP AS RECORDED ON 02-20-1992 AT RECEPTION NUMBER B1049368, AND THE 1ST AMENDED PDP AS RECORDED ON 07-22-1985 AT RECEPTION NUMBER B587810, AND ALL SUBSEQUENT ODP AND PDP AMENDMENTS, SHALL REMAIN IN FULL FORCE AND EFFECT, EXCEPT AS NOTED HEREIN.



**PROJECT ID# PLN25-0020**

SECOND AMENDED OFFICIAL DEVELOPMENT PLAN  
 SHERIDAN PARK SUBDIVISION, FILING 6A, BLOCK 3, LOT 3  
 APN 1719 30 2 19 020 MARGOLIS PROPERTY  
 FENCE AND STORAGE BOX PROJECT

May 15, 2025  
 3rd  
 Revision

SHEET  
 1 OF 3  
 COVER

**SECOND AMENDED OFFICIAL DEVELOPMENT PLAN**

**BLOCK 3, LOT 3**

**SHERIDAN PARK SUBDIVISION, FILING 6A**

**A PLANNED UNIT DEVELOPMENT**

**IN THE CITY OF WESTMINSTER**

**COUNTY OF ADAMS, STATE OF COLORADO**

**SHEET 2 OF 3**

**FENCE EXHIBIT**

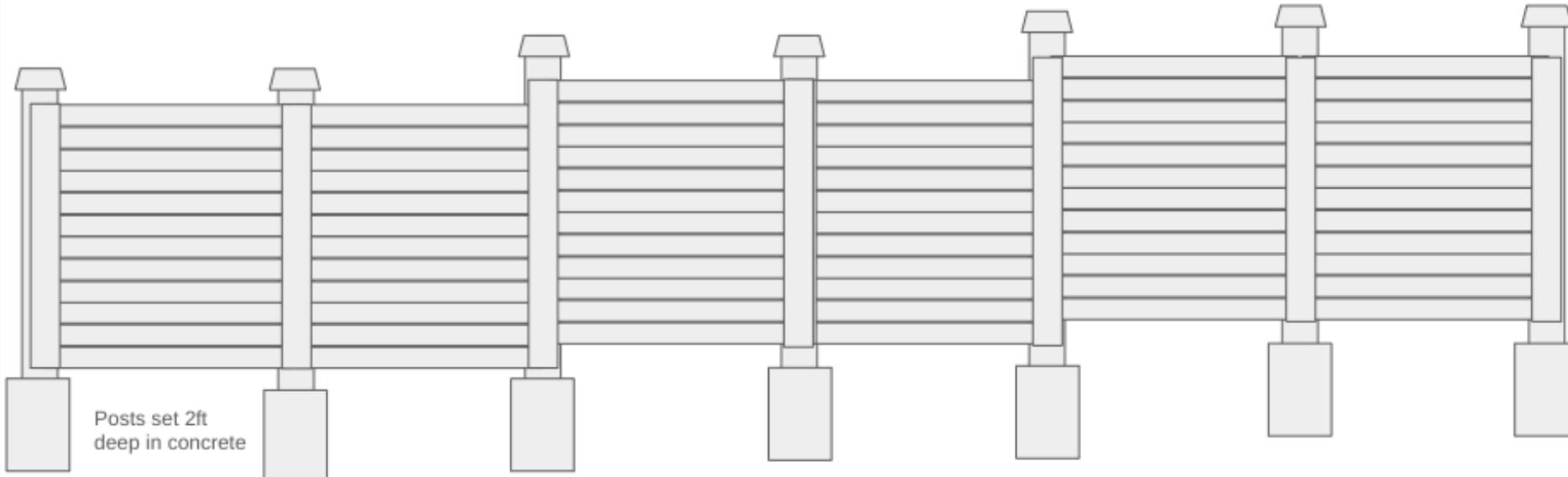
**4.5ft Tall Horizontal Cedar Fence Street Facing View**

Posts are 4x4x6.5,  
Posts are rough  
cedar, posts are set  
abt 5.10 feet  
centered from next  
posts

