



WESTMINSTER
COLORADO

CITY COUNCIL MEETING
JULY 08, 2024 at 7:00 PM

A. Public Comment for July 8, 2024



WESTMINSTER
COLORADO

Agenda Memorandum

Agenda Item – 5.A.

City Council Meeting
July 8, 2024

Subject: Public Comment for July 8, 2024

Prepared By: Abby Fitch, City Clerk

Attachments:

Kaiser public comment
Lauwereins public comment
Koss public comment
Athena public comment
Hering public comment
Taipale public comment
Pierce public comment
Kalavity public comment
Britten public comment
Riley public comment
Nelson public comment
Gosenheimer public comment
Kanopkin public comment
Chamberlin public comment
M. Koss public comment
Yaffe public comment
Transcribed voicemails

Fitch, Abby

From: MARK KAISER <mlkddk@outlook.com>
Sent: Monday, June 24, 2024 8:15 PM
To: Public Comment
Subject: [EXTERNAL] And

Follow Up Flag: Follow up
Flag Status: Completed

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The Second Amendment was never intended to guarantee one's safety. Its focus was to guarantee your ability to fight back.

However, in Colorado, the right to defend oneself is under attack by those who want to put severe limitations on any weapon you might obtain, own, or keep to defend yourself and yours

What should be of ultimate concern and importance is that the complete ignorance of a five to seven-minute response time by law enforcement will be an eternity when the lunatic looking for his 15 minutes of fame is using a gun, knife, or other weapon in a gun-free zone simply because they know there will be no armed resistance to their desire for mayhem.

Criminals don't fear laws, they ignore signs. But they do fear armed victims and severe punishment for their quests for fame.

Yet our electeds keep up their agenda to further water down criminal penalties while additionally attempting to completely take any form of self-defense from law-abiding citizens.

The question remains. Colorado still ranks number one in crime but little is being done to control crime. When does it end? Does it end with a completely fearful populace that cannot defend itself?

Mark L. Kaiser

Fitch, Abby

From: MARK KAISER <mlkddk@outlook.com>
Sent: Tuesday, June 25, 2024 1:29 PM
To: Public Comment
Cc: DeMott, David
Subject: [EXTERNAL] Protect WEstminster Citizen 2nd amendment rights

Follow Up Flag: Follow up
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.....` HB24-1270. RESEARCH

I have been researching the history of past gun control measures in countries. While gun control measures are sold to voters as the only solution to enhancing gun safety, history teaches us that gun control measures have led to tyranny, oppression, and violence. Regardless of political promises, an armed society is a polite society and an important defense against oppression. And despite numerous claims to the contrary, the factual evidence points that disarmament leaves the citizens vulnerable to government tyranny and violence by both the government and criminal elements. My research analyzed the importance of an armed populace as a defense against “mass extermination, legalized government and criminal violence against a hapless society. Following are several examples of how governments used gun registration and confiscation to exterminate citizens and carry out genocide of the defenseless citizens of each country

The Armenian Ottoman Empire used gun registration to locate guns and then confiscate all guns. The result was that 1.5 million defenseless Armenian citizens who died due to death marches and mass murders by their government.

Joseph Stalin implemented laws that forbid private gun ownership. The results were that another 20 million people died as Stalin was able to determine who had guns and exterminated their lives. The Jewish people were the targets of Hitlers' Nazi Germany. The Jew's firearms were confiscated by the brown shirts, and then the Jews were herded into forced labor camps and death chambers. The death toll to the Jewish population was 6 million.

In China, Mao Zedong’s government also disarmed the population to centralize the power into the Communist Party. Millions of Chinese citizens have been slaughtered by the Communist regime just illustrating the results of an unarmed citizenry.

In Cambodia, the Khmer Rouge mandated strict gun control laws. After completing this action, about 25 percent of the Cambodian population was eliminated by the Khmer Rouge brutality.

Venezuela's Hugo Chavez imposed inflexible gun control laws, which he used to confiscate all firearms and spiked an uncontrollable surge of both government and criminal violence. With citizens unable to protect themselves, Venezuela's economy collapsed as did citizen freedoms.

The Second Amendment in our United States Constitution guarantees that America's citizens may resist government tyranny and defend their constitutional rights Citizens that are armed are a defense and check of governmental overreach. The Second Amendment also is designed to maintain our liberty and stabilize our country when faced with threats to our union. In my studies of the effects and repercussions

of unconstitutional gun control, it becomes factually evident that an armed citizenry is vital to safeguard freedom, and prevent tyranny and overreaching government controls.

In closing, one can see the veiled threat that the Colorado legislature and Governor Polis are proposing to the state of Colorado. And unfortunately, there seem to be striking parallels between proposed legislation and the history of gun controls in other countries. Factually, they seem to be copying history and the history of gun control by government has resulted in tryanny.

And with our borders being WIDE OPEN and many illegal immigrants coming in without being vetted, disarming the Westminster community is not a idea that will protect the community as a whole. We have a great police department, but they cannot cover everything in an instant. ``````

Mark L. Kaiser
7035 Zenobia Street
Westminster, Co 80030
3035980630
Registered Volunteer Lobbyist

Fitch, Abby

From: Chelsea Lauwereins <cmlauwereins@gmail.com>
Sent: Friday, June 28, 2024 1:30 PM
To: Public Comment
Subject: [EXTERNAL] Westminster Hills Open Space

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Hi,

I feel an urgent need to reach out regarding the proposition to rezone this green space and I hope this message reaches the correct individuals.

I live directly across from the park at 10557 Routt Lane, a home I purchased due to the proximity to the dog park because my first dog, Poppy, used to love being there. Since I bought my home in 2019, I have seen firsthand the environmental degradation at the park and have gone from someone who loved to be there to someone incredibly concerned about the destruction of a critical wildlife corridor. Watching the increase in use over the past years, I would like to be very clear that many of the individuals who go to the park are not citizens of Westminster county. I would also like to be clear that I believe there is a way to allow both the dog owners and environmental protection to coexist. Namely, minimize the size of the off leash area of the dog park. Do not completely remove that aspect as it is a wonderful place for a dog to run around. But similarly do not choose the rights of dog owners who may not even live in this county to trump environmental concerns. Have a piece of the park off leash and leave the rest as on leash pathways only use. It is this sort of compromise that is so important here.

I implore you not to give into the pressures of the many (and ask that you confirm that the dog park lobbyists are even your constituents before letting the sheer volume of folks sway your vote). It takes a strong person to stand up for what is right. But protecting our wildlife corridors is what is right. Do not rezone the park. Have volunteer docents watch over the park to make sure dog poop is being picked up and sensitive native habitat is not being trampled. Follow Boulder's lead and make it off leash only when dog is voice and sight trained - I have seen one too many dogs hit or almost hit by cars at the 105/Simms intersection over my fence to believe you have dogs interests in mind allowing the current free-for-all off leash dog park as it exists today - I can also attest to my dog being attacked by an off-leash-dog at the park who could not be called off and the injuries of which required my dog to go to the emergency vet - and I have seen numerous other dangerous dog fights because of the lack of any sort of precautions in place.

For the sake of the wildlife, for the sake of the dogs, and for the sake of the community- please consider this more before you make a giant change to the zoning of this park. Be strong enough to do what is right for all. Reduce the off leash area and put some restrictions in place to ensure the safety of the dogs and their owners.

Thank you.

Chelsea

Fitch, Abby

From: Dan Koss <dankoss@me.com>
Sent: Friday, July 5, 2024 9:11 PM
To: Public Comment
Cc: McNally, Nancy; Nurmela, Sarah; DeMott, David; Ireland, Kristine; Carmelia, Claire; Hott, Amber; Ezeadi, Obi; Opie, Barbara; Herrera-Mishler, Tomas; Reale, Joe; Freitag, Mark
Subject: [EXTERNAL] WHOS ordinance change July 8

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Westminster City Council,

The PRL Vision Plan presented at the July 1 study session contains a statistically valid survey which shows (page 111) that only 17.9% of Westminster residents use a dog park. It also says (page 83) that 90% of residents want the city to restore natural areas. Why does the proposed WHOS ordinance (page 145 of the July 8 meeting packet) contain no mandate for protection or preservation of the land? Why are you continuing to insist on removing more than 10% of our protected open space? Renaming WHOS a “natural area” does absolutely nothing to protect or preserve it and the suggested area management plan has no authority, defined outcomes or deadlines.

