



Jadinger Villas Lot 1 Neighborhood Meeting Summary 2.16.21

Thank you for participating in the recent neighborhood meeting to discuss the Official Development Plan (ODP) application for the Jadinger Villas, Lot 1 addressed at 8200 W. 106th Avenue. We had over 40 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, all questions asked via the meeting chat function, answers to those questions, and a list of all comments made by meeting participants.

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).

Please note that neighborhood meetings are not public hearings, and thus do not require a formal record. This meeting summary is being prepared as a service in response to request from meeting participants, as well as to organize and document the input received.

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:

Alicia Halberg, Planner III
Charles Kudlauskas, Civil Planning Engineer

Community Members/Participants:

Scott Bressler
Steve Griebel
Steven Watkins
Jamie Chapa
Adrian Garcia
Foogi Gheriani
Shelly Gochis
Bernard Gochis
Naomi Grucza
Brad Haigh

Jeff Handlin
Vincent Harris
Dan Henderson
Helen Hittesdorf
Kimberly Johnson
Edra Jojola
Tim Koeneman
Suzanne Koon
Mike Lehr
Andrew LoSasso

Bret Mann
Susan Marrujo
Janna Railsback
Scott Randall
Jon Rinkenberger
Bea Sterk
Ben Thurston
A. J. Varner
Eric Wycoff
Stan Mac

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.
- Questions that requested a similar response have been grouped and a single answer provided
- Responses were generated through collaboration between City of Westminster Staff, Jefferson County Staff, and the project team.
- The following calculations have been provided in response to questions asked:
 - o AREA OF PROPOSED MEDITATION CLASSROOM/ TEMPLE: 30'x30' = 900 sf (existing structure/ no change)
 - o CIRCUMAMBULATION / PRAYER WHEEL PATH: ~2,500 sf
 - o PARKING AREA: ~6,900 sf (23 parking spaces = 22 standard stalls and 1 handicap stall)
 - o PAVED DRIVEWAY: ~6700 sf
 - o AREA OF COVERED DECK: 24'x22' = 528 sf

QUESTIONS

- Will Ben be able to speak for our neighborhood at the next meeting if he can't speak tonight?
- We want BEN!!!!
- Let Ben Speak!!!!
- Please allow Ben Thurston to speak on our behalf
- let ben talk
- Please allow Ben Thurston to speak on behalf of neighbors.
- Please let Ben speak
- Is there an opportunity to speak?
- Ben Thurston will be able to address questions in an expedient fashion. Why not let him speak?
 - o RESPONSE: The intent of addressing all typed questions before allowing verbal comment was to allow for all participants to take part in the meeting in a fair and equal manner. Allowing one person to speak and reduce the time allotted to answer other participants questions could potentially create an unfair meeting environment. Since many of the residents insisted on him speaking on their behalf, it was allowed in this instance. In future neighborhood meetings, a similar protocol will be followed prioritizing questions asked via the chat function over verbal comment.
- What is your plan for noise problems?
- Noise is already a problem are you serious?
- What happens after this project is built and noise does become a problem?
- I have concerns around noise we can already hear the drums and chanting over a half mile away now you are adding more people and a prayer wheel. What is the city's noise ordinance and what hours will this go on for?
 - o RESPONSE: The City of Westminster does not have a noise ordinance. Under Title VI (Police Regulations) of the Westminster Municipal Code (W.M.C.), W.M.C. 6-2-3 addresses "Disturbing the Peace." If neighbors are disturbed by what they believe is unreasonable noise, they can contact Police non-emergency dispatch at 303-658-4360.

