

THE FOLLOWING ITEMS WERE RECEIVED AFTER THE ORIGINAL MEETING PACKET WAS POSTED ON OCTOBER 23, 2025, AND ARE INTENDED TO BE INCLUDED AS PART OF THE PUBLIC RECORD FOR THE OCTOBER 28, 2025, MEETING OF THE WESTMINSTER PLANNING COMMISSION.

Mr. Kasza,

This is the petition that I had neighbors sign against Uplands connecting to the cul de sac — their original plan. I know they have a plan B that we can support. But I want to make sure the Planning Commission & City Council understand that we are against their original design. You told me before that if I got this to you, you could see that this became a written comment that would actually be read. Thank you for all you've done for our neighborhood.

Suzanne Wright

On August 11, 2025 the City Council held a public hearing concerning the Uplands B2 Development at Lowell and Bradburn Blvd. On this date, despite numerous violations cited by Council and Planning, certain issues were remanded back to the developer and Planning. We applaud the City Staff for their hard work and backbone in dealing with these developers. It is disappointing that given all the violations enumerated at the hearing, the only issues referred for clarification were gate access, redesigned access points, and the alley way issues.

Access on La Place Court has long been a problem which had been addressed many years ago with traffic signage. Issues later arose with the introduction of the Upland Development Plans. Council members and residents worked together to address safety concerns in 2023 with the Uplands construction of a cull-de- sac. Now, Uplands takes credit for solving the "La Place Court" problem, yet those same problem reemerge with their proposed "emergency" gate.

The residents of Observatory Heights are opposed to any opening of the cul-de-sac at 82nd. This proposed development requires two points of ingress and egress. The developers seek to resolve this issue by opening the closed cul-de-sac at 82nd, just feet away from an existing residential driveway. The use of this gate would be the responsibility of a proposed HOA. This proposal is untenable for the Observatory Heights residents. It serves to not only recreate the problem solved in 2023 but is a recipe for future conflict between the neighborhoods and a safety concern due to the severity of the hill on La Place. Of course, the developer will be long gone when these issues surface.

One observation from this hearing is the developers appear intransigent in any kind of modifications. Even stating that if not approved as is, it won't be built... After 22 plans, only two of which were submitted, this is the only one that works. They are dead set on getting 26 home sales out of that property. It is clear, a gate is a much cheaper solution than another access point on Bradburn.

After discussions with the Fire Department, the residents (Mrs. Wright) proposed an alternative plan, eliminating the need to access 82nd Ave. The developer largely ignored this alternative until question later. While there may be issues with road grade to accessing Bradburn, it does not appear insurmountable.

Nonetheless, it is not for the Observatory Heights homeowners to suffer the consequences of this developer's short cuts. This Uplands developer needs to fix their own infrastructure's issues. If an emergency vehicle cannot navigate their road system, then how can a moving truck or a trash truck navigate their tight roads?

Again, we appreciate the work the City Council and Planning has done in dealing with the Upland Developers. We also thank you for listening to our concerns and taking our issues to heart. We ask that you continue to hold the line. Finally, Observatory Heights residents ask City Council and City Planning to deny the developer's plans for an "emergency" gate on 82nd Ave, and to place the responsibility of this development's infrastructure issues back on the developer.

- Ed Broslawnik
1. Jolanta Broslawnik 3870 W. 82ND AVE, WESTMINSTER 80031
 2. Johann Groff & John Hollick 8121 HURD ST, WESTMINSTER 80031
 3. Terry & Lanita Lundholm 3795 W. 82ND AVE WESTMINSTER 80031
 4. BOB & SUZANNE WRIGHT 9135 LA PLACE CT. WESTMINSTER, CO 80031
 5. Laura Nohes Lang 8150 LaPlace Ct. Westminster CO, 80031

6. Ezekiel Archuleta 8172 La Place CT westmin. CO 80031
7. Brenda Archuleta " " " " " "
8. Chris Durham 8171 La Place CT. westminster " " "
9. Patricia Russell 8162 " " " " " " 80031
10. John Adams 3880 W. 82 " " " "
11. Antonio Sabera 8170 La Place Ct Westminster " CO 80031
12. Mike Adwin 8070 La Place Ct westminster CO 80031
13. Nichde Gomez 8095 La place Ct. westminster CO 80031
14. Terri Milgendorf 8161 La Place Ct. Westminstr CO 80031
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