This ordinance completely contradicts every scientific authority that has contacted your staff. They have said repeatedly that off leash dogs are not compatible with protecting open space. Paying the proposed \$400,000 per year to reseed and clean the area, only to turn it over to be trampled and peed on yet again by dogs every year, is a complete waste of taxpayer money and PRL effort. By shrinking (not removing) the off-leash area you will dramatically reduce taxpayer costs and restoration time. This proposed ordinance still excludes many residents, leashed dogs, and wildlife who are not comfortable using the space in the presence of off leash dogs. An area management plan attempting to provide “the safety of both dogs and people” (page 143) will not change that.

Proposal option 4 (page 138) suggests city council can still direct staff to identify a reduced off-leash area. Please listen to the 90% of residents who want this open space protected, and direct staff to reduce the off leash area.

Thanks,
Dan Koss - Countryside resident

Fitch, Abby

From: kirke910@gmail.com
Sent: Sunday, July 7, 2024 10:51 AM
To: Public Comment
Subject: [EXTERNAL] Westminster Hills Open Space

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

I am a Westminster resident and frequent visitor of the Westminster Hills Open space dog park. I sincerely hope the Council will not change the areas and usage of this space. There are so many places for people to go to be in nature that require dog leashing but this is one of the very few that allow for people and dogs to roam free together. I hope the council considers keeping this area as is.

Thanks,
Athena

Fitch, Abby

From: Becky H <becky_aberle_hering@hotmail.com>
Sent: Monday, July 8, 2024 1:56 AM
To: Public Comment
Subject: [EXTERNAL] Westminster Hills

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I have additional comments regarding Westminster Hills.

My first choice would be to decrease the off-leash area to prevent further damage and better facilitate restoration efforts. How can revegetation efforts be successful unless dogs are prevented from entering certain areas? The same applies to the ditch banks, which show distinct paths and ruts. I have also heard claims that the dogs don't go off trail, but a glance at social media will show otherwise.

Certain statements at the prior city council meeting were troubling. One of the public speakers said that an off-leash dog area is not an inclusive space because it excludes those who do not wish to be around dogs and/or approached by them. I strongly agree with this. However, council statements minimized the speaker's concern and claimed an off-leash space is instead more inclusive. That only holds true for the dog users. Other public speaker statements that people who don't want to be around dogs should, "Go elsewhere," reek of entitlement.

As this area needs a great deal of management, all users should have to pay for it. Otherwise, I believe the management costs, while necessary, will be an excessive sum to spend on a space that primarily serves one user group. Hopefully the city will figure out a system to charge users without pushing them into our neighborhood in search of free parking.

Finally, please recall that prior city council went against popular opinion when it approved the Uplands development. Council voted in consideration of property owner rights despite public opposition. Keeping the extremely large off-leash area at Westminster Hills may be the popular opinion, but that does not make it right.

Sincerely,
Rebecca Hering

Fitch, Abby

From: Curt & Linda Taipale <cotaipale@gmail.com>
Sent: Monday, July 8, 2024 8:01 AM
To: Public Comment; Curt & Linda Taipale
Subject: [EXTERNAL] Public Comment on July 8th Westminster City Council Meeting Agenda Item 10.C

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

I wish to comment on agenda item 10.C regarding the adding of a new section 13-1-17 (Establishing Special Regulations for the Westminster Hills Open Space). I live in Arvada and frequent the Westminster Hills Open Space (WHOS) Off-Leash Dog Park. Sometimes my wife and I ride our mountain bikes from Arvada on the Greenway Trail and other times we drive over and walk our dog.

1. As a bicyclist, the WHOS portion of the Greenway Trail near the parking lot is generally quite busy with dogs running about, so I support the Westy Dog Park Guardians recommendation of redirecting bicycle traffic to the southern and western edges of the WHOS Off-Leash Dog Park. I encourage the City Council to consider directing staff to work on achieving this recommendation.

2. As a frequent dog walker, I support maintaining the existing area for off-leash dog walking. I notice that the 13-1-17 Special Regulations specifically exclude the "Sisters of the New Covenant" property from the proposed WHOS Off-Leash Dog Park. By excluding this parcel, a walking trail that loops around the southwest portion of the WHOS Off-Leash Dog Park is cut off and apparently no longer available for walking dogs. The meeting package explains that the conservation easement "established greater use restrictions than originally understood." Yet the conservation easement "calls for preservation and protection of the conservation values specific to natural habitat, open space scenic view preservation, passive outdoor recreation and education, and trail connections." I note that this is an existing trail in the WHOS Off-Leash Dog Park and the conservation easement identifies trail connections as an inherent value worthy of protection. Consequently, I think it makes sense to maintain access

to this existing trail and not exclude this portion of the Sisters of the New Covenant parcel from the WHOS Off-Leash Dog Park. Accordingly, I do not support removing the Sisters of the New Covenant parcel (25.5 acre) from the proposed WHOS Off-Leash Dog Park.

3. I support excluding dogs from the western portion of the WHOS property. Often in the winter I have seen an elk herd in this area and I think it is important to not have dogs running loose in this area.

Thank you for considering my comments.

Sincerely,

Curtis Taipale

Fitch, Abby

From: Virginia <vls0329@gmail.com>
Sent: Monday, July 8, 2024 8:21 AM
To: Public Comment
Subject: [EXTERNAL] Dog park comment

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Please do not limit or reduce the size of the Westminster dog park. This park is greatly valued by dedicated Colorado residents as it provides a safe, beautiful, and local place for residents to exercise with other friends on two legs and four.

While I understand that environmental impacts can damage natural landscapes, please consider other ways to maintain the space beyond simply shutting it down. Trails could be rotated seasonally. More trash cans could be made available. Many suggestions have been put forward - please consider these.

Keep in mind that forcing all these habitual visitors to go elsewhere doesn't simply make those people and their impacts disappear - it simply pushes them to other places where their pets may not be able to run and play safely off leash. Other dog parks less suited for the numbers of visitors will absorb these visitors.

With people as creative and dedicated to nature as Colorado residents are, we can find a better solution than simply limiting the park. Please work with residents and park visitors to help preserve this treasured space.

Thank you for your consideration,

Virginia Pierce
Jefferson County resident, dog owner
Sent from my iPhone

Fitch, Abby

From: Karen Kalavity <integradesign1@yahoo.com>
Sent: Monday, July 8, 2024 8:31 AM
To: Public Comment; City of Westminster
Subject: [EXTERNAL] Please publish (or re-publish) my housing suggestions with regard to 2040 Comprehensive Land Use Code
Attachments: Request from council.docx

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I was made aware that my post was not published a couple of weeks ago, regarding plausible housing solutions that do not involve Uplands-type activities & shenanigans.

Would you please make sure this post is published today for all readers, not just the city council.

Thanks,
Karen

A few months back, Baseline Engineering came to a study session of the Westminster City Council. They came in with a concept that would allow for attached housing in the older part of Westminster that has over-sized lots with average sized dwellings ... specifically, they were talking about 6 attached and 3-story homes at 7041 Utica Street in Old Town Westminster. Although the concept did not meet PRESENT zoning requirements for the area, it still ended up being similar in scope & density to what the Uplands developers request in the form of "exceptions" and an already altered Re-Zoning agenda - on a monthly basis. And, unfortunately, the Uplands group also gets these things approved - en masse - on a monthly basis. The problem is, that Baseline Engineering and THEIR concept for 6 smaller and attached dwellings on an over-sized lot was summarily dismissed.

Unfortunately, in my mind and in many people's minds throughout the city, Uplands and their investor, Varde Hedge Fund partners, as well as their "site-designer", Norris Design, ALWAYS get their way. And this is usually done at a cost - in the millions of dollars and in terms of goodwill lost to the city and its residents - while other smaller and independent property/homeowners, builders & providers RARELY get their concerns or concepts even considered.

This has got to stop.