Horizontal planks  
are 5/8x5.5x5.10,  
pickets are smooth  
cut cedar, pickets  
are attached to  
posts using 2in x  
0.090 metal ring  
shanked exterior  
nails

Vertical picket  
covering horizontal  
pickets are  
5/8x5.5x4.5, pickets  
are smooth cut  
cedar, pickets are  
attached using 2in x  
0.090 metal ring  
shank exterior nails

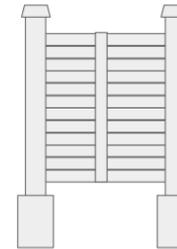
top of posts is covered  
with black plastic solar  
post cap



Posts set 2ft  
deep in concrete

**4.5ft Tall Horizontal Cedar Fence Interior Facing View**

Center of each section is a  
5/8x3.5inx4ft smooth cut  
cedar picket to prevent  
horizontal pickets from  
bowing, pickets is attached  
using 1x5/8 exterior yellow  
deck screw



**SECOND AMENDED OFFICIAL DEVELOPMENT PLAN**  
**SHERIDAN PARK SUBDIVISION, FILING 6A, BLOCK 3, LOT 3**  
**8728 WOLFF COURT / MARGOLIS PROPERTY**  
**FENCE AND STORAGE BOX PROJECT**

May 15, 2025  
3rd  
Revision

SHEET  
2 OF 3  
EXHIBITS

**PROJECT ID# PLN25-0020**

# SECOND AMENDED OFFICIAL DEVELOPMENT PLAN

BLOCK 3, LOT 3  
 SHERIDAN PARK SUBDIVISION, FILING 6A  
 A PLANNED UNIT DEVELOPMENT  
 IN THE CITY OF WESTMINSTER  
 COUNTY OF ADAMS, STATE OF COLORADO  
 SHEET 3 OF 3

## GATE EXHIBIT

### 4.5ft Tall Horizontal Cedar Single and Double Gate

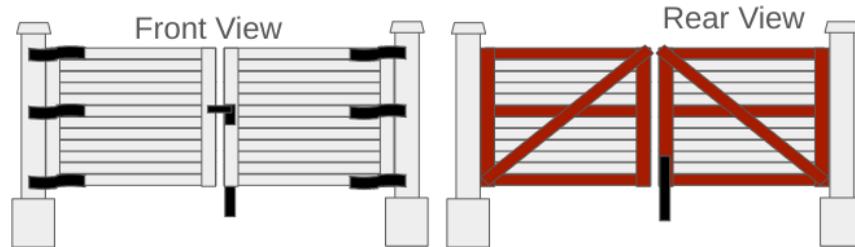
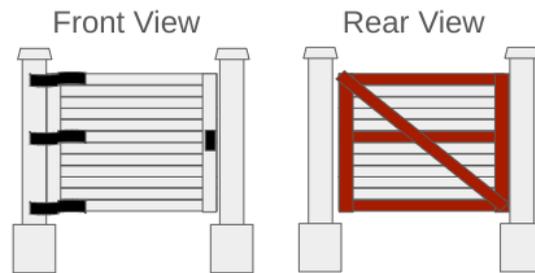
Single and double gates are framed with 2x4x4.5 rough cedar, diagonal support rail is also 2x4 rough cedar.

Gates are covered with 5/8x5.5x4.5 smooth cut cedar pickets, pickets are attached to cedar 2x4's using 2in x 0.090 metal ring shank exterior nails.

Gates are hung using black metal strap hinges using 1/2x2in black metal screws

Hinges are connected to 4x4x6.5 rough cedar posts using 1/2x2in black metal screws

Single and double gates have black metal deluxe latch and black metal black latch bar, double gate will have 1/2x1.5ft drop bar and reciever installed



## TEMPORARY STORAGE BOX EXHIBIT



**YITAHOME Outdoor Horizontal Storage Sheds w/o Shelf, 35 Cu Ft Lockable Resin Waterproof Shed, Ideal for Garden Tools, Easy to Assemble, Brown**

Visit the YITAHOME Store  
 3.5 ★★★★★ (181)