- Why is there not a set back on the south side?
 - RESPONSE: The approved PDP defines a 100-foot setback from the southern property line
- What is the maximum people that can be in a 900 square foot building?
 - RESPONSE: The maximum occupancy for the existing building is 45 people.
- Why is the house to the east of the parking lot blocked out in the fly through?
 - RESPONSE: The house to the east was not intentionally omitted from the applicant's presentation.
- Richochet made several assurances at the ODP hearing. These assurances were the basis of the City Council approving the ODP. However these assurances are missing from the ODP. What is being done to make sure those assurances are followed in the PDP. Such as 17 parking spaces and only 45 people in attendance to the meditation center.
- Will the applicant affirm that his statements at the PDP hearing are affirmed.
- The PUD process is supposed to get the neighborhood benefits in exchange for a shortened development period what concessions are we getting ? this is already way different that what was submitted to city council
- What restrictions does he have any ??? Why is the city not pushing for what was submitted in the city council meeting.
- In the PDP hearing, the applicant represented that the maximum parking needed would be 17 spaces -- will they stand by that commitment?
- In the PDP hearing, the applicant committed to no more than 45 people in the building or on the grounds -- and to hold any larger events off-site. Will they stand by that commitment?
- In the PDP hearing, the applicant committed to no more than 5 retreats per year -- will they stand by that commitment?
 - RESPONSE: All requirements stated in the PDP will be applied to review of the ODP. The PDP was the only regulatory document created that applies to this site at the City Council land use hearing. City Council placed no other conditions on the property.
- There are additional elements being proposed that were not presented with the PDP. Are these all allowed without amending the PDP?
 - The ODP regulates the site-specific design details and, by its nature, is more detailed than the PDP. The PDP is a high-level document that regulates land use and general site development standards such as building setbacks and parking buffering, and building height. Any items proposed in the ODP that do not conform with the PDP will require an amendment.
- You keep calling this a church or temple we thought the City approved a meditation center?
- Why does Mr. Dorgee keep referring to this building as a monastery and a temple? I was under the impression that the city had approved a meditation classroom and not a temple or monastery. Is Mr. Dorgee going to advertise this endeavor as a temple once it is completed? I certainly hope not.
- The city council voted to approve a meditation and learning center. Did city council approve the new description of church. if so when?
 - "Church" land use was approved with the PDP, as stated on Sheet 1 of the PDP. "Church" has been interpreted by City staff to include places of worship including temples.

- When will the next drainage report be completed?
 - RESPONSE: Revisions to the drainage report will be required with the next submission of the ODP.

- He has no parking for larger events. What the plan for overflow?
- Whats the plan for overflow parking for larger events. There is no parking on the street because we have no sidewalks or room for even 2 cars to pass if a car is parked on the side of the road. It is unsafe for pedestrians and cyclists.
- Where will vehicles for 45 people park?
- How many parking spaces are planned?
- How many parking spaces are allowed?
- 23 parking spaces, where would the excess of cars and visitors be parking? When there is no shoulder on 106th?
- what size is the parking lot? how many cars are allowed?
- Quest access? Does this mean only certain persons can go thru??! This is beautiful compared to a parking lot!!! Where's our grass and landscape access to all??!!
- What happens when applicant exceeds parking spaces and how will it be enforced
 - RESPONSE: The City has minimum requirements for off-street parking that are being met by the applicant's development proposal as shown on the ODP. The applicant proposed 23 parking spaces in the first ODP submittal. There are no maximum parking requirements. City staff understands the need for provision of overflow parking on site and that issue will be discussed with the applicant. Several of the streets within the neighborhood are under the jurisdiction of Jefferson County and any concerns/complaints regarding these streets need to be directed toward Jefferson County. For City of Westminster streets, the Police Department handles all on-street parking enforcement inquiries. Concerns can be directed to Police non-emergency dispatch at 303-658-4360. Code Enforcement handles inquiries regarding allegations of violations related to vehicles on private property and can be reached at 303-658-4432 or codeinfo@cityofwestminster.us.

- Are prayer walls commonly found in residential neighborhoods? If so can you provide examples?
 - RESPONSE: Places of religious worship are commonly found in residential neighborhoods, and the prayer wheel wall and circumambulation path were both accessory uses and structures approved with the PDP along with the church land use.

- How many people will be at the retreat ? How many people and how many cars ?
 - RESPONSE: As many Mipham Shedra members live varying distances from the property, we anticipate that many of those attending future Mipham Shedra events will continue to participate virtually via Zoom. For those who will be attending in person, we would limit the number of attendees in the Temple/Classroom to 45 maximum occupants per the building code. Mipham Shedra always encourages and facilitates carpooling for those traveling to our events. We will have a maximum parking capacity of 23 vehicles for visitors, in the new proposed parking area, for those attending in person. We will also have a few 'overflow' spaces adjacent to the residence in the event extra parking is ever needed. Parking along 106th Ave is not permitted and visitors to our property will be asked not to park there, per city and county regulations. Other options for on-site overflow parking will be explored with the City.

- Is the city aware of flooding problems over the years we have seen this field flooding
 - RESPONSE: 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 there 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 match historic rates and which will address water quality requirements of the City and County.

- How do you plan to convey the site drainage to the stormwater drainage at Walnut Creek.
- How will the applicant meet the County requirement to convey stormwater to the nearest storm sewer or drainageway?
- WHERE DOES THE DRAINAGE GO FROM THAT LOCATION?
 - 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.

