

**City of Westminster City Council Study Session
November 17, 2003**

Mayor Moss called the Study Session to order at 6:35 PM.

City Council in attendance included Mayor Ed Moss, Mayor Pro Tem Nancy McNally, Councillors Chris Dittman, Sam Dixon, JoAnn Price and Tim Kauffman. Councillor Butch Hicks joined the meeting at 7:40p.

City Staff in attendance included City Manager Brent McFall, Assistant City Manager Steve Smithers, City Attorney Marty McCullough, Director of Public Works & Utilities Ron Hellbusch, Water Resources and Treatment Manager Mike Happe, Water Resources Analyst Stu Feinglass, Water Resources Engineer Bob Krugmire, Water Resources Engineer Josh Nims, Water Resources Intern Jenny Fifita, Director of Community Development John Carpenter, Planning Manager Dave Shinneman, City Engineer Dave Downing, Planner John Quinn, Planning Coordinator Shannon Sweeney, Senior Public Information Specialist Nicole Jenkins and Administrative Secretary Melissa Salazar.

The guests in attendance were Lee Johnson, Water Attorney, Jim Slattery, Consultant of Helton & Williamson and Tanya Ishikawa of the *Westminster Window*.

REGULAR SESSION

Water Supply Status Presentation

Brent McFall turned it over to Ron Hellbusch to introduce his staff. Ron Hellbusch and Mike Happe led the presentation regarding the City's water supply status. The presentation included Westminster's response to the 2002 drought; the severity of the 2002 drought in a historical perspective; how Westminster's water supply responds to drought; Westminster's water supply factors of safety; the impact of the Comprehensive Land Use Plan Updates on Westminster's overall water demand; and current water supply available for future growth.

No action from Council was required. This was an informational discussion.

Wall/Fence Presentation

Dave Shinneman and John Carpenter led a discussion and power point presentation regarding adopting new Residential Design Guidelines for walls and fences. Planning staff has developed recommendations and standards to require masonry walls adjacent to arterial streets and to enhance street and highway rights-of-way through two different sets of regulations: 1) "*Revised Residential Design Guidelines*" and 2) "*Buffering and Landscaping Standards Along Arterial Streets and Highways*."

City Council did not concur with the staff recommendations. Council chose to not adopt new residential design guidelines and to continue with the procedures and policies that are currently in place and to handle these on a case by case basis.

Growth Management Program re: Service Commitment Allocations and Revised Residential Design Guidelines

Planning Coordinator Shannon Sweeney led the discussion on how City Staff has completed annual projections for Service Commitment (SC) demand in the upcoming year and has developed recommendations for City Council regarding SC allocations for each of the various Growth Management categories including 139 SCs to be awarded on a competitive basis in 2004.

In preparation for pending competitions, Staff recommends approval of the revisions to the City's existing design guidelines for SFD, SFA, MF, and Senior Housing, which are the basis for the competition process. The Home

Builders Association (HBA) reviewed each of these sets of revisions and sent the City a letter of support (attached) for the proposed revisions. No changes to the existing Traditional Mixed Use Neighborhood Development guidelines are recommended at this time.

City Council concurred with the staff recommendations. Except for the Senior Housing residential design guidelines, Council would like to include some kind of an incentive for 1st level bedrooms for senior citizens.

Mayor Moss adjourned the Study Session at 9:36 PM to enter into an Executive Session to discuss a south Westminster land acquisition.