



CITY COUNCIL AGENDA

NOTICE TO READERS: City Council meeting packets are prepared several days prior to the meetings. Timely action and short discussion on agenda items is reflective of Council's prior review of each issue with time, thought and analysis given.

Members of the audience are invited to speak at the Council meeting. Citizen Communication (Section 7) and Citizen Presentations (Section 12) are reserved for comments on any issues or items pertaining to City business except those for which a formal public hearing is scheduled under Section 10 when the Mayor will call for public testimony. Please limit comments to no more than 5 minutes duration except when addressing the City Council during Section 12 of the agenda.

1. Pledge of Allegiance
2. Roll Call
3. Consideration of Minutes of Preceding Meetings
4. Report of City Officials
 - A. City Manager's Report
5. City Council Comments
6. Presentations
 - A. Employee Service Awards
 - B. 2006 Adams County Excellence Award for Regional Partnership
7. Citizen Communication (5 minutes or less)

The "Consent Agenda" is a group of routine matters to be acted on with a single motion and vote. The Mayor will ask if any Council member wishes to remove an item for separate discussion. Items removed from the consent agenda will be considered immediately following adoption of the amended Consent Agenda.

8. Consent Agenda
 - A. Financial Report for April 2007
 - B. 92nd Avenue Median Contract Award
 - C. Public Safety Radio Frequency Realignment
 - D. Grant of Easement to Public Service Company for Gas Line Relocation
 - E. Emergency Expenditures for Culvert Replacement at 108th Avenue and Simms Street
 - F. Big Dry Creek Park Construction Contract Awards
9. Appointments and Resignations
 - A. Resolution No. 19 re Appointments to Boards and Commissions
10. Public Hearings and Other New Business
 - A. Public Hearing re Shoenberg Farm CLUP Amendment, PDP Amendment and ODP
 - B. Councillor's Bill No. 24 re CLUP Amendment for Shoenberg Farm
 - C. Third Amended Preliminary Development Plan for Shoenberg Farm
 - D. Shoenberg Farm Commercial Center Official Development Plan
 - E. Public Hearing re Legacy Ridge Filing No. 17 CLUP Amendment and ODP
 - F. Councillor's Bill No. 25 re CLUP Amendment for Legacy Ridge Filing No. 17
 - G. Legacy Ridge Filing No. 17 Official Development Plan
 - H. Resolution No. 20 re Compliance Hearing for the Church Ranch Crossing Annexation
11. Old Business and Passage of Ordinances on Second Reading
12. Citizen Presentations (longer than 5 minutes), Miscellaneous Business, and Executive Session
 - A. City Council
13. Adjournment

GENERAL PUBLIC HEARING PROCEDURES ON LAND USE MATTERS

- A.** The meeting shall be chaired by the Mayor or designated alternate. The hearing shall be conducted to provide for a reasonable opportunity for all interested parties to express themselves, as long as the testimony or evidence being given is reasonably related to the purpose of the public hearing. The Chair has the authority to limit debate to a reasonable length of time to be equal for both positions.
- B.** Any person wishing to speak other than the applicant will be required to fill out a “Request to Speak or Request to have Name Entered into the Record” form indicating whether they wish to comment during the public hearing or would like to have their name recorded as having an opinion on the public hearing issue. Any person speaking may be questioned by a member of Council or by appropriate members of City Staff.
- C.** The Chair shall rule upon all disputed matters of procedure, unless, on motion duly made, the Chair is overruled by a majority vote of Councillors present.
- D.** The ordinary rules of evidence shall not apply, and Council may receive petitions, exhibits and other relevant documents without formal identification or introduction.
- E.** When the number of persons wishing to speak threatens to unduly prolong the hearing, the Council may establish a time limit upon each speaker.
- F.** City Staff enters a copy of public notice as published in newspaper; all application documents for the proposed project and a copy of any other written documents that are an appropriate part of the public hearing record;
- G.** The property owner or representative(s) present slides and describe the nature of the request (maximum of 10 minutes);
- H.** Staff presents any additional clarification necessary and states the Planning Commission recommendation;
- I.** All testimony is received from the audience, in support, in opposition or asking questions. All questions will be directed through the Chair who will then direct the appropriate person to respond.
- J.** Final comments/rebuttal received from property owner;
- K.** Final comments from City Staff and Staff recommendation.
- L.** Public hearing is closed.
- M.** If final action is not to be taken on the same evening as the public hearing, the Chair will advise the audience when the matter will be considered. Councillors not present at the public hearing will be allowed to vote on the matter only if they listen to the tape recording of the public hearing prior to voting.

CITY OF WESTMINSTER, COLORADO
MINUTES OF THE CITY COUNCIL MEETING
HELD ON MONDAY, MAY 21, 2007 AT 7:00 P.M.

PLEDGE OF ALLEGIANCE

Mayor McNally led the Council, Staff, and audience in the Pledge of Allegiance.

ROLL CALL

Mayor McNally, Mayor Pro Tem Kauffman, and Councillors Kaiser, Lindsey, Major, and Price were present at roll call. Councillor Dittman was absent and excused. Stephen P. Smithers, Acting City Manager, Martin McCullough, City Attorney, and Linda Yeager, City Clerk, also were present.

CONSIDERATION OF MINUTES

Councillor Major moved, seconded by Kauffman, to approve the minutes of the regular meeting of May 14, 2007, as written and presented. The motion passed unanimously.

CITY MANAGER'S REPORT

Mr. Smithers advised that City Manager J. Brent McFall was attending the International Conference of Shopping Centers conference to recruit businesses to the City and would return later in the week.

Additionally, Mr. Smithers proudly reported that one of two relay teams that the City's wellness program sponsored to participate in the Colfax Relay had won the municipal division competition. The other team had finished third.

CITY COUNCIL COMMENTS

Councillor Major reported having attended the annual open house at Fire Station #5. The event was a huge success with approximately 650 people in attendance. Fire trucks were on display and the Flight For Life helicopter participated. Attendance at the open house grew each year, and neighborhood residents appreciated the opportunity to visit with firefighters and learn of the services they provided.

Councillor Lindsey reported that the Historic Landmark Board presented its Historic Preservation Award to the Pillar of Fire on May 19. She enjoyed the ceremony and the tour of the facility, including the tower. Further, she announced that the Westminster Historical Society and the Berkley Gardens Association would dedicate the Jim Baker Mountain Man statute on June 9 at Carl Park Community Center. Several activities were scheduled throughout the day beginning with a parade. She urged the public to participate.

Councillor Price reported having attended the Law Enforcement Appreciation Service hosted annually by the Tri-City Baptist Church. Many officers and their families were in attendance to hear the inspirational service. Carrabba's had graciously donated food for the meal that followed the service. Mayor McNally added that the service included a PowerPoint presentation about each law enforcement officer who had lost his life in the course of duty during the past year. The event was appreciated by law enforcement officers, their families, and the City Council.

Mayor McNally also reported having attended an emergency medical services event at the Super Target. The focus had been children's safety and the children practiced what they learned by treating animals. The event would be offered again in June at the Fire Station 1 Open House.

Councillor Price reported that the Fire Department and Home Depot were partnering to help a local foster care family make needed improvements to their home. The family had taken in more than 1300 foster children over the years. Those interested in participating could volunteer by calling the Fire Department.

PRESENTATION OF EMPLOYEE SERVICE AWARDS

Councillor Major presented certificates and pins for 20 years of service to Dave Maikranz, Tye Mangnall, and Terri Sullivan. Mayor McNally presented certificates, pins, and monetary stipends for 25 years of service to Pam Cox and Paula Pedigo. Mayor Pro Tem Kauffman presented certificates and 30-year service pins to Dennis Armstrong, Mike Cressman, and Mike Spellman.

PRESENTATION OF ADAMS COUNTY ECONOMIC DEVELOPMENT AWARD

Bill Becker, the Adams County Economic Development Director, presented the City Council the 2006 Adams County Excellence Award for Regional Partnership in recognition of its partnering with other Adams County municipalities to facilitate the development of 120th Avenue. Construction of the 120th Avenue bridge and the extension of 120th Avenue to Quebec was an important east-west link that was improving access for residents of the north metro area.

CONSENT AGENDA

The following items were submitted for Council's consideration on the consent agenda: the April 2007 financial report; request to authorize the City Manager to execute a \$331,835 contract with T2 Construction for median rehabilitation and landscaping on 92nd Avenue between Sheridan and Wadsworth Boulevards and authorize a 10 percent contingency of \$33,184; request to authorize the City Manager to execute the Frequency Alignment Agreement as negotiated by the City of Westminster and the City of Arvada with Sprint-Nextel Communications for reimbursement of costs associated with returning the frequencies of their public safety radio system; request to authorize the City Manager to execute an Easement Agreement with Public Service Company of Colorado for relocated gas lines at the Bull Canal crossing of Quail Creek; determine that the public interest would best be served by the award of an emergency culvert replacement contract to Tarco, Inc. in the amount of \$99,599.70, ratify this expenditure and authorize payment of any invoices not previously paid; and a request to authorize the City Manager to execute a \$1,793,177 contract with Arrow-J Landscape and Design, Inc. for construction work at Big Dry Creek Park, authorize a \$134,488 contingency amount of 7.5 percent of the total contract cost, and authorize the City Manager to approve extra fees for the design consultant, Shalkey and Team, Inc. in the amount of \$30,000, and authorize the City Manager to enter into a \$110,000 contract with Public Service of Colorado for the setting of the park transformer and for parking lot lights for a total budget request of \$2,067,665 for the work.

Mayor McNally asked if Councillors wished to remove any items from the consent agenda for discussion purposes or separate vote. Councillor Major requested that Item 8F be removed and then moved to approve the amended consent agenda. The motion was seconded by Councillor Kaiser and passed unanimously.

BIG DRY CREEK PARK CONSTRUCTION CONTRACT AWARDS

It was moved by Councillor Major, seconded by Councillor Price, to authorize the City Manager to execute a \$1,793,177 contract with Arrow-J Landscape and Design, Inc. for construction work at Big Dry Creek Park, authorize a \$134,488 contingency amount of 7.5 percent of the total contract cost; authorize the City Manager to approve extra fees for the design consultant, Shalkey and Team, Inc. in the amount of \$30,000; and authorize the City Manager to enter into a \$110,000 contract with Public Service of Colorado for the setting of the park transformer and for parking lot lights for a total budget request of \$2,067,665 for the work.

Councillor Kaiser announced he would abstain from voting due to a possible conflict of interest.

The motion passed on a 5:1 vote with Councillor Kaiser abstaining.

RESOLUTION NO. 19 MAKING APPOINTMENTS TO BOARDS AND COMMISSIONS

It was moved by Councillor Lindsey and seconded by Councillor Kaiser to adopt Resolution No. 19 to fill vacancies on the Open Space Advisory Board, Special Permits and License Board, Human Services Board, Environmental Advisory Board, and the Transportation Commission. Upon roll call vote the motion passed unanimously.

PUBLIC HEARING RE SHOENBERG FARM CLUP AMENDMENT, PDP AMENDMENT, AND ODP

At 7:36 p.m., Mayor McNally opened a public hearing to consider the Shoenberg Farm Comprehensive Land Use Plan (CLUP) amendment, Preliminary Development Plan (PDP) amendment, and Official Development Plan (ODP). David Shinneman, Planning Manager, introduced the public hearing. The Shoenberg Farm Commercial Center would be located on a 26.9-acre parcel at the northwest corner of 72nd Avenue and Sheridan Boulevard. The property contained the historic Shoenberg dairy farm structures including the old house, silos, milk buildings and Quonset hut. City Council had entered into an agreement with the property owner concerning the preservation of those structures. The proposed CLUP amendment involved only the area north of 73rd Avenue that was currently designated R-8 Residential and requested a change in designation to Retail Commercial. Staff support of this amendment was due, in part, to the applicant's preservation of the historical structures. As prescribed by the Westminster Municipal Code, notice of this hearing had been published in the *Westminster Window*, the property had been posted, and written notice of the hearing date had been mailed to all property owners and homeowner's associations within 300 feet of the subject property. Mr. Shinneman entered the agenda memorandum and attendant documentation into the record.

Lucy Dinneen testified on behalf of Cadence Capital Investments and provided a PowerPoint presentation that included background information about the property. Architectural drawings were displayed to demonstrate how design features of the old brick farm buildings would be integrated in the development by using a matching red brick as the main material and wood batting. Phase I construction would include 46,161 square feet of retail commercial space within five buildings; total potential buildout would be 286,297 square feet in 13 buildings. The applicants were working to incorporate the historical structures on the parcel within the overall commercial framework, but nothing specific was proposed now. Ms. Dinneen showed the proposed accesses to the development and entered into the record a written statement from attorney Carolynne C. White outlining how the applicant's proposal satisfied the Westminster Municipal Code provisions concerning approval.

Ms. Dinneen, Mr. Shinneman, and Dave Downing, City Engineer, answered questions from Council concerning the timeline for construction of 73rd Avenue between Sheridan Boulevard and Depew, the mix of tenants anticipated, traffic circulation and turning movements, noise mitigation to protect existing residents of the area, and the disruption of the neighborhood due to expansion of Sheridan Boulevard and the construction of Wal-Mart at 72nd Avenue and Sheridan.

When Council's questions were answered, the Mayor invited public testimony.

Kaaren Hardy, a resident of Spanish Oaks, testified about the regional historic significance of the farm and because of the option agreement that carried a two-year provision, she asked that the relocation of the garage on the property have a timeline attached to it in the public record to ensure compliance. Council's desire to achieve an adaptive re-use of the structures was admirable and appreciated.

In response to the testimony, Ms. Dinneen confirmed that relocation of the garage had to be addressed in Phase I pursuant to provisions of the ODP.

In conclusion, Mr. Shinneman advised that the Planning Commission had reviewed this proposal and had voted unanimously to recommend approval.

The Mayor closed the public hearing at 8:16 p.m.

COUNCILLOR’S BILL NO. 24 APPROVING SHOENBERG FARM CLUP AMENDMENT

Mayor Pro Tem Kauffman moved to pass on first reading Councillor’s Bill No. 24 approving the Comprehensive Land Use Plan (CLUP) amendment for a portion of the Shoenberg Farm property changing the designation from R-8 Residential to Retail Commercial based on a finding that the proposed amendment would be in the public good and that there was justification for the proposed change and the Plan was in need of revision as proposed; the amendment was in conformance with the overall purpose and intent and the goals and policies of the Plan; the proposed amendment was compatible with existing and planned surrounding land uses; and the proposed amendment would not result in excessive detrimental impacts to the City’s existing or planned infrastructure systems. Councillor Major seconded the motion. Following comments from Councillors, the motion passed unanimously on roll call vote.

SHOENBERG FARM THIRD AMENDED PDP APPROVED

Upon a motion by Mayor Pro Tem Kauffman, seconded by Councillor Major, the Council voted unanimously to approve the Third Amended Preliminary Development Plan for Shoenberg Farm as submitted based on a finding that the criteria set forth in Section 11-5-14 of the Westminster Municipal Code had been met.

SHOENBERG FARM COMMERCIAL CENTER ODP APPROVED

It was moved by Mayor Pro Tem Kauffman, seconded by Councillor Major, to approve the Shoenberg Farm Commercial Center Official Development Plan based on a finding that the criteria set forth in Section 11-5-15 of the Westminster Municipal Code had been satisfied. The motion carried unanimously.

PUBLIC HEARING RE LEGACY RIDGE FILING NO. 17 CLUP AMENDMENT AND ODP

At 8:25 p.m., Mayor McNally opened a public hearing to consider a Comprehensive Land Use Plan (CLUP) amendment and the Official Development Plan (ODP) for Legacy Ridge Filing No. 17 at the southwest corner of Federal Boulevard and 112th Avenue. Dave Shinneman, Planning Manager, entered in the record the agenda memorandum and attendant documentation. The requested change in land use designation was from Retail Commercial to R-18 Residential to allow development of a senior housing complex consisting of two buildings on 7.86 acres. A total of 168 units was proposed and would provide 84 units for independent living, 73 units for assisted living, and 11 memory care units. The southern building would be built into the slope. The structure would be two stories in height on the south face and three stories, including a walkout, on the north face. Building materials would include exposed timbers, stone, stucco, and earth colors, which were consistent with materials and design of adjacent residential uses in Legacy Ridge and in subdivisions to the north and east. This public hearing had been properly noticed through publication in the *Westminster Window*, written notification mailed to property owners within 300 feet of the property under consideration, and posting of the property to notify passersby.

Dave King of Keystone Senior LLC, the applicant, provided a PowerPoint presentation to identify the location of the parcel on a vicinity map and to show the design of the buildings, the location of ingress and egress, as well as traffic circulation on site. Further, he explained how concerns raised by abutting landowners had been mitigated and answered questions from Council members.

The Mayor invited public comment. Joe Gallow, 3182 West 111th, raised questions about the temporary relocation of a bus stop on 112th Avenue during construction, the timeframe for construction from start to finish, the impact of increased traffic onto 112th from Irving Drive and the ability to make safe left-turn movements. Messrs. Downing and Shinneman answered Mr. Gallow’s questions.

Mr. Shinneman entered in the record a letter of November 21, 2006, from I. Carey Wettjen and S. K. Rocca that voiced opposition to the requested CLUP amendment due to the institutional nature of the development, the height and size of the proposed buildings, the change in the neighborhood characteristics and the financial viability of the developer. When asked how the concerns had been addressed, Mr. Shinneman responded.

In conclusion Mr. Shinneman advised that the Planning Commission had considered this proposal on May 8, 2007, and had voted unanimously to recommend approval.

No others wished to speak. The Mayor closed the public hearing at 8:48 p.m.

COUNCILLOR'S BILL NO. 25 APPROVING LEGACY RIDGE FILING NO. 17 CLUP AMENDMENT

It was moved by Councillor Major, seconded by Councillor Price, to pass on first reading Councillor's Bill No. 25 approving the Comprehensive Land Use Plan (CLUP) amendment changing the designation from Retail Commercial to R-18 Residential for the parcel at the southwest corner of Federal Boulevard and 112th Avenue based on a finding that the proposed amendment would be in the public good and that there was justification for the proposed change and the Plan was in need of revision as proposed; the amendment was in conformance with the overall purpose and intent and the goals and policies of the Plan; the proposed amendment was compatible with existing and planned surrounding land uses; and the proposed amendment would not result in excessive detrimental impacts to the City's existing or planned infrastructure systems. At roll call, the motion passed unanimously.

LEGACY RIDGE FILING NO. 17 ODP APPROVED

Upon a motion by Councillor Major, seconded by Councillor Price, the Council voted unanimously to approve the Legacy Ridge Filing No. 17 Official Development Plan (ODP) based on a finding that the criteria in Section 11-5-15 of the Westminster Municipal Code had been met.

RESOLUTION NO. 20 RE CHURCH RANCH CROSSING ANNEXATION COMPLIANCE HEARING

Councillor Price moved to adopt Resolution No. 20 accepting the annexation petition submitted by Michael E. Richter and Brent Ellsworth Catt, making findings required by State Statute on the sufficiency of the petition, and setting June 25, 2007, as the date of the annexation hearing. Councillor Kaiser seconded the motion, and at roll call, it carried unanimously.

ADJOURNMENT

There was no further business to come before the City Council, and the Mayor adjourned the meeting at 8:55 p.m.

ATTEST:

Mayor

City Clerk



WESTMINSTER
COLORADO

Agenda Memorandum

City Council Meeting
May 21, 2007



SUBJECT: Presentation of Employee Service Awards

Prepared by: Debbie Mitchell, Human Resources Manager
Dee Martin, Human Resources Administrator

Recommended City Council Action

Present service pins and certificates of appreciation to employees celebrating 20, 25, 30 and 35 years of service with the City, and provide special recognition to the City's 25-year employees with the presentation of a \$2,500 bonus.

Summary Statement

- City Council is requested to present service pins and certificates of appreciation to those employees who are celebrating their 20th, 25th, 30th and 35th anniversaries of employment with the City.
- In keeping with the City's policy of recognition for employees who complete increments of five years of employment with the City, and City Council recognition of employees with 20 years or more of service, the presentation of City service pins and certificates of appreciation has been scheduled for Monday night's Council meeting.
- In 1986, City Council adopted a resolution to award individuals who have given 25 years of service to the City with a \$2,500 bonus to show appreciation for such a commitment. Under the program, employees receive \$100 for each year of service, in the aggregate, following the anniversary of their 25th year of employment. The program recognizes the dedicated service of those individuals who have spent most, if not all, of their careers with the City.
- There are two employees celebrating 25 years of service, and they will each receive a check for \$2,500, less income tax withholding following their 25th anniversary date.
 - Councillor Price will present the 35-year certificate.
 - Councillor Dittman will present the 30-year certificates.
 - Mayor McNally will present the 25-year certificates.
 - Councillor Major will present the 20-year certificates.

Expenditure Required: \$ 5,000

Source of Funds: General Fund -Parks, Recreation and Libraries \$2,500
-Police Department \$2,500

Policy Issue

None identified

Alternative

None identified

Background Information

The following 20-year employees will be presented with a certificate and service pin:

Pat Casner	Parks, Recreation & Libraries	Guest Relations Clerk II
Rita Gaddis	Parks, Recreation & Libraries	Recreation Specialist
Dave Maikranz	Fire	Fire Lieutenant
Tye Mangnall	Parks, Recreation & Libraries	Equipment Operator II
Terri Sullivan	Finance	Revenue Services Representative

The following 25-year employees will be presented with a certificate, service pin and check for \$2,500, minus amounts withheld for Federal and State income taxes after his or her anniversary date:

Pam Cox	Parks, Recreation & Libraries	Facility Assistant
Paula Pedigo	Police	Communications Specialist II

The following 30-year employees will be presented with a certificate and service pin:

Dennis Armstrong	Public Works & Utilities	Street Inspector
Mike Cressman	Police	Deputy Police Chief
Mike Kampf	Police	Sergeant
Mike Spellman	Police	Senior Police Officer

The following 35-year employee will be presented with a certificate and service pin:

Dave Cantu	Public Works & Utilities	Street Supervisor
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On May 23, 2007, the City Manager will host an employee awards luncheon at which time 3 employees will receive their 15 year service pin, 4 employees will receive their 10 year service pin, and 18 employees will receive their 5 year service pin, while recognition will also be given to those who are celebrating their 20th, 25th, 30th, and 35th anniversary. This is the second luncheon for 2007 to recognize and honor City employees for their service to the public.

The aggregate City service represented among this group of employees is 480 years of City service. The City can certainly be proud of the tenure of each of these individuals and of their continued dedication to City employment in serving Westminster citizens. Biographies of each individual being recognized are attached.

Respectfully submitted,

J. Brent McFall
City Manager
Attachment



WESTMINSTER
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Agenda Item 6 B

Agenda Memorandum

City Council Meeting
May 21, 2007



SUBJECT: Presentation by Adams County Economic Development

Prepared By: Susan Grafton, Economic Development Manager

Recommended City Council Action

Receive the “2006 Adams County Excellence Award for Regional Partnership”.

Summary Statement

- On April 26, 2007, Adams County Economic Development Council held its Annual Excellence Awards Luncheon.
- The City of Westminster was recognized during the luncheon for partnering with other Adams County municipalities to facilitate the development of 120th Avenue.
- Adams County Economic Development (ACED) Director, Bill Becker, will present the award to the City.

Expenditure Required: \$ 0

Source of Funds: N/A

Policy Issue

None identified

Alternative

None identified

Background Information

The construction of the 120th Avenue Bridge over the Platte River and the extension of 120th Avenue east to Quebec have been important transportation goals for Adams County. The entire project cost approximately \$37.3 million and was funded with \$19.3 million of federal funds, \$16.5 million of funds from Adams County and \$1.5 million of local funds from benefiting municipalities. Westminster committed to providing \$108,000 for the project in addition to funding for the upgrade of the architecture of the bridge and surrounding landscaping. The City of Westminster was recognized along with Adams County, Colorado Department of Transportation, Brighton, Commerce City, Northglenn, and Thornton for working in partnership to facilitate the 120th Avenue improvements.

Bill Becker, Executive Director of ACED, will present the award to City Council.