- In large storm events, this neighborhood does not drain well. How will the applicant mitigate this impact? Your plans for drainage appear to be designed for small storms, but not large ones.
- Who can we contact at county to give the county to give our concerns about safety on flooding and traffic and pedestrian traffic. We now have a pedestrian walking trail in the open space and heavy pedestrian traffic on the road the whole neighborhood meeting
 - RESPONSE: When working with other local governmental agencies, the county typically directs public concerns to the case manager of the application so that there is a single point of contact and no communication is lost. I would recommend the case manager act as the single point of contact and forward on any public concerns relating to the case via any future Outside Agency Referrals that the county would receive.

- Drainage and road improvements must be addressed by the applicant and the city to satisfy JeffCo requirements. Are you going to address?
 - RESPONSE: The county will review any updated final drainage plans through an outside agency referral from the City of Westminster. Upon review, the county will ensure requirements described in our regulations are shown within the plans. The applicant has submitted a request for relief from the county's requirements relating to Sidewalk, Curb & Gutter and intersection spacing requirements. The County is currently reviewing the request for relief.

- What will be max number of people allowed on the site how will that be enforced
- How many people will this change accommodate?
- What is the maximum number of people allowed at Mr. Dorgee's gatherings?
- How large are these events going to be?
- The description of events does not match what we were told at city council meeting. This was more than the council used when they voted. Will they be held to what council used for their vote?
 - RESPONSE: If an event is planned that is open to the general public or expected to draw 25 persons or more, a special event permit is likely needed. An interdepartmental team reviews and considers applications for special events on a case-by-case basis. More information on special events can be found here: <https://www.cityofwestminster.us/Portals/1/Documents/Government%20-%20Documents/Departments/Community%20Development/Planning/COVIDSpecialEventAppPacket8182020.pdf?ver=2020-09-17-152037-413>
- How do we get a copy of the recorded session
 - RESPONSE: See information above.
- Will you log who has logged into this meeting and email it out to all participants?
 - RESPONSE: See information above.
- Will you Please email all images shown in this meeting to all participants in the meeting?
 - RESPONSE: See attachments.
- Evergreen trees along with a solid low fencing screen north of the parking lot to block headlights is necessary. Has the applicant and staff considered this?
 - RESPONSE: Yes it has been considered and will be discussed further with the applicant as the review process moves forward.
- It appears you are skipping over 3 questions I asked. Have you just not got to them?
 - RESPONSE: Questions were answered in the order received, and the meeting time expired before all questions were able to be addressed. If any questions were skipped that was not Staff's intent. All questions are addressed here in this document.
- What is the maximum heighth allowable for the prayer wheel wall?
- How does a 10 foot high prayer wheel wall fit into the existing architecture of our neighborhood?
 - RESPONSE: The maximum height of the prayer wheel wall, as approved on the PDP, is 10-feet.
- Buildings with spires on them do not fit into the existing architecture of our neighborhood and thus does not fit the "fabric" of our neighborhood. Is it possible to not allow the spire?
 - RESPONSE: The inclusion of a spire will be discussed with the applicant, but a spire is a typical feature of a Buddhist place of worship. The spire will be subject to the 30-foot height maximum regulated by the PDP
- How do you propose to control the noise pollution created by the prayer wheels?
 - RESPONSE: As stated by the applicant, no appreciable amount of noise will be created by the prayer wheels.

- Why are we having this meeting if almost every aspect of this proposal is still up in the air.
 - RESPONSE: The applicant has submitted a complete ODP submittal per City requirements, detailing site development, drainage, grading, landscaping, and architecture—among other details. Per the Westminster Municipal Code, a neighborhood meeting is required to be held after the first ODP submittal. This timing is intentional, as this is the best time for neighborhood input to be incorporated into the development proposal.

- Does this project require city council approval again?
 - RESPONSE: If the ODP conforms with the approved PDP then no approval is needed from City Council.

- Why are we being subject to temples? Everyone has their own faith.
- Why is Buddhist getting involved when this started and will be of a different faith?
 - RESPONSE: These questions are not relevant to the discussion of the Official Development Plan.

- Our community is more likely to reject this practice. Where's our community gardens? Older persons do not relate.
 - RESPONSE: No community garden is proposed, nor was one required with the PDP. The applicant had proposed a garden with the PDP and it is allowed should they choose to include one. However, it is not a requirement only an allowance made by the PDP.

- Why is there a need to have a large entrance banner/sign structure when this is a neighborhood
 - RESPONSE: Churches, places of worship, and other places of assembly are allowed signage in accordance with the sign code. Multiple signage options were presented for consideration of the community and those comments will be considered for incorporation into the signage program that will be regulated by the ODP. Note that small-scale signage is allowed in residential areas per City Code.