With the passage of HB24-1152 at the Colorado State Legislature this year, which would require that the state's largest cities allow accessory dwelling units on single-family lots, there is an opportunity for Westminster to build - or more importantly - to re-purpose land and structures. This will provide for more **AFFORDABLE AND SUSTAINABLE HOUSING with SHARED COMMUNITY PLANNING** that can add to the beauty and purpose of the city rather than to degrade the city, as has been the case with the Uplands and some other proposed large-scale housing projects. I believe that Westminster and its Long-Range Planning Department would be wise to consider smaller-scale alternatives for home builders and individual property owners that better address affordability and building towards goodwill in the community ... which the Uplands (propped up by Westminster's Economic Development Team) and their ilk have NOT been successful in doing.

Attached are a few different concepts/drawings that were created with the help of Google, Google Earth and GIMP. And I would ask that the Long-Range Planning Staff (which is far different than the "Economic Development Team") consider these concepts & examples for inclusion within the 2040 Comprehensive Land Use document which is due for an update this year. Specifically, I would ask that Andrew Spurgin and Mr. McConnell be made aware of some things that I, and some others, would like to see considered as part of a forward-looking vision for the future of Westminster and its housing and community as a whole.

I have included 8 different attachments, showing 8 different ways of accommodating the new Colorado laws related to Accessory Dwelling Units (HB24-1152), new parking standards/restrictions (HB24-1304), and the number of unrelated residents per an individual home (HB24-1007). Most of these examples are based on plan and exterior concepts that might be implemented at 7041 Utica Street ... the same address that Baseline Engineering based their concept on a few months back. I hope that Westminster's

Long Range Planning Staff and City Council will consider these examples as legitimate housing alternative possibilities for our city:

Example A: This shows a small ADU (Accessory Dwelling Unit) that can be incorporated into an average backyard. It has a solar roof for net zero energy use, as well as fire-resistant materials such as brick that correspond with the existing front residence and a typical glass wall system to let in natural views and light. Pedestrian access connects to the existing garage driveway and street.



Example B: This example shows the Accessory Dwelling Unit (ADU) Layout for a Typical Large Lot, with a properly sited-solar roof on the ADU. In this example, the lot also contains the existing garage, but large residential lot owners should be allowed to convert their current garage into an ADU, rather than constructing a separate structure. ADU's can legally range in size from 150 sf to 800 sf. Landscaping for the new ADU includes existing trees, xeric plantings and some lawn areas irrigated with recycled water from an interior washing machine mechanism as well as other plantings irrigated with storm water drainage from "at grade" driveways, streets & drainage swales with NO NEW curb or gutter, etc.



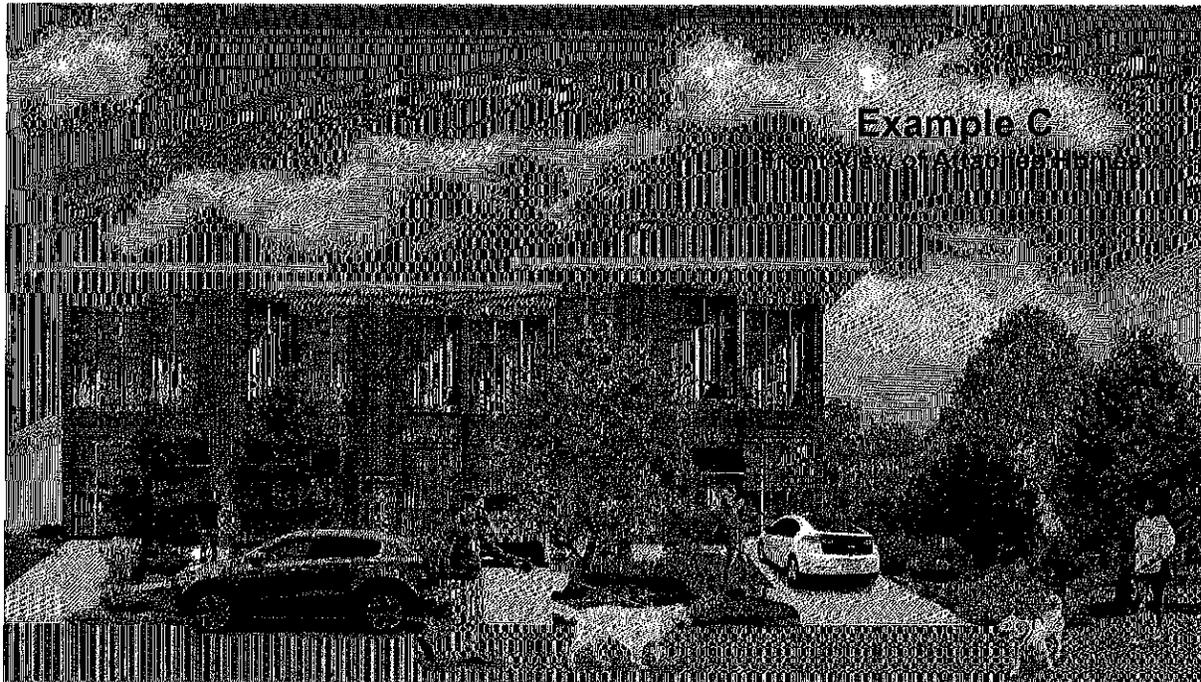
Existing Conditions

Example B

Accessory Dwelling Unit Layout for a Typical Large Lot

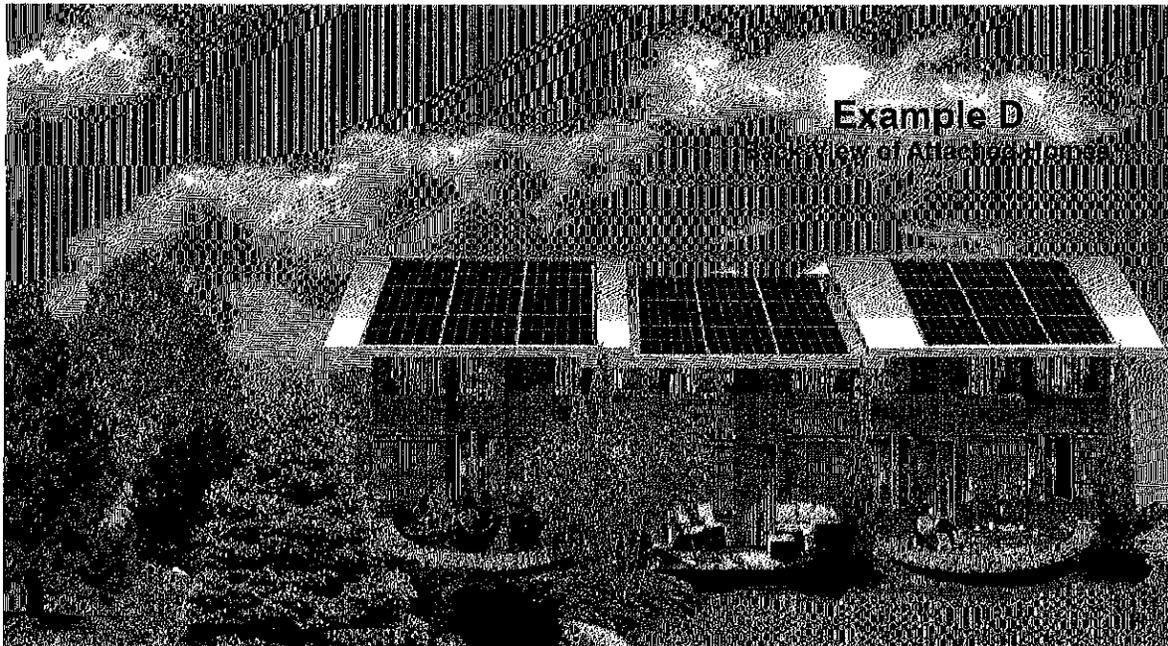
This example shows 1 new Accessory Dwelling Unit (ADU) with a properly sited-solar roof per single-family lot. In this example, the lot also contains the existing garage, but large residential lot owners should also be allowed to convert their current garage into an ADU, rather than constructing a separate structure. ADU's can legally range in size from 150 sf to 800 sf. Landscaping for the new ADU includes existing trees, xeric plantings and some lawn areas irrigated with recycled water from an interior washing machine mechanism as well as other plantings irrigated with storm water drainage from "at grade" driveways, streets & drainage swales with NO NEW curb or gutter, etc.