Respectfully submitted,

J. Brent McFall
City Manager



WESTMINSTER
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Agenda Memorandum

City Council Meeting
May 21, 2007



SUBJECT: Financial Report for April 2007
Prepared By: Tammy Hitchens, Finance Director

Recommended City Council Action

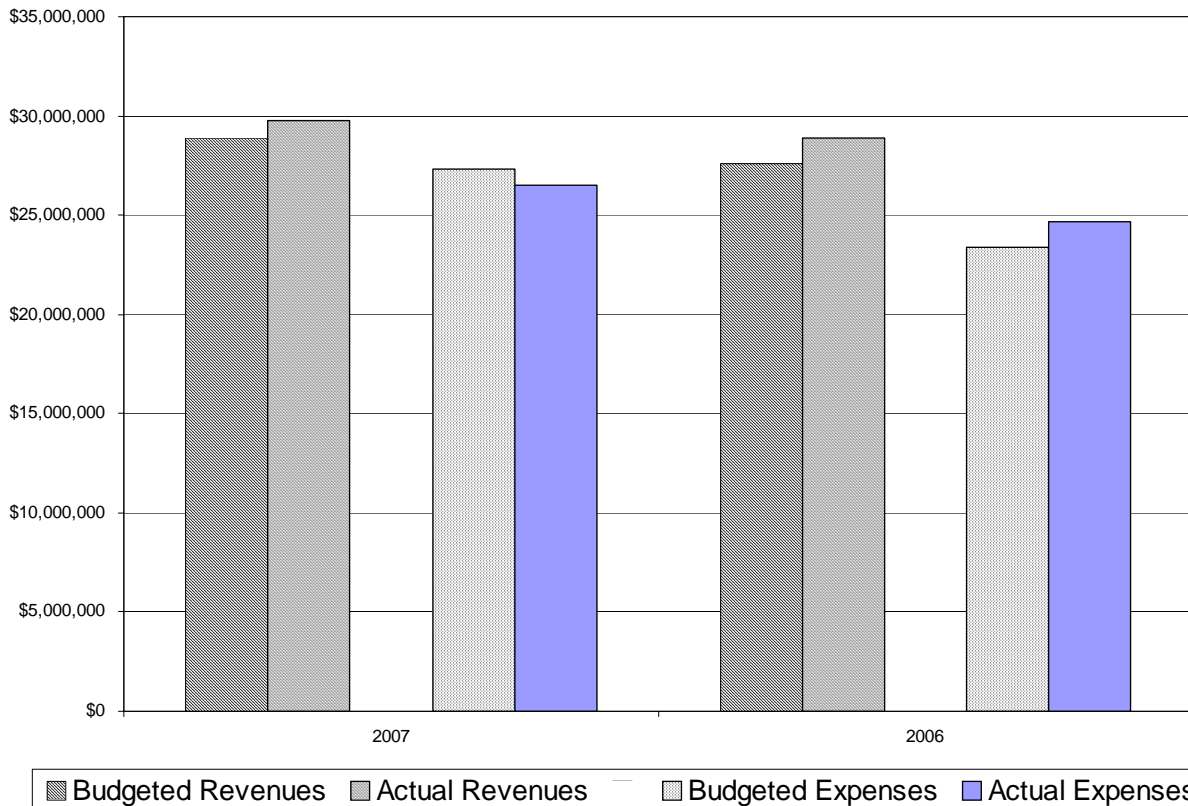
Accept the Financial Report for April as presented.

Summary Statement

City Council is requested to review and accept the attached monthly financial statement. The Shopping Center Report is also attached. Unless otherwise indicated, “budget” refers to the pro-rated budget. Revenues also include carryover where applicable. The revenues are pro-rated based on 10-year historical averages. Expenses are also pro-rated based on 5-year historical averages.

The General Fund revenues and carryover exceed expenditures by \$3,292,000. The following graph represents Budget vs. Actual for 2006 – 2007. The \$32,944,900 Refunding Certificates of Participation, Series 2007 has been omitted from the graph in order to more accurately reflect operations and a more appropriate comparison to 2006.

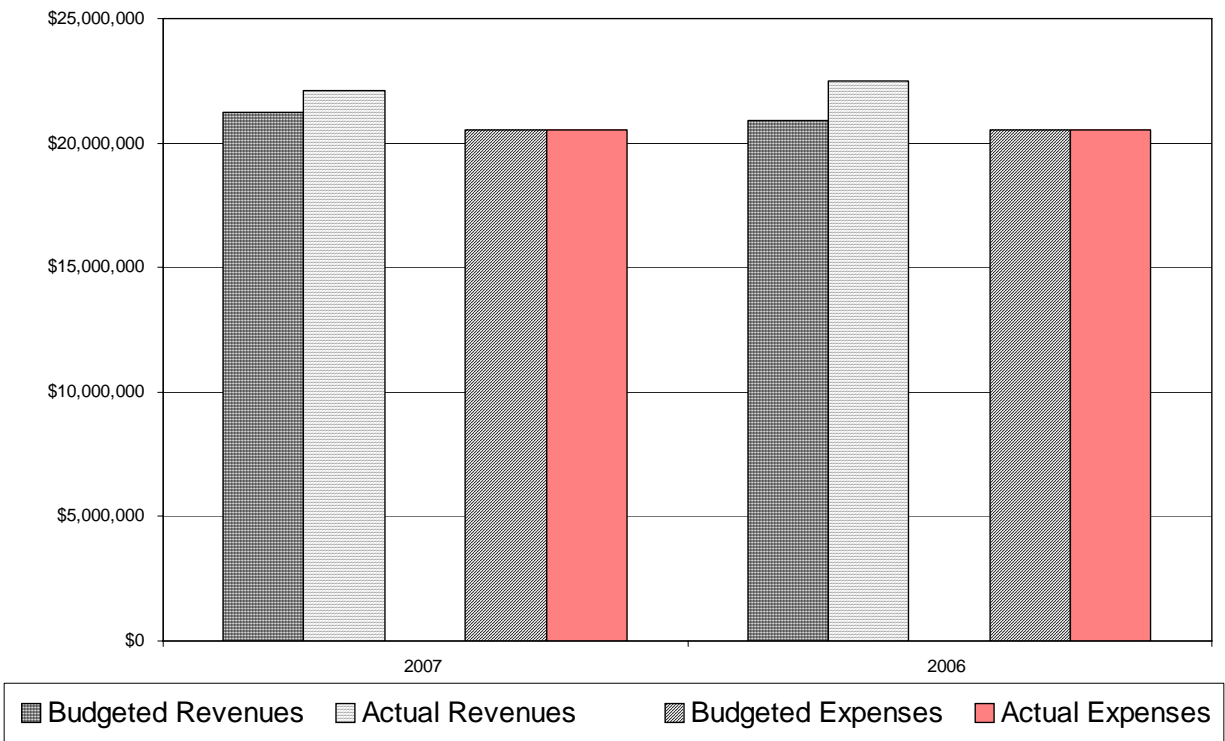
**General Fund
Budget vs Actual**



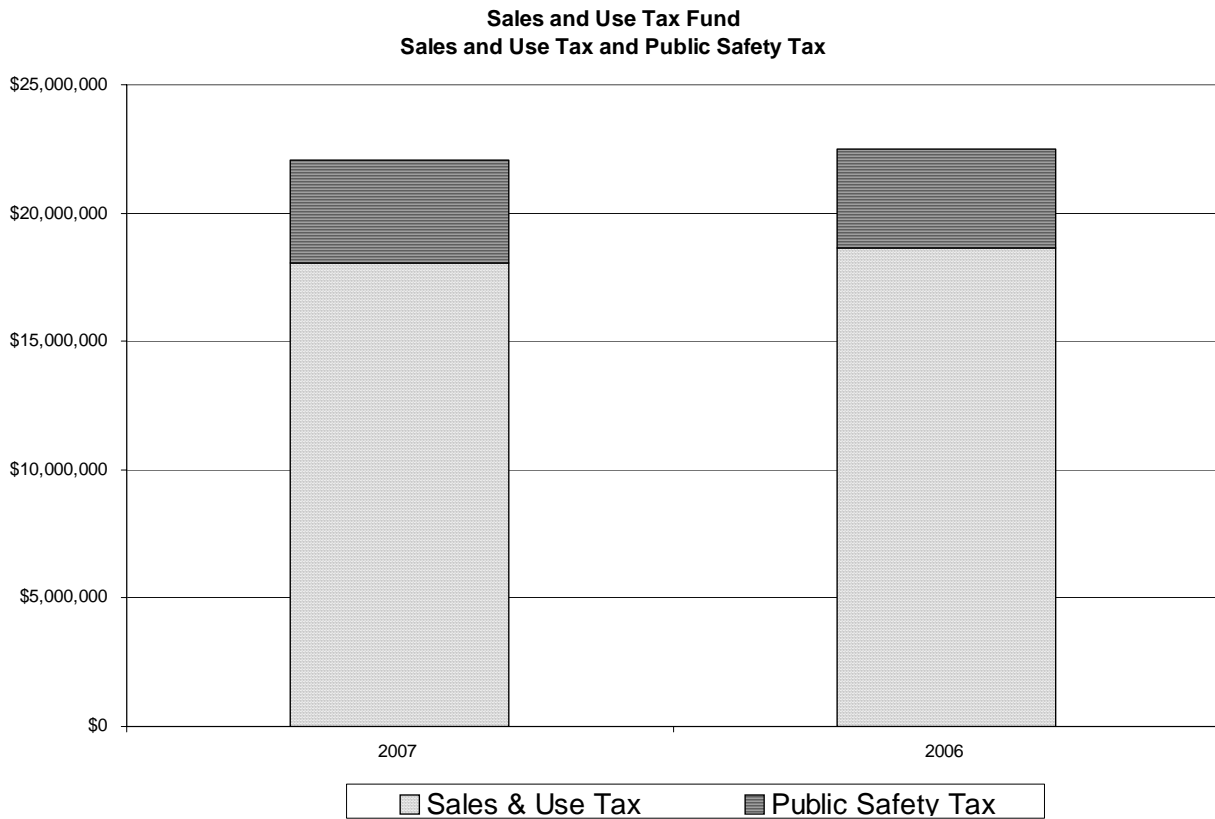
The Sales and Use Tax Fund's revenues and carryover exceed expenditures by \$1,567,000

- On a year-to-date cash basis, sales & use tax returns are down 1.6%.
- On a year-to-date basis, across the top 25 shopping centers, total sales & use tax receipts are up 13.2% from the prior years. Included in the Shopping Center report is \$455,000 of audit revenue from 2 different audits. It also includes Urban Renewal Area money that is not available for General Fund use. Without Urban Renewal money, total sales and use tax receipts are up 2.4 %.
- The top 50 Sales Taxpayers, who represent about 58% of all collections, were up 0.1% after adjusting for one time audit revenue and Urban Renewal Area money.
- The Westminster Mall is down 9% on a year-to-date basis. This includes an audit payment of \$138,000.
- Building Use Tax is down 28.3% year-to-date over 2006.

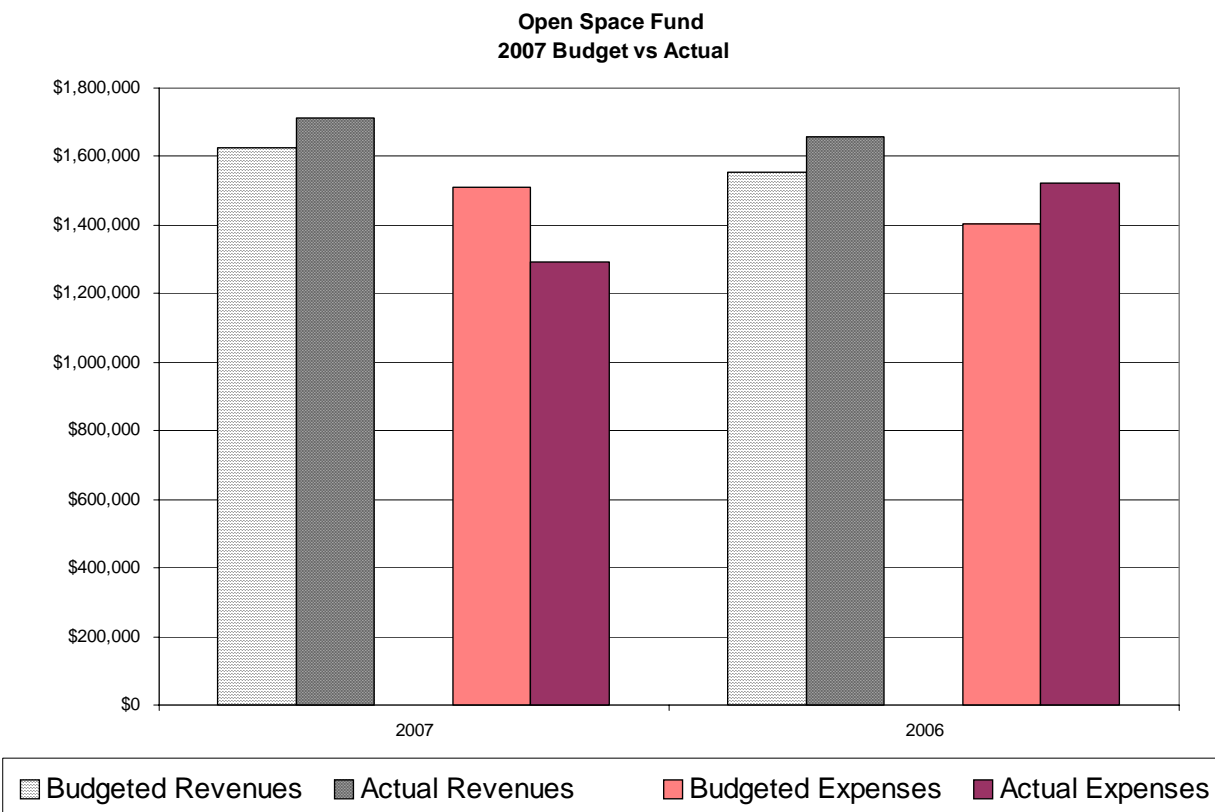
**Sales & Use Tax Fund
Budget vs Actual**



The graph below reflects the contribution of the Public Safety Tax to the overall Sales and Use Tax revenue.

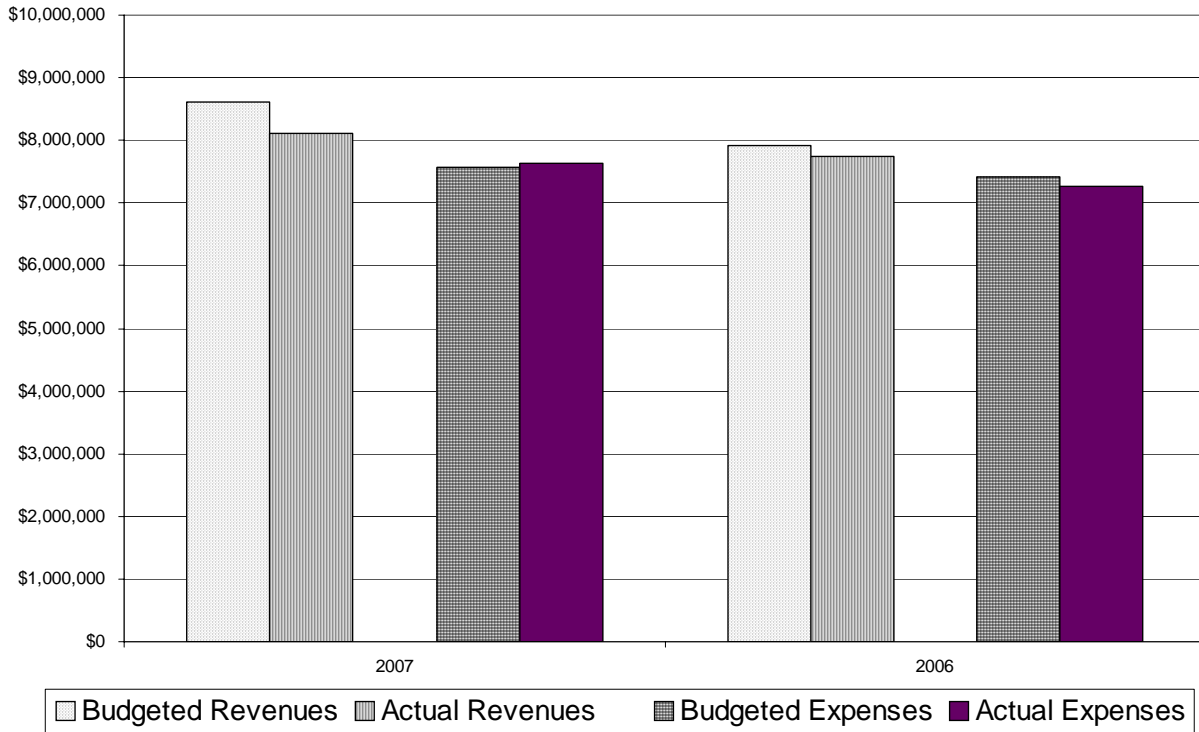


The Open Space Fund revenues exceed expenditures by \$420,000.



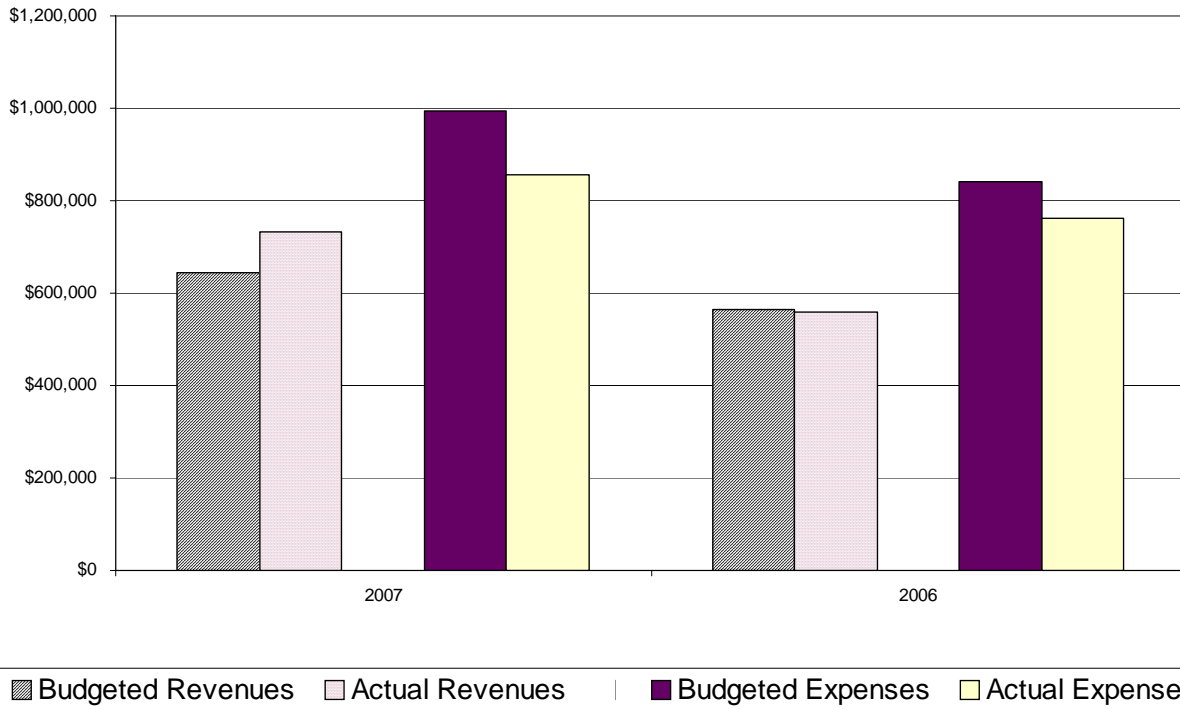
The combined Water & Wastewater Funds' operating revenues and carryover exceed operating expenses by \$4,436,000. \$18,523,000 is budgeted for capital projects and reserves. Year-to-date, the City has collected \$1,900,000 less in tap fees than in 2006.

**Combined Water and Wastewater Funds
2007 Operating Budget vs Actual**



The combined Golf Course Funds' expenditures exceed revenues by \$122,000. A one time Other Financing Source and Use of \$582,144, which was for a lease purchase of golf carts, is not included in 2006. This adjustment was made in order to reflect a more appropriate comparison between years.

**Golf Course Enterprise
Budget vs Actual**



Policy Issue

A monthly review of the City’s financial position is the standard City Council practice; the City Charter requires the City Manager to report to City Council on a quarterly basis.

Alternative

Conduct a quarterly review. This is not recommended, as the City’s budget and financial position are large and complex, warranting a monthly review by the City Council.

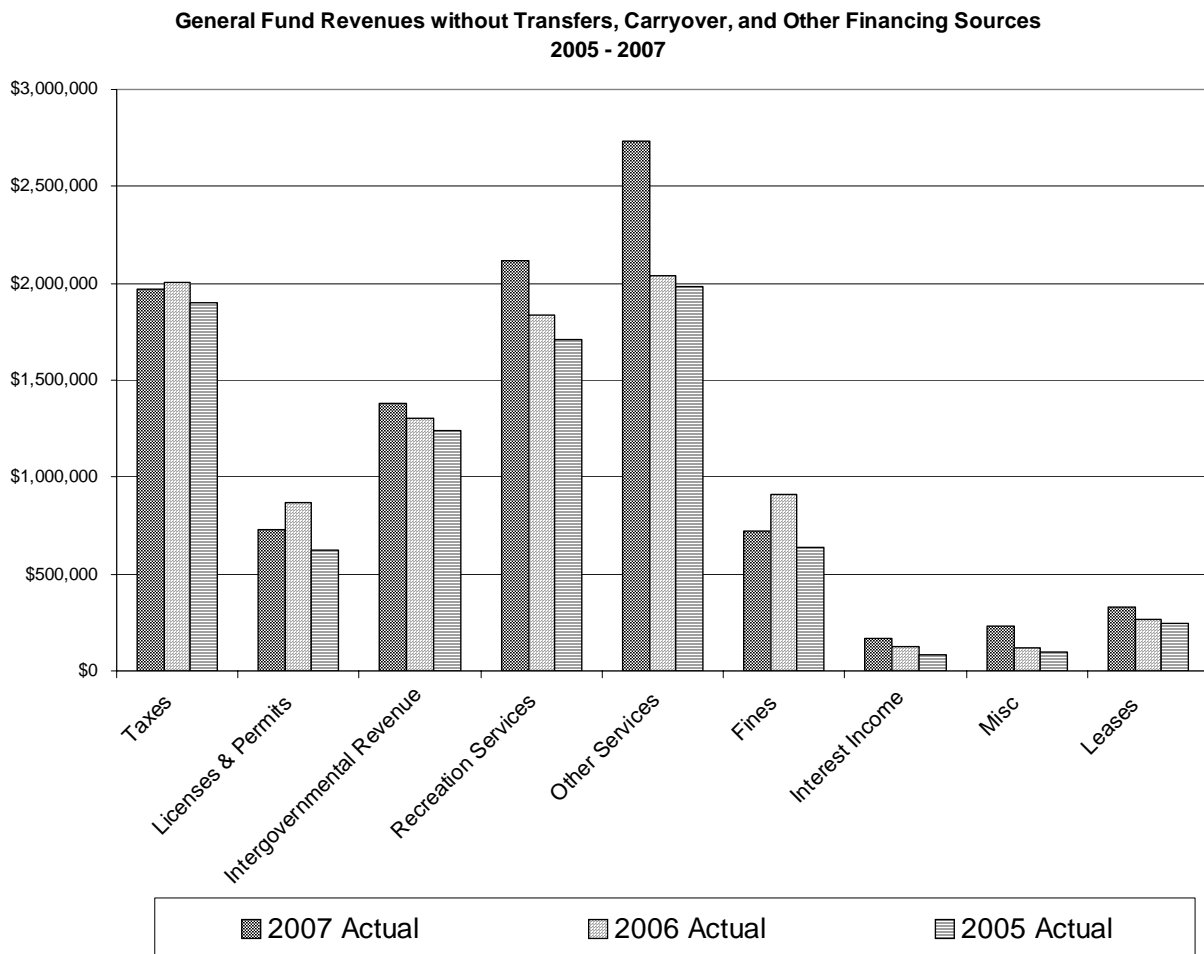
Background Information

This section includes a discussion of highlights of each fund presented.

General Fund

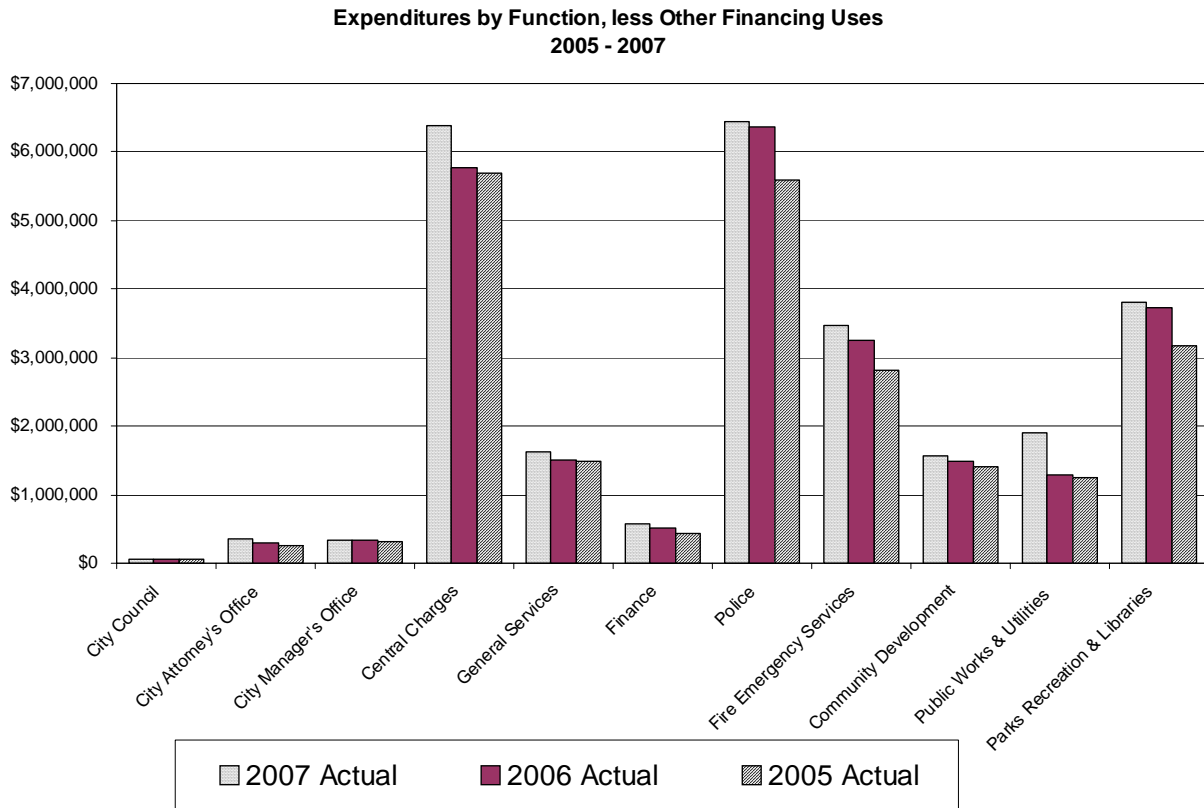
This fund reflects the results of the City’s operating departments: Police, Fire, Public Works (Streets, etc.), Parks Recreation and Libraries, Community Development, and the internal service functions; City Manager, City Attorney, Finance, and General Services.