-12% \$229<sup>99</sup>

<b>Brand</b>	YITAHOME
<b>Color</b>	Brown
<b>Material</b>	Resin
<b>Product Dimensions</b>	29.1"D x 51.1"W x 41.3"H
<b>Style</b>	Garden,Lawn,Outdoor

16 in the ay. Learn

Roll over image to zoom in

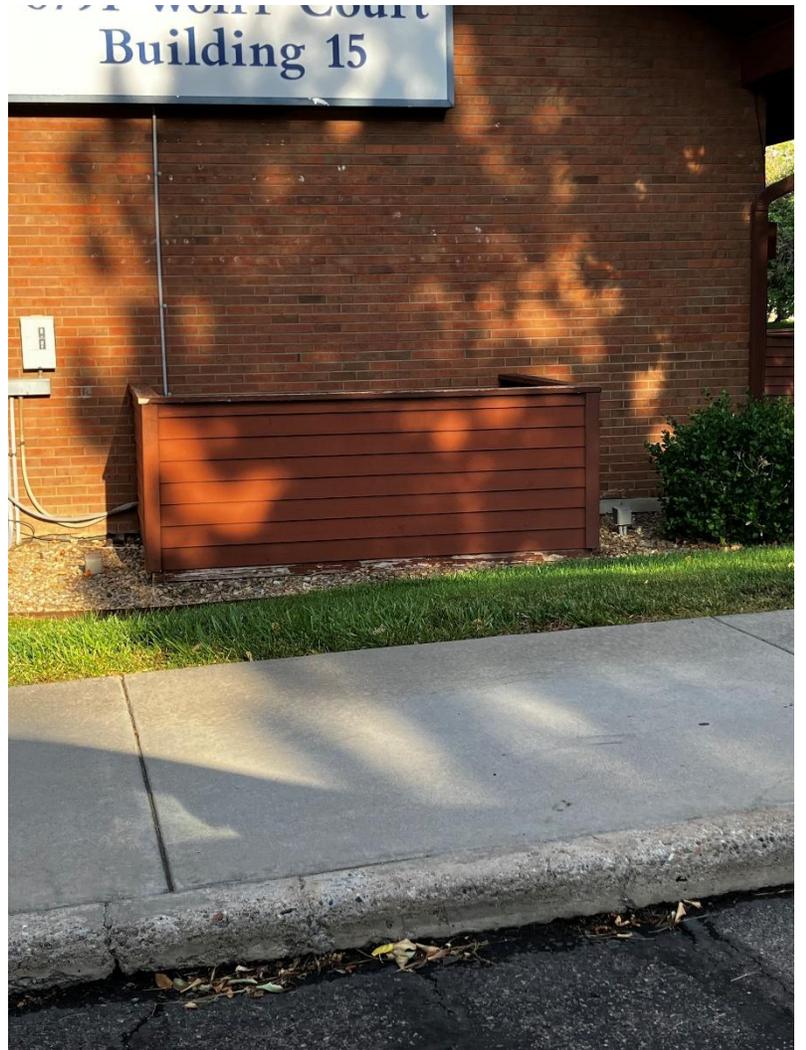
SECOND AMENDED OFFICIAL DEVELOPMENT PLAN  
 SHERIDAN PARK SUBDIVISION, FILING 6A, BLOCK 3, LOT 3  
 8728 WOLFF COURT / MARGOLIS PROPERTY  
 FENCE AND STORAGE BOX PROJECT