Example C: This example shows the front exterior of the new attached housing that can be accommodated on large lots ... that is, with the blessing and agreement from the adjacent large lot owner. A total of up to 3 new attached townhomes can be accommodated on each large lot with the original home in front, counted as a fourth residence. Each home has an attached garage for ONE car with space in the driveway for another vehicle, while all other parking (including for visitors) will be accommodated along the newly created driveway access. This prioritizes first floor living space for humans rather than for vehicles and allows for neighborly activities. Structures can be two-stories tall with a maximum height of 35'. There is also the possibility of a basement. You will also note that the structural building materials are mostly fire-resistant, including brick, other masonry materials and glass.



This example shows the front exterior of the attached housing that can be accommodated on large lots. Each home has an attached garage for ONE car with space in the driveway for another vehicle, while all other parking (including for visitors) will be accommodated along the driveway access. This prioritizes first floor living space for humans rather than for vehicles and allows for neighborly activities. Structures will be two-stories tall with a maximum height of 32'. You will also note that the structural building materials are all fire-resistant, including brick, other masonry materials and glass.

Example D: This example shows the back of the attached housing. By allowing vehicle access from the front, the consequence is that the backs of the units are available for backyard patios and small lawns. This is a real plus for outdoor activities with a degree of privacy that is made possible through landscape screening plantings, rather than by fencing. The patio experience is made even greater by using the Nana Glass Wall system so that homes open to the outdoors. This example also shows the large surface area devoted to rooftop solar for net-zero energy use in these new homes.



This example shows the back of the attached housing. By allowing vehicle access from the front, the consequence is that the backs of the units are available for backyard patios and small lawns. This is a real plus for outdoor activities with a degree of privacy that is made possible through landscape screening plantings, rather than by fencing. The patio experience is made even greater by using the Nena Glass Wall system so that homes open to the outdoors. This example also shows the large surface area devoted to rooftop solar for net-zero energy use in these new homes.

Example E: This example shows up to 3 net-zero energy (solar roofs, geothermal, etc.) and attached townhomes - per over-sized lot - with "cul de-sac" access onto the main street and with the original homes and mature trees kept intact. In this layout, we show a total of 6 NEW homes on 2 adjacent lots, with 2 original homes for a total of 8 homes on two large lots. This arrangement depends on the agreement and blessing of the large lot owners for joint access onto the main street. 12' minimum back and side yard setbacks are in place. Landscaping includes existing trees, xeric plantings and some lawn areas irrigated with recycled water, as well as other plantings irrigated with storm water drainage from "at grade" streets with drainage swales and NO curb and gutter, etc. These new homes have one car garages with front access & back yards. These residences will, likely, be re-platted & have separate "for-sale" deeds.

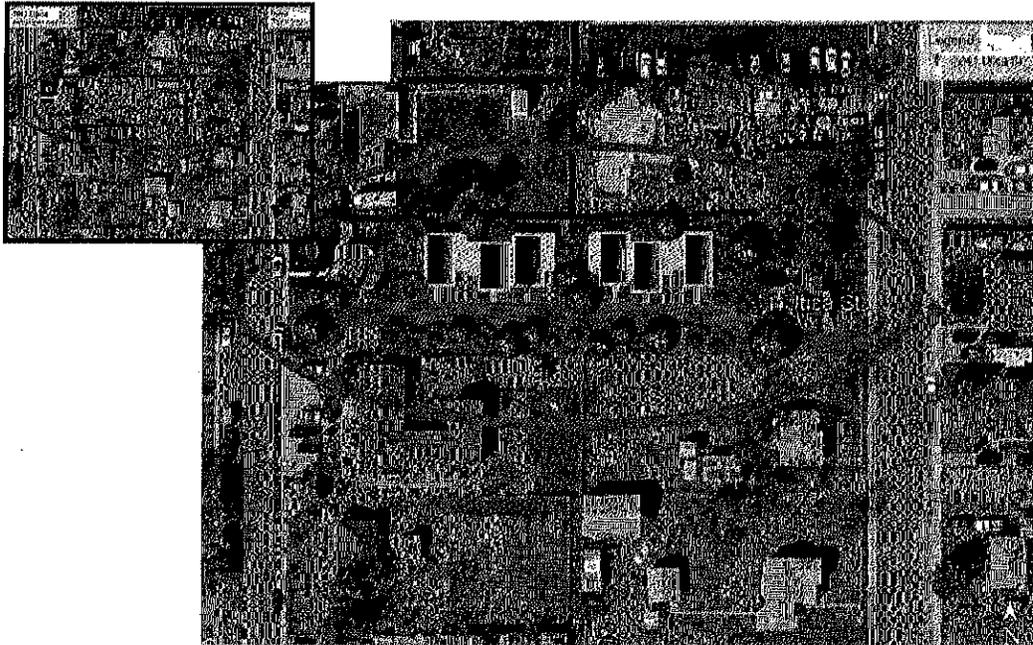


Example E

3 Attached Homes per Large Lot with Agreement from Adjacent Property Owners for a Total of 6 New Homes

This example shows 3 net-zero energy (solar roofs, geothermal, etc.) and attached townhomes - per over-sized lot - with "cul de-sac" access onto the main street and with the original homes and mature trees kept intact. 12' minimum back and side yard setbacks in place. Landscaping includes existing trees, xeric plantings and some lawn areas irrigated with recycled water from interior washing machine mechanisms, as well as other plantings irrigated with storm water drainage from "at grade" streets with drainage swales and NO curb and gutter, etc. These homes have one car garages with front access & back yards. These residences will, likely, have separate "for-sale" deeds.

Example F: This example shows up to 3 net-zero energy (solar roofs, geothermal, etc.) and attached townhomes - per over-sized lot - with "through street" access onto the main streets and with the original homes and mature trees kept intact. This layout also requires an agreement from Adjacent Property Owner for a Total of 6 New Homes and two existing homes for a total of 8 homes between the 2 lots and with joint access. 12' minimum back and side yard setbacks are in place. Landscaping includes existing trees, xeric plantings and some lawn areas irrigated with recycled water mechanisms, as well as other plantings irrigated with storm water drainage from "at grade" streets with drainage swales and NO curb and gutter, etc. Buffer plantings separate these homes and their lots from existing homes. These new homes have one car garages & back yards with large solar rooftop overhangs and might, likely, have property lines re-platted and have separate "for-sale" deeds.



Example F

3 Attached Homes per Large Lot with Agreement from Adjacent Property Owners for a Total of 6 New Homes

This example shows 3 net-zero energy (solar roofs, geothermal, etc.) and attached townhomes - per over-sized lot - with "through street" access onto the main streets and with the original homes and mature trees kept intact. 12' minimum back and side yard setbacks in place. Landscaping includes existing trees, xeric plantings and some lawn areas irrigated with recycled water mechanisms, as well as other plantings irrigated with storm water drainage from "at grade" streets with drainage swales and NO curb and gutter, etc. Buffer plantings separate these homes and their lots from existing homes. These homes have one car garages & back yards with large solar rooftop overhangs and will have separate "for-sale" deeds.

Example G: This example shows up to 3 net-zero energy (solar roofs, geothermal, etc.) townhomes for each over-sized lot, with alley access to 2-car garages to and from the main streets. Because the vehicle parking is from the back alleys, this means there are no backyards for this layout. As well, interior ground floor living space is also limited. But original landscaping, mature trees and improved yard spaces are kept intact, as well as original architecture and homes along the main frontage streets. Again, a maximum of 3 Attached Dwelling Units will be allowed for each large lot with agreement from all 3 Adjacent Property Owners for a Total of 9 New Homes and a total of 12 homes altogether. A 12' minimum side yard setback is in place for new homes, while driveways and roads must keep at least 7' from neighbor's property lines, unless the existing driveways are already closer. Landscaping includes existing trees, new trees, xeric plantings and some lawn with storm water drainage irrigation for many new landscape plantings. New road/driveways are NOT to incorporate curb and gutter.

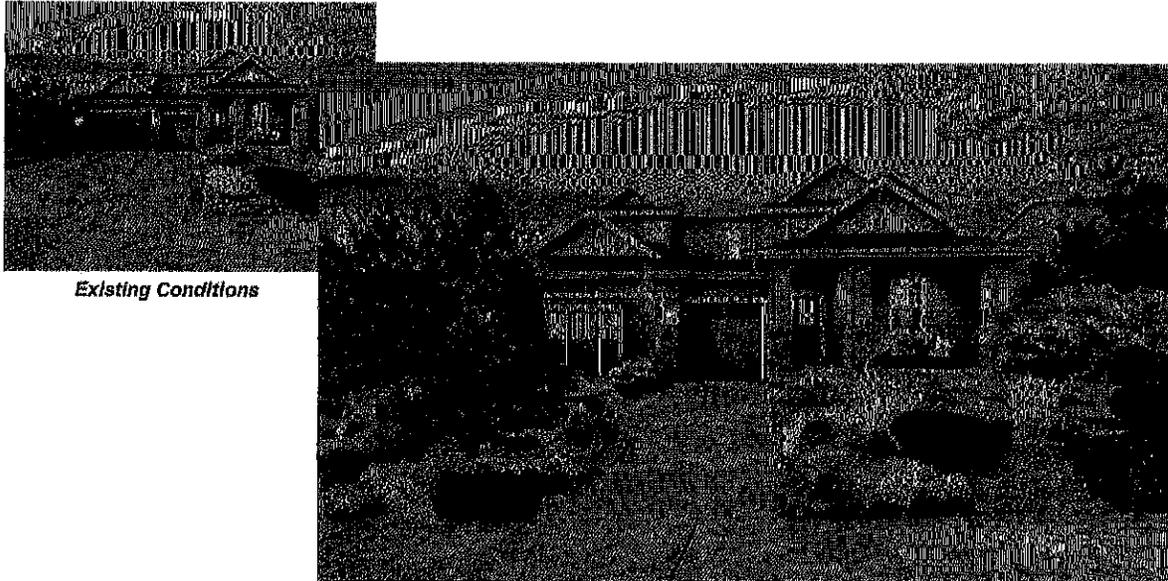


Example G

3 Attached Dwelling Units allowed for Each Large Lot with Agreement from Adjacent Property Owners for a Total of 9 New Homes

This example shows 3 net-zero energy (solar roofs, geothermal, etc.) townhomes for each over-sized lot, with alley access to 2-car garages to and from the main streets. Because the vehicle parking is from the back alleys, this means there are no backyards for this layout. As well, interior ground floor living space is also limited. But original landscaping, mature trees and improved yard spaces are kept intact, as well as original architecture and homes along the main frontage streets. A 12' minimum side yard setback is in place for new homes, while driveways and roads must keep at least 7' from neighbor's property lines. Landscaping includes existing trees, new trees, xeric plantings and some lawn with storm water drainage irrigation for many new landscape plantings. New roadways are NOT to incorporate curb and gutter.

Example H: This example shows how an existing home with a large carbon/structural footprint can be re-designed and re-purposed to accommodate the two homes of a duplex. By allowing premium first-story space to be used for living, rather than for car and garage storage, we can encourage the wise use of space for human comfort and also meet at least one of the new criteria for Accessory Dwelling Units. That is, the ADU's must have a separate entrance. But these homes will be larger than the allowed use for ADU's ... more than 800+ sf per residence. Other designs that allow for 2 separate living spaces within a large home can also be accommodated with the expertise of a licensed architect. These duplexes will have backyard space and can be rented out or have separate "for-sale" deeds. This strategy will make it possible for homeowners to continue to live in their home while downsizing at the same time.



Existing Conditions

Example H

Converting One Existing Home with a Large Carbon/Structural Footprint into Attached Duplex Units

This example shows how an existing large home & site can be re-designed & re-purposed to accommodate two homes instead of just one large dwelling unit. By allowing premium first-story space to be used for living, rather than for car and garage storage, we can encourage the wise use of space for human comfort and also meet at least one of the new criteria for Accessory Dwelling Units. That is, the ADU's must have a separate entrance. But these homes will be larger than the allowed use for ADU's ... more than 800+ sf per residence. Other designs that allow for 2 separate living spaces within a large home can also be accommodated with the expertise of a licensed architect. These duplexes will have backyard space and can be rented out or have separate "for-sale" deeds. This strategy will make it possible for homeowners to continue to live in their home while downsizing at the same time.

Also, even though it was not part of this year's legislative process in Colorado, there could be provisions for churches that want to do the "right thing" by their congregation and the community. That is, we should allow churches, with the will to do so, to provide affordable "ADU's" in under-utilized parking lots, etc. owned by the churches. For churches with a mission to help members of their community that might also be experiencing a dwindling population of churchgoers and tithe givers, this alternative has the economic advantage for both people needing housing as well as providing a modest income for the churches. This is happening in many other parts of the U.S.

Some of these examples & concepts take into account the proximity to Westminster's light rail station in Westminster and relate to the newly passed HB24-1313 (Housing in Transit-Oriented Communities). Unfortunately, in Westminster, the existing light rail line serves to bring people to Downtown Denver, rather than to many places that Westminster residents actually need to be. In this light, it would be much better to include new electric bus/shuttle services within the city that aim to connect people from the light rail (and beyond) to places other than Union Station in Denver. Also, it would be wise to allow residents within 1/2 mile - or so - from the Light Rail Station, the opportunity to "densify" with beauty

and sustainability as part of their own choice, rather than inflicting the Uplands development onto members of the community s the only way to meet this new law and requirement. This is especially important, considering that the Uplands development is over 2 miles from the Westminster Light rail Station, or the more central "Transit Center" between 88th Avenue and 92nd along Highway #36, rather than the required 1/2 mile (or so) and does not really meet the law's requirements or intentions anyway.

Keeping these new laws in mind, we must also be aware that placing ALL new housing in the southern part of the city is unfair, especially when we concentrate "affordable housing" here and nowhere else. This practice, in effect, is "red-lining" - not in terms of racial inequities, - but in terms of income-based inequities.

I hope that the Long-Range Planning Staff and Westminster City Council will incorporate these ideas and examples into the next rendition of the 2040 Comprehensive Land Use Plan.

Sincerely,

Karen Kalavity

(see attachments, below)

Fitch, Abby

From: Karen Kalavity <integradesign1@yahoo.com>
Sent: Monday, July 8, 2024 8:25 AM
To: McNally, Nancy; DeMott, David; Nurmela, Sarah; Ireland, Kristine; Ezeadi, Obi; Hott, Amber; Carmelia, Claire; Public Comment; Freitag, Mark; City of Westminster
Subject: [EXTERNAL] Dog Park Solution

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Proposed Solution to the “Dog Park Situation”:

I would like to propose a solution to the Dog Park situation...

Considering that the off-leash dog park presents such a compelling sense of well-being for many Westminster residents and their companions ... their dogs, it seems reasonable to respect the continued use of this space for the mental and physical health for both the humans and their dogs.

But because there is also wear and tear on the environment, as well as wear and tear on surrounding residents, there should be compromises, and I would suggest these following compromises as a way of mitigating concerns at the off-leash Dog Park:

My solution involves understanding that this is an important space within Westminster which is probably being over-used and is probably being damaged through its over-use. Just as the National Park Service limits the number of visitors that may visit Yellowstone National Park in any given year, and just as visits to Colorado’s Rocky Mountain National Park are also limited, we should also be limiting visitation to the Open Space that serves as the Off-Leash Dog Park in Westminster. But that does not mean cutting it off from use, it simply means limiting its use.

I would suggest that people driving in with license plates that end in even numbers, be allowed to use the off-leash park on Tuesday, Thursdays and Saturdays, while people with license plates ending in odd numbers, be allowed to visit the park on Wednesdays, Fridays and Sundays. Monday should be a day off for the park where no visitors can come in. This would cut the number of people using the park, on any given day, in half ... which would probably be sustainable.

Also, residents in the area should be given the responsibility (and be paid for the responsibility) of giving out tickets to people who do not abide by this agreement. The money generated from the tickets should be evenly divided so that half of the money goes to residents affected by the dog park traffic, while the other half would go towards needed improvements within the dog park. Also, there should be some composting bins available for dog waste, rather than simply dumping poop into trash cans.

