



WESTMINSTER

CITY OF WESTMINSTER
PLANNING COMMISSION
Meeting Minutes
August 8, 2023

1. ROLL CALL

The meeting was called to order at 7:00 pm by Chairperson Jim Boschert. Present were Vice-Chairperson McConnell, Commissioners Lawrence Dunn, Chennou Xiong, Elisa Torrez. Excused from attendance were Commissioners Tracy Colling, Rick Mayo, David Tomecek, and David Carpenter. Also present: Staff members Interim Planning Manager John McConnell, City Clerk Abby Fitch, Senior Planner Jacob Kasza, and Deputy City Attorney Greg Graham. With the roll called, Chairperson Boschert stated that a quorum was present.

CONSIDERATION OF MINUTES

Meeting Minutes from July 25, 2023.

Commissioner Dunn made a motion to accept the minutes from the July 25, 2023, Planning Commission meeting. Vice-Chairperson McConnell seconded the motion. The minutes were unanimously accepted (4-0).

2. CONSIDERATION OF NEW BUSINESS AND PUBLIC HEARINGS

3a) Public Hearing and Recommendation of a Preliminary Development Plan Amendment and an Official Development Plan for Semper Gardens

Jacob Kasza, 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* on July 27, 2023. Mr. Kasza narrated a PowerPoint presentation for the proposal to:

- a. Hold a public hearing.
- b. Recommend that City Council approve the PDP amendment and ODP for Semper Gardens subject to the additional condition listed in the Summary of Staff Recommendation in the agenda memo.

The applicant team, represented by Jeff Willis from Berkeley Homes gave a brief overview of what would be discussed by the team, narrating a portion of the PowerPoint presentation along with Marcus Pachner from The Pachner Company.

Chairperson Boschert opened the public hearing at 7:30 pm.

Chairperson Boschert asked Ms. Fitch to play the voicemails that were received. There were four voicemails played. Three voicemails were not in favor, in which comments included concerns about environmental issues with tear down, water supply, increased traffic, neighborhood entrance/exits, and urge for xeriscape landscape. One voicemail was in support for the affordability of homes in the development.

There were six individuals that signed up to speak. Comments of concern included traffic at the intersection of 101st Avenue, perimeter fencing around the project, trail connectivity and usage, private/public neighborhood park accessibility, Metro District, asbestos/lead-based paint on the Holtzclaw property, the use of barbed wire per W.M.C. 11-4-6P(6)(a), open space crowding caused by housing density, and not liking the renderings of the plan.

Two comments of support were that there is one developer that is committed to the project and that all units are for-sale units.

Chairperson Boschert closed the public hearing at 8:07 pm.

Commissioner Dunn asked the applicant about the lead paint and asbestos issue. Mr. Willis commented that there were two older homes on the property that the city demolished. There was asbestos found on the property and the applicant is in the process of getting removal proposals, but the property has been stabilized and all can be removed safely. Commissioner Dunn asked the applicant if they would take responsibility for the clean-up. Mr. Willis stated that they will work with the city and landowners on a plan, and it will be completed before any construction takes place.

Chairperson Boschert asked the applicant about the barbed wire. Mr. Willis stated that all that wire would come down as part of the development.

Chairperson Boschert asked staff about the Metro District. Mr. Kasza responded that the Metro District is not part of this neighborhood, and that Mr. Willis has confirmed with staff that they will not be applying for the Metro District.

Vice-Chairperson McConnell stated that he reviewed the Code Section 11-4-6P(6)(a) regarding barbed wire and asked staff if there was ever barbed wire approved in the PDP. Mr. Kasza responded that the approval criteria is for the document itself and it would remove the barbed wire and there is no new barbed wire as part of the PDP.

Chairperson Boschert asked about minimizing the use of natural gas on the project. Mr. Willis responded that it would be a consideration in conjunction with Xcel and the city. The developer is not requesting specifically a reduction of natural gas usage. That decision as well as water usage devices will be made as the development of individual homes gets underway.

Commissioner Xiong asked if the residents of Waverly Acres will have access to the amenities. Mr. Willis confirmed that the intent will be to add public use easement for the park as part of the plat, but the amenity building will be governed by the future HOA.

Commissioner Dunn made a motion recommending that City Council approve the PDP amendment for Semper Gardens. Commissioner McConnell seconded the motion.

Chairperson Boschert stated that the fact that there is only one builder on the project is a positive.

The motion passed (5-0)

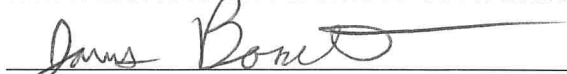
Commissioner McConnell made a motion recommending that City Council approve the ODP for Semper Gardens subject to the additional condition listed in the agenda memo. Commissioner Dunn seconded the motion.

The motion passed (5-0)

4. ADJOURNMENT

The meeting was adjourned at 8:19 p.m.

THE WESTMINSTER PLANNING COMMISSION



Jim Boschert, Chairperson

A full recording of the meeting has been posted on The City of Westminster website.
www.cityofwestminster.us/pc