



Jadinger Villas Lot 1 Neighborhood Meeting #2 Summary - 3.10.21

Thank you for participating in the recent neighborhood meeting to discuss the Official Development Plan (ODP) application for the Jaidinger Villas, Lot 1 addressed at 8200 W. 106th Avenue. We had over 28 participants attend the meeting, including city staff members, staff from Jefferson County, and members of the applicant team. Included in this summary is a list of meeting attendees and all questions asked via the meeting chat function that were not answered during the meeting either due to the need for consultation with staff not present at the meeting, or the expiration of the meeting time window.

All questions and comments will be taken into consideration by the applicant team in their second submittal of the ODP document. City of Westminster and Jefferson County Staff will use your input in their review of future submittals. Our goal is to work with the applicant team to deliver a project that is respectful of the neighborhood context, while also respecting the development rights of the property owner in accordance with the approved Preliminary Development Plan (PDP).

MEETING ATTENDEES

Applicant Team:

Gyurmed Dorjee, Resident Teacher and Founder of Mipham Shedra
Will Gaebler, Architecture Design Consultant
Maya Ananda, Personal Secretary
Wade Eldridge, PC, Legal Consultant

City of Westminster Staff:

Jennifer Baden, Planning Aide
Nathan Enck, Senior Engineer
Rita McConnell, Planning Manager
John McConnell, Principal Planner
Nathan Lawrence, Senior Planner

Jefferson County Staff:

Charles Kudlauskas, Civil Planning Engineer

Community Members/Participants:

Barnhart, Jim	Hooker, Marcia	Thurston, Ben
Gochis, Bernard	Koon, Suzanne	Valente, Dino
Gochis, Shelly	Lehr, Mike	Watkins, Steven
Harris, Vincent	LoSasso, Andrew	Mac, Stan
Henderson, Dan	Railsback, Ginger	
Hittesdorf, Helen	Railsback, Janna	

UNANSWERED MEETING QUESTIONS WITH RESPONSES

**Notes:*

- Questions are not listed in any particular order
- Questions have not been edited from their initial content, and spelling corrections have not been made in order to preserve their integrity.

- Responses were generated through collaboration between City of Westminster Staff, Jefferson County Staff, and the project team.
- How do we apply for a request from relief from the meditation center?
 - RESPONSE: Any appeal to the City Council's decision to approve the PDP would have needed to be filed in District Court within 28-days of the decision per Rule 106(a)(4) of the Colorado Rules of Civil Procedure.
- Explain the sign code allowance in terms of size allowed, height allowed, setback allowed and type of materials allowed? Specifics. Not general comments
 - RESPONSE: Per Table 11-11-9-1 of the Westminster Municipal Code, one freestanding sign may be allowed that does not exceed 32 square feet and sixfeet in height. This sign must be set back 10feet from the property line.
- Will the landscaping be 'winter proof' so it it blocked ALL YEAR??
 - RESPONSE: Yes the screening will include evergreen plantings.
- Yes. The "For now" comment was specifically said by the applicant about the archway idea. Did staff hear that ? It was very clear that they intend in some way later to request it. It's not acceptable and appropriate to have an arched tower accessory structure with any signage or large artwork that is obviously not residential in character. Staff. Please answer this question that specifically such a request needs an Amendment??
 - RESPONSE: Staff will not entertain an administrative PDP amendment to allow an entrance archway. The applicant may choose to request the amendment subject to City Council approval. This is not the direction the applicant is pursuing at this time as indicated in the meeting.
- From what Charles K. said about the question from Dan Henderson to build a berm if drainage became a problem the goverment entities are allowing this structure to be built with out knowing how to get rid of excess flood water? Ridiculous. Get that done first.
 - RESPONSE: [response from Neighborhood meeting #1]: There are issues of flooding potential throughout the entire county and even throughout the country (as FEMA states: floods can happen anywhere), especially in areas near major drainageways such as properties near the Walnut Creek tributary, which is within a FEMA Zone A floodplain. This is why the county and most governmental agencies adopt the policies described in the National Flood Insurance Program into our regulations. This allows the county to regulate only the 1% annual chance flood however, meaning any development within the 1% annual chance flood (100 year floodplain) must first obtain a floodplain permit. The development at 106th Ave and Balsam St. is located outside of the 100-year floodplain. With their drainage plan, the developer will need to show that the proposed conditions very closely match historical conditions, which is why they are proposing a detention pond to release stormwater that very closely matches historic rates and will address water quality requirements of the City and County.
 - RESPONSE: Design of the storm drainage plan is the responsibility of the developer. The County requires that the flow released from the site be channeled (pipe or swale) to an existing drainageway or storm sewer. If the land(s) between the site and the drainageway or storm sewer is not owned by the applicant, the applicant will need to acquire an easement from the land owner(s) to accommodate the altered discharge of storm drainage flow on adjoining land(s). The easement(s) provides the right to construct and maintain the drainage swale or pipe and associated drainage

improvements as required by the Jefferson County Storm Drainage Design and Technical Criteria.