A compensating acreage for Open Space should also be encouraged within Westminster by identifying and then purchasing & re-zoning another tract (or tracts) of land suitable for Open Space.

I believe this solution addresses many of the concerns regarding the Westminster Off-Leash Dog Park.

Sincerely,

Karen Kalavity

Fitch, Abby

From: Britten, Hugh <hugh.britten@usd.edu>
Sent: Monday, July 8, 2024 8:58 AM
To: Public Comment
Subject: [EXTERNAL] Westminster Hills Open Area Off-Leash Dog Park

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear City Council Members:

I wish to provide comment about potential changes to the management of the Westminster Open Area Off-Leash Dog Park. I am a recent transplant to the area having bought my home in October 2022. My house is on West 105th Drive; I can see the Simms Street parking lot for the dog park from the end of my driveway. The location of the open area along with Standley Lake and the NWR were key to us buying this particular property. It is a beautiful place and all the open space is an invaluable resource for the people of Westminster, Jeffco, and beyond. I should also note that my family owns a dog and that we take advantage of the off-leash park to walk our dog there once or twice each day.

The “Westminster Guardians” are a motivated, well-organized, and vocal group advocating for no change in the management of the off-leash area (as I am sure you are well aware). This does not mean that they are right or that they speak for anyone but themselves. The park, as the study the City Council commissioned notes, is over-used and ecologically damaged. The leading cause is people and their dogs. I am asking that you continue to consider alternative management approaches to the park including shrinking the off-leash area (maybe to 200 acres) and increasing enforcement of posted rules for use of the park. I am not against a fee system requiring visible IDs when at the park and enforced by City (or some other entity) personnel paid through the fee system. Many park visitors are not Westminster residents as evidenced by license plates in the parking lots and conversations with individuals, so they do not financially support the park. The “Guardians” are well-aware of this situations and will down-play its significance, but the fact remains that Westminster citizens are subsidizing others to diminish the value of our park. One wonders how many of the “Guardians” live in Westminster and pay taxes to support the park. The park is being loved to death and will soon be unable to fulfill its original purpose of maintaining wildlife habitat and as open space for many uses (e.g., bicycling, bird watching, jogging).

My family and I saw a fox foraging around in the park just off of Simms Street last evening. The sky was glowing deep red as the sun set behind the mountains to the west. It was a special moment for us. The value of this open space is incalculable. Please consider ways to manage the park that meet the needs of people with and without dogs as well as the native plants and animals that live there.

Thank you for your consideration,

Hugh Britten

Westminster, CO

Fitch, Abby

From: Lynn Riley <lynn.riley01@gmail.com>
Sent: Monday, July 8, 2024 9:04 AM
To: Public Comment
Subject: [EXTERNAL] Westminster Hills Open Space Dog Park

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning:

I am writing because I feel that a well organized and vocal minority of our citizens has monopolized the conversation about the Westminster Hills Open Space Dog Park. This minority is also somewhat ill informed about, or willing to misrepresent, the current status of the dog park. At the last meeting, I heard many earnestly felt, but blatantly untrue statements, implying that the native vegetation has been unharmed by the constant trampling, that the dense network of social trails was due to COVID distancing rather than people ignoring the barriers intended to limit traffic, that the community minded citizens are able to maintain a largely waste-free park, and that anything less than 400 acres would be inadequate to allow appropriate opportunities for canine socialization and exercise.

I use the dog park daily my dog uses it twice daily. She gets a short walk in the morning meets a few dogs, runs free and sniffs. In the afternoon, she often has her long walk, on leash, through the neighborhood so I can include my daughter. At the end, my husband often takes the dog through the park for one last run while my daughter and I return home. My daughter is afraid of dogs and is excluded from the beautiful sunsets and the sense of peace one gets from being in the open space. Sometimes she and I walk up Simms in the evening to appreciate the beauty of the area while the cars whizz past at 45 or 50 mph. It's not the same.

I love the dog park. My dog loves the dog park. But the open space is special because it represents the best of our collective will and action. Individuals given the opportunity, generally pave over, tear up, or otherwise degrade such beautiful spaces. They put up homes with great views, big fences and lovely green lawns (because native grasses are prickly). Individually we wouldn't leave anything but the tiniest scraps of native prairie. Together, though, we have done this: there is a beautiful piece land that we can all enjoy non-consumptively, leaving space for wildlife and wildness. Importantly, it is a large parcel that abuts an even larger National Wildlife Refuge. It has tremendous conservation and ecological value. It's amazing!

I would like to see the Westminster Hills Open Space managed inclusively, for our collective benefit. The dog park, unfortunately, is exclusive and damaging. While necessary, it should be a minor part of the Open Space Use. You have reviewed plenty of literature on the damage associated with off leash dog activity. What very recently was naive prairie is now mostly highly eroded criss crossed trails and weeds. The constant trampling and high nitrogen inputs favor invasive plants and the constant disturbance disrupts most wildlife. However, people like me bought houses in the neighborhood with teeny tiny yards specifically because there was a dog park nearby. I couldn't adequately exercise my dog without the dog park the park was part of the calculation in settling here. Because there is not another off-leash nearby, and because the historic use specifically attracted residents, part of the park should be retained. Selfishly, I would like to see about 100 acres. I realize, though, that the local dogs could be healthy and happy with the much smaller park recommended in the habitat assessment, especially if part of the park remained open to leashed dogs on select trails.

For those without dogs, or a desire to be in close contact with dogs, I would like to see access to the trails free from unleashed dogs. I am able to walk along the park (on a very busy road) with my daughter, because we live in the neighborhood. Most of the city's citizens, though, have even less access without running the gauntlet of unleashed dogs. There is no place to park to access the trails or enjoy the views other than dog

park entrances. It seems like an additional parking lot outside the dog-zone or converting one of the existing parking lots into leashed-dog only access would allow the wider community more opportunities to enjoy this beautiful space.

Finally, it is clear that we need greater funding and more active management. Many users monitor and cleanup after their dogs, but the trails are always dotted with dog waste. Some stick to the originally designated trails, but most follow the criss-crossing social trails. A few people will recall their dogs and avoid trails with snakes, but others throw sticks and rocks at the wildlife. Finally, while the park is most heavily used during daylight hours, there are always cars in the lot before dawn and after dusk. All of these behaviors, in both on- and off-leash areas will continue without greater enforcement of existing regulations. The cost of that enforcement should come from user fees. Dogs have a much higher impact than any other potential use of the open space. Dog owners should bear the cost of management and mitigation of those impacts. A modest daily or annual use fee would offset the cost of additional staff. Unfortunately, a parking-fee for non-residents would only encourage even more traffic in the adjacent neighborhoods.

Please consider how to best manage the park for ALL Westminster residents. It is undoubtedly the crown jewel of the Westminster Open Space portfolio and should be maintained, protected, and managed as open space with a great dog park, not as a popular and highly degraded dog park without appropriate limits on canine activity or access.

Thank you for your consideration.

Sincerely,

Lynn Riley
Countryside, Westminster

Fitch, Abby

From: Jessica Nelson <justjess@jessgenix.com>
Sent: Monday, July 8, 2024 10:33 AM
To: Public Comment
Subject: [EXTERNAL] Community Dog Space

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Please consider what you're asking of your community. COVID 19 taught us all how important being in community can be. In fact it may be one of the greatest things to happen to recreate human connectivity.

Taking your dog to a park where they can freely play may be some persons sanctuary. A place to get away from the day to day grind. Refuge from parents & bullies, or a place to connect with others where it's not about tik tok, YouTube, Facebook or IG.

Keep the natural way of being alive!

Our community wants space.
Allow it.

In love, light & togetherness.

Xo, ~Jess

Jessica Nelson
Founder of Badassery @ JessGenix
Justjess@jessgenix.com



[Join Fitness Evolution](#)

Fitch, Abby

From: carol gosenheimer <cgosenheimer@gmail.com>
Sent: Monday, July 8, 2024 11:25 AM
To: Public Comment
Cc: McNally, Nancy; Hott, Amber; Ireland, Kristine; Carmelia, Claire; DeMott, David; Ezeadi, Obi; Nurmela, Sarah
Subject: [EXTERNAL] Westminster Hills Open Space

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Westminster City Council members,

I am writing regarding the Westminster Hills Open Space.

