



WESTMINSTER

CITY OF WESTMINSTER
PLANNING COMMISSION
Meeting Minutes
May 23, 2023

1. ROLL CALL

The meeting was called to order at 7:00 pm by Chairperson Jim Boschert. Present were Vice-Chairperson Joe McConnell, Commissioners Lawrence Dunn, David Carpenter, David Tomecek, Rick Mayo, and Tracy Colling. Excused from attendance was Commissioner Chennou Xiong. Not excused from attendance was Commissioner Elisa Torrez. Also present: Staff members Interim Planning Manager John McConnell, Senior Planner Nathan Lawrence, Traffic Engineer Heath Klein, Deputy City Attorney Greg Graham, and Deputy City Clerk Kate Behan. With the roll called, Chairperson Boschert stated that a quorum was present.

CONSIDERATION OF MINUTES

Meeting Minutes from April 25, 2023.

Commissioner Dunn made a motion to accept the minutes from the April 25, 2023, Planning Commission meeting. Commissioner Tomecek seconded the motion. The minutes were unanimously accepted (7-0).

2. CONSIDERATION OF NEW BUSINESS AND PUBLIC HEARINGS

3a) Public Hearing and Approval of 4th Amended Preliminary Development Plan and 5th Amended Official Development Plan for Lot 1, Block 2 of the Greenlawn Subdivision Filing No.1 Planned Unit Development

Nathan Lawrence, Senior Planner, entered into the record the agenda memorandum, attachments, certification of mailed notice, certification of posted notice, and public notice affidavit of publication from the *Westminster Window* on May 11, 2023. 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 4th Amended Preliminary Development Plan and 5th Amended Official Development Plan for Lot 1, Block 2 of the Greenlawn Subdivision Filing No.1 Planned Unit Development. This recommendation is based on a finding that the amended Preliminary Development Plan and amended Official Development Plan are generally supported by the criteria set forth in Sections 11-5-14 and 11-5-15 of the Westminster Municipal Code.

The applicant team, represented by Michael Tollefson of Point Consulting, LLC narrated a PowerPoint presentation. Owners Brady Hyde and Bob Bowell were also present.

Commissioner Colling requested clarification on what the term 'off-site glare' means. Mr. Tollefson responded that off-site glare results from car headlights that shine outward from the parking lot into the public right of way. Commissioner Colling also asked about the size of the garage being 16-foot side as a one-car only and requested clarification on how many parking spaces were included in the proposal. Mr. Tollefson explained that indeed four of the units have one-car garages, but the rest of the units are two car garages. There are 18 guest spaces provided on site. Commissioner Colling asked if parking was available off-site, and Mr. Klein confirmed that 91st Court could be used for guest on-street parking. Mr. Lawrence stated that the project meets the City's parking requirements for this type of land use.

Commissioner Dunn asked if there are any plans for sustainable energy. Mr. Tollefson stated there are no solar panels, but the buildings are using all electric energy, no gas.

Commissioner Carpenter asked for clarification as to why the 92nd Avenue eastbound lane is being removed. Mr. Tollefson responded that City staff has requested this to accommodate the trail at the Downtown area. Commissioner Carpenter responded that there is concern with the traffic congestion in that area and a perfectly good working bus stop. Mr. Klein responded that RTD prefers having their bus stops in through lanes so that the buses don't have to merge back into traffic, which occurs approximately every 30 minutes resulting in potential delays.

Mr. Klein stated that staff conducted a Downtown Mobility Study looking at volumes of traffic and ways to improve mobility in that area. Staff found that removal of the auxiliary turn lane would provide space for a 10-foot-wide multimodal lane that could accommodate bicycles and pedestrians. Commissioner Carpenter stated that he is still concerned about congestion in that area.

Chairperson Boschert asked the applicant about the retail price for these units. Mr. Tollefson stated mid-500 to mid-600's but nothing is certain at this point.

Commissioner Mayo requested clarification that this site is already zoned for 40-unit multi-family. Mr. Lawrence responded that the current PDP and OPD allow for 40-units of multi-family units. Commissioner Mayo stated that the task for the Planning Commission will be to determine whether 40 units of apartments creates more traffic than 40 units of townhomes. Mr. Lawrence confirmed that is correct as well as reviewing the PUD exceptions that were listed on the PDP and ODP. Commissioner Mayo clarified that other than the turn lane issue, the traffic that we are going to create is the same as the traffic that is already entitled in that area.

Commissioner Colling asked for clarification that 40 units of townhomes generates the same traffic that 40 units of apartments creates. Mr. Klein responded that yes that is the case. The city uses the ITE trip generation and apartments, condos, and townhomes an average generates 6 trips per unit. Staff assumed a higher 7.5 trips per unit since the units are fairly large. For reference, a single-family home is 9-10 trips per unit.

Chairperson Boschert opened the public hearing at 7:34 pm.

There were three individuals that signed up to speak. The concerns were with noise, parking, traffic, and the speed of traffic in the area in addition to the RTD buses in the through lanes. A second speaker discussed the right-in/right-out access point on Pierce Street and the concern about the lack of light onto 92nd Avenue from 91st Court. The third was in favor of the proposal and advocated for growth in housing variety.

Chairperson Boschert closed the public hearing at 7:42 pm.

Commissioner Carpenter requested clarification of the left-turn onto 92nd Avenue at 91st Court. Is the cross-traffic close to warranting a traffic light? Mr. Klein stated that this project will generate an additional 293 trips in a 24-hour period. In the peak hour the project will generate approximately 20 new trips which will not detrimentally impact Pierce Street or 92nd Avenue. The traffic study conducted determined that the intersection at 91st Court and 92nd Avenue does not meet the minimums to warrant a traffic signal. Mr. Klein also stated that staff has requested funding for a barrier/guardrail to be installed to keep errant vehicles from coming into the landscape/fence area at key locations between the curb and the sidewalk along 92nd Avenue.

Commissioner Colling stated her appreciation to the applicant and staff for their design of the project and the architecture. She did state that she is still concerned about parking and requests the applicant to explore adding a few additional spaces.

Vice-Chairperson McConnell requested clarification on adding the use of the single-family attached if it was the same 40 units or would it have to be less to work on the site? Mr.

Lawrence confirmed that it would have to meet the same density as prescribed by the Comprehensive Plan.

Commissioner Mayo made a motion recommending that the Planning Commission recommend City Council approve the amended Preliminary Development Plan and amended Official Development Plan for Lot 1, Block 2 of the Greenlawn Subdivision Filing No.1 Planned Unit Development. This recommendation is based on a finding that the amended Preliminary Development Plan and amended Official Development Plan are generally supported by the criteria set forth in Sections 11-5-14 and 11-5-15 of the Westminster Municipal Code.

Vice-Chairperson McConnell seconded the motion.

Commissioner Carpenter agreed with what Commissioner Colling stated about the architecture, site layout, and additional spaces. He would like to request staff and the applicant explore adding a cutout for the RTD buses for additional safety.

Commissioner Mayo stated that he heard the concerns about the traffic but acknowledged that the site was already entitled to 40-units of multi-family and the change to townhomes will not impact traffic.

Commissioner Dunn commented that he agrees with Commissioner Carpenter and Commissioner Colling, however, feels that there is a missed opportunity in not incorporating sustainability aspects into the project.

Vice-Chairperson McConnell thanked the applicant for the detailed descriptions and justifications on the PUD exceptions.

Chairperson Boschert was pleased that these units are ownership units instead of rental units and will fill the niche of the missing middle.

The motion passed unanimously (7-0).

4. ADJOURNMENT

The meeting was adjourned at 7:55 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