- I'm concerned about the pathway, sidewalk on Balsam. This is a dead end road and affects me directly with noise, trash and foot traffic. Are you stating that the city is wanting to put in a hiking trail to tie in with open space continuing all along to walnut creek path or is this a trail for the meditation center
 - RESPONSE: Any required trail would be for use by all community members and the goal is to connect to existing and planned open space trails.
- Who does Nathan Lawrence report to?
 - RESPONSE: John McConnell, Principal Planner, who was present for both neighborhood meetings.
- Is it required for the applicant to provide neighborhood notification if a special event has been approved by the city? If so what are the details that the applicant is required to supply to the neighborhood.
 - RESPONSE: No neighborhood notification is required for special events. According to W.M.C. 11-4-17 Temporary Uses on Private Property, the approval of a temporary use does not involve neighborhood notification. If all conditions listed in this code section are met, an approval may be issued.
- What are the COW restrictions on advertising banners? Who do we call when the applicant posts advertising banners for special events up to see if they were approved by COW?
 - RESPONSE: Banners are permitted on the subject property as it is a Non-residential use. One Banner is allowed at a time and are limited to 50sf if freestanding and 60sf if wall-mounted. A permit is required and a sticker will be placed on the banner if a permit has been approved. Contact the planning department if a banner is posted without a sticker at planning@cityofwestminster.us.
- I meant, will we be able to see the final design for the road improvements
 - RESPONSE: Citizens may contact Nathan Enk, Senior Engineer, to request to see copies of the Civil Drawings one they are submitted.
- Has the fire department reviewed the access design?
 - RESPONSE: The Fire Department has reviewed the first submittal of the Official Development Plan and will review all future submittals.
- The applicant always charges for his events. So where does that fall in the special event application process and limitations?
 - RESPONSE: The special event permit process does not distinguish between events that involve admission fees and events that are free of charge.
- is there another meeting?
 - RESPONSE: There will not be another neighborhood meeting.
- How do we know the events that require overflow parking will be occasional and not common place!
 - RESPONSE: Staff is working with the applicant to determine an appropriate number and scale of special events to allow on the property per year. This restriction will likely be placed on the Official Development Plan.
- The other Temple has police presence at their huge parties because they have had issues with the neighbors being upset that access is blocked to their properties. We will encounter this same issue with this business>
 - RESPONSE: The applicant has stated that their intent is to accommodate all parking for special events on site and comply with all City regulations.

- Does the FACT that EVERY Neighbor in this neighborhood opposes this meditation center bear any weight with the City of Westminster? This is not wanted and is opposed at every aspect.
 - RESPONSE: Westminster's City Council approved the PDP, which allows the meditation center after taking into consideration two nights of public comment.
- I approached the city a few month back to explore subdividing my property directly south of this property> I was told I had to donate land for the trail system and for common open space. Why is this applicant not required to do the same?
 - RESPONSE: The applicant will be required to meet the same requirements as will be placed on Lot 2 of the Jaidinger Villas Subdivision. Additional coordination is needed with Jefferson County and the City's Parks, Recreation, and Libraries Department to determine the best means of providing connectivity to existing and planned trails.
- The county pave Balsam Street but only half way down. The lower half is county owned and still gravel but has not been graded for over 12 yaers. I have been forced to grade this section to keep from destroying our cars. When will the county start taking care of this road and not relying on me to maintain it? I have made numerous calls to the county road and bridge with no return phone call.
 - RESPONSE: The portion of Balsam Street that adjoins the subject property is an unpaved county-maintained road. This street is located within Jefferson County Road & Bridge District I and they have been notified of this concern. Road & Bridge has no knowledge of any paving that was conducted by the county along Balsam Street. This is currently a gravel road and it is not currently planned for paving. Road and Bridge does track calls for maintenance concerns relating to county-maintained roads and there are no records of any calls relating to concerns of maintenance on Balsam Street. The Road and Bridge District I will schedule a visit and check the status of the road.