Throughout this entire process, Council has shown no concern for Westminster residents at large. You've dismissed the research of countless experts. You've ignored nonprofit organizations, and sister municipalities on this subject. You've eagerly aligned yourselves with a very small, vocal interest group. You've pretended the high emotion and sympathetic stories from dog owners justifies acting **against** the best interests of the land and the majority of this city's residents.

Last week you were presented with statistically valid survey data in the PRL survey. This data shows that 90 percent of Westminster residents value Open Space for its protection and preservation of land and wildlife, while less than 18 percent of residents use dog parks across the city.

How on earth can you justify rezoning this space when 90 percent of residents want to preserve open space? That's why you're sitting in those chairs: to sort through the noise and work towards the best interests of the broader community. Your job includes looking 10, 20, 30 years down the road to ensure our future success. In 1988, the city's leaders did that by purchasing the land for preservation. They wisely anticipated its future importance for EVERYONE in the city.

Yes, this particular space is important to dog owners. This particular space is ALSO important to residents who want to walk their dog on leash without confrontation. It's important to families with small kids, owners of reactive dogs and physically fragile residents. It's important to all residents who want to walk in that beautiful open space without being confronted by off-leash dogs. It's important to native wildlife, the overall ecosystem, and our wellbeing as an entire community. Why are you allowing the voice of one small group to drown out the interests of EVERYONE ELSE?? At every City Council meeting, off-leash dog owners talk about how Westminster Hills has profoundly impacted them. Why are they the only ones deserving of that experience? Why do they get to exclude everyone else?

The material presented tonight does nothing to protect the land or its animals. It is not inclusive for all users. It is fiscally irresponsible.

It simply allows the city to absolve itself from any responsibility to the land.

Before last week's PRL survey was shared, you might have been able to say you didn't know what residents want. You might have been able to pretend off-leash dog owners were the majority. But now that you know better, you have a responsibility to do better.

And councilors that disregard 90 percent of the Westminster residents they represent should be recalled immediately.

Do not approve Ordinance 4257. This city can do better.

Thank you for your time.
Carol Gosenheimer
Westminster resident

Fitch, Abby

From: Laura Kanopkin <laura.kanopkin@gmail.com>
Sent: Monday, July 8, 2024 11:34 AM
To: Public Comment
Subject: [EXTERNAL] Public comment July 8, 2024 - please save the dog park!

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

City Council,

I regret I cannot attend the council meeting in person tonight. I have spoken a few times before regarding the environmental situation at the Westminster Hills dog park, doing my best to present an objective and accurate portrayal of what is actually going on there in terms of wildlife, vegetation, and the broader ecosystem.

Recently, I spent a good amount of time exploring the entire 1027 acres at WHOS and several other open spaces throughout Westminster and was surprised to notice that it is very difficult to find any native plants living in our open spaces. So much of our land is covered with invasive species like smooth brome, cheatgrass, and kochia, so why on earth are we picking on the dog park as the target of an intensive, expensive restoration project? Human impact has truly changed the shortgrass prairie landscape across the Midwest probably forever, due to agriculture, development, and the introduction of plants from all over the world which were able to outcompete the native species.

It's been disheartening for me as an environmental professional who cares deeply about conservation and mitigating human impacts to the natural world, to hear the "environment" so falsely used as a justification to hurt the community by shutting down the dog park. I know you all have so many different areas that you need to be educated on to do your jobs and don't have nearly as much time as someone like me to spend countless hours over the last six months researching every angle of how this dog park truly impacts the environment. I also want to be sure that we are doing the right thing here by maintaining the dog park, I just have not found a single good reason to shut it down.

Thank you endlessly for how much you've listened to this issue, and for your understanding in how important this is to our community.

Laura Kanopkin, Westminster resident

Fitch, Abby

From: lindajenniferchamberlain@gmail.com
Sent: Monday, July 8, 2024 11:35 AM
To: Public Comment
Subject: [EXTERNAL] Dog open space hearing

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To whom it may concern

I am writing to express my concern and wish that the dog open space should remain as it is as an amenity for the public and for dog walkers. Such places are so special and contribute to the wellbeing of communities and to the wider common good. I hope that this space will continue to serve this purpose in perpetuity.

Regards

Linda Chamberlain

Sent from my iPhone

Fitch, Abby

From: Melissa Tatro <melissa.tatro@gmail.com>
Sent: Monday, July 8, 2024 11:55 AM
To: Public Comment
Cc: McNally, Nancy; Nurmela, Sarah; DeMott, David; Ireland, Kristine; Carmelia, Claire; Hott, Amber; Ezeadi, Obi; Opie, Barbara; Herrera-Mishler, Tomas; Reale, Joe; Freitag, Mark
Subject: [EXTERNAL] Westminster Hills Advocates and July 8th Resolution

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Greetings Westminster City Council,

The Westminster Hills Advocates began their petition (www.westminsterhills.org) when it became abundantly clear that City Council was making decisions about WHOS with little concern for the broader Westminster community.

- You've actively ignored the piles of research and throngs of experts proclaiming the impacts of dogs on short grass prairie.
- You've dismissed the condition reports depicting long term degradation of the land and instead naively claimed, "It looks green to me."
- You've disregarded nonprofit entities who've unpacked the interconnectedness of the land, its animals and our shared future, instead proclaiming, "There are birds out there, so it's all good."
- You've literally adopted the talking points of an agenda driven interest group with limited scientific knowledge. And you continue to spout their known inaccuracies from the Dias. (Although you repeatedly say it, there are not 6600 acres of open space, Councilor Hott, there are 3817 acres and you're pushing to rezone 11% of them.)

Local residents, surrounding municipalities, concerned environmental advocates, academic experts, many of which own dogs, have tried over and over again to help you understand the enormous error of rezoning this entire parcel for a slow decline and ultimate demise.

The ordinance proposed tonight is city workers indulging your willful ignorance. You've literally bullied them into offering you tonight's non-reality. This ordinance has NO protections for the land, but instead will fail the land and everyone who cares about it. Shortgrass prairie and off leash dogs cannot mutually coexist. It's not debatable. You can imagine otherwise. You can change the zoning to remove your responsibility to the land. You can try to seed and reseed the property, throwing away taxpayer dollars because you lack the fortitude to make uncomfortable choices. But you can't protect the property without limiting off-leash dogs. Period.

And perhaps more importantly, you cannot approve this ordinance without disregarding the VAST MAJORITY of your constituents.

The petition began as a way to give local, silenced, even disillusioned residents a place to express their

value for open space and their dissatisfaction with your handling of this issue. Turns out the city's recent PRL survey provides far more evidence for this than our survey (or that of the Guardians) ever could.

- 90% of residents (your constituents) want their open space protected and preserved.

- Less than 18% of residents use dog parks across the city. That's a distinct minority.

Your mandate is abundantly clear. If you rezone this entire parcel, you violate: 1) the intention for the land upon purchasing, 2) the established best practices for shortgrass prairie across the front range and country, and 3) the desires of 90% of the city.

Council members who knowingly disregard the desires of the vast majority of their constituents ought to be recalled immediately.

Listen to those people you represent--ALL of them--and do not approve this ordinance.

Thank you,
Melissa Koss

City of Westminster Mayor and City Council
Westminster City Hall
4800 W 92nd Ave
Westminster, CO 80031

Bethany Yaffe, PE, ENV SP
8525 Carr Court
Arvada, CO 80005

RE: Westminster Hills Open Space Use Determination

To the City of Westminster Mayor and City Council:

I am a concerned resident, a licensed professional environmental engineer, a certified sustainability professional, a participant in the Westminster Hills Open Space Community Advisory Team (WHOS CAT).

I am asking you to lead by example, to follow City Code and your own guiding principles, to educate the public and make the difficult decision to protect this heritage open space property by significantly decreasing the size of the off-leash dog park.