- In regards to the curb and gutter requirements, why is there consideration for the fact that the surrounding area does not have curb and gutter but there is no consideration that the proposed architecture does not fit the surrounding area?
 - RESPONSE: The installation of curb and gutter is an engineering requirement that can be waived per the Jefferson County waiver process. Architecture is regulated by the City of Westminster per the Retail Commercial Design Guidelines. Consideration of neighborhood input is considered in the application of these design guidelines. Consideration of an architectural styles typical of a specific religion is also taken into account.

- How can you not know the sq footage of the facility when doing a presentation to a group of concerned citizens, what are you hiding?
- What is the total square footage of the building the path and the covered deck? seems your building a much larger facility than 900 sq ft???
 - RESPONSE: The facility size information is provided above and it was mentioned multiple times during the meeting. The interior space of the building (gross square footage) cannot exceed 1,000 square feet as regulated by the approved PDP.

- How can one bathroom be sufficient for over 50 people in an area for an event? You stated 23 parking spaces minimum but they can have more and put 2-6 people per car I do not think one bathroom is sufficient. What is the city's requirements around this
 - RESPONSE: The City of Westminster currently has the 2015 International Building Code (IBC) adopted which will be used to establish the minimum requirements for restroom facilities in the building. If, upon building permit review the occupant load is around 50, two separate restroom facilities would be required.
- What is the total square footage of the walk way and building
- What is the square footage of the walking path? How many square feet of prayer wheels is being allowed? The proposed parking area was not shown on the PDP the way you show it today
 - RESPONSE: The square footage calculations are provided above. Parking areas are not typically shown on PDPs as that document does not regulate specific design details. The setbacks for the parking area are established on the PDP. Parking lot design is a design detail that is regulated by the ODP.
- In the PDP hearing, the applicant represented that the shed structure would not be used for church use -- will the applicant stand by that commitment?
 - RESPONSE: The use of the shed structure is not restricted per the PDP. However, the applicant has indicated that there are no plans to use it for gatherings.
- What is the final design of the gate and will it fit into the neighborhood style?
- We're not being told what this gateway will look like, you must be kidding??
 - RESPONSE: The applicant presented multiple options for the entrance gateway and signage. At this early stage in the development review process, City staff and the applicant are trying to gather input from the neighborhood on the design of these types of specific details. Input gathered in the neighborhood meeting process will inform the final design of the gateway.
- What is the plan for the acreage to the west of the house?
 - RESPONSE: The development submittal does not show any improvements on the western half of the property.
- I am asking more about the yellow area will more parking be allowed on the field to the west??
 - RESPONSE: Per the PDP, parking may be allowed inside of the required setbacks. The yellow line shown in the presentation represents that area where parking is allowed.
- "Who does Nathan Enck work for the city or the county? What green spaces is he speaking of there are no green spaces adjacent to the property?
 - RESPONSE: Nathan Enck is a Senior Engineer for the City of Westminster and is handling review of the project for the Engineering Division. By "green space" he simply was referring to the vacant grass area to the west of the existing home.
- So this is a retail space as far as the city is concerned?
 - RESPONSE: The meditation center is considered a church or place of worship. The City's "Retail Commercial Design Guidelines" will be applied to the site design and architecture of the project, as applicable.

- Is the county going to improve 106th for the increased traffic we have sink holes and giant cracks as it is now?
- 106th ave doesn't follow the property lines what is the county going to do to move the road so it follows the property line?
 - RESPONSE: There are no planned improvement projects along 106th Avenue from Jefferson County Transportation and Engineering that I am aware of. Typically it is the responsibility of the developer to provide Right-of-Way Improvements to one half of the street that adjoins the subject property if they generate a certain amount of traffic. In this case, the applicant has requested relief from providing those improvements and the county is reviewing this request for relief.
- How will questions/comments work in the webinar?
 - RESPONSE: As has been done for most virtual neighborhood meetings, questions and comment from the meeting attendees are entered into the chat box, then are read aloud by the meeting moderator, then answered by staff and the project applicant team. In this case, due to multiple requests from meeting attendees, Ben Thurston was allowed to speak verbally.
- Does the City have the same requirement to convey stormwater as the County?
 - RESPONSE: The City of Westminster follows guidelines established by the Mile High Flood District (MHFD) as well as additional standards for treating and releasing stormwater runoff established by the City's Stormwater Team. While certain elements may differ between the two jurisdictions the intended outