

**City of Westminster City Council Study Session  
April 3, 2006**

Mayor McNally called the Study Session to order at 6:35 PM. All Council was in attendance.

City Staff in attendance included: City Manager Brent McFall; Assistant City Manager Steve Smithers; Assistant City Attorney Jane Greenfield; Assistant to the City Manager Barbara Opie; Library Services Manager Mary Grace Barrick; Planner II John Quinn; City Clerk and Chairperson for the Election Commission Linda Yeager; Director of Parks, Recreation & Libraries Bill Walenczak; Community Development Program Coordinator Vicky Bunsen; Planning Manager Dave Shinneman; City Engineer Dave Downing; Director of Community Development John Carpenter; Open Space Coordinator Ruth Becker; Environmental and Admin Services Officer Rachel Harlow-Schalk; Water Resources & Treatment Manager Mike Happe; Human Resources Manager Debbie Mitchell; Water Resources Engineering Coordinator Dan Strietelmeier; Engineer Josh Nims; Director of Public Works & Utilities Jim Arndt; and Administrative Secretary Melissa Salazar.

The guests in attendance were Evie Hemphill with the Westminster Window; Lee Johnson and Mary Hammond with Carlson Hammond & Paddock; David Allen with the City of Northglenn; Boards and Commissions representatives: Kaaren Hardy and April Luber with the Historic Landmark Board; Roman Kohler with the Library Board; Mike Crocker and Jerry English with the Planning Commission; John Velasquez and Nancy Peters with the Special Permits & Licenses Board; Carol DiGiacomo and Mike Litzau with the Environmental Advisory Board; Jon Talbott with the Board of Building Code Appeals; Betty Whorton and Margaret Rivera with the Personnel Board; Ben Beaty with the Open Space Advisory Board; Dennis White and Jean Pruitt with the Human Services Board; and Monicy Ly, Kelly Draper-Zuniga and Ryan Elsener with the Youth Advisory Panel

**Council Briefing with Chairs and Vice-Chairs of the City's Boards and Commissions**

City Council requested to meet face-to-face with the leaders of each of the boards and commissions to discuss concerns, suggestions and/or observations. Tim Kauffman led a brief discussion on the General Information for being on the Boards and Commission and a Question & Answer Session between Council and Boards and Commissions representatives. Staff will follow-up on the suggestion to reinstitute the Boards & Commission brunch and bring this back for City Council consideration at a future date.

No action was necessary; this was an informational item.

**Revised Design Guidelines for Traditional Mixed Use Neighborhood Development (TMUND)**

Brent McFall introduced Dave Shinneman and John Carpenter who briefed Council regarding the revised guidelines. The City of Westminster adopted the current Traditional Mixed Use Neighborhood Development (TMUND) guidelines on September 27, 1999. The revised design guidelines for TMUNDs as proposed reflect changes based on Staff's experience with the Bradburn development and field visits to other similar projects in the Denver Metro area, and comments from the Architectural/Urban Design firms that participated in the review. The reformatting of the guidelines has been done to make the document easier to understand. A copy of the existing guidelines with proposed changes was included in Council's packet. The proposed guidelines provide development standards for new TMUND developments.

Council concurred with Staff's recommendation. Staff will bring back the final product for Council action at a future City Council Meeting.

## **Mitigation of Water Quality Impacts to Standley Lake from Future Development**

Brent introduced Mike Happe, who introduced David Allen with the City of Northglenn, and the City's water attorneys Mary Hammond and Lee Johnson, and provided an overview of a proposed agreement with Arvada to mitigate impacts from stormwater flow and from future development in the Standley Lake drainage basin.

Discussions between Arvada, Jefferson County, the Standley Lake Cities of Northglenn, Thornton, and Westminster, and the Church Ditch Water Authority regarding a stormwater management plan for the area west of Standley Lake have been ongoing since the early 1990's. The City of Arvada has several developments proposed for the approximately 4,400 acres that drain directly to Standley Lake. Development of the Standley Lake drainage basin could increase pollutant loads to Standley Lake, degrading the water quality of this essential drinking water source of over 220,000 residents in the Northwest Denver Metropolitan area. Arvada and the Standley Lake Cities Staff have negotiated a draft agreement to mitigate the water quality impact from the proposed development through the construction of new structures in the Church Ditch that flows around the west side of Standley Lake between the lake and the proposed development.

The proposed agreement requires Arvada and its developers to fund certain facilities totaling approximately one million dollars. The City of Arvada will contribute up front capital costs for Church Ditch capacity improvements and seven percent of Church Ditch Water Authority operation and maintenance annual expenses. The Standley Lake Cities will fund certain facilities (totaling approximately \$900,000) out of funds previously earmarked for Standley Lake water quality protection as part of the 1998 Standley Lake land purchase. These funds are currently held in escrow by the Farmers Reservoir and Irrigation Company (FRICO). If approved, it is anticipated the facilities would be constructed during the winter of 2006-2007.

Council concurred with Staff's recommendation.

Mayor McNally adjourned the Study Session at 8:24 PM to enter into an Executive Session to discuss strategies and progress on potential sales, acquisition, trade or exchange of certain water rights and of certain City owned real property and the City's position.