The following chart represents the trend in actual revenues from 2005 – 2007 year-to-date.



The increase in Other Services reflects the Infrastructure fee. 6The increase in Recreation Services reflects the Standley Lake boat permits.

The following chart identifies where the City is focusing its resources. The chart shows year-to-date spending for 2005 –2007.

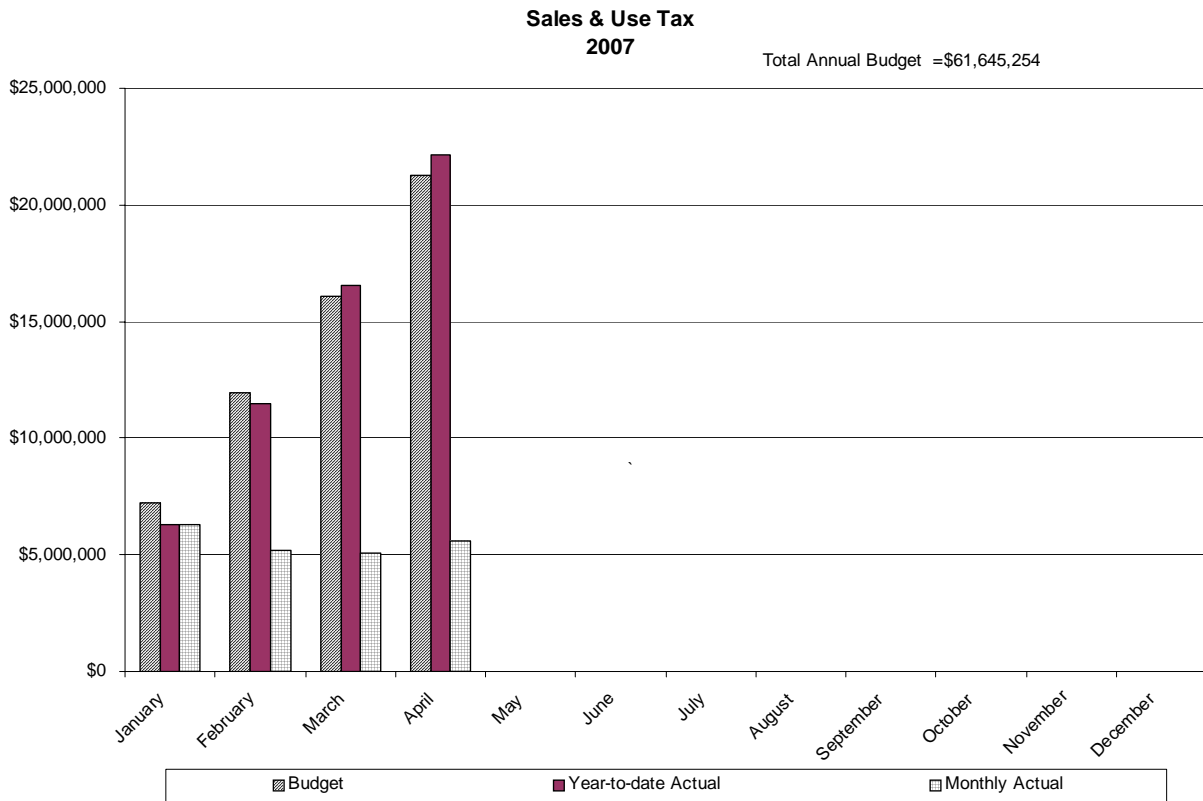


Public Works and Utilities have incurred additional expenses associated with the snow storms. They have spent 100.7% of the contractual services budget as well as 84.65% of their snow removal materials budget. The historical average is about 20.46%. Central charges reflects additional expenses related to the lease payments on the energy retrofit lease and a timing difference on the lease payment on the Public Safety Building Certificates of Participation. The 2006 payment was made in May, while the 2007 payment was made in April.

Sales and Use Tax Funds (Sales & Use Tax Fund and Open Space Sales & Use Tax Fund)

These funds are the repositories for the 3.85% City Sales & Use Tax for the City. The Sales & Use Tax Fund provides monies for the General Fund, the Capital Project Fund and the Debt Service Fund. The Open Space Sales & Use Tax Fund revenues are pledged to meet debt service on the POST bonds, buy open space, and make park improvements on a pay-as-you-go basis. The Public Safety Tax (PST) is a 0.6% sales and use tax to be used to fund public safety-related expenses.

This chart indicates how the City's Sales and Use Tax revenues are being collected on a monthly basis. This chart does not include Open Space Sales & Use Tax.

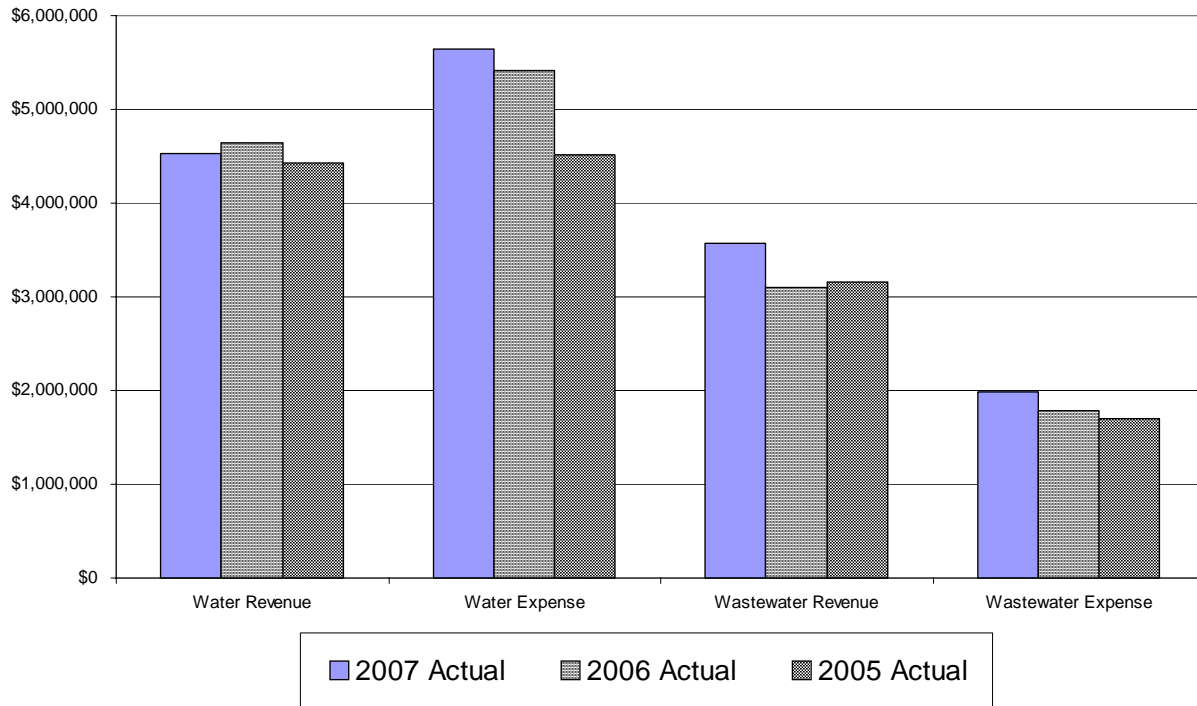


Water, Wastewater and Storm Water Drainage Funds (The Utility Enterprise)

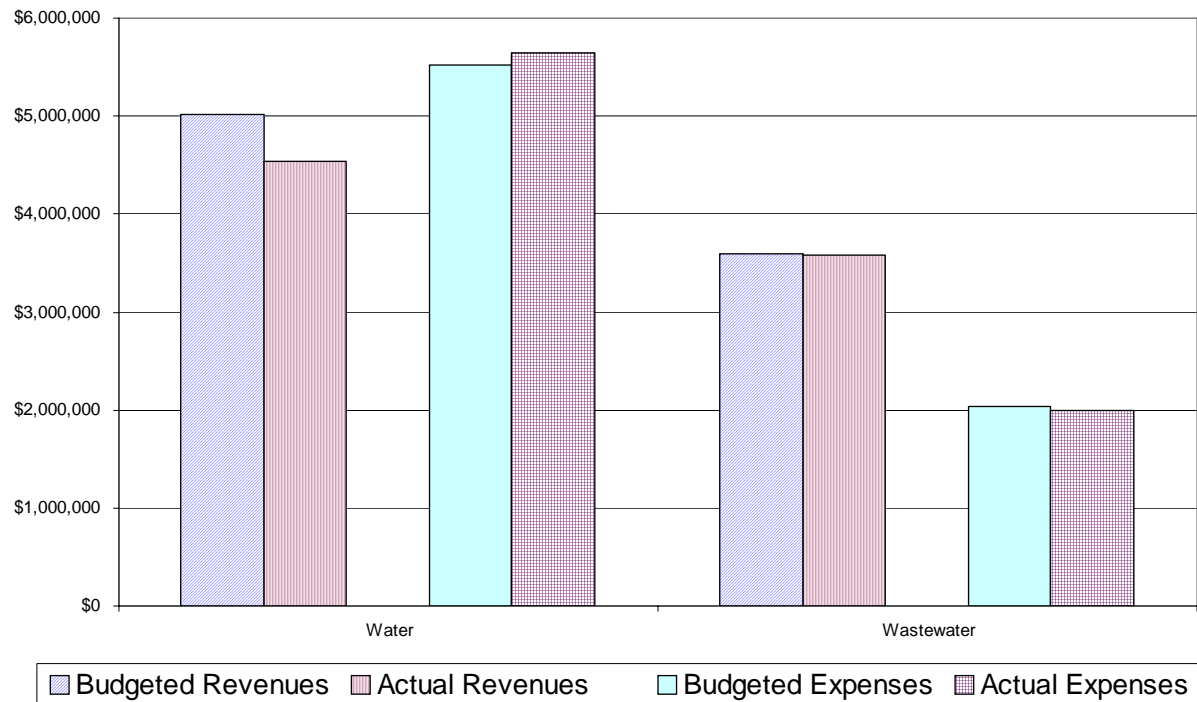
This fund reflects the operating results of the City’s water, wastewater and storm water systems. It is important to note that net operating revenues are used to fund capital projects.

These graphs represent the segment information for the Water and Wastewater funds.

**Water and Wastewater Funds
Operating Revenue and Expenses 2005-2007**



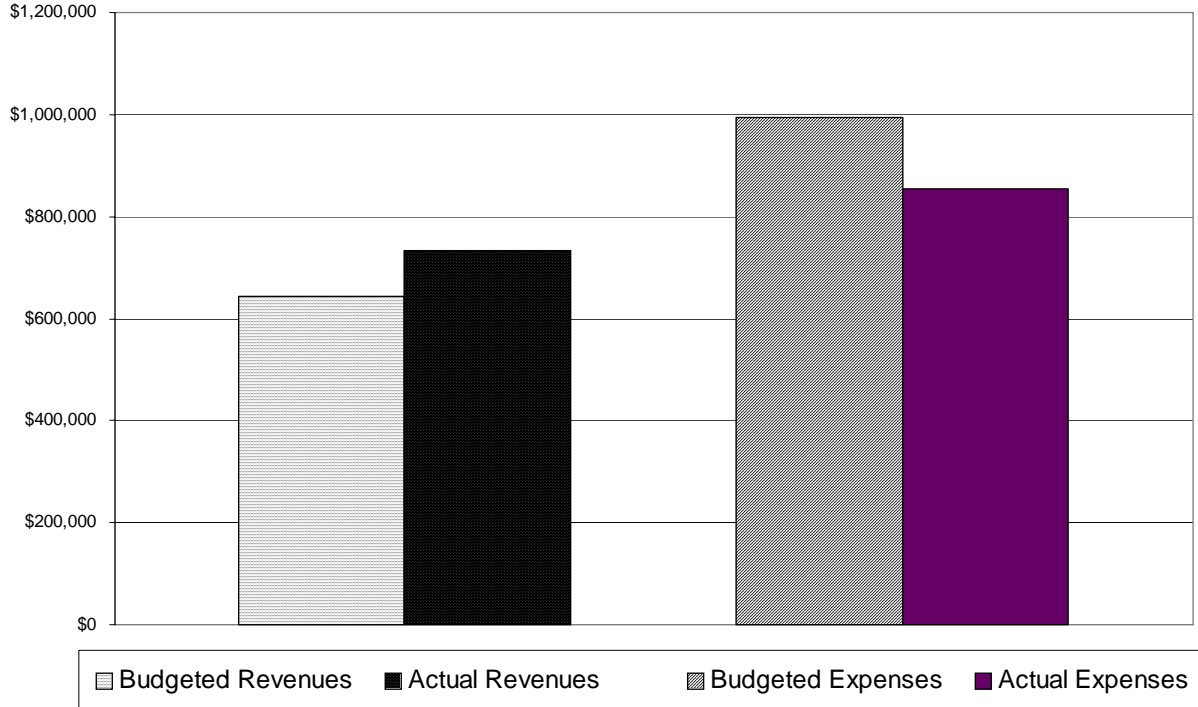
**Water and Wastewater Funds
2007 Operating Budget vs Actual**



Golf Course Enterprise (Legacy and Heritage Golf Courses)

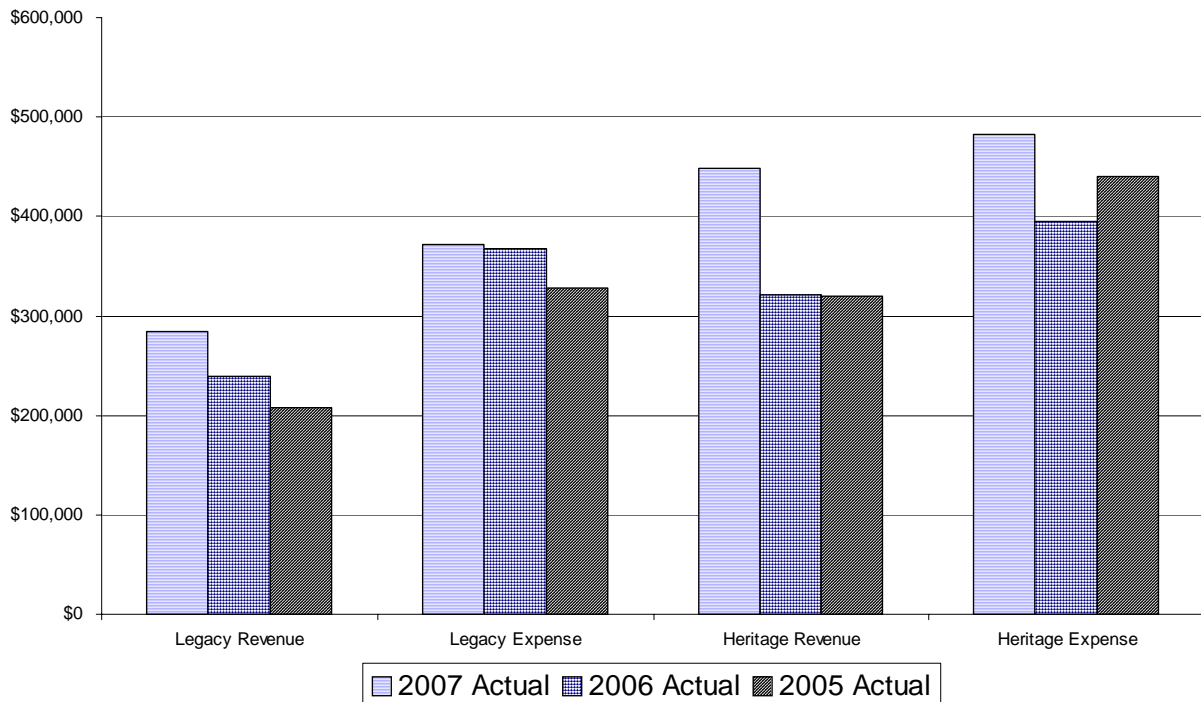
This enterprise reflects the operations of the City's two municipal golf courses.

**Combined Golf Courses
2007 Budget vs Actual**

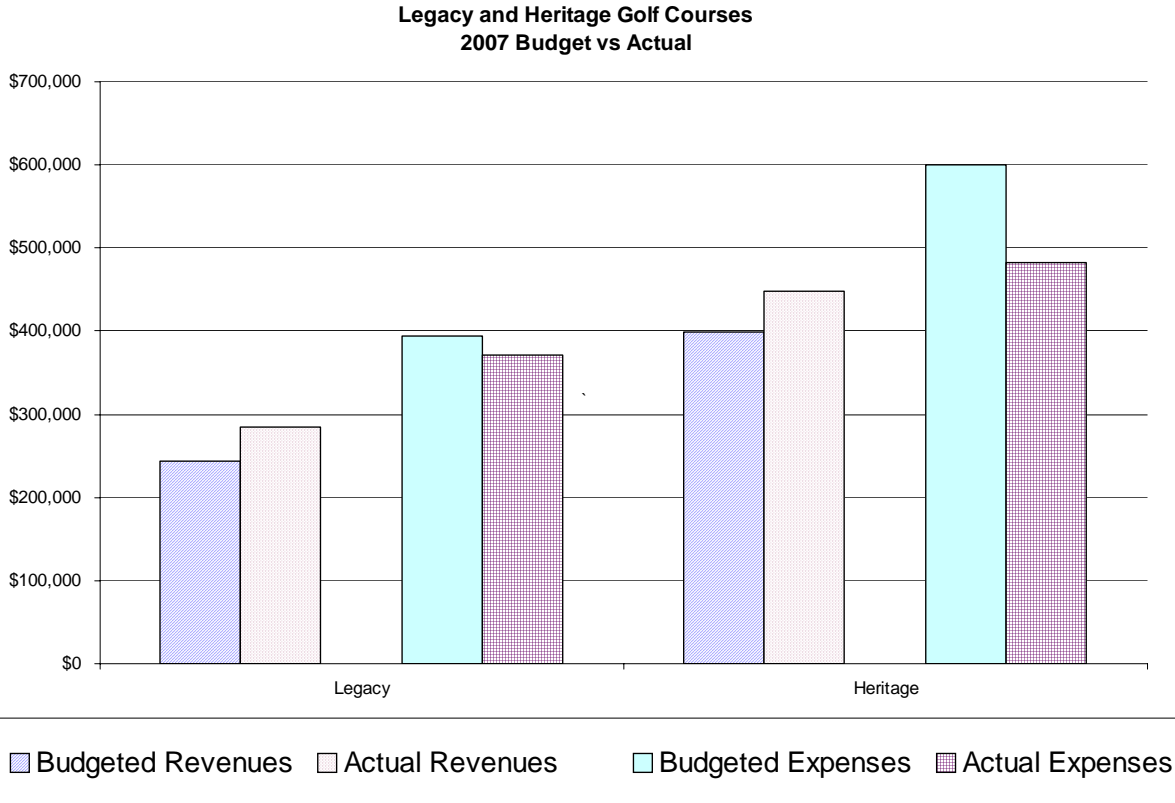


The following graphs represent the information for each of the golf courses.

**Legacy and Heritage Golf Courses
Revenue and Expenses 2005-2007**



Heritage's expenses reflect the lease payments that were started in July of 2006. A one time Other Financing Source and Use of \$582,144, which was a lease purchase of golf carts, was omitted from 2006 Heritage Revenue and Expense for comparison purposes. The increase in revenue can be attributed to the sale of corporate passes and an increase in transfers in.



Respectfully submitted,

J. Brent McFall
City Manager

Attachments

**City of Westminster
Financial Report
For Four Months Ending April 30, 2007**

Description General Fund	Budget	Pro-rated for Seasonal Flows	Notes	Actual	(Under) Over Budget	% Budget
Revenues and Carryover						
Taxes	4,870,787	1,642,150		1,966,764	324,614	119.8%
Licenses & Permits	1,675,000	599,200		731,047	131,847	122.0%
Intergovernmental Revenue	4,721,000	1,198,240		1,383,939	185,699	115.5%
Recreation Services	5,611,336	1,805,383		2,113,603	308,220	117.1%
Other Services	8,419,964	2,438,267		2,736,036	297,769	112.2%
Fines	2,311,250	739,600		723,984	(15,616)	97.9%
Interest Income	360,000	120,000		169,649	49,649	141.4%
Misc	1,519,145	506,382		232,008	(274,374)	45.8%
Leases	1,564,170	410,973		327,150	(83,823)	79.6%
Interfund Transfers	58,249,468	19,416,489		19,416,489	-	100.0%
Other Financing Sources	-	-	(2)	32,944,900	32,944,900	N/A
Sub-total Revenues	<u>89,302,120</u>	<u>28,876,684</u>		<u>62,745,569</u>	<u>33,868,885</u>	<u>217.3%</u>
Carryover	-	-		-	-	N/A
Revenues and Carryover	<u>89,302,120</u>	<u>28,876,684</u>		<u>62,745,569</u>	<u>33,868,885</u>	<u>217.3%</u>
Expenditures						
City Council	205,023	74,025		57,553	(16,472)	77.7%
City Attorney's Office	1,064,790	364,028		355,333	(8,695)	97.6%
City Manager's Office	1,121,996	380,675		330,727	(49,948)	86.9%
Central Charges	23,791,551	6,374,478	(2)	39,331,285	32,956,807	617.0%
General Services	5,030,427	1,712,091		1,616,587	(95,504)	94.4%
Finance	1,806,674	617,219		570,198	(47,021)	92.4%
Police	19,794,580	6,749,735		6,440,688	(309,047)	95.4%
Fire Emergency Services	10,648,095	3,607,251		3,465,770	(141,481)	96.1%
Community Development	4,594,371	1,553,345		1,572,709	19,364	101.2%
Public Works & Utilities	7,376,630	1,510,248	(1)	1,908,900	398,652	126.4%
Parks, Recreation & Libraries	13,867,983	4,366,333		3,803,530	(562,803)	87.1%
Total Expenditures	<u>89,302,120</u>	<u>27,309,428</u>		<u>59,453,280</u>	<u>32,143,852</u>	<u>217.7%</u>
Revenues and Carryover						
Over(Under) Expenditures	<u>-</u>	<u>1,567,256</u>		<u>3,292,289</u>	<u>1,725,033</u>	

(1) Public Works and Utilities has incurred unusually high costs related to the snow storms in early 2007.

(2) Other financing sources and & uses of \$32,944,900 relate to refunding of the 1998 & 1999 COPs.

Other Financing Uses are recorded in Central Charges.

**City of Westminster
Financial Report
For Four Months Ending April 30, 2007**

Description	Budget	Pro-rated for Seasonal Flows	Notes	Actual	(Under) Over Budget	% Budget
Sales and Use Tax Fund						
Revenues and Carryover						
Sales Tax						
Sales Tax Returns	40,183,990	14,341,204		14,799,511	458,307	103.2%
Sales Tx Audit Revenues	684,500	281,759		649,104	367,345	230.4%
S-T Rev. STX	<u>40,868,490</u>	<u>14,622,963</u>		<u>15,448,615</u>	<u>825,652</u>	<u>105.6%</u>
Use Tax						
Use Tax Returns	8,713,620	2,395,889		2,502,536	106,647	104.5%
Use Tax Audit Revenues	746,845	324,878		127,732	(197,146)	39.3%
S-T Rev. UTX	<u>9,460,465</u>	<u>2,720,767</u>		<u>2,630,268</u>	<u>(90,499)</u>	<u>96.7%</u>
Total STX and UTX	<u>50,328,955</u>	<u>17,343,730</u>		<u>18,078,883</u>	<u>735,153</u>	<u>104.2%</u>
Public Safety Tax						
PST Tax Returns	11,098,237	3,843,939		3,885,113	41,174	101.1%
PST Audit Revenues	123,062	24,095		88,542	64,447	367.5%
Total Rev. PST	<u>11,221,299</u>	<u>3,868,034</u>		<u>3,973,655</u>	<u>105,621</u>	<u>102.7%</u>
Total Interest Income	95,000	31,667		63,267	31,600	199.8%
Carryover	-	-		-	-	N/A
Total Revenues and Carryover	<u>61,645,254</u>	<u>21,243,431</u>		<u>22,115,805</u>	<u>872,374</u>	<u>104.1%</u>
Expenditures						
Central Charges	<u>61,645,254</u>	<u>20,548,418</u>		<u>20,548,418</u>	-	100.0%
Revenues and Carryover Over(Under) Expenditures	<u>-</u>	<u>695,013</u>		<u>1,567,387</u>	<u>872,374</u>	

**City of Westminster
Financial Report
For Four Months Ending April 30, 2007**

Description	Budget	Pro-rated for Seasonal Flows	Notes	Actual	(Under) Over Budget	% Budget
Open Space Fund						
Revenues and Carryover						
Sales & Use Tax	4,724,947	1,611,832		1,689,406	77,574	104.8%
Interest Income	45,000	15,000		17,733	2,733	118.2%
Sale of Assets	100,000	0		0	-	N/A
Miscellaneous	88,832	-		3,907	3,907	N/A
Sub-total Revenues	<u>4,958,779</u>	<u>1,626,832</u>		<u>1,711,046</u>	<u>84,214</u>	<u>105.2%</u>
Carryover	<u>1</u>	<u>1</u>		<u>1</u>	<u>-</u>	<u>100.0%</u>
Total Revenues and Carryover	<u>4,958,780</u>	<u>1,626,833</u>		<u>1,711,047</u>	<u>84,214</u>	<u>105.2%</u>
Expenditures						
Central Charges	<u>4,958,780</u>	<u>1,510,050</u>		<u>1,290,566</u>	<u>(219,484)</u>	<u>85.5%</u>
Revenues and Carryover						
Over(Under) Expenditures	<u><u>-</u></u>	<u><u>116,783</u></u>		<u><u>420,481</u></u>	<u><u>303,698</u></u>	

**City of Westminster
Financial Report
For Four Months Ending April 30, 2007**

Description	Budget	Pro-rated for Seasonal Flows	Notes	Actual	(Under) Over Budget	%
Water and Wastewater Fund-Combined						
Operating Revenues						
License & Permits	75,000	25,000		29,820	4,820	119%
Rates and Charges	35,876,048	8,491,694		7,971,763	(519,931)	94%
Miscellaneous	310,000	103,333		104,563	1,230	101%
Total Operating Revenues	<u>36,261,048</u>	<u>8,620,027</u>		<u>8,106,146</u>	<u>(513,881)</u>	<u>94%</u>
Operating Expenses						
Central Charges	5,548,865	1,849,621		1,845,098	(4,523)	100%
Finance	629,473	185,695		225,008	39,313	121%
Public Works & Utilities	18,483,649	4,735,317		4,681,963	(53,354)	99%
Information Technology	2,634,909	790,473		879,402	88,929	111%
Total Operating Expenses	<u>27,296,896</u>	<u>7,561,106</u>		<u>7,631,471</u>	<u>70,365</u>	<u>101%</u>
Operating Income (Loss)	<u>8,964,152</u>	<u>1,058,921</u>		<u>474,675</u>	<u>(584,246)</u>	<u>45%</u>
Other Revenue and Expenses (2)						
Tap Fees	10,174,995	3,647,010		1,797,267	(1,849,743)	49%
Interest Income	1,575,000	525,000		852,090	327,090	162%
Interfund Transfers	4,125,594	1,375,198		1,375,198	-	100%
Debt Service	(6,316,741)	(62,899)		(62,899)	-	100%
Total Other Revenue (Expenses)	<u>9,558,848</u>	<u>5,484,309</u>		<u>3,961,656</u>	<u>(1,522,653)</u>	<u>72%</u>
Increase (Decrease) in Net Assets	(1) <u>18,523,000</u>	<u>6,543,230</u>		<u>4,436,331</u>	<u>(2,106,899)</u>	

(1) Increase in Net Assets available for Capital Projects and Reserves

(2) Staff has changed the format of this page to separate non-operating revenues and expenses from operating revenues and expenses

**City of Westminster
Financial Report
For Four Months Ending April 30, 2007**

Description	Budget	Pro-rated for Seasonal Flows	Notes	Actual	(Under) Over Budget	% Budget
Water Fund						
Operating Revenues						
License & Permits	75,000	25,000		29,820	4,820	119%
Rates and Charges	25,583,930	4,894,847		4,396,843	(498,004)	90%
Miscellaneous	300,000	100,000		104,563	4,563	105%
Total Operating Revenues	<u>25,958,930</u>	<u>5,019,847</u>		<u>4,531,226</u>	<u>(488,621)</u>	<u>90%</u>
Operating Expenses						
Central Charges	3,800,653	1,266,884		1,300,196	33,312	103%
Finance	629,473	185,695		225,008	39,313	121%
Public Works & Utilities	12,263,599	3,277,143		3,236,709	(40,434)	99%
Information Technology	2,634,909	790,473		879,402	88,929	111%
Total Operating Expenses	<u>19,328,634</u>	<u>5,520,195</u>		<u>5,641,315</u>	<u>121,120</u>	<u>102%</u>
Operating Income (Loss)	<u>6,630,296</u>	<u>(500,348)</u>		<u>(1,110,089)</u>	<u>(609,741)</u>	<u>222%</u>
Other Revenue and Expenses (2)						
Tap Fees	7,800,000	2,825,600		1,407,172	(1,418,428)	50%
Interest Income	875,000	291,667		441,110	149,443	151%
Interfund Transfers	3,792,030	1,264,010		1,264,010	-	100%
Debt Service	(4,810,326)	(62,899)		(62,899)	-	100%
Total Other Revenues (Expenses)	<u>7,656,704</u>	<u>4,318,378</u>		<u>3,049,393</u>	<u>(1,268,985)</u>	<u>71%</u>
Increase (Decrease) in Net Assets	(1) <u>14,287,000</u>	<u>3,818,030</u>		<u>1,939,304</u>	<u>(1,878,726)</u>	

(1) Increase in Net Assets available for Capital Projects and Reserves

(2) Staff has changed the format of this page to separate non-operating revenues and expenses from operating revenues and expenses

**City of Westminster
Financial Report
For Four Months Ending April 30, 2007**

Description	Budget	Pro-rated for Seasonal Flows	Notes	Actual	(Under) Over Budget	% Budget
Wastewater Fund						
Operating Revenues						
Rates and Charges	10,292,118	3,596,847		3,574,920	(21,927)	99.4%
Miscellaneous	10,000	3,333		-	(3,333)	N/A
Total Operating Revenues	<u>10,302,118</u>	<u>3,600,180</u>		<u>3,574,920</u>	<u>(25,260)</u>	<u>99.3%</u>
Operating Expenses						
Central Charges	1,748,212	582,737		544,902	(37,835)	94%
Public Works & Utilities	6,220,050	1,458,174		1,445,254	(12,920)	99%
Total Operating Expenses	<u>7,968,262</u>	<u>2,040,911</u>		<u>1,990,156</u>	<u>(50,755)</u>	<u>98%</u>
Operating Income (Loss)	<u>2,333,856</u>	<u>1,559,269</u>		<u>1,584,764</u>	<u>25,495</u>	<u>102%</u>
Other Revenue and Expenses (2)						
Tap Fees	2,374,995	821,410		390,095	(431,315)	47%
Interest Income	700,000	233,333		410,980	177,647	176%
Interfund Transfers	333,564	111,188		111,188	-	100%
Debt Service	(1,506,415)	-		-	-	N/A
Total Other Revenues (Expenses)	<u>1,902,144</u>	<u>1,165,931</u>		<u>912,263</u>	<u>(253,668)</u>	<u>78%</u>
Increase (Decrease) in Net Assets	(1) <u>4,236,000</u>	<u>2,725,200</u>		<u>2,497,027</u>	<u>(228,173)</u>	

(1) Increase in Net Assets available for Capital Projects and Reserves

**City of Westminster
Financial Report
For Four Months Ending April 30, 2007**

Description	Budget	Pro-rated for Seasonal Flows	Notes	Actual	(Under) Over Budget	% Budget
Storm Drainage Fund						
Revenues and Carryover						
Charges for Services	920,100	306,700		316,353	9,653	103.1%
Interest Income	-	-		38,624	38,624	N/A
Miscellaneous	-	-		4,063	4,063	N/A
Sub-total Storm Drainage Revenues	<u>920,100</u>	<u>306,700</u>		<u>359,040</u>	<u>52,340</u>	<u>117.1%</u>
Carryover	-	-		-	-	N/A
Total Revenues and Carryover	<u>920,100</u>	<u>306,700</u>		<u>359,040</u>	<u>52,340</u>	<u>117.1%</u>
Expenses						
Organization Support Services	100,000	11,800		12,547	747	106.3%
Engineering	76,100	27,396		25,181	(2,215)	91.9%
Street Maintenance	100,000	11,800		14,000	2,200	118.6%
Total Expenses	<u>276,100</u>	<u>50,996</u>		<u>51,728</u>	<u>732</u>	<u>101.4%</u>
Revenues & Carryover Over(Under) Expenses (1)	<u>644,000</u>	<u>255,704</u>		<u>307,312</u>	<u>51,608</u>	

(1) \$644,000 budgeted for capital projects

**City of Westminster
Financial Report
For Four Months Ending April 30, 2007**

Description	Budget	Pro-rated for Seasonal Flows	Notes	Actual	(Under) Over Budget	% Budget
Golf Courses Combined						
Revenues						
Charges for Services	3,188,834	493,254		582,917	89,663	118.2%
Interfund Transfers	448,200	149,400		149,400	-	100.0%
Total Revenues	<u>3,637,034</u>	<u>642,654</u>		<u>732,317</u>	<u>89,663</u>	<u>114.0%</u>
Expenses						
Central Charges	204,600	64,625		69,988	5,363	108.3%
Recreation Facilities	2,931,971	928,731		784,442	(144,289)	84.5%
Total Expenses	<u>3,136,571</u>	<u>993,356</u>		<u>854,430</u>	<u>(138,926)</u>	<u>86.0%</u>
Operating Income (Loss)	500,463	(350,702)		(122,113)	228,589	34.8%
Debt Service Expense	500,463	-		-	-	N/A
Revenues Over(Under) Expenditures	<u>-</u>	<u>(350,702)</u>		<u>(122,113)</u>	<u>228,589</u>	

**City of Westminster
Financial Report
For Four Months Ending April 30, 2007**

Description	Budget	Pro-rated for Seasonal Flows	Notes	Actual	(Under) Over Pro rated Budget	% Budget
Legacy Ridge Fund						
Revenues						
Charges for Services	1,509,858	243,087		283,815	40,728	116.8%
Total Revenues	<u>1,509,858</u>	<u>243,087</u>		<u>283,815</u>	<u>40,728</u>	<u>116.8%</u>
Expenses						
Central Charges	100,500	32,562		35,497	2,935	109.0%
Recreation Facilities	1,409,358	360,796		336,004	(24,792)	93.1%
Sub-Total Expenses	<u>1,509,858</u>	<u>393,358</u>		<u>371,501</u>	<u>(21,857)</u>	<u>94.4%</u>
Revenues Over(Under) Expenditures	<u>-</u>	<u>(150,271)</u>		<u>(87,686)</u>	<u>62,585</u>	

**City of Westminster
Financial Report
For Four Months Ending April 30, 2007**

Description	Budget	Pro-rated for Seasonal Flows	Notes	Actual	(Under) Over Budget	% Budget
Heritage at Westmoor Fund						
Revenues						
Charges for Services	1,678,976	250,167		299,102	48,935	119.6%
Interfund Transfers	448,200	149,400		149,400	-	100.0%
Total Revenues	<u>2,127,176</u>	<u>399,567</u>		<u>448,502</u>	<u>48,935</u>	<u>112.2%</u>
Expenses						
Central Charges	104,100	32,063		34,491	2,428	107.6%
Recreation Facilities	1,522,613	567,935		448,438	(119,497)	79.0%
Sub-Total Expenses	<u>1,626,713</u>	<u>599,998</u>		<u>482,929</u>	<u>(117,069)</u>	<u>80.5%</u>
Operating Income	500,463	(200,431)		(34,427)	166,004	17.2%
Debt Service Expense	<u>500,463</u>	<u>-</u>		<u>-</u>	<u>-</u>	<u>N/A</u>
Revenues over (under) Expenditures	<u>-</u>	<u>(200,431)</u>		<u>(34,427)</u>	<u>166,004</u>	

CITY OF WESTMINSTER

GENERAL RECEIPTS BY CENTER - SUMMARY (CC)
MONTH OF APRIL 2007

Center Location Major Tenant	Current Month			Last Year			%Change		
	General Sales	General Use	Total	General Sales	General Use	Total	Sales	Use	Total
WESTMINSTER MALL 88TH & SHERIDAN 4 DEPARTMENT STORES	518,381	4,686	523,067	360,033	3,287	363,320	44	43	44
WESTFIELD SHOPPING CENTER NW CORNER 92ND & SHER WALMART	413,685	1,605	415,289	403,892	2,335	406,227	2	-31	2
CITY CENTER MARKETPLACE NE CORNER 92ND & SHERIDAN COMP USA/CIRCUIT CITY	246,744	1,592	248,336	224,631	1,501	226,132	10	6	10
WESTMINSTER CROSSING 136TH & I-25 LOWE'S	238,227	66	238,293	56,866	2,162	59,028	319	-97	304
SHOPS AT WALNUT CREEK 104TH & REED TARGET	198,727	517	199,245	140,624	4,465	145,089	41	-88	37
BROOKHILL I & II N SIDE 88TH OTIS TO WADS HOME DEPOT	182,784	1,323	184,107	172,453	1,294	173,746	6	2	6
NORTHWEST PLAZA SW CORNER 92 & HARLAN COSTCO	183,839	27	183,867	199,497	262	199,759	-8	-90	-8
THE ORCHARD 144TH & I-25 JC PENNEY	156,463	848	157,311	0	0	0	*****	*****	*****
PROMENADE SOUTH/NORTH S/N SIDES OF CHURCH RANCH BLVD SHANE/AMC	134,613	15,038	149,651	125,721	14,548	140,269	7	3	7
SHERIDAN CROSSING SE CORNER 120TH & SHER ALBERTSONS	131,780	742	132,522	167,466	747	168,213	-21	-1	-21
VILLAGE AT THE MALL S SIDE 88TH DEPEW-HARLAN TOYS 'R US	96,490	360	96,850	95,151	1,435	96,586	1	-75	0
NORTH PARK PLAZA SW CORNER 104TH & FEDERAL KING SOOPERS	73,614	763	74,378	87,487	439	87,926	-16	74	-15
ROCKY MOUNTAIN PLAZA SW CORNER 88TH & SHER GUITAR STORE	67,387	316	67,703	66,072	160	66,232	2	98	2
WESTMINSTER PLAZA FEDERAL-IRVING 72ND-74TH SAFEWAY	54,023	188	54,211	49,300	100	49,400	10	88	10
STANDLEY LAKE MARKETPLACE NE CORNER 99TH & WADSWORTH	52,510	118	52,628	53,130	88	53,219	-1	34	-1

CITY OF WESTMINSTER

GENERAL RECEIPTS BY CENTER - SUMMARY (CC)
MONTH OF APRIL 2007

Center Location Major Tenant	Current Month			Last Year			%Change		
	General Sales	General Use	Total	General Sales	General Use	Total	Sales	Use	Total
SAFEWAY STANDLEY SHORES CENTER SW CORNER 100TH & WADS KING SOOPERS	51,577	137	51,714	65,442	377	65,819	-21	-64	-21
WILLOW RUN 128TH & ZUNI SAFEWAY	51,054	232	51,286	55,137	45	55,182	-7	416	-7
LUCENT/KAISER CORRIDOR 112-120 HURON - FEDERAL LUCENT TECHNOLOGY	8,261	40,519	48,780	8,986	36,471	45,458	-8	11	7
VILLAGE AT PARK CENTRE NW CORNER 120TH & HURON CB & POTTS	42,678	908	43,585	44,993	5,892	50,885	-5	-85	-14
MISSION COMMONS W SIDE WADSWORTH 88-90TH BIG 5 SPORTS	36,247	189	36,437	39,511	506	40,017	-8	-63	-9
ELWAY/DOUGLAS CORRIDOR NE CORNER 104TH & FED ELWAY MOTORS	31,815	1,401	33,216	32,532	1,010	33,542	-2	39	-1
NORTHVIEW S SIDE 92ND YATES-SHER ALBERTSONS	27,949	896	28,845	39,357	238	39,595	-29	277	-27
STANDLEY PLAZA SW CORNER 88TH & WADS WALGREENS	26,192	1,727	27,918	25,204	1,962	27,165	4	-12	3
FEDERAL STRIP W SIDE FEDERAL 68TH-72ND BOVAS	24,771	77	24,848	24,617	71	24,688	1	8	1
BOULEVARD SHOPS 94TH & WADSWORTH CORRIDOR AMERICAN FURNITURE WAREHOUSE	23,517	318	23,836	6,032	696	6,727	290	-54	254
	3,073,329	74,592	3,147,921	2,544,133	80,089	2,624,222	21	-7	20

CITY OF WESTMINSTER

GENERAL RECEIPTS BY CENTER - SUMMARY YTD (CC)
MONTH OF APRIL 2007

Center Location Major Tenant	YTD 2007			YTD 2006			%Change		
	General Sales	General Use	Total	General Sales	General Use	Total Sales	Use	Total	
WESTFIELD SHOPPING CENTER NW CORNER 92ND & SHER WALMART	1,803,817	9,143	1,812,960	1,709,020	11,217	1,720,237	6	-18	5
WESTMINSTER MALL 88TH & SHERIDAN 4 DEPARTMENT STORES	1,749,495	17,092	1,766,587	1,936,067	13,861	1,949,928	-10	23	-9
CITY CENTER MARKETPLACE NE CORNER 92ND & SHERIDAN COMP USA/CIRCUIT CITY	1,112,478	6,062	1,118,539	988,071	3,078	991,148	13	97	13
PROMENADE SOUTH/NORTH S/N SIDES OF CHURCH RANCH BLVD SHANE/AMC	913,456	59,490	972,946	558,515	65,816	624,331	64	-10	56
NORTHWEST PLAZA SW CORNER 92 & HARLAN COSTCO	845,246	3,014	848,259	845,654	1,106	846,760	0	173	0
SHOPS AT WALNUT CREEK 104TH & REED TARGET	789,740	6,315	796,055	524,817	8,614	533,430	50	-27	49
BROOKHILL I & II N SIDE 88TH OTIS TO WADS HOME DEPOT	721,966	5,098	727,064	748,749	11,640	760,388	-4	-56	-4
SHERIDAN CROSSING SE CORNER 120TH & SHER ALBERTSONS	607,213	6,241	613,455	708,649	6,631	715,280	-14	-6	-14
WESTMINSTER CROSSING 136TH & I-25 LOWE'S	588,113	50,072	638,185	92,702	36,660	129,362	534	37	393
THE ORCHARD 144TH & I-25 JC PENNEY	457,467	2,577	460,043	0	0	0	*****	*****	*****
NORTH PARK PLAZA SW CORNER 104TH & FEDERAL KING SOOPERS	434,187	11,362	445,548	405,734	1,496	407,230	7	659	9
VILLAGE AT THE MALL S SIDE 88TH DEPEW-HARLAN TOYS 'R US	393,944	1,126	395,071	417,886	5,068	422,954	-6	-78	-7
STANDLEY SHORES CENTER SW CORNER 100TH & WADS KING SOOPERS	302,105	1,229	303,334	322,032	1,390	323,421	-6	-12	-6
ROCKY MOUNTAIN PLAZA SW CORNER 88TH & SHER GUITAR STORE	243,704	1,908	245,612	248,903	1,165	250,068	-2	64	-2
STANDLEY LAKE MARKETPLACE NE CORNER 99TH & WADSWORTH	213,839	1,077	214,917	222,172	887	223,059	-4	22	-4

CITY OF WESTMINSTER

GENERAL RECEIPTS BY CENTER - SUMMARY YTD (CC)
MONTH OF APRIL 2007

Center Location Major Tenant	YTD 2007			YTD 2006			%Change		
	General Sales	General Use	Total	General Sales	General Use	Total	Sales	Use	Total
SAFEWAY WESTMINSTER PLAZA FEDERAL-IRVING 72ND-74TH SAFEWAY	211,687	1,071	212,757	200,308	4,271	204,579	6	-75	4
WILLOW RUN 128TH & ZUNI SAFEWAY	211,232	872	212,104	221,804	995	222,799	-5	-12	-5
NORTHVIEW S SIDE 92ND YATES-SHER ALBERTSONS	165,050	4,878	169,928	154,624	1,693	156,318	7	188	9
VILLAGE AT PARK CENTRE NW CORNER 120TH & HURON CB & POTTS	157,941	10,624	168,565	171,415	7,714	179,129	-8	38	-6
MISSION COMMONS W SIDE WADSWORTH 88-90TH BIG 5 SPORTS	135,775	972	136,746	136,811	1,138	137,949	-1	-15	-1
HIDDEN LAKE NE CORNER 72 & SHERIDAN ALBERTSONS	112,283	1,038	113,321	119,226	2,343	121,569	-6	-56	-7
ELWAY/DOUGLAS CORRIDOR NE CORNER 104TH & FED ELWAY MOTORS	103,178	4,034	107,212	110,028	3,086	113,114	-6	31	-5
STANDLEY PLAZA SW CORNER 88TH & WADS WALGREENS	99,493	5,210	104,702	100,836	3,116	103,952	-1	67	1
BOULEVARD SHOPS 94TH & WADSWORTH CORRIDOR AMERICAN FURNITURE WAREHOUSE	88,806	1,638	90,444	21,141	4,020	25,161	320	-59	259
WESTMINSTER SQUARE NW CORNER 74TH & FED ARC THRIFT STORE	84,767	1,335	86,101	105,874	3,182	109,056	-20	-58	-21
	12,546,981	213,477	12,760,458	11,071,036	200,185	11,271,221	13	7	13



Agenda Item 8 B

WESTMINSTER
COLORADO

Agenda Memorandum

City Council Meeting
May 21, 2007



SUBJECT: 92nd Avenue Median Contract Award

Prepared By: Kathy Piper, Landscape Architect II

Recommended City Council Action

Authorize the City Manager to execute a contract with T2 Construction in the amount of \$331,835 for median rehabilitation and landscaping on 92nd Avenue, between Sheridan Boulevard and Wadsworth Boulevard, and authorize a 10 percent contingency of \$33,184, for a total project budget of \$365,019.

Summary Statement

- The 92nd Avenue Median Landscape Project (see attached map) will encompass a more extensive renovation similar to the recently completed 88th Avenue medians, just west of Sheridan Boulevard. Some sections of concrete will be replaced on the low-profile medians as part of the overall scope of this project. The majority of the existing trees and shrubs will be removed and replaced with drought-tolerant plant materials. New irrigation technology will be used to help use City water more effectively. Several medians, by the railroad tracks, have never been planted due to the lack of irrigation.
- Bids were solicited from three reputable landscape construction companies that have experience with median construction and landscaping. Arrow J Landscape and Design, Coloco, and T2 Construction companies provided bids.
- T2 Construction is the low bidder and has successfully completed both new landscape construction and landscape renovation projects for the City in the past. Projects most recently completed include the Huron Street Medians, from 136th Avenue to 150th Avenue, the Legacy Ridge right-of-way landscape and Willowbrook Park construction.
- A total of \$400,000 has been designated in the General Fund Capital Improvement Program Community Enhancement Program account for median projects in 2007. Any savings from the contingency will be used for other median projects.
- Construction will begin in May of 2007 and should be completed by late summer/early fall of 2007.

Expenditure Required: \$365,019

Source of Funds: General Capital Improvement Fund – Community Enhancement Program

Policy Issue

Should the City continue to renovate medians in areas of the City that have begun to deteriorate?

Alternative

City Council could choose not to authorize the median renovation/rehabilitation bid and leave the medians in their current condition. Staff recommends the renovation of certain deteriorated medians to solve ongoing irrigation and plant maintenance problems. Renovation will allow Staff to address outdated irrigation systems, to plant drought-tolerant plant material and improve the overall image of medians along 92nd Avenue, between Sheridan Boulevard and Wadsworth Boulevard.

Background Information

The City of Westminster’s inventory of landscaped medians has increased over the past ten years as various street beautification projects have been completed. The newest medians completed are located on Huron Street, from 136th Avenue to 150th Avenue. While new construction and street improvements have added medians to the City streetscape, the older existing medians (some date back to the early 1980’s) need to be renovated and irrigation systems brought up to modern-day standards. As medians age, they tend to suffer from plant dieback, cumulative impact of traffic accidents, accumulation of salts/sand, irrigation system failures, and drought. Renovation of these medians is required approximately every seven to ten years per the City’s Community Enhancement Master Plan.

The Community Enhancement Median Renovation Program takes into consideration each median in the City based on past plant material condition, drought tolerance and visibility in the City. Renovation typically includes new irrigation systems, new plant materials, mulch and concrete repairs. Most trees within the medians will remain if they are in good health or if not, will be replaced with another, more hardy tree species. All shrub replacements will be low-growing junipers, ornamental shrubs and/or perennials. Over the years, Staff has documented the survivability of numerous plant materials (trees, shrubs, groundcovers, perennials) and these will be selected based on the hardiest species for each renovation area.

A competitive bid was sent out to three landscape construction companies for median renovation and bids were received as follows:

Arrow J. Landscape Inc.	\$416,998
Coloco	\$412,746
T2 Construction	\$331,835

The 92nd Avenue Median Renovation Project supports City Council’s objective “Attractive Low Water Use Landscaping,” of the Strategic Plan Goal of “Beautiful City.”

Respectfully submitted,

J. Brent McFall
City Manager

Attachment

92nd Avenue Median Renovation

US 36 Bridge to Vance Street



Yellow Line indicates median improvements

Not to Scale



WESTMINSTER
COLORADO

Agenda Memorandum

City Council Meeting
May 21, 2007



SUBJECT: Public Safety Radio Frequency Realignment

Prepared By: Nelson Martinez, Technical Services Coordinator
Eugene Mei, Assistant City Attorney

Recommended City Council Action

Authorize the City Manager to execute the Frequency Alignment Agreement as negotiated by the City of Westminster and the City of Arvada with Sprint-Nextel Communications for reimbursement of costs associated with retuning the frequencies of their public safety radio system.

Summary Statement

- The Federal Communications Commission (FCC) issued an 800 MHz frequency realignment order that requires Sprint-Nextel to pay all costs associated with separating their 800 MHz frequencies from public safety 800 MHz frequencies. Public safety agencies are required to retune their radio systems to the lower portion of the 800 MHz spectrum. Commercial communication companies, such as Nextel, are required to relocate their communication systems to the upper portion of the 800 MHz spectrum.
- This FCC order was necessary due to the excessive amount of radio interference that Sprint-Nextel was producing across the nation. This radio interference originates at their cellular sites and primarily affects public safety agencies. Westminster is currently experiencing radio interference issues at several areas due to Sprint-Nextel cellular sites and the interference has become a public safety issue.
- The City of Westminster and the City of Arvada are co-owners of an 800 MHz EDACS Trunked radio system, and have negotiated an agreement with Sprint-Nextel to accomplish this sorely-needed system retune in accordance with the FCC Order. The required tasks are based on a statement of work that includes reimbursement for: internal project management time, radio programming, site equipment retuning, bi-directional amplifier retuning, replacement/removal of obsolete radios, installation of replacement radios, accessories for replacement radios, and legal fees associated with negotiations and mediation.
- Through lengthy negotiations and mediation, Staff has reached an agreement with Sprint-Nextel for reimbursement of all costs (approximately \$2.3 million) associated with the frequency realignment process.

Expenditure Required: \$0

Source of Funds: N/A

Policy Issue

Should the City approve the Frequency Realignment Agreement with Sprint-Nextel?

Alternative

Council could choose not to approve the Frequency Realignment Agreement at this time. Staff does not recommend this alternative, as the negotiation period for our region has already been delayed for six months due to mediation. Arvada and Westminster's required completion date, as mandated by the FCC for frequency realignment, is December 31, 2007. It is imperative to move forward in order to meet the FCC deadline and also to remove Nextel's radio interference from the system as soon as possible. Staff believes that the agreement has been negotiated in the best interests of both Arvada and Westminster.

Background Information

The 800 MHz radio system is the primary communication system used by both the City of Arvada's and the City of Westminster's public safety departments. The infrastructure of the system includes a transmit/receive site on Eldorado Mountain and two satellite receive sites located at 95th and Hooker Street and 68th and Estes Street in Arvada. The Integrated Multi-site Controller resides in Westminster's dispatch center at the Public Safety Center. There are over 2,000 users of the radio system, including personnel from Dispatch, Police, Fire, Streets, Utilities, Parks, Recreation, Golf Courses, Building Maintenance, etc., from both cities.

The FCC 800 MHz realignment order was issued in 2004, and it established a phased schedule for retuning the public safety radio systems of the entire United States. The City of Westminster is part of wave one, phase two of the realignment plan. The Frequency Realignment Agreement will provide the City of Westminster and the City of Arvada with the funding and resources necessary to accomplish the frequency realignment. This project will be managed by Westminster Police Department Staff with an estimated completion date of 120 days from approval of the execution of the Agreement.

The statement of work for this project includes the following tasks: 906 radios programmed with new frequencies, 439 mobile radios replaced, 266 portable radios replaced, 532 portable radio batteries issued, 266 speaker microphones issued, 266 desk chargers issued, retune of main transmit/receive site and two satellite receive sites, retune or replacement of 11 in-building bidirectional amplifiers, replacement of 10 repeaters (existing equipment will be converted to a backup radio site) and installation of 439 replacement mobile radios into city vehicles.

The value of this agreement to the City of Westminster *and* the City of Arvada is approximately \$2.3 Million. All funds will be paid directly by Sprint-Nextel to the selected vendors for this project. All replacement radio equipment will be ordered by Sprint-Nextel and delivered directly to the City of Westminster and the City of Arvada. With the exception of Sprint-Nextel's reimbursement for the City of Westminster's internal costs associated with this project (\$8,050), the City of Westminster will not be directly involved in any payment processes for this project.

The Frequency Realignment Agreement is a lengthy document and is available upon request.

Respectfully submitted,

J. Brent McFall
City Manager



Agenda Item 8 D

WESTMINSTER
COLORADO

Agenda Memorandum

City Council Meeting
May 21, 2007



SUBJECT: Grant of Easement to Public Service Company for Gas Line Relocation

Prepared By: Stephen C. Baumann, Assistant City Engineer

Recommended City Council Action

Authorize the City Manager to execute an Easement Agreement with Public Service Company of Colorado for relocated gas lines at the Bull Canal crossing of Quail Creek.

Summary Statement

- In 2002, City Council authorized an agreement with Public Service Company to relocate portions of two high-pressure gas lines in conflict with the proposed Bull Canal realignment on City property near 132nd Avenue and Huron Street. One of the conditions of that agreement was that the City would grant an easement for the relocated facilities. This was not done at that time.
- Public Service Company recently prepared the documentation needed to follow up on this condition of the agreement. The recommended action will allow the easement to be granted and meet the relocation agreement terms.

Expenditure Required: \$0

Source of Funds: N/A

Policy Issue

There are no policy issues with this action. The granting of the easement was a condition of the July 2002 relocation agreement between the City and Public Service Company.

Alternative

No alternatives are practically available.

Background Information

In June 2002, City Council authorized an agreement with Public Service Company of Colorado (PSCo) to relocate two high-pressure gas mains that were in conflict with the proposed realignment of the Bull Canal on City property near the 132nd Avenue east of Huron Street. (Although “branded” as Xcel Energy, the legal owner and operator of the utility facilities in Colorado is Public Service Company of Colorado.) The agreement included a provision that the City would provide an easement for the facilities if they could not be relocated within the existing easement. The relocation was performed that summer but no follow-up was done to finish the effort by preparing the easement agreement. PSCo staff recently realized this and prepared the necessary documentation to address this oversight. City staff has reviewed the easement language and the legal description of the parcel and is recommending that City Council authorize the City Manager to sign the easement agreement, a copy of which is attached.

Respectfully submitted,

J. Brent McFall
City Manager

Attachment—Draft Easement Agreement

COPY



Page 1 of 2

Parcel A Rev 1

A parcel of land lying in the northwest one-quarter (NW ¼) of Section 27, Township 1 South, Range 68 West of the 6th Principal Meridian, Adams County, Colorado, described as follows:

Beginning at the West one-quarter corner (W ¼) of section 27; thence N00°41'25" W, 1135.44 feet, along the west line of the said northwest one-quarter to the north line of that parcel of land as described in Book 2892 Page 885, Adams County Records; thence S62°08'16"E, 375.00 feet, along said north line to the TRUE POINT OF BEGINNING;

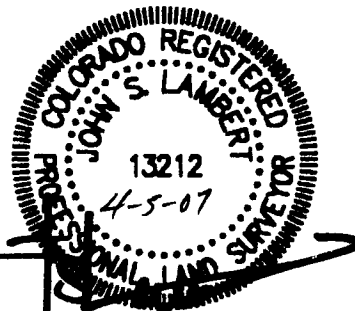
thence S62°08'16"E, 305.00 feet, along said north line;
thence N27°51'44"E, 50.00 feet;
thence N62°08'16"W, 305.00 feet;
thence S27°51'44"W, 50.00 feet, to the TRUE POINT OF BEGINNING, EXCEPT that portion of land as described in Reception # 20041001000978570, said Adams County Records.

Containing 12500 square feet, (0.287 acres), more or less.

For the purpose of this description, the basis of bearings is the said west line having a bearing of N00°41'25"W, as per the City of Westminster Section Breakout.

An illustration for this description is attached hereto and made a part hereof.

The author of this description is John Lambert, prepared on behalf of Sellards & Grigg, Inc. an SEH Company, 390 Union Boulevard, Suite 630, Lakewood, CO 80228, on April 2, 2007, under S&G No. 2006065-51 for Public Service Company of Colorado, and is not to be construed as representing a monumented land survey.



Mr. John S. Lambert, PLS 13212

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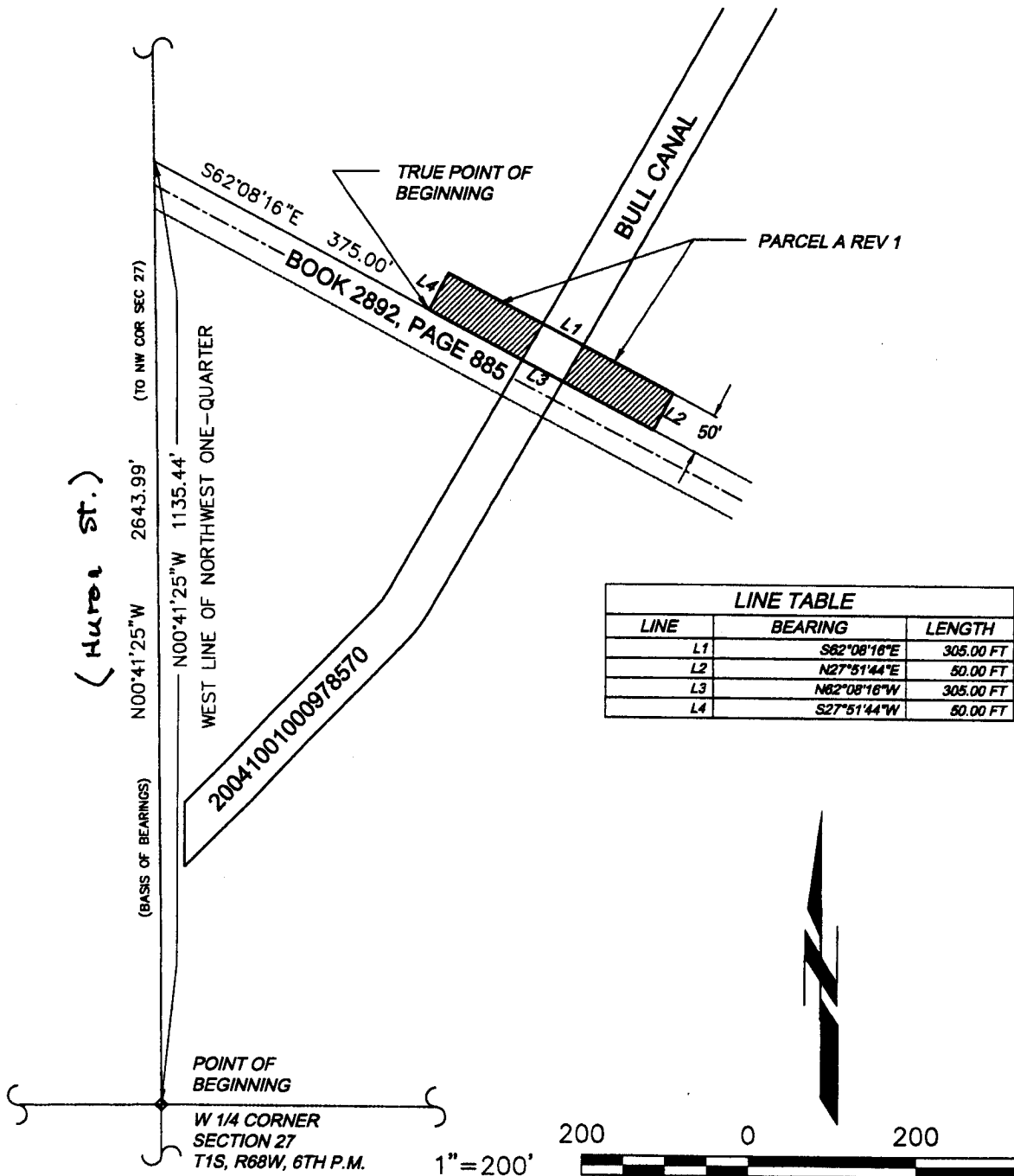
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- ILLUSTRATION FOR PARCEL A REV 1 -

PAGE 2 OF 2



LINE TABLE		
LINE	BEARING	LENGTH
L1	$S62^{\circ}08'16''E$	305.00 FT
L2	$N27^{\circ}51'44''E$	80.00 FT
L3	$N62^{\circ}08'16''W$	305.00 FT
L4	$S27^{\circ}51'44''W$	80.00 FT



Sellards & Grigg, Inc.
 Consulting Engineers / Land Surveyors
 An SEH Company



390 Union Boulevard
 Suite 630
 Lakewood, Colorado 80228

Phone: 303-986-1444
 FAX: 303-986-0994
 www.sehinc.com

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**WESTMINSTER
COLORADO**

Agenda Memorandum

City Council Meeting
May 21, 2007



SUBJECT: Emergency Expenditures for Culvert Replacement at 108th Avenue and Simms Street

Prepared By: John Burke, Senior Engineer

Recommended City Council Action

Determine that the public interest was best served by the award of an emergency culvert replacement contract to Tarco, Inc. in the amount of \$99,599.70. Ratify this expenditure and authorize the payment of any invoices not previously paid.

Summary Statement

- During a routine inspection of the City's infrastructure, Staff discovered that the 60-inch diameter corrugated steel culvert that carries Walnut Creek under Simms Street at the approximate 110th Avenue alignment had deteriorated and dropped approximately two-feet from its original elevation. This action was causing the east edge of the road to rapidly deteriorate. With any significant storm event, flows in Walnut Creek would have caused the road to cave in over this culvert within a short period of time.
- Simms Street in this vicinity is a two-lane road with narrow shoulders and very little street lighting. If the road had collapsed, it could have caused a serious traffic accident. Staff determined that an emergency replacement of the culvert was necessary. Tarco, Inc., a reliable construction firm, was quickly retained to perform this emergency work.
- Initial site inspections also identified a 12-inch asbestos cement waterline that was installed over the top of the existing 60-inch culvert. Staff decided that it would be prudent to lower this main below the new culvert to provide adequate protection for the waterline now and in the future when a larger storm drainage culvert might be installed.
- Funds for these expenditures are available within the Storm Water and Water Utility Funds.

Expenditure Required: \$ 99,599.70

Source of Funds: Stormwater Capital Reserve account – \$90,721.31
Utility Fund Capital Improvement Project – Open Cut Water Line Replacement account - \$8,878.39

Policy Issue

Should City Council retroactively approve these expenditures for this emergency culvert replacement project that total \$99,599.70?

Alternative

A viable alternative to the Staff recommendation could not be identified.

Background Information

The Department of Public Works & Utilities' (PW&U) Street Division provides annual inspections on all major culvert crossings of public streets throughout the City. The 60-inch corrugated steel culvert that carries Walnut Creek under Simms Street was inspected in 2006, and it was noted at that time that there was some minor settling of the culvert. With the amount of snow that the Front Range experienced in the winter of 2006-07, this condition was exacerbated and the culvert dropped nearly two feet by March of this year.

Knowing this was a critical location, PW&U Staff contacted Department of Community Development Engineering Division Staff to assist with the investigation of the site conditions. Upon this evaluation, it was determined an immediate repair or replacement of the culvert was necessary. The repair options would have been very temporary in nature and may not have lasted through the spring runoff, so complete replacement became the only viable alternative.

Tarco, Inc. recently completed work for the City on the Hyland Hills Golf Course Pond #1 spillway improvements and did an admirable job. The Golf Course Staff was also very appreciative of their professionalism and exceptional quality of work. Given this recent project and previous good quality work for the City of Westminster, Staff requested a proposal from Tarco for this culvert replacement project. This contractor was available to begin the work immediately and its proposal for services compared to other like projects was found to be reasonable.

Locates on the existing asbestos cement waterline determined it was placed over the top of the 60-inch culvert with minimal cover. Furthermore, the installation of this waterline was not up to City standards. In order to minimize the risk of breaking this fragile waterline and to plan for the potential, future installation of larger box culverts, PW&U Staff decided to share in the costs for lowering the waterline below the new culvert. Additionally, PW&U Staff was able to utilize some waterline materials they had on hand and supplied them to Tarco to reduce the overall cost of the project.

The utility locates also identified a ten-inch high pressure gas line located within inches of the upstream end of the culvert. Xcel Energy personnel were contacted and they determined that the existing gas line was in a safe location as long as this contractor did not excavate around their utility. Tarco was able to perform their work without impacting this gas line at all.

Lastly, in order to minimize the overall project cost, Streets Division Staff provided the asphalt paving operations in accordance with survey staking information provided by Engineering Division inspectors. The Streets Division and Engineering Division provided these services within their operating budgets. The repairs were completed in a satisfactory manner and the culvert has been restored to good condition.

Respectfully submitted,

J. Brent McFall
City Manager



WESTMINSTER
COLORADO

Agenda Memorandum

City Council Meeting
May 21, 2007



SUBJECT: Big Dry Creek Park Construction Contract Awards

Prepared By: Julie M. Meenan Eck, Landscape Architect II

Recommended City Council Action

Authorize the City Manager to execute a contract with Arrow-J Landscape and Design, Inc. (AJI) in the amount of \$1,793,177 for construction work at Big Dry Creek Park, and authorize a \$134,488 contingency amount of 7.5% of the total contract cost, and authorize the City Manager to approve extra fees for the design consultant, Shalkey and Team, Inc. in the amount of \$30,000 and authorize the City Manager to enter into a contract in the amount of \$110,000 with Public Service of Colorado (Xcel Energy) for the setting of the park transformer and for parking lot lights for a total budget request for the above work of \$2,067,665.

Summary Statement

- Big Dry Creek Park is located at 128th Avenue and Big Dry Creek (see attached plan). On February 26, 2007, City Council reviewed the Master Plan for the park and directed Staff to apply for an Adams County joint venture grant. A total of \$500,000 is recommended by the Adams County Open Space Advisory Board pending approval by the Adams County Commissioners in the next 30 days.
- Bids were solicited from three reputable construction companies, with AJI submitting the lowest bid.
- AJI has successfully completed construction projects for the City in the past including Westfield Village Park and the 88th Avenue Medians and most recently was awarded the McKay Lake fishing dock construction contract.
- Construction of this project is scheduled to be completed during the summer/fall of 2007 and the park will be available for recreational play in the fall of 2008, providing there are no unforeseen circumstances that would delay the project.
- Shalkey and Team, the design consultant for this project, is requesting extra fees (current contract is \$86,295) for the increase in project scope and construction documents due to the grant funds received as well as construction administration work. Staff has reviewed this request and recommends approving the consultants request for additional fees.
- Public Service of Colorado (Xcel Energy) is responsible for setting the park's transformer and parking lot lights. Therefore, this item will be handled as a separate contract.

Expenditure Required: \$2,067,665

Source of Funds: General Fund Park Capital Improvements Program - Big Dry Creek Park

Policy Issue

Should the City proceed with construction of the Big Dry Creek Park?

Alternatives

1. City Council could choose to not authorize the construction of Big Dry Creek Park and decide to invest that money on another project. Staff does not recommend this, however, as this project is identified in the Parks and Recreation Master Plan, is included in the Hyland Hills bond proposal passed by voters, funds are budgeted, and several neighborhood meetings have already been held to promote the new project.
2. City Council could direct Staff to reduce the scope of the project. Staff does not recommend this option as funding, including grants from Adams County and contributions from Hyland Hills, has been secured with the understanding that the project will be constructed as designed.

Background Information

Hyland Hills Park and Recreation District is contributing \$500,000 towards the Big Dry Creek Park project as part of the Hyland Hills Bond issue that was approved by voters in 2002. The Adams County Open Space Advisory Board is recommending a \$500,000 grant toward this project that is scheduled to be awarded to the City in May 2007. If for some reason the County's funds are not made available for this project the project budget will be adjusted accordingly. A total of \$700,000 of the City's Park and Open Space Bond funds has been reviewed in Study Session and given approval by City Council as well as \$950,000 from the Parks Capital Improvement Fund. Expenses in addition to the construction costs identified in this memorandum are for design, consulting fees, testing, play lot equipment and fixture purchases, wildlife mitigation and other miscellaneous items bring the total budget for the project to \$2,650,000.

The Big Dry Creek Park is adjacent to the Home Farm neighborhood on the east and south of 128th Avenue.

Professional landscape architectural services were obtained to design the park, which will feature two shelters, a play area, an off-leash dog area, two soccer fields, two ball fields, a restroom enclosure, a self-contained parking lot and a trail system. The sports park was designed to serve as a community park with athletic fields and to also serve the surrounding neighborhoods. This park will be warm and inviting, while accommodating a diverse array of users and uses as well as providing a rest stop for trail users on the Big Dry Creek Trail.

Bids were solicited from three reputable construction companies for this project in April and three of those companies chose to bid on the project. The engineer's estimate for the entire park as master planned was \$3,100,923.55. The bids for construction of the entire park as master planned, including seven bid alternates, are broken down as follows.

Construction:

Arrow J Landscape-Design, Inc.	\$2,311,940.67
T2 Construction	\$2,574,137.00
American Civil Constructors	\$3,120,033.00

SUBJECT:

Big Dry Creek Park Construction Contract Awards

Page 3

Staff did not approve some of the alternates at this time, including the tennis courts and basketball courts, due to costs. Therefore, the total cost for this phase utilizing the low bid from Arrow J Landscape-Design, Inc. has been reduced to \$1,927,665 including contingency. As another cost-saving measure Staff anticipates installing the play equipment and site furniture, as well as other project costs with in-house parks crews, which will save the City a significant amount of contracted labor costs. Staff will come back to City Council for approval of the additional in-house construction expenditures at a later date, with the anticipated amount of \$582,335. This adds up to a total project budget of \$2,650,000.

This project meets City Council's Strategic Plan Goal of "Beautiful City" by providing the City with new community park development.

Respectfully submitted,

J. Brent McFall
City Manager
Attachment



Big Dry Creek Park

Schematic Site Plan
 City of Westminster Shalkey & Team, Inc.
 May 9, 2006



Agenda Item 9 A

WESTMINSTER
COLORADO

Agenda Memorandum

City Council Meeting
May 21, 2007



SUBJECT: Resolution No. 19 re Appointments to Boards and Commissions

Prepared By: Linda Yeager, City Clerk

Recommended City Council Action

Adopt Resolution No. 19 to fill vacancies on the Open Space Advisory Board, Special Permits and License Board, Human Services Board, Environmental Advisory Board, and the Transportation Commission.

Summary Statement

- City Council action is requested to fill vacancies in alternate and regular membership on five of the City's established Boards and Commissions. The vacancies are the result of resignations received in December 2006 or the ineligibility of previous appointees to continue service due to the residency requirement.
- Having interviewed interested applicants, City Council's action will be to appoint seven individuals to fill existing vacancies on the Environmental Advisory Board, the Human Services Board, the Open Space Advisory Board, the Special Permit and License Board, and the Transportation Commission. Interviewees who are not being appointed to serve immediately will be included in a pool of eligible applicants to fill vacancies that might occur during the remainder of 2007.

Expenditure Required: \$0

Source of Funds: N/A

Policy Issue

Does City Council want to fill vacancies on the Environmental Advisory Board, the Human Services Board, the Open Space Advisory Board, the Special Permit and License Board, and the Transportation Commission so that these Boards and Commission have benefit of a full complement of regular and alternate members?

Alternative

None identified

Background Information

The alternate membership on the Environmental Advisory Board is vacant because former member Michael Litzau resigned to accept City Council's appointment to the Planning Commission. If the attached resolution is adopted, Steven E. Marlin will be appointed to fill this vacancy. His term of office will expire December 31, 2007.

Richard E. Cohan recently resigned from the Human Services Board to accept employment outside of Colorado. The attached resolution will name the existing alternate, Jeff Konrade-Helm, to regular membership with his term of office to expire December 31, 2008, and Kathleen A. Dodaro to the alternate membership with her term of office to expire December 31, 2007.

The attached resolution appoints Marley Steele-Inama as the alternate member to the Open Space Advisory Board. Ms. Steele-Inama's term will expire December 31, 2007.

The appointment of Herb Atchison as the 2nd alternate to the Planning Commission created a vacancy in regular membership on the Special Permit and License Board where he had been serving. The attached resolution advances Mildred DeSmet from the alternate member to regular membership with a term to expire on December 31, 2008; and names BJ Sanchez the alternate member with a term to expire December 31, 2007.

A regular membership on the Transportation Commission has remained vacant since December 2006. Adoption of the attached resolution will fill that vacancy with the appointment of Beverly Wheeler. Her term of office will expire December 31, 2008.

Respectfully submitted,

J. Brent McFall
City Manager

Attachment

RESOLUTION

RESOLUTION NO. **19**

INTRODUCED BY COUNCILLORS

SERIES OF 2007

CITY OF WESTMINSTER BOARD AND COMMISSION APPOINTMENTS

WHEREAS, Vacancies exist on various City Boards and Commissions because of recent resignations and relocations that made previous members ineligible to be reappointed; and

WHEREAS, It is important to have each City Board or Commission working with its full complement of authorized members to carry out the business of the City of Westminster with citizen representation; and

WHEREAS, City Council interviewed citizens who had applied for appointment to Boards and Commissions of interest to them personally.

NOW THEREFORE, be it resolved that the City Council of the City of Westminster does hereby appoint the following individuals to regular membership on the City of Westminster Board or Commission with terms of office to expire as listed.

BOARD/COMMISSION	APPOINTEE	TERM EXPIRATION
Human Services Board	Jeff Konrade-Helm	December 31, 2008
Special Permit & License Board	Mildred DeSmet	December 31, 2008
Transportation Commission	Beverly Wheeler	December 31, 2008

The following individuals are appointed to alternate memberships as listed.

BOARD/COMMISSION	APPOINTEES	TERM EXPIRES
Environmental Advisory Board	Steven E. Marlin	December 31, 2007
Human Service Board	Kathleen A. Dodaro	December 31, 2007
Open Space Advisory Board	Marley Steele-Inama	December 31, 2007
Special Permit & License Board	BJ Sanchez	December 31, 2007

PASSED AND ADOPTED this 21st day of May, 2007.

ATTEST:

Mayor

City Clerk



Agenda Item 10 A-D

WESTMINSTER
COLORADO

Agenda Memorandum

City Council Meeting
May 21, 2007



SUBJECT: Public Hearing and Action on Councillor's Bill No. 24 re the Shoenberg Farm Comprehensive Land Use Plan Amendment, Preliminary Development Plan Amendment and Official Development Plan

Prepared By: David Falconieri, Planner III

Recommended City Council Action

1. Hold a public hearing.
2. Pass Councillor's Bill No. 24 on first reading approving the Comprehensive Land Use Plan (CLUP) amendment for a portion of the Shoenberg Farm property changing the designation from R-8 Residential to Retail Commercial. This recommendation is based on a finding that the proposed amendment will be in the public good and that:
 - a. There is justification for the proposed change and the Plan is in need of revision as proposed; and
 - b. The amendment is in conformance with the overall purpose and intent and the goals and policies of the Plan; and
 - c. The proposed amendment is compatible with existing and planned surrounding land uses; and
 - d. The proposed amendment would not result in excessive detrimental impacts to the City's existing or planned infrastructure systems.
3. Approve the Third Amended Preliminary Development Plan for Shoenberg Farm as submitted. This recommendation is based on a finding that the criteria set forth in Section 11-5-14 of the Westminster Municipal Code have been met.
4. Approve the Shoenberg Farm Commercial Center Official Development Plan (ODP). This recommendation is based on a finding that the criteria set forth in Section 11-5-15 of the Westminster Municipal Code have been met.

Summary Statement

- These proposals went before the Planning Commission on May 8, 2007. The Commission unanimously recommended approval of all three requests.
- Shoenberg Farm Commercial Center is a 26.9 acre property located at the northwest corner of 72nd Avenue and Sheridan Boulevard. The property includes the historic Shoenberg dairy farm structures including the old house, silos, milk buildings and Quonset hut. The City Council has entered into an agreement with the property owner concerning the preservation of those structures.
- The proposed CLUP amendment only involves the area north of 73rd Avenue that is currently designated as R-8 Residential. Staff is supporting this amendment in part because the applicant is preserving the historical structures.
- The proposed architecture of the center is designed around the look of the old red brick farm buildings, using a matching red brick as the main material and other similar architectural features.

Expenditure Required: \$ 0

Source of Funds: N/A

Planning Commission Recommendation

The Planning Commission reviewed this proposal on May 8, 2007, and voted unanimously (7-0) to recommend the City Council approve the Comprehensive Land Use Plan amendment for a portion of the Shoenberg Farm PUD from R-8 Residential to Retail Commercial, the Third amended Preliminary Development Plan for the Shoenberg Commercial Center, and the Shoenberg Farm Commercial Center ODP based upon the finding outlined in the agenda memorandum.

Two members of the Westminster Historical Society spoke in support of the preservation of the historical farm buildings. Another member of the public expressed concerns regarding the appropriateness of a gas station on the site.

Policy Issues

1. Should the Comprehensive Land Use Plan amendment for the Shoenberg Commercial Center property changing the designation from R-8 Residential to Retail Commercial be approved?
2. Should the Third Amended Preliminary Development Plan within the Shoenberg Farm Planned Unit Development be approved?
3. Should the Shoenberg Commercial Center Official Development Plan within the Shoenberg Farm Planned Unit Development be approved?

Alternatives

1. Deny the Comprehensive Land Use Plan amendment changing the designation for the Shoenberg Commercial Center property from R-8 Residential to Retail Commercial or another appropriate designation. Should this alternative be chosen, the uses on both the PDP and ODP would not be permitted as proposed.
2. Deny the Amended Shoenberg Commercial Center Preliminary Development Plan, or approve with modifications.
3. Deny the Shoenberg Commercial Center Official Development Plan, or approve with modifications.

Background Information

Nature of Request

The applicant is requesting approval of 46,161 square feet of retail commercial within 5 buildings in Phase I, and a total potential buildout of 286,297 square feet in 13 buildings. This would be in addition to any possible development of the historic buildings. The applicants have been working with the City in order to incorporate the historical structures on this property within the overall commercial framework. Separate agreements have already been approved by the City Council to that end. While the disposition of that area will not be resolved by this ODP, it is left as a future phase and set aside as a protected area, and separate efforts are underway by City Staff for the future use of that portion.

The balance of the site is proposed as an architecturally integrated retail center that is intended to blend with the historical area. Since the presentation of the historical area would reduce the leasable space within the center, staff has supported the request to change the CLUP designation of the area north of 73rd Avenue to retail. Up to four pad sites could be developed in that area, all of which will use the same architectural themes and materials as the retail development south of 73rd Avenue.

Location

The site is located at the northwest corner of Sheridan Boulevard and 72nd Avenue. (Please see attached vicinity map).

The Westminster Municipal Code requires the owner of the property requesting an amendment to the Comprehensive Land Use Plan (CLUP) to prove that the amendment is in the public good and in overall compliance with the purpose and intent of the CLUP. Further, the CLUP provides four criteria to be used when considering a CLUP amendment. Staff has reviewed these criteria and has provided the following comments on each.

1. The proposed amendment must, "Demonstrate that there is justification for the proposed change, and that the Plan is in need of revision as proposed." In March of 2004, the Westminster Economic Development Authority (WEDA) approved the South Sheridan Reinvestment Plan. The proposed Shoenberg Commercial Center plan will help to address many of the Plan's objectives including:
 - a) Renovate or redevelop the deteriorated and/or outdated retail, manufacturing, and office buildings, and;
 - b) Assemble vacant and developed parcels as needed to facilitate redevelopment. The proposed development is consistent with these objectives and therefore there is justification for the proposed changes to the CLUP.
2. The proposed amendment must, "Be in conformance with the overall purpose, intent, goals, and policies of the Plan." Applicable goals are stated in Section III of the Community Goals and Policies section of the Plan. They include:

Goal F1 – Promote redevelopment of targeted areas as a pathway to economic revitalization.

Policy F1a – Promote redevelopment of targeted areas including the 72nd/Sheridan area.

Goal D1 – Preserve, maintain and improve a variety of shopping facilities offering all goods and services to community residents and businesses.

Policy D1b – Emphasis will be placed on enhancing the quality and diversity of retail developments in a manner that makes a positive contribution to the City's image and business environment.

Based upon these goals and policies, staff has found this proposed amendment to be in conformance with the overall purpose, intent, goals, and policies of the Plan.

3. The proposal must, "Be compatible with existing and surrounding land uses." The proposed center will be buffered from the existing and proposed residential properties to the north and west with brick walls, and landscaping as shown on the ODP. This development will provide vehicular and pedestrian access from the new Village Homes at Shoenberg Farms project and other residential areas to the west through to Sheridan Boulevard by completing the construction of 73rd Avenue.
4. The proposal must, "Not result in detrimental impacts to the City's existing or planned infrastructure or provide measures to mitigate such impacts to the satisfaction of the City." While the development will have impacts, all have been mitigated to the satisfaction of City Staff as shown on the proposed ODP. Right-of-way has been or will be acquired from this development to complete the shift of the Sheridan Boulevard right-of-way to the west. This shift was made to mitigate the impacts of this development and those to the south on the residential areas to the east of Sheridan Boulevard. Significant landscaped areas will buffer the buildings from Sheridan Boulevard and 72nd Avenue.

Public Notification

Westminster Municipal Code 11-5-13 requires the following three public notification procedures:

- **Published Notice:** Notice of public hearings scheduled before Planning Commission shall be published and posted at least 10 days prior to such hearing and at least four days prior to City Council public hearings. Notice was published in the Westminster Window on April 26, 2007.
- **Property Posting:** Notice of public hearings shall be posted on the property with one sign in a location reasonably visible to vehicular and pedestrian traffic passing adjacent to the site. Two signs were posted on the property on April 27, 2007.

- Written Notice: At least 10 days prior to the date of the public hearing, the applicant shall mail individual notices by first-class mail to property owners and homeowner’s associations registered with the City within 300 feet of the subject property. The applicant has provided the Planning Manager with a certification that the required notices were mailed on April 27, 2007.

Applicant/Property Owner
 Cadence Capital Investments
 Tepper Partners, LLC.

Surrounding Land Use and Comprehensive Land Use Plan Designations

Development Name	Zoning	CLUP Designation	Use
North: Wood Creek	PUD	R-3.5 Residential	Residential
West: Village Homes at Shoenberg Farms	PUD	R-8 Residential	Residential
East Across Sheridan Boulevard: Hidden Lake Shopping Center and Spanish Oaks	PUD	Retail Commercial and R-18 Residential	Residential
South: Shoenberg Redevelopment Wal-Mart Supercenter	PUD	Retail Commercial	Retail Commercial

Site Plan Information

The following site plan information provides a few examples of how the proposals comply with the City’s land development regulations and guidelines; and the criteria contained in Section 11-5-14 and 11-5-15 of the Westminster Municipal Code (attached).

- Traffic and Transportation: The applicants have designed the site to permit the shift of Sheridan Boulevard to the west. This shift in the right-of-way was deemed necessary by the City Council during the approval of the Wal-mart development to the south of this property. The additional right-of-way necessary for that shift is being purchased by the City as part of the Sheridan Boulevard Expansion Project. The applicants will be responsible for their share of the street improvements but will not reimburse the City for the cost of the right-of-way. The proposed development will also provide for the extension of 73rd Avenue from the Village Home site through to Sheridan Boulevard. Staff considers this an essential connection for traffic and pedestrian circulation in this area. The proposed development will generate 6,140 vehicle trips per day. Of these trips, 333 will occur in the AM peak hour and 497 will occur in the PM peak hour. The three signalized intersections that serve this development include:
 - 1) 72nd Avenue and Sheridan Boulevard;
 - 2) 73rd Avenue and Sheridan Boulevard; and
 - 3) The 72nd Avenue access for the Wal-Mart development.
 These intersections are forecasted to operate at acceptable levels of service for the short term (2008) and the long term (2026).
- Site Design: The central buildings are located near the corner of 72nd Avenue and Sheridan Blvd. and will face inward towards the parking field and the historic buildings beyond. There are also 4 pad sites north of 73rd Avenue that will be architecturally integrated with the buildings to the south. There is an 8.5 acre site to the north and west comprising the remaining undeveloped portion of the Tepper property that is currently being reviewed at this time for a townhome type development. This area will also be integrated with the commercial area to the south and separated from the pad sites to the east by a masonry wall. Possible access between the proposed residential area and the pads to the east is still being studied by Staff.
- Landscape Design: There will a double row of trees along both arterials and a large landscaped detention area located at the northwest corner of the 72nd Avenue/Sheridan Boulevard intersection. All of the buildings south of 73rd Avenue are set back at least 50 feet from the expanded right-of-way line to create a large landscaped area along the streets. All requirements of the Landscaping Code have been met by the plan.

- Public Land Dedication/School Land Dedication: There is no residential development shown on the plan and therefore no public land or school land dedication required. If any residential units are approved in the future, all normal public land and school land dedication will be required at that time.
- Parks/Trails/Open Space: There are no trails connected with this site. Eight foot wide detached walks will be constructed along both arterials and along the south side of 73rd Avenue as part of this project. The applicants will also construct a walk along the northern property line to connect with the future residential to the west.
- Architecture/Building Materials: The predominant building material for the center will be a red brick similar to that used in the old farm buildings. This will provide architectural continuity for the entire center. The buildings will also use doors that appear as old wood farm doors, eves with brackets, lintels on the tops of windows and other features to replicate the farm appearance. All of the pads that may be approved by other ODP's in the future will also have to meet these architectural requirements.
- Signage: Three monument signs are proposed for the development, which is one more than the standard City code allowance. Staff supports this additional sign due to the size of the site and the number of tenants that will eventually be located therein. The signs will be located at the entrances on Sheridan Boulevard and 72nd Avenue and one near the detention pond area at the northwest corner of the 72nd Avenue/Sheridan Boulevard intersection. The signs will all meet the minimum requirements of the sign code in terms of height and size. All wall signs will meet the requirements of the sign code except that no cabinet style signs will be permitted.
- Lighting: Ornamental pedestrian scale lights will be provided along the fronts of the buildings and in the plaza area. Parking area lights shall all be down cast as required by City Code.

Service Commitment Category

Service Commitments for this project will be allocated out of Category C, non-residential. The exact number of commitments required will be calculated by staff at the time of building permit approval.

Referral Agency Responses

A copy of the proposed plans was sent to the following agencies: Colorado Department of Highways (CDOT) and Xcel Energy. Staff received responses from CDOT, and their concerns regarding access points and right-of-way alignment have been addressed on the ODP.

Neighborhood Meeting and Public Comments

The neighborhood meeting for this case was held on September 12, 2006. Twenty residents attended and expressed concerns about hours of operation, noise, fumes, traffic, desire to see the historic buildings preserved and desire to know what economic incentives were being offered. Staff has addressed all of these concerns with the design of the site, as discussed above.

Respectfully submitted,

J. Brent McFall
City Manager

Attachments

- Vicinity Map
- Comprehensive Land Use Plan Map
- CLUP Ordinance
- Criteria and Standards for Land Use Applications
- Preliminary Development Plan
- Official Development Plan

BY AUTHORITY

ORDINANCE NO.

COUNCILLOR'S BILL NO. **24**

SERIES OF 2007

INTRODUCED BY COUNCILLORS

**A BILL
FOR AN ORDINANCE AMENDING THE WESTMINSTER
COMPREHENSIVE LAND USE PLAN**

THE CITY OF WESTMINSTER ORDAINS:

Section 1. The City Council finds:

a. That an application for an amendment to the Westminster Comprehensive Land Use Plan has been submitted to the City for its approval pursuant to W.M.C. §11-4-16(D), by the owner(s) of the properties described below, incorporated herein by reference, requesting a change in the land use designations from "R-8 Residential" to "Retail Commercial" for the Shoenberg Farm Commercial Center, that portion north of 73rd Avenue.

b. That such application has been referred to the Planning Commission, which body held a public hearing thereon on May 8, 2007, after notice complying with W.M.C. §11-4-16(B) and has recommended approval of the requested amendments.

c. That notice of the public hearing before Council has been provided in compliance with W.M.C. § 11-4-16(B) and the City Clerk has certified that the required notices to property owners were sent pursuant to W.M.C. §11-4-16(D).

d. That Council, having considered the recommendations of the Planning Commission, has completed a public hearing and has accepted and considered oral and written testimony on the requested amendments.

e. That the owners have met their burden of proving that the requested amendment will further the public good and will be in compliance with the overall purpose and intent of the Comprehensive Land Use Plan, particularly Goal A2, which states "Retain areas for commercial .and industrial developments as significant revenue or employment generators on the remaining developable land."

Section 2. The City Council approves the requested amendments and authorizes City Staff to make the necessary changes to the map and text of the Westminster Comprehensive Land Use Plan to change the designation of the property more particularly described as follows to "Retail Commercial", also depicted on the map attached as Exhibit A:

A parcel of land within the southeast quarter of the southeast quarter of Section 36, Township 2 South, Range 69 West of the Sixth Principal Meridian, City of Westminster, County of Jefferson, State of Colorado, said parcel being more particularly described as follows:

Commencing at the northeast corner of said southeast quarter of the southeast quarter of Section 36, whence the southeast corner of said Section 36 bears South 00°10'37" East and all bearings are made as a reference hereon;

Thence westerly along the northerly line of said southeast quarter of the southeast quarter of Section 36, South 89°41'00" West 53.91 feet to the point of beginning;

Thence departing said northerly line, South 03°13'50" West 216.56 feet;
Thence South 07°23'25" West 165.44 feet;
Thence South 03°13'50" West 186.59 feet;
Thence South 01°00'04" West 109.82 feet;
Thence North 86°11'41" West 0.37 feet;
Thence South 00°55'52" West 30.04 feet;
Thence North 86°11'41" West 25.43 feet to the beginning of a tangent curve concave northeasterly having a radius of 175.00 feet;
Thence Northwesterly 63.85 feet along said curve through a central angle of 20°54'22";
Thence tangent to said curve North 65°17'19" West 130.03 feet to the beginning of a tangent curve concave southwesterly having a radius of 180.00 feet;
Thence northwesterly 73.42 feet along said curve through a central angle of 23°22'10";
Thence non-tangent to said curve North 00°24'22" East 30.00 feet;
Thence North 14°37'54" East 21.36 feet to the beginning of a tangent curve concave westerly having a radius of 134.50 feet;
Thence northerly 33.39 feet along said curve through a central angel of 14°13'32";
Thence tangent to said curve North 00°24'22" East 390.08 feet to the beginning of a tangent curve concave southeasterly having a radius of 80.50 feet;
Thence northeasterly 61.24 feet along said curve through a central angle of 43°35'09";
Thence non-tangent to said curve South 89°35'38" East 88.99 feet;
Thence North 00°19'00" West 88.71 feet to said northerly line of the southeast quarter of the southeast quarter of Section 36;
Thence easterly along said northerly line North 89°41'00" East 199.04 feet to the point of beginning.

Containing 4.150 acres (180,772 sq. ft.), more or less.

Section 3. Severability: If any section, paragraph, clause, word or any other part of this Ordinance shall for any reason be held to be invalid or unenforceable by a court of competent jurisdiction, such part deemed unenforceable shall not affect any of the remaining provisions.

Section 4. This ordinance shall take effect upon its passage after second reading.

Section 5. The title and purpose of this ordinance shall be published prior to its consideration on second reading. The full text of this ordinance shall be published within ten (10) days after its enactment after second reading.

INTRODUCED, PASSED ON FIRST READING, AND TITLE AND PURPOSE ORDERED PUBLISHED this 21st of May, 2007.

PASSED, ENACTED ON SECOND READING, AND FULL TEXT ORDERED PUBLISHED this 11th day of June, 2007.

ATTEST:

Mayor

City Clerk

APPROVED AS TO LEGAL FORM:

City Attorney's Office

Criteria and Standards for Land Use Applications

Comprehensive Land Use Plan Amendments

- The owner/applicant has “the burden of proving that the requested amendment is in the public good and in compliance with the overall purpose and intent of the Comprehensive Land Use Plan...” (WMC 11-4-16(D.4)).
- Demonstrate that there is justification for the proposed change and that the Plan is in need of revision as proposed;
- Be in conformance with the overall purpose, intent, and policies of the Plan;
- Be compatible with the existing and surrounding land uses; and
- Not result in excessive detrimental impacts to the City’s existing or planned infrastructure systems, or the applicant must provide measures to mitigate such impacts to the satisfaction of the City (Page VI-5 of the CLUP).

Approval of Planned Unit Development (PUD), Preliminary Development Plan (PDP) and Amendments to Preliminary Development Plans (PDP)

11-5-14: STANDARDS FOR APPROVAL OF PLANNED UNIT DEVELOPMENTS, PRELIMINARY DEVELOPMENT PLANS AND AMENDMENTS TO PRELIMINARY DEVELOPMENT PLANS: (2534)

(A) In reviewing an application for approval of a Planned Unit Development and its associated Preliminary Development Plan or an amended Preliminary Development Plan, the following criteria shall be considered:

1. The Planned Unit Development (P.U.D.) zoning and the proposed land uses therein are in conformance with the City's Comprehensive Plan and all City Codes, ordinances, and policies.
2. The P.U.D. exhibits the application of sound, creative, innovative, and efficient planning principles.
3. 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 Preliminary Development Plan.
4. The PUD is compatible and harmonious with existing public and private development in the surrounding area.
5. The PUD 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.
6. The PUD has no significant adverse impacts upon existing or future land uses nor upon the future development of the immediate area.
7. Streets, 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.
8. The City may require rights-of-way adjacent to existing or proposed arterial or collector streets, any easements for public utilities and any other public lands to be dedicated to the City as a condition to approving the PDP. Nothing herein shall preclude further public land dedications as a condition to ODP or plat approvals by the City.
9. Existing and proposed utility systems and storm drainage facilities are adequate to serve the development and are in conformance with overall master plans.
10. Performance standards are included that insure reasonable expectations of future Official Development Plans being able to meet the Standards for Approval of an Official Development Plan contained in section 11-5-15.
11. The applicant is not in default or 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 application for Planned Unit Development zoning, a Preliminary Development Plan or an amendment to a Preliminary Development Plan.

Zoning or Rezoning to a Zoning District Other Than a Planned Unit Development (PUD)

11-5-3: STANDARDS FOR APPROVAL OF ZONINGS AND REZONINGS: (2534)

(A) The following criteria shall be considered in the approval of any application for zoning or rezoning to a zoning district other than a Planned Unit Development:

1. The proposed zoning or rezoning is in conformance with the City's Comprehensive Plan and all City policies, standards and sound planning principles and practice.
2. There is either existing capacity in the City's street, drainage and utility systems to accommodate the proposed zoning or rezoning, or arrangements have been made to provide such capacity in a manner and timeframe acceptable to City Council.

City Initiated Rezoning

(B) The City may initiate a rezoning of any property in the City without the consent of the property owner, including property annexed or being annexed to the City, when City Council determines, as part of the final rezoning ordinance, any of the following:

1. The current zoning is inconsistent with one or more of the goals or objectives of the City's Comprehensive Land Use Plan.
2. The current zoning is incompatible with one or more of the surrounding land uses, either existing or approved.
3. The surrounding development is or may be adversely impacted by the current zoning.
4. The City's water, sewer or other services are or would be significantly and negatively impacted by the current zoning and the property is not currently being served by the City.

Official Development Plan (ODP) Application

11-5-15: STANDARDS FOR APPROVAL OF OFFICIAL DEVELOPMENT PLANS AND AMENDMENTS TO OFFICIAL DEVELOPMENT PLANS: (2534)

(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.
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).
3. The plan exhibits the application of sound, creative, innovative, or efficient planning and design principles.
4. For Planned Unit Developments, 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.
5. The plan is compatible and harmonious with existing public and private 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.

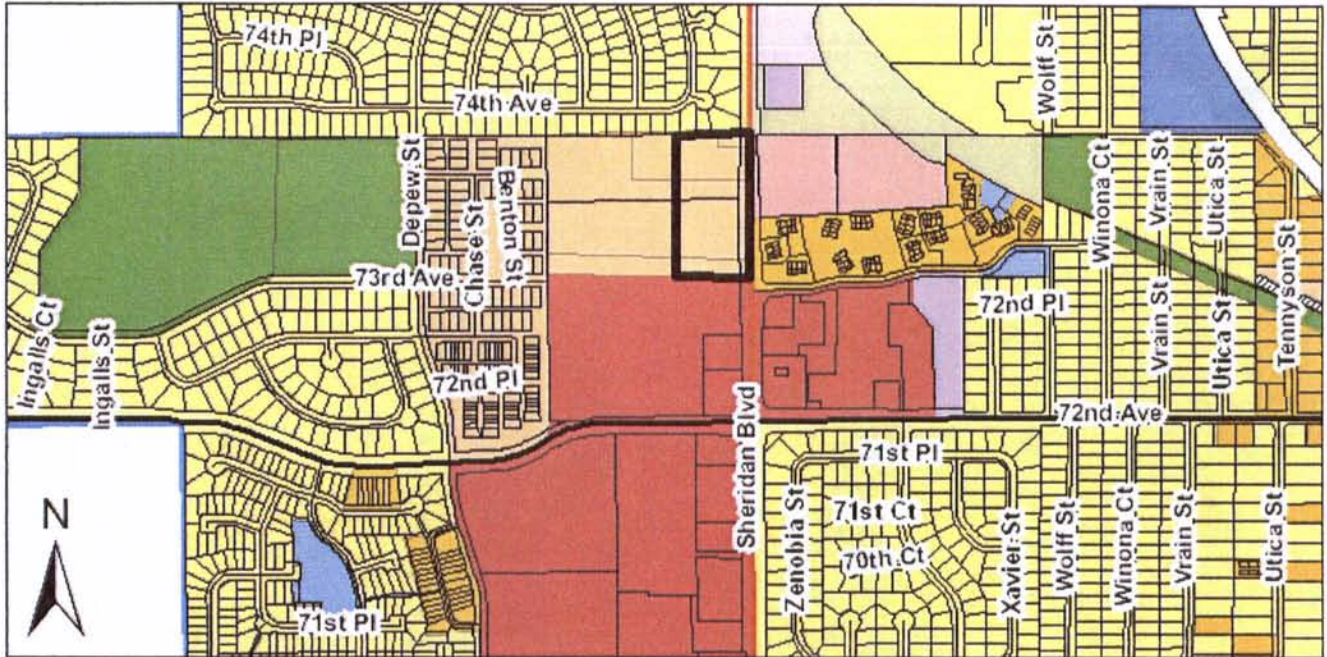
7. The plan has no significant adverse impacts on future land uses and future development of the immediate area.
8. The plan provides for the safe, convenient, and harmonious grouping of structures, uses, and facilities and for the appropriate relation of space to intended use and structural features.
9. Building height, bulk, setbacks, lot size, and lot coverages are in accordance with sound design principles and practice.
10. The architectural design of all structures is internally and externally compatible in terms of shape, color, texture, forms, and materials.
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.
12. Landscaping is in conformance with City Code requirements and City policies and is adequate and appropriate.
13. Existing and proposed streets are suitable and adequate to carry the traffic within the development and its surrounding vicinity.
14. Streets, parking areas, driveways, access points, and turning movements are designed in a manner promotes safe, convenient, promotes free traffic flow on streets without interruptions and in a manner that creates minimum hazards for vehicles and or pedestrian traffic.
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.
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.
17. The applicant is not in default or does not have any outstanding obligations to the City.

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.

Vicinity Map Shoenberg Farms Commercial



CLUP Designation



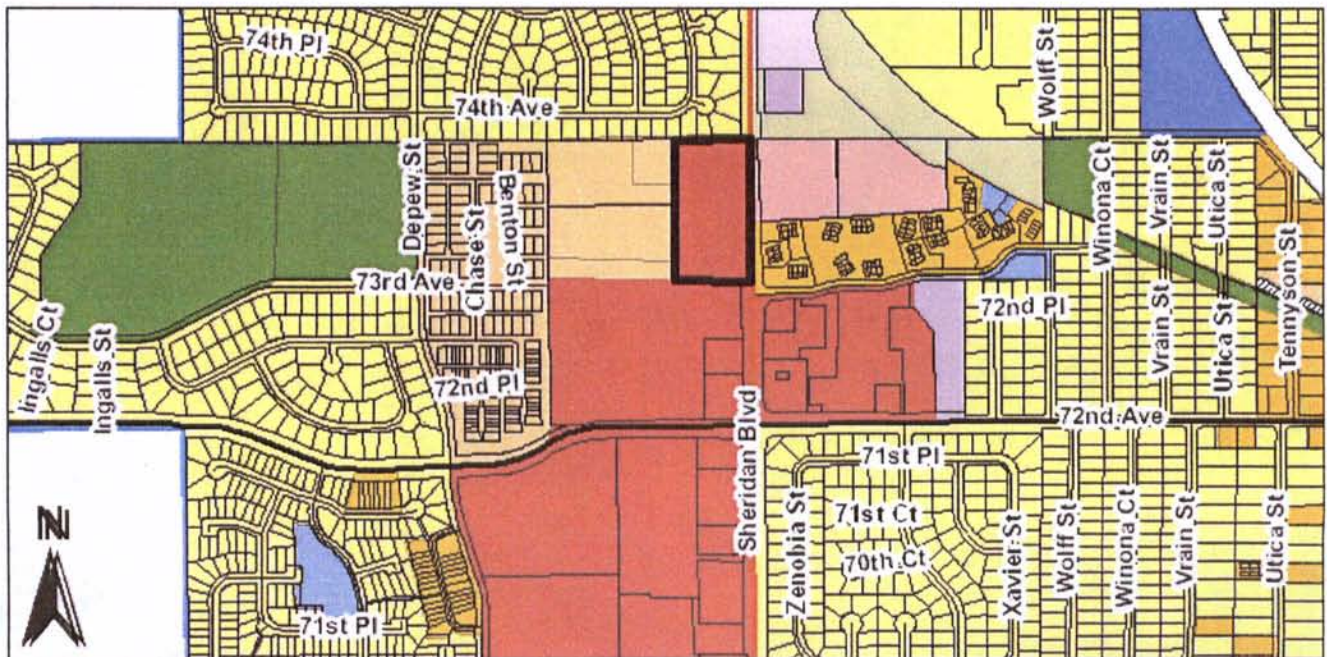
LEGEND

R-1	R-18	Office/Residential	Private Parks/Open Space
R-2.5	Retail Commercial	District Center	Golf Courses
R-3.5	Office	Traditional Mixed Use	Public/Quasi Public
R-5	Industrial	City Owned Open Space	N.E. Comprehensive Dev. Plan
R-8	Business Park	Public Parks	Major Creek Corridor Non Public

Description of Change: R-8 to Retail Commercial



New CLUP Designation





**WESTMINSTER
COLORADO**

Agenda Memorandum

City Council Meeting
May 21, 2007



SUBJECT: Public Hearing and Councillor’s Bill No. 25 re the Comprehensive Land Use Plan Amendment and the Official Development Plan for Legacy Ridge Filing No. 17 (Southwest Corner of Federal Boulevard and 112th Avenue)

Prepared By: Patrick Caldwell, Planner II

Recommended City Council Action

1. Hold a public hearing.
2. Pass Councillor’s Bill No. 25 on first reading approving the Comprehensive Land Use Plan (CLUP) amendment changing the designation from Retail Commercial to R-18 Residential for the southwest corner of Federal Boulevard and 112th Avenue as shown on the attached maps. This recommendation is based on a finding that the proposed amendment will be in the public good and that:
 - a. There is justification for the proposed change and the Plan is in need of revision as proposed; and
 - b. The amendment is in conformance with the overall purpose and intent and the goals and policies of the Plan; and
 - c. The proposed amendment is compatible with existing and planned surrounding land uses; and
 - d. The proposed amendment would not result in excessive detrimental impacts to the City’s existing or planned infrastructure systems.
3. Approve the Legacy Ridge Filing No. 17 Official Development Plan (ODP). This recommendation is based on a finding that the criteria set forth in Section 11-5-15 of the Westminster Municipal Code have been met.

Summary Statement

- The site is located at the southwest corner of Federal Boulevard and 112th Avenue (see attached vicinity map).
- The proposed CLUP amendment changes the land use from a commercial use to a less intensive residential use.
- The proposed senior housing development will consist of two buildings (approximately 280,000 square feet) and 168 units on 7.86 acres. There will be 84 independent, 73 assisted, and 11 memory care units. The southern building is built into the slope and is two stories along the south edge of the property. This southern building becomes a type of walkout with three stories facing north. The northern building is a three story building.
- The proposed buildings use exposed timbers, stone, stucco and earth colors that is very consistent with the materials and design of adjacent residential uses in Legacy Ridge and in subdivisions to the north and east. A landscaped berm and brick wall will screen the site along 112th Avenue and Federal Boulevard.

Expenditure Required: \$ 0

Source of Funds: N/A

Planning Commission Recommendation

The Planning Commission reviewed this proposal on May 8, 2007, and voted unanimously (7-0) to recommend the City Council approve the CLUP amendment from Retail Commercial to R-18 Residential and also to approve the Official Development Plan (ODP) for this site. Two neighboring property owners spoke in opposition to the proposal and one letter was received in opposition. Concerns raised were with the three story height of the buildings, the proximity of the buildings to the south property line and the resulting impact on views of the mountains for residents in Legacy Ridge Filing 6, traffic impacts to the nearby streets of Irving Drive and 111th Drive, headlights in the windows, a single point of entry at Irving Drive, and peak time employee traffic. One neighbor had concerns regarding lighting, but was not opposed to the land use change.

Policy Issues

1. Approve a Comprehensive Land Use Plan amendment for the Legacy Ridge Filing 17 property changing the designation from Retail Commercial to R-18 Residential?
2. Approve the Legacy Ridge Filing 17 Official Development Plan within the Westminster Golf Course Community Planned Unit Development?

Alternatives

1. Deny the Comprehensive Land Use Plan amendment changing the designation for the Legacy Ridge Filing 17 property from Retail Commercial to R-18 Residential or another appropriate designation.
2. Deny the Legacy Ridge Filing 17 Official Development Plan, or approve with modifications.

Background Information

Nature of Request

The property is owned by Keystone Senior LLC. The Westminster Golf Course Community Preliminary Development Plan allows residential use on this site, but the City's CLUP designates the land use as Retail Commercial.

Location

The site is located at the southwest corner of 112th Avenue and Federal Boulevard. (Please see attached vicinity map).

The Westminster Municipal Code (WMC) requires the owner of the property requesting an amendment to the CLUP to prove the amendment is in the public good and in overall compliance with the purpose and intent of the CLUP. Further, the CLUP provides four criteria to be used when considering a CLUP amendment. Staff has reviewed these criteria and has provided the following comments on each:

1. The proposed amendment must, "Demonstrate that there is justification for the proposed change, and that the Plan is in need of revision as proposed." The PDP designates this site as Planning Area M. The list of uses for M allows residential "up to 20 du/acre." The proposed residential use was contemplated within the PDP at the time that it was approved and the proposed development is consistent with that objective and therefore there is justification for the proposed change to the CLUP.
2. The proposed amendment must, "Be in conformance with the overall purpose, intent, goals, and policies of the Plan." Applicable goals are stated in Section III of the Community Goals and Policies section of the Plan. They include:

Goal C1 – Provide opportunities for housing in many forms for all incomes, lifestyles, and age groups within the City.

Policy C1a – Adequate, safe, and well-serviced housing for all age groups and special needs populations will be available in the City.

Goal B2 – Preserve existing neighborhoods, revitalize declining neighborhoods, and develop new neighborhoods that are safe and attractive, and served by public facilities and convenient commercial uses.

Policy B2a – New neighborhoods will be designed with a system of interconnected local streets offering multiple routes for any given trip, and bikeways and pedestrian paths that provide links to other neighborhoods, mass transit corridors and commercial areas along arterial roadways. Existing neighborhoods and new development should interconnect so as not to require traffic between adjacent neighborhoods to use arterial streets.

Based upon these goals and policies, Staff has found this proposed amendment to be in conformance with the overall purpose, intent, goals, and policies of the Plan.

3. The proposal must, "Be compatible with existing and surrounding land uses." The proposed senior housing will be buffered from the existing attached residential properties to the north across 112th Avenue with an 8 foot brick wall built on top of a 3 to 4 foot high landscaped berm. At the east side of the site an 8 foot brick and stone wall above a 3 to 4 foot tall landscaped berm will separate this site from the existing single family detached housing across Federal Boulevard. At the south side of the site is a 35 foot landscaped area plus a 20 foot wide driveway plus additional landscaping adjacent to the building that provides a minimum 70 foot setback to the property line. A 70 foot building setback from Irving Drive separates this site from the attached housing on the west side of Irving Drive. The materials, colors and style of the proposed buildings are very consistent with the existing nearby residential uses. The north building will contain 84 independent living units. The south building will have 82 dwelling units in a mixture of assisted living and memory care units. Attached rental housing of similar density, height and style has been built in Legacy Ridge Filing 13 approximately one half mile to the west on this same side of 112th Avenue.
4. The proposal must, "Not result in detrimental impacts to the City's existing or planned infrastructure or provide measures to mitigate such impacts to the satisfaction of the City." While the development will have impacts, all have been mitigated to the satisfaction of City Staff as shown on the proposed ODP. Right-of-way has been provided for additional width for 112th Avenue and for Federal Boulevard. Senior housing typically has a lesser impact and use of City infrastructure such as transportation, water, sewer, parks and open space.

Public Notification

Westminster Municipal Code 11-5-13 requires the following three public notification procedures:

- Published Notice: Notice of public hearings scheduled before Planning Commission shall be published and posted at least 10 days prior to such hearing and at least four days prior to City Council public hearings. Notice was published in the Westminster Window on April 26, 2007.
- Property Posting: Notice of public hearings shall be posted on the property with one sign in a location reasonably visible to vehicular and pedestrian traffic passing adjacent to the site. Two signs were posted on the property on April 27, 2007.
- Written Notice: At least 10 days prior to the date of the public hearing, the applicant shall mail individual notices by first-class mail to property owners and homeowner's associations registered with the City within 300 feet of the subject property. The applicant has provided the Planning Manager with a certification that the required notices were mailed on April 25, 2007.

Applicant/Property Owner

Keystone Senior LLC

Surrounding Land Use and Comprehensive Land Use Plan Designations

Development Name	Zoning	Use	CLUP Designation
North - PDP and ODP 4 th Amended College Hills Filing No. 8 (Stratford Lakes); North Across 112 th Avenue	PUD	Single Family Attached Residential (Stratford Lakes)	R-8 Residential
South - PDP Westminster Golf Course Community East Section	PUD	Single Family Detached Residential (Legacy Ridge Filing 6)	R-2.5 Residential
East – 2 nd Amended PDP Federal Square PUD; East Across Federal Boulevard	PUD	Single Family Detached Residential (Savory Farms)	R-2.5 Residential
West – PDP Westminster Golf Course Community East Section	PUD	Single Family Attached Residential (Legacy Ridge Filing 12)	R-8 Residential

Site Plan Information

The following site plan information provides a few examples of how the proposal complies with the City’s land development regulations and guidelines; and the criteria contained in Section 11-5-14 and 11-5-15 of the Westminster Municipal Code (attached).

- Traffic and Transportation:** Two arterial streets, Federal Boulevard and 112th Avenue, border the site at the east and north. Vehicular access to the site is not allowed from these streets because of the acceleration and deceleration lanes and the posted speed limits. The access to the site is from Irving Drive, a north/south local road at the west side of the site that intersects with 112th Avenue. The entrance to the site has been located at the southern most part of the site so that it will line up with the existing curb cut to 111th Loop, a private road on the west side of Irving Drive. The traffic generated by the senior housing is not sufficient to warrant a signal at the intersection of 112th Avenue and Irving Drive. The traffic study states that for the proposed senior housing “Over the course of a day, approximately 500 vehicles are expected to enter and leave the site. Of these trips, approximately three percent will occur during the AM peak hour (17 trips) and five percent will occur during the PM peak hour (26 trips).” The traffic study then stated that “a modest retail development of 25,000 square feet could generate over 1,000 trips per day, with more than three times as many PM peak hour trips.” An existing RTD bus stop is located adjacent to this site on 112th Avenue.
- Site Design:** Two residential buildings are proposed. An interior drive around a courtyard located between both buildings has intermittent edge parking and serves the main entries to both buildings. An interior service drive at the north and along the west connects to additional parking for guests and residents at the north and east interior of the site. Carports are available for 49 vehicles along this north and east interior edge. The carports back to the berm and to the 8 foot perimeter brick and stone wall along the arterial street. The high point on the site is at the southeast corner adjacent to the single family residences in Legacy Ridge Filing 12. The southern building is to be built into the grade so that only two stories are visible at the south elevation facing Filing 12. On the north side of this building the full three story elevation will face the northern building and the entry courtyard.

- Landscape Design: Street trees and shrub beds will be installed to enhance the brick and stone wall and grade changes along the perimeter roadways of the site. A continuous row of evergreen trees will be installed at the south boundary of the site. A landscaped internal courtyard will serve as the focal outdoor activity area near the entrance to both buildings. A small pond, a putting green and shuffle board courts are planned for the courtyard area. Several outdoor sitting areas are planned for each building. Each of these will have landscaping to soften the transition to nearby parking areas. All requirements of the City's Landscape Guidelines have been met or exceeded by the plan.
- Public Land Dedication/School Land Dedication: All public land dedications for this part of Legacy Ridge were satisfied by the dedication of land for the Legacy Ridge Golf Course in 1992 per adopted City Ordinance 2081.
- Parks/Trails/Open Space: There are no public trails connected with this site. Private trails in the Legacy Ridge Filing 12 subdivision to the west are constructed. Eight foot wide detached walks will be constructed along both arterials and along the east side of Irving Drive as part of this project. As noted earlier, requirements for public land dedication were satisfied in 1992.
- Architecture/Building Materials: The building materials are very consistent with the Legacy Ridge subdivisions to the west and south of the site. The major architectural elements include cultured stone, stucco, exposed timber framing at the entrance, earth tone colors and a tile roof. The building design is in the spirit of a Colorado mountain lodge. Covered porticos at the primary building entrances, stone on the lower wall sections, stucco upper stories and framed gables define the building design. All minimum architecture criteria in the City's Senior Housing Design Guidelines have been satisfied.
- Signage: One monument sign is proposed for the development which is consistent with the City's Sign Code and the criteria in the City's Senior Design Guidelines. The sign will be located at the entrance on Irving Drive. The sign complies with all minimum requirements of the Sign Code for height, materials and size.
- Lighting: Decorative pedestrian scale lights will be provided along all internal sidewalks. Parking area lights shall all be down cast as required by the City Code. All wall lights will be downcast. A new street light will be installed by the developer at the corner of Irving Drive and 112th Avenue in response to the neighbor's concerns for the visibility at that intersection.

Service Commitment Category

Service Commitments for this project will be allocated out of Category L-3, Legacy Ridge. The Service Commitment is 0.35 for one attached senior housing unit. The number of dwelling units is calculated at 116.8. Therefore, 41 Service Commitments are required.

Referral Agency Responses

A copy of the proposed plans was sent to the following agencies: Colorado Department of Highways (CDOT) and Xcel Energy. Staff received responses from CDOT, and their concerns regarding access points and landscaping have been addressed on the ODP.

Neighborhood Meeting and Public Comments

The neighborhood meeting for this development was held on December 18, 2006. Twenty four residents attended and expressed concerns about increased traffic with development of the site, setbacks from the south property line, setbacks from Irving Drive, building height of 3 stories and blocking views, 3 story height being incompatible with the neighborhood, poor lighting at the intersection of Irving Drive at 112th Avenue, cut through traffic to 111th Loop and to 111th Drive, potential ambulance noise, fire safety, density of proposed units and massive line of the roof. Staff has addressed these concerns with the design of the site and the buildings.

The following items were addressed as a result of neighborhood concerns.

- To attempt to reduce traffic confusion on Irving Drive Staff requested that the entrance to the site be shifted to the south to align with the existing alignment of 111th Loop on the west side of Irving Drive.
- An additional street light will be installed at the intersection of Irving Drive and 112th Avenue to increase the night time visibility of that intersection.
- The minimum setbacks from the adjacent single family homes at the south would have been 48 feet which is 1.5 times the 32 feet height of the building as required by the City's design guidelines. The developer is proposing a 70 foot setback, which is the setback that was shown if this site had been developed for commercial uses.
- Adjacent single family lots to the south in Legacy Ridge Filing No. 6 are a mixture of one and two story homes with walkout lower levels making the effective height 2 to 3 stories tall. The senior housing that is closest to those lots was designed to be a two story building facing south to these lots and three stories facing north. The finish floor of this southern building was lowered by two feet from the first concept design.
- The ridgeline height of the buildings has been reduced by 4 feet to 43.5 feet from the 47.5 feet in the first concept plans provided to the City. Additionally, the roofline now has several breaks in the ridgeline. These breaks reduce the ridgeline by up to 9 feet in several locations on each building.
- The traffic study indicated that most residents, visitors and employees will arrive from 112th Avenue and there is minimal cut through traffic expected on 111th Loop or 111th Drive.
- The applicant raised balloons on the site on March 9, 10, 11 and 12 to indicate the peak of the roof of the proposed buildings in relation to the surrounding buildings. The balloons indicated that for many adjacent lots the mountain views will be impacted, but not entirely blocked.
- Similar 3 story buildings and density exist one half mile west of this site in Legacy Ridge Filing No. 13. The apartments in that development are approximately 43 feet to the ridgeline of those buildings. To the north of this site across 112th Avenue, the Stratford Lakes townhomes are approximately 34 feet to the ridgeline with two stories and a lower level rear garage at grade. To the west of Irving Drive in Legacy Ridge Filing No. 12 the duplexes and triplexes are approximately 30 feet to the ridgeline with two stories and a garden level at the rear of the units.

Respectfully submitted,

J. Brent McFall
City Manager

Attachments

- Vicinity Map
- Ordinance Amending the Comprehensive Land Use Plan
- Exhibit A – Legal Description
- Exhibit B – Comprehensive Land Use Plan Map
- Criteria and Standards for Land Use Applications
- Official Development Plan

BY AUTHORITY

ORDINANCE NO.

COUNCILLOR'S BILL NO. **25**

SERIES OF 2007

INTRODUCED BY COUNCILLORS

**A BILL
FOR AN ORDINANCE AMENDING THE WESTMINSTER
COMPREHENSIVE LAND USE PLAN**

THE CITY OF WESTMINSTER ORDAINS:

Section 1. The City Council finds:

a. That an application for an amendment to the Westminster Comprehensive Land Use Plan has been submitted to the City for its approval pursuant to W.M.C. §11-4-16(D), by the owner(s) of the properties described in Exhibit A, incorporated herein by reference, requesting a change in the land use designations from "Retail Commercial" to "R-18 Residential" for the 7.86 acre Legacy Ridge Filing 17 parcel at the southwest corner of 112th Avenue and Federal Boulevard.

b. That such application has been referred to the Planning Commission, which body held a public hearing thereon on May 8, 2007, after notice complying with W.M.C. §11-4-16(B) and has recommended approval of the requested amendments.

c. That notice of the public hearing before Council has been provided in compliance with W.M.C. § 11-4-16(B) and the City Clerk has certified that the required notices to property owners were sent pursuant to W.M.C. §11-4-16(D).

d. That Council, having considered the recommendations of the Planning Commission, has completed a public hearing and has accepted and considered oral and written testimony on the requested amendments.

e. That the owners have met their burden of proving that the requested amendment will further the public good and will be in compliance with the overall purpose and intent of the Comprehensive Land Use Plan, particularly compatibility with existing and surrounding land uses.

Section 2. The City Council approves the requested amendments and authorizes City Staff to make the necessary changes to the map and text of the Westminster Comprehensive Land Use Plan to change the designation of the property more particularly described on attached Exhibit A to "R-18 Residential", as depicted on the map attached as Exhibit B.

Section 3. Severability: If any section, paragraph, clause, word or any other part of this Ordinance shall for any reason be held to be invalid or unenforceable by a court of competent jurisdiction, such part deemed unenforceable shall not affect any of the remaining provisions.

Section 4. This ordinance shall take effect upon its passage after second reading.

Section 5. The title and purpose of this ordinance shall be published prior to its consideration on second reading. The full text of this ordinance shall be published within ten (10) days after its enactment after second reading.

INTRODUCED, PASSED ON FIRST READING, AND TITLE AND PURPOSE ORDERED PUBLISHED this 21st day of May, 2007.

PASSED, ENACTED ON SECOND READING, AND FULL TEXT ORDERED PUBLISHED this 11 day of June, 2007.

ATTEST:

Mayor

City Clerk

APPROVED AS TO LEGAL FORM:

City Attorney's Office

Criteria and Standards for Land Use Applications

Comprehensive Land Use Plan Amendments

- The owner/applicant has “the burden of proving that the requested amendment is in the public good and in compliance with the overall purpose and intent of the Comprehensive Land Use Plan...” (WMC 11-4-16(D.4)).
- Demonstrate that there is justification for the proposed change and that the Plan is in need of revision as proposed;
- Be in conformance with the overall purpose, intent, and policies of the Plan;
- Be compatible with the existing and surrounding land uses; and
- Not result in excessive detrimental impacts to the City’s existing or planned infrastructure systems, or the applicant must provide measures to mitigate such impacts to the satisfaction of the City (Page VI-5 of the CLUP).

Approval of Planned Unit Development (PUD), Preliminary Development Plan (PDP) and Amendments to Preliminary Development Plans (PDP)

11-5-14: STANDARDS FOR APPROVAL OF PLANNED UNIT DEVELOPMENTS, PRELIMINARY DEVELOPMENT PLANS AND AMENDMENTS TO PRELIMINARY DEVELOPMENT PLANS: (2534)

(A) In reviewing an application for approval of a Planned Unit Development and its associated Preliminary Development Plan or an amended Preliminary Development Plan, the following criteria shall be considered:

1. The Planned Unit Development (P.U.D.) zoning and the proposed land uses therein are in conformance with the City's Comprehensive Plan and all City Codes, ordinances, and policies.
2. The P.U.D. exhibits the application of sound, creative, innovative, and efficient planning principles.
3. 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 Preliminary Development Plan.
4. The PUD is compatible and harmonious with existing public and private development in the surrounding area.
5. The PUD 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.
6. The PUD has no significant adverse impacts upon existing or future land uses nor upon the future development of the immediate area.
7. Streets, 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.
8. The City may require rights-of-way adjacent to existing or proposed arterial or collector streets, any easements for public utilities and any other public lands to be dedicated to the City as a condition to approving the PDP. Nothing herein shall preclude further public land dedications as a condition to ODP or plat approvals by the City.
9. Existing and proposed utility systems and storm drainage facilities are adequate to serve the development and are in conformance with overall master plans.
10. Performance standards are included that insure reasonable expectations of future Official Development Plans being able to meet the Standards for Approval of an Official Development Plan contained in section 11-5-15.
11. The applicant is not in default or 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 application for Planned Unit Development zoning, a Preliminary Development Plan or an amendment to a Preliminary Development Plan.

Zoning or Rezoning to a Zoning District Other Than a Planned Unit Development (PUD)

11-5-3: STANDARDS FOR APPROVAL OF ZONINGS AND REZONINGS: (2534)

(A) The following criteria shall be considered in the approval of any application for zoning or rezoning to a zoning district other than a Planned Unit Development:

1. The proposed zoning or rezoning is in conformance with the City's Comprehensive Plan and all City policies, standards and sound planning principles and practice.
2. There is either existing capacity in the City's street, drainage and utility systems to accommodate the proposed zoning or rezoning, or arrangements have been made to provide such capacity in a manner and timeframe acceptable to City Council.

City Initiated Rezoning

(B) The City may initiate a rezoning of any property in the City without the consent of the property owner, including property annexed or being annexed to the City, when City Council determines, as part of the final rezoning ordinance, any of the following:

1. The current zoning is inconsistent with one or more of the goals or objectives of the City's Comprehensive Land Use Plan.
2. The current zoning is incompatible with one or more of the surrounding land uses, either existing or approved.
3. The surrounding development is or may be adversely impacted by the current zoning.
4. The City's water, sewer or other services are or would be significantly and negatively impacted by the current zoning and the property is not currently being served by the City.