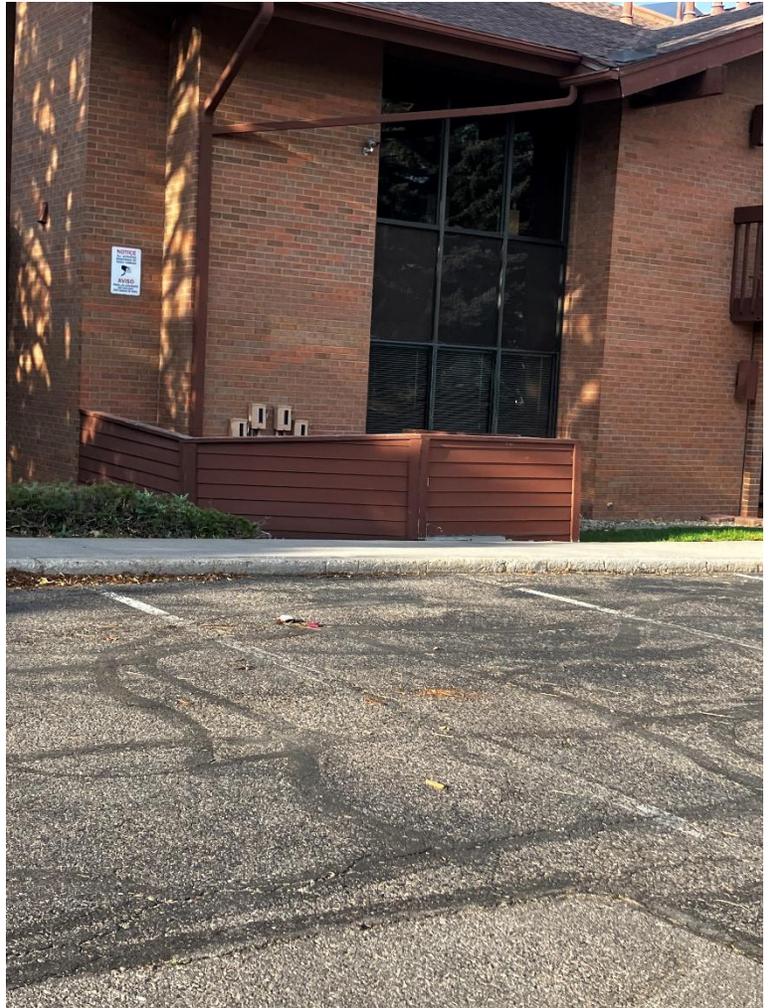
May 15, 2025  
 3rd  
 Revision

SHEET  
 3 OF 3  
 EXHIBITS

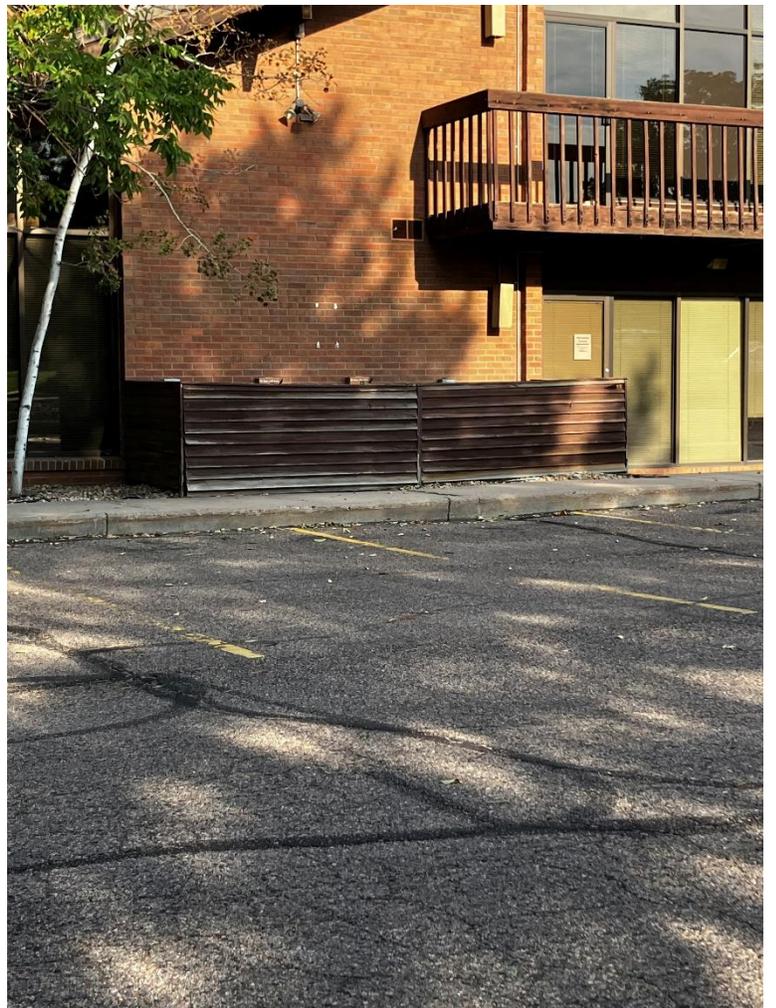
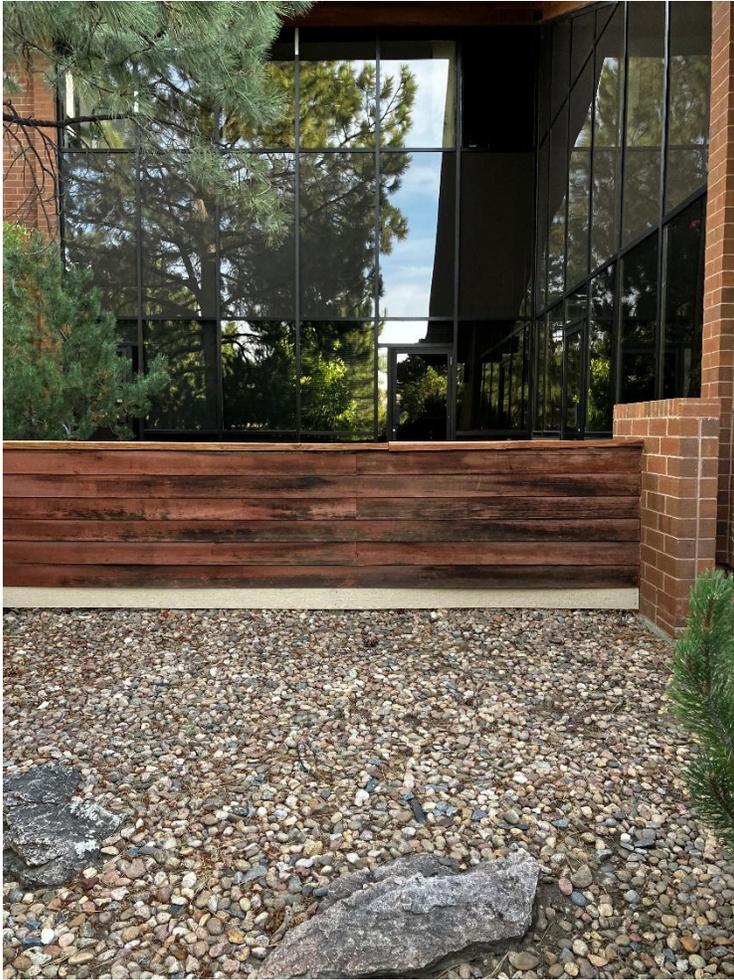
**PROJECT ID# PLN25-0020**













**Attachment 4**  
**Public Comments**  
**Received as of**  
**September 2,**  
**2025**

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**From:** Lori Buck <[loribuck8834@gmail.com](mailto:loribuck8834@gmail.com)>  
**Sent:** Monday, August 25, 2025 10:58 AM  
**To:** PCPubComm <[pcpubcomm@westminsterco.gov](mailto:pcpubcomm@westminsterco.gov)>  
**Subject:** [EXTERNAL] Notice of Public Hearing - Planning Commission

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

We received notice regarding the property owner of Lot 3 of the Sheridan Park Filing No. 6A and their interest in constructing a wooden fence interior to the property to provide security for landscaping equipment.

Please acknowledge this email as our support for said property owner to be granted permission to build the fence to protect his or her landscaping equipment. With all the crime and negative things going on in our community, this is a positive request from the property owner I believe, and why wouldn't our city grant him permission to protect his equipment when it is not hurting anyone or anything. Let's encourage people to do positive things and allow them the opportunity to protect what is rightfully theirs through their hard work and dedication to something positive.

I hope this will help the property owner to achieve their goal, and that the City of Westminster will allow construction of the fence.

Should you need to reach me or my spouse with any questions, our contact information is listed below. Thank you in advance for your consideration.

Lori Buck and Greg Buck  
Westminster Residents  
303-877-5096