I am a dog owner of two large, energetic dogs. I used to be a frequent visitor to the off-leash portion of the Westminster Hills Open Space, and no longer go due to the congestion, visible degradation to the land, and a dog who is now reactive after being attacked (not at the dog park). I loved running with my non-reactive off-leash dog in this space, **but I love preserving the land more than my own enjoyment and convenience.**

“Ignorance, arrogance, narrowness of mind, incomplete knowledge, and counterfeit knowledge are of concern to us because they are dangerous; they cause destruction. When united with great power, they cause great destruction... Now, reasonably enough, we are asking, if it is even thinkable, that the destruction can be stopped.” -Wendell Berry, *The Way of Ignorance*

It has been made clear to me during the WHOS CAT process that the destruction of the Westminster Hills Open Space can be stopped if a dedicated group of leaders have the fortitude to intervene.

I want to make clear that the Westy Dog Park Guardians, with their emotionally evocative and inflammatory language, incorrect information, and fear-inducing message of “Save the Dog Park!” will garner significant public support, but their suggestions fall painfully short of restoring, protecting, and “saving” this land. Jefferson County had to close an off-leash dog park area due to similar degradation of the land, and it is ultimate hubris, expecting that the experience of surrounding open space managers is not applicable and ignore the experts that work for the City, to expect land impacted by off-leash dogs will be restored with anything less. While I can enumerate the reasons why with peer reviewed journals, textbooks, and years of experience, I will instead summarize:

- Off-leash dogs are the biggest negative impact on the land. This is undisputable.
- The recommendations put forth by the Westy Dog Park Guardians do not address the biggest negative impact, off-leash dogs.

- The land cannot not be restored and will continue to degrade if the plans suggested by the Westy Dog Park Guardians are the only steps taken.
- The off-leash area must be decreased to restore the land.
- By requiring on-leash dogs in the majority of the space, you are opening the space to more mixed use, and safer use for the public.

It is the Mayor's and City Council's duty to protect this land, dictated by the following:

- *City Code: 13-5-3 (B)* Additional activities that may be allowed on certain open space property, or portions thereof, after the City Manager determines such **activities will not have a detrimental effect** on the natural qualities for which the open space was originally acquired.
- *City of Westminster Strategic Plan Guiding Principles:*
 - o Sustainability and Resilience: Act and operate in an environmentally responsible manner and lead by modeling best practices and incorporating sustainability in every aspect of our work.
 - o Prevention and Proactivity: Solve problems at their source and focus the City's policies and community education and addressing root causes, leading to a better quality of life and greater prosperity for all in our community.

In summary, the only way to continue to allow the public to have safe access to the site and successfully restore the land is to make the majority of the area required on-leash.

This land was purchased and established as an open space. It is clear that the current use of this space (off-leash dog park) has a significant detrimental effect on the natural qualities of this open space property.

The land is continuously exposed to a negative impact (off-leash dogs), and in order to ensure long-term viability and health of the land, use of this space must be changed.

Without going to the root cause of this land degradation, without making hard decisions today, you are deferring the cost to future generations who will have to manage this site, increasing fiscal cost and the scope of restoration due to years of degradation.

You have been told that taking any limit action on this space is against public opinion. However, while I know deciding to decrease the space accessible to off-leash dogs in this area will anger a portion of the public, many will understand and be able to enjoy this space more fully.

It has been communicated to us during the WHOS CAT that the burden of the final decision rests with you. I am asking you, those who have chosen and have been chosen to lead the community, to educate residents and visitors, and make the decision to follow your own code and guiding principles and decrease the size of the dog park.

Sincerely,



Bethany Yaffe, PE, ENV SP
WHOS CAT Member

Transcribed Voicemail Public Comment

Voicemail 1

Hi, my name is Mary and I live in the countryside neighborhood in Westminster. I was calling to make a comment about the Westminster Hills Dog Park. I wanted to state that I am completely for reducing the size of this dog park and, you know, leaving the other part of it open space. I have a dog who is reactive to other dogs and so in its current iteration we cannot use any of this space and if half of it were converted into an on leash open space area, then I as a Westminster resident would be able to access and utilize this space, which is something that I really want to do and I don't think that it would, you know, cause harm to reduce the size of this dog park. It's still going to be one of the largest dog parks in the Denver area. And you know, reducing the off leash area would make the rest of the area able to be accessible to the rest of us. And that is all I have to say. Thank you so much.

Voicemail 2

Good morning. This is Leslie Gandaria and my husband, Jesus Gandaria. We were just calling in regards to the meeting today. We wanted to just leave a message in just saying how much we appreciate everything that all of you guys do. For the City of Westminster and for this open space, I wanted to mention my husband and I, we've been taking our dogs to this open space for over 15 years and it is definitely a home for us, we absolutely, we love getting to be a part of the land in the Colorado State. You know, this is one of the few places where we're able to bring our dogs and just allow them to run free. And obviously, you know they're there well behaved and well trained and so they listen to the recall and all that kind of stuff and so just really wanting to, our voice, my heart desire for this space to remain open for our community. And you know it's beneficial to not just the animals, of the health, of the humans as well. I know over the years, just as being able to go to this place and have that healing time in nature with me and my dog has just been imperative to our family and the health of our family, and we just so appreciate having the opportunity to have this beautiful space. So I understand that there are neighbors in the neighborhood that have, you know, been able to speak up and let the community know what they do not approve of and, you know, I stand behind them of, you know, having those regulations and boundaries where people are not allowed to park in their neighborhoods and not be able to leave, you know, their dogs feces in the neighborhood. I know that that is completely disrespectful. I think that they're the a good solution for this, could actually be expanding the parking lot because I know on the weekends that space gets pretty populated. It's good because it's very popular for everybody to go over there and the majority of individuals have that free time on the weekends and so that's why these challenges are coming up. And so I know in the 15 years that we have gotten there, we have never once had any challenges with anything interacting with dog owners or dogs or anything like that, and so just wanted to speak our hearts here and again just thank the community for everything that that you guys do and think the City of Westminster and we just hope and are speaking that we're able to keep this space continue to be open for our current fur babies and ourselves and

our future for babies and ourselves. So blessings and abundance. Thank you so much for everything and we'll talk to you soon. Bye bye.

Voicemail 3

Hello, my name is Michael Wood. I wanted to reach out and ask if you guys could please leave the dog open space in Westminster as a dog open space for families and, you know, pets and having that open space, I feel like in Colorado, we are connecting Colorado Springs all the way to Fort Collins and all the way to Boulder and all the way to Parker is just one big metropolis, and at this point I feel like we do not need more development. I mean, there's parts that definitely could develop more, but spots like this, the more open space the better. And so if you guys can please keep it as an open space, that would be amazing. Love taking my family and my dogs there and enjoying some beautiful Colorado time. Thank you so much for listening and have a blessed day.

Voicemail 4

Hello, this is Joshua Wood, I am calling to put in records that I would like the dog open space that is up for debate to remain open. It is a integral part of our community. And it is a very beautiful location that money cannot buy and the sense of the the the gratitude and the just the natural escapes that that it gives people who visit it. So I appreciate it and thank you. Have a good day. Bye.

Voicemail 5

Hi, my name is Keira Ruiz. I am the lease holder for the lower level of the Penguin building on the north side. I'm calling regarding the parcel at 73rd and Lowell on the southeast side. Today the area was played was sprayed with something called Protector which has glyphosate and I only know this because I got there as a person was spraying it, the city did bring me and other business owners into a meeting about a week and a half ago about the timeline of the work being done at that parcel to turn into a park. My comment today is a request that information be made to the public as well as business owners in the area about what is going on that that parcel. The glyphosate that was sprayed there today, it was on flags within the fenced area and you couldn't see what it was. Luckily I talked to the person spraying after he was done about what was there. But I have concerns, because I was going to cool my area with Opening 6 Windows that opened onto this parcel for people coming in for a Work group today. I had to close the windows and actually cancel the work group. Because I did not want them to have that kind of exposure to that chemical. It's not just me. This information needs to be made public for people in the area. There is no signage on the sensing right now about the work that's going to happen. The information about what was sprayed was not accessible with that also needs to change. I am asking for whoever is in charge of the timeline of this project. Most likely the project manager and to have better information about what process is happening on what days. The person spraying today, they're just a contractor, but it sounds like there's gonna be another application of this deficit. And

this is only a reason why there are no bugs and birds in the area. I do have concerns about what's going on with that parcel, what has been happening with some of the trees and the plants around there because it is impacting my business. So please post what is going with the timeline, make that information easy for the public as well as for me as a business owner. Thank you. Bye.