Official Development Plan (ODP) Application

11-5-15: STANDARDS FOR APPROVAL OF OFFICIAL DEVELOPMENT PLANS AND AMENDMENTS TO OFFICIAL DEVELOPMENT PLANS: (2534)

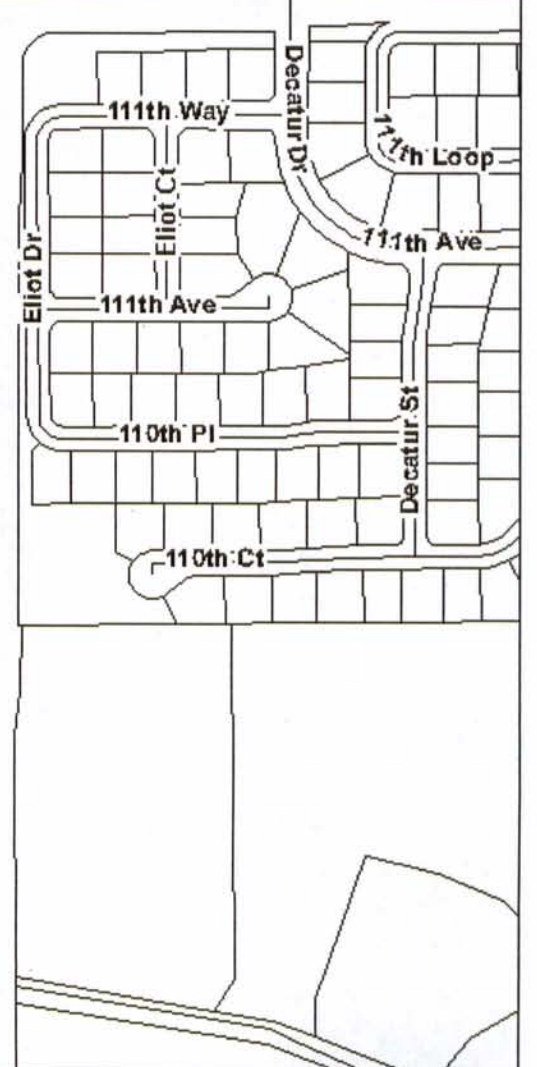
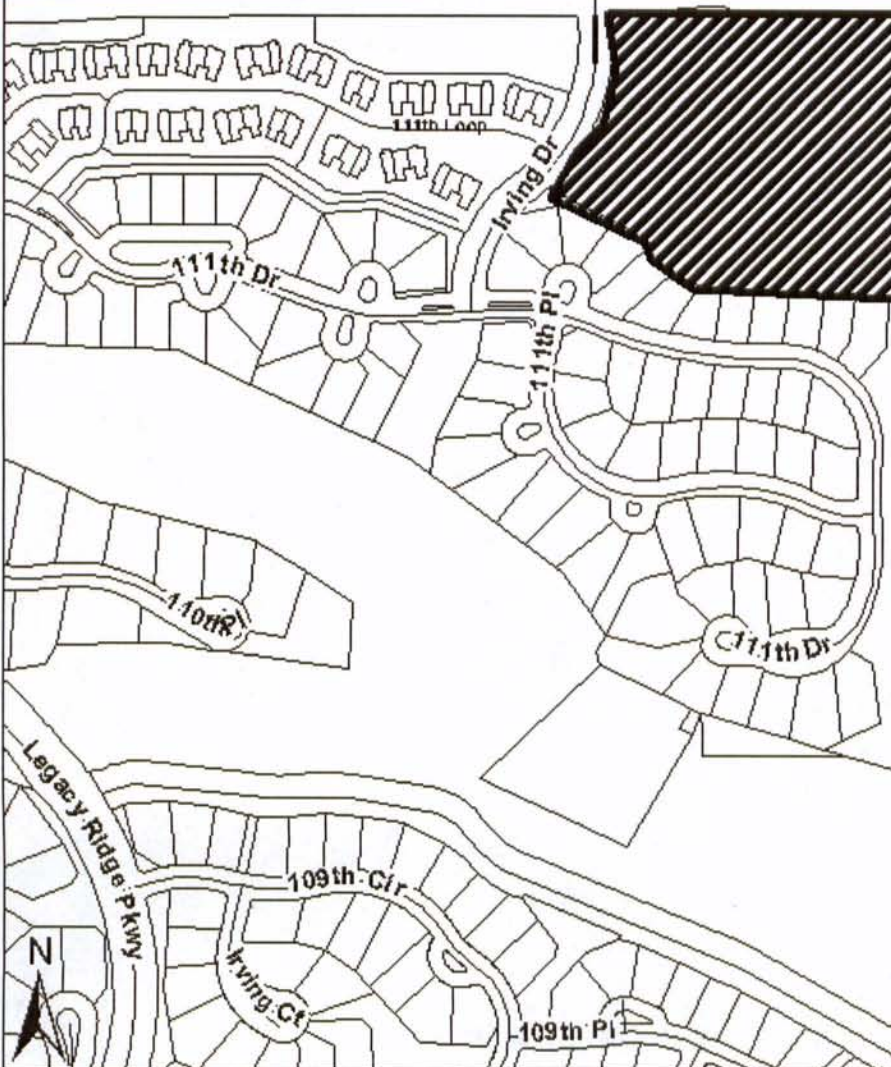
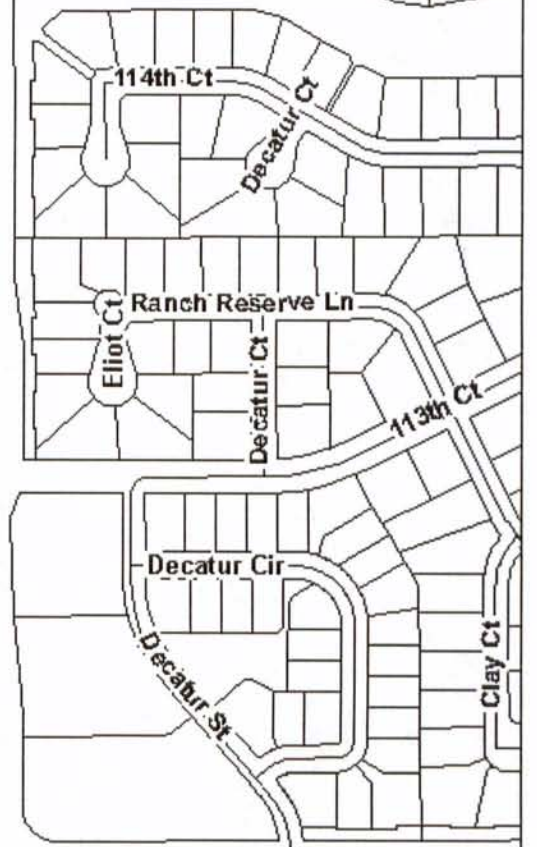
(A) In reviewing an application for the approval of an Official Development Plan or amended Official Development Plan the following criteria shall be considered:

1. The plan is in conformance with all City Codes, ordinances, and policies.
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).
3. The plan exhibits the application of sound, creative, innovative, or efficient planning and design principles.
4. For Planned Unit Developments, 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.
5. The plan is compatible and harmonious with existing public and private 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.
7. The plan has no significant adverse impacts on future land uses and future development of the immediate area.

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.
9. Building height, bulk, setbacks, lot size, and lot coverages are in accordance with sound design principles and practice.
10. The architectural design of all structures is internally and externally compatible in terms of shape, color, texture, forms, and materials.
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.
12. Landscaping is in conformance with City Code requirements and City policies and is adequate and appropriate.
13. Existing and proposed streets are suitable and adequate to carry the traffic within the development and its surrounding vicinity.
14. Streets, parking areas, driveways, access points, and turning movements are designed in a manner promotes safe, convenient, promotes free traffic flow on streets without interruptions and in a manner that creates minimum hazards for vehicles and or pedestrian traffic.
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.
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.
17. The applicant is not in default or 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.

Legacy Ridge Filing 17 Vicinity Map

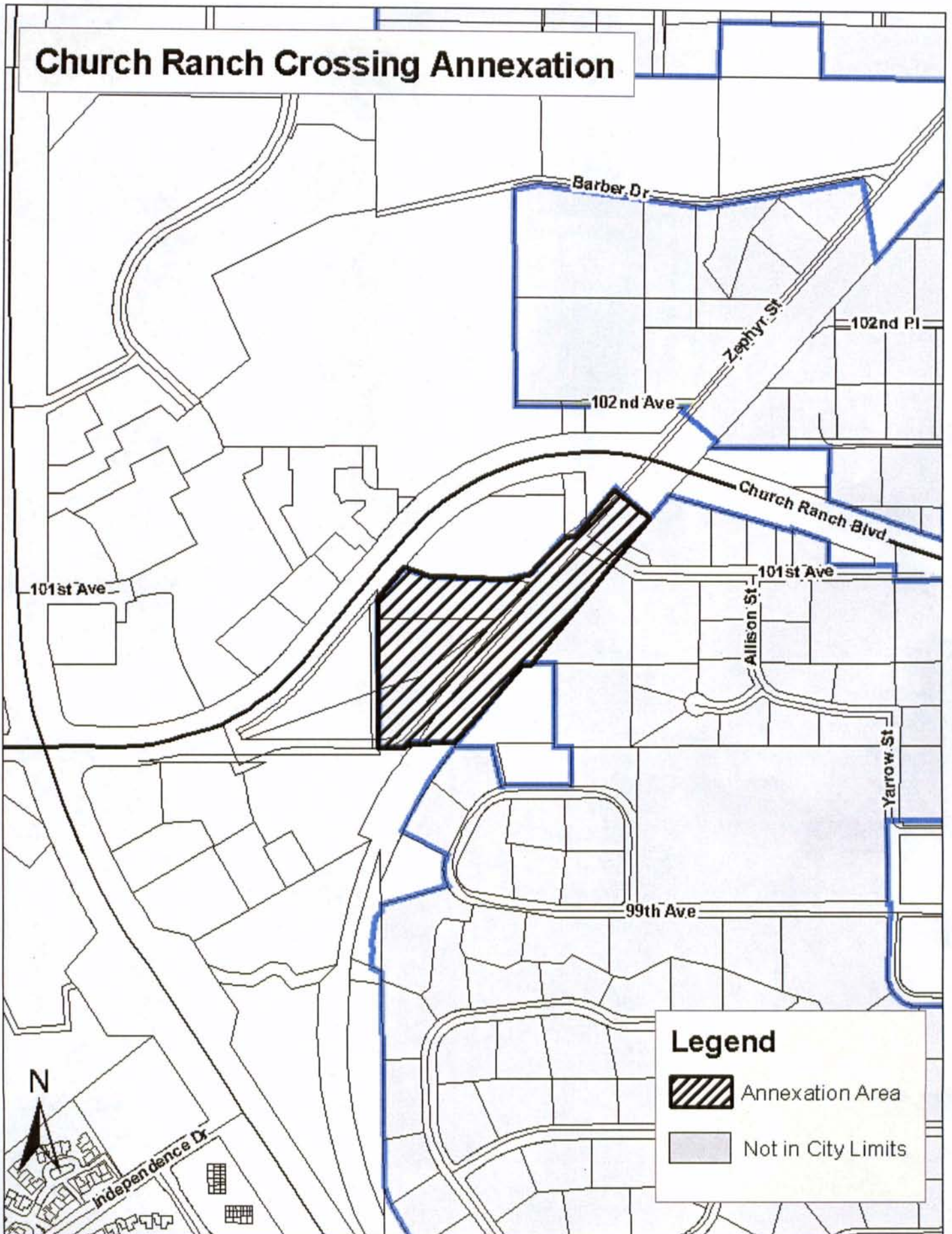


LEGACY RIDGE FILING NO. 17**LEGAL DESCRIPTION:**

A PARCEL OF LAND BEING A PART OF TRACT NN, PER THE BOUNDARY SURVEY OF WESTMINSTER GOLF COURSE P.U.D. (B1098364), AND LOCATED IN THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF WESTMINSTER, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEASTERLY CORNER OF LEGACY RIDGE FILING NO. 6 (RECEPTION NO. C0243982) AND THE WESTERLY RIGHT-OF-WAY LINE OF FEDERAL BOULEVARD; THENCE ALONG THE NORTHERLY LINE OF SAID FINAL PLAT FOR LEGACY RIDGE FILING NO. 6 THE FOLLOWING 5 (FIVE) CONSECUTIVE COURSES: 1) THENCE N86°24'03"W, 398.25 FEET; 2) THENCE N80°24'08"W, 45.00 FEET; 3) THENCE N59°31'47"W, 80.81 FEET; 4) THENCE N36°21'10"W, 77.50 FEET; 5) THENCE N63°01'45"W, 202.00 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF IRVING DRIVE AS DEDICATED BY SAID PLAT OF LEGACY RIDGE FILING NO. 6; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING 2 (TWO) CONSECUTIVE COURSES: 1) THENCE 346.71 FEET ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 425.00 FEET, A CENTRAL ANGLE OF 46°44'28", AND A CHORD WHICH BEARS N23°08'00"E, 337.17 FEET TO A POINT OF TANGENCY; 2) THENCE N00°14'14"W, 25.50 FEET TO A POINT OF CURVATURE AND THE SOUTHERLY RIGHT-OF-WAY LINE OF WEST 112TH AVENUE; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE(3) CONSECUTIVE COURSES: 1) THENCE 18.85 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 12.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD WHICH BEARS N44°45'46"E, 16.97 FEET; 2) THENCE N89°45'46"E, 501.43 FEET TO A POINT OF CURVATURE; 3) THENCE 144.14 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 91.50 FEET, A CENTRAL ANGLE OF 90°15'23", AND A CHORD WHICH BEARS S45°06'32"E, 129.69 FEET TO THE EASTERLY LINE OF TRACT NN AND THE WESTERLY RIGHT-OF-WAY LINE OF FEDERAL BOULEVARD; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE S00°01'09"W, 485.67 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 342,196 SQUARE FEET (7.86 ACRES), MORE OR LESS.

Church Ranch Crossing Annexation



PETITION FOR ANNEXATION

TO: THE CITY COUNCIL OF THE CITY OF WESTMINSTER, COLORADO

The undersigned, in accordance with Article 12, Chapter 31, C.R.S., as amended, hereby petition(s) the City Council of the City of Westminster, Colorado, for annexation to the City of Westminster of the unincorporated territory, the legal description of which is attached hereto as Exhibit A and incorporated herein by this reference, and being in the County of Jefferson, State of Colorado, and to be known as the **Church Ranch Crossing Annexation** to the City of Westminster.

Petitioner(s) further state(s) as follows:

- (1) That it is desirable and necessary that the area described in Exhibit A be annexed to the City of Westminster, Colorado.
- (2) That the requirements of Sections 31-12-104 and 31-12-105 of the Colorado Revised Statutes, as amended, exist or have been met.
- (3) No impact report will be required pursuant to Section 31-12-108.5, C.R.S. because the territory proposed for annexation is less than ten (10) acres.
- (4) That the signers of this Petition for Annexation comprise more than fifty percent (50%) of the landowners of the territory proposed to be annexed, exclusive of streets, and by their signatures have attested to the facts and agree to the conditions herein contained negating the necessity for any annexation election.
- (5) That the Petition for Annexation satisfies the requirements of Article II, Section 30, of the Constitution of Colorado in that it is signed by persons comprising more than fifty percent (50%) of the landowners in the area proposed to be annexed who own more than fifty percent (50%) of said area, excluding public streets and alleys and any land owned by the City of Westminster.
- (6) The zoning classification requested for the area proposed to be annexed is PUD. The petitioners agree that said annexed land shall be brought under the provisions of the Westminster Municipal Code within ninety (90) days from the effective date of the annexation ordinance.
- (7) That in the event an Annexation Agreement satisfactory to both the Petitioner and the City of Westminster, Colorado, is not entered into and fully executed by the Petitioner or the City on or before the date of the second reading of the ordinance to effectuate the annexation contemplated in this Petition for Annexation, the effect of which shall be as if no Petition had ever been executed and filed with the City of Westminster.

WHEREFORE, the Petitioner(s) respectfully request that the City of Westminster, Colorado, acting through its City Council approve the annexation of the territory described herein.

Signature of Landowner

Date of Signature

Michael E. Richter

9/29/06

Print Name:

Michael E. Richter

Mailing Address:

10055 Brentwood Way
Westminster CO, 80021

Are you a resident of territory to be annexed? Yes No

Legal Description of land owned by signer:
(See Exhibit 'A')

Exhibit A

Legal Description

A portion of the NW ¼, Section 14, Township 2 south, Range 69 west of the 6th Principal Meridian in the City of Westminster, Jefferson County, Colorado, more particularly described as follows:

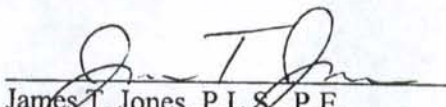
Commencing at the west ¼ corner of Section 14;
Thence N0°17'00"W along the west line of said NW ¼, a distance of 494.74 feet to the Point of Beginning;
Thence continuing N0°17'00"W along said west line, 87.04 feet to the south right-of-way line of Church Ranch Boulevard;
Thence N39°54'53"E along said south line, 155.64 feet to the centerline of the meandering ditch as recorded at said County in Book 1060, at Page 380;
Thence along said centerline through the following four courses:
1) S83°17'00"E, 24.91 feet;
2) S72°08'00"E, 88.80 feet;
3) S87°36'00"E, 295.50 feet;
4) N74°43'00"E, 108.84 feet to the west right-of-way line of Brentwood Way;
Thence S40°35'37"W along last said west line, 255.47 feet;
Thence N89°49'00"W, 442.70 feet to the Point of Beginning.

Said parcel as described contains an area of 89,102 square feet or 2.05 acres.

Basis of Bearings

The west line of the NW ¼, Section 14, T2S, R69W, of the 6th P.M. bears N0°17'00"W per Mandalay Gardens plat recorded under reception number 194693.

Certification


James T. Jones, P.L.S., P.E.
For and on behalf of
Jones Engineering Associates, Inc.
2120 W. Littleton Blvd., Suite 205
Littleton, Colorado 80120



PETITION FOR ANNEXATION

TO: THE CITY COUNCIL OF THE CITY OF WESTMINSTER, COLORADO

The undersigned, in accordance with Article 12, Chapter 31, C.R.S., as amended, hereby petition(s) the City Council of the City of Westminster, Colorado, for annexation to the City of Westminster of the unincorporated territory, the legal description of which is attached hereto as Exhibit A and incorporated herein by this reference, and being in the County of Jefferson, State of Colorado, and to be known as the **Church Ranch Crossing Annexation** to the City of Westminster.

Petitioner(s) further state(s) as follows:

- (1) That it is desirable and necessary that the area described in Exhibit A be annexed to the City of Westminster, Colorado.
- (2) That the requirements of Sections 31-12-104 and 31-12-105 of the Colorado Revised Statutes, as amended, exist or have been met.
- (3) No impact report will be required pursuant to Section 31-12-108.5, C.R.S. because the territory proposed for annexation is less than ten (10) acres.
- (4) That the signers of this Petition for Annexation comprise more than fifty percent (50%) of the landowners of the territory proposed to be annexed, exclusive of streets, and by their signatures have attested to the facts and agree to the conditions herein contained negating the necessity for any annexation election.
- (5) That the Petition for Annexation satisfies the requirements of Article II, Section 30, of the Constitution of Colorado in that it is signed by persons comprising more than fifty percent (50%) of the landowners in the area proposed to be annexed who own more than fifty percent (50%) of said area, excluding public streets and alleys and any land owned by the City of Westminster.
- (6) The zoning classification requested for the area proposed to be annexed is PUD. The petitioners agree that said annexed land shall be brought under the provisions of the Westminster Municipal Code within ninety (90) days from the effective date of the annexation ordinance.
- (7) That in the event an Annexation Agreement satisfactory to both the Petitioner and the City of Westminster, Colorado, is not entered into and fully executed by the Petitioner or the City on or before the date of the second reading of the ordinance to effectuate the annexation contemplated in this Petition for Annexation, the effect of which shall be as if no Petition had ever been executed and filed with the City of Westminster.

WHEREFORE, the Petitioner(s) respectfully request that the City of Westminster, Colorado, acting through its City Council approve the annexation of the territory described herein.

Signature of Landowner

Date of Signature

Brent Ellsworth
Cath

9/29/06

Print Name:

Cath, Brent Ellsworth

Mailing Address:

10025 Brentwood Way
Westminster CO. 80021

Are you a resident of territory to be annexed? Yes No

Legal Description of land owned by signer:
(See Exhibit 'A')

Exhibit A

Legal Description

A portion of the NW ¼, Section 14, Township 2 south, Range 69 west of the 6th Principal Meridian in the City of Westminster, Jefferson County, Colorado, more particularly described as follows:


Commencing at the west ¼ corner of Section 14;
Thence N0°17'00"W along the west line of said NW ¼, a distance of 30.00 feet to the Point of Beginning in the north right-of-way line of 100th Avenue;
Thence continuing N0°17'00"W along said west line, 464.74 feet;
Thence S89°49'00"E, 442.70 feet to the west right-of-way line of Brentwood Way;
Thence S40°35'37"W along last said west line, 610.36 feet to said north line;
Thence N89°48'00"W along said north line, 43.24 feet to the Point of Beginning.

Said parcel as described contains an area of 112,917 square feet or 2.59 acres.

Basis of Bearings

The west line of the NW ¼, Section 14, T2S, R69W, of the 6th P.M. bears N0°17'00"W per Mandalay Gardens plat recorded under reception number 194693.

Certification


James T. Jones, P.A.S., P.E.
For and on behalf of
Jones Engineering Associates, Inc.
2120 W. Littleton Blvd., Suite 205
Littleton, Colorado 80120





Agenda Item 10 H

WESTMINSTER
COLORADO

Agenda Memorandum

City Council Meeting
May 21, 2007



SUBJECT: Resolution No. 20 re Compliance Hearing for the Church Ranch Crossing Annexation

Prepared By: Patrick Caldwell, Planner II

Recommended City Council Action

Adopt Resolution No. 20 accepting the annexation petition submitted by Michael E. Richter and Brent Ellsworth Catt, and make the findings required by State Statute on the sufficiency of the petition. This resolution sets the date of June 25, 2007, for the annexation hearing.

Summary Statement

- The Richter property is located at 10055 Brentwood Way and is approximately 2.05 acres in area.
- The Catt property is located at 10025 Brentwood Way and is approximately 2.59 acres in area.
- The applicant, Church Ranch Crossing LLC, wishes to annex in order to assemble these two parcels with adjacent properties for a commercial development and to acquire City water and sewer services.
- The Richter and Catt properties are subject to the Northeast Comprehensive Development Plan that would permit the proposed commercial development.

Expenditure Required: \$0

Source of Funds: NA

Policy Issue

Should the City annex the Richter and Catt properties at this time?

Alternative

Make a finding that there is no community of interest with the Richter and Catt properties and take no further action. If this course is taken, the property in question will remain unincorporated. It is unlikely that the proposed commercial development will proceed. The contract for sale of an adjacent City owned parcel is likely to be terminated by the applicant because the Richter and Catt properties are on an integral part of their development.

Background

Upon receiving a petition for annexation, the City Council is required by State Statute to make a finding of whether or not said petition is in compliance with Section 31-12-107 (1) C.R.S. In order for the petition to be found in compliance, Council must find that the petition contains the following information:

1. An allegation that the annexation is desirable and necessary;
2. An allegation that the requirements of Section 31-12-104 and 31-12-105 C.R.S have been met; (These sections are to be reviewed by the Council at the formal public hearing.)
3. Signatures and mailing addresses of at least 50% of the landowners of the land to be annexed. (In this case, the Richter's and Catt's, signers of the petitions, own 52% of the property. The railroad owns 48% of the property. Dedicated public right of ways of parts of Zephyr Drive and Brentwood Way are to be annexed, but as public right of way their areas are not included within the sum of areas to be annexed.);
4. The legal description of the land to be annexed;
5. The date of each signature; and
6. An attached map showing the boundaries of the area.

Planning Staff has reviewed the petition and has determined that it complies with the above requirements.

If the City Council finds that the petition is in substantial compliance with these requirements, a resolution must be approved that establishes a hearing date recommended to be June 25, 2007, at which time the Council will review the merits of the proposed annexation.

Respectfully submitted,

J. Brent McFall
City Manager

Attachments

- Annexation Map
- Annexation Resolution
- Richter Petition for Annexation
- Richter Legal Description – Exhibit A
- Catt Petition for Annexation
- Catt Legal Description – Exhibit A

RESOLUTION

RESOLUTION NO. **20**

INTRODUCED BY COUNCILLORS

SERIES OF 2007

**A RESOLUTION ACCEPTING A PETITION FOR ANNEXATION
OF THE RICHTER AND CATT PROPERTIES**

WHEREAS, there has been filed with the City Clerk of the City of Westminster, a petition, copies of which are attached hereto and incorporated by reference, for the annexation of certain territory therein-described to the City;

WHEREAS, the City Council has been advised by the City Attorney and the City Manager that the petition and accompanying map are in substantial compliance with Sections 31-12-101, et.seq., Colorado Revised Statutes, as amended;

NOW, THEREFORE, be it resolved that by City Council of the City of Westminster that:

1. City Council finds the said petition and annexation map to be in substantial compliance with all state statutory requirements, including C.R.S. Section 31-12-107 (1).
2. City Council hereby establishes June 25, 2007, 7:00 PM at the Westminster City Council Chambers, 4800 West 92nd Avenue, for the annexation hearing required by C.R.S. Section 31-12-108 (1).
3. City Council hereby orders the City Clerk to give notice of the annexation hearing in accordance with C.R.S. Section 31-12-108 (2).

PASSED AND ADOPTED this 21st day of May 2007.

ATTEST:

Mayor

City Clerk

Summary of Proceedings

Summary of proceedings of the regular meeting of the Westminster City Council held Monday, May 21, 2007. Mayor McNally, Mayor Pro Tem Kauffman, and Councillors Kaiser, Lindsey, Major, and Price were present at roll call. Councillor Dittman was absent and excused.

The minutes of the May 14, 2007 regular meeting were approved.

Council presented service awards to employees with 20, 25, 30, and 35 years tenure.

Council accepted the 2006 Adams County Excellence Award for Regional Partnership for partnering with other Adams County municipalities to facilitate the development of 120th Avenue.

Council approved the following: April 2007 Financial Report; 92nd Avenue median contract award; public safety radio frequency realignment; grant of easement to Public Service Company for gas line relocation; emergency expenditures for culvert replacement at 108th Avenue and Simms Street; Big Dry Creek Park construction contract awards; 3rd Amended PDP for Shoenberg Farm; Shoenberg Farm Commercial Center ODP; and Legacy Ridge Filing No. 17 ODP.

Council adopted the following resolutions: Res. No. 19 re appointments to Boards and Commissions; and Res. No. 20 re Church Ranch Crossing annexation compliance hearing.

Council conducted public hearings to consider the Shoenberg Farm CLUP amendment, PDP amendment, and ODP and the Legacy Ridge Filing No. 17 CLUP amendment and ODP.

Council passed the following Councillors' Bills on first reading:

A BILL FOR AN ORDINANCE AMENDING THE WESTMINSTER COMPREHENSIVE LAND USE PLAN. Purpose: To change the land use designation of a portion of the Shoenberg Farm property from R-8 Residential to Retail Commercial.

A BILL FOR AN ORDINANCE AMENDING THE WESTMINSTER COMPREHENSIVE LAND USE PLAN. Purpose: To change the land use designation of land at the southwest corner of Federal Blvd and 112th Ave from Retail Commercial to R-18 Residential.

The meeting adjourned at 8:55 p.m.

By Order of the Westminster City Council
Linda Yeager, City Clerk

Published in the Westminster Window on May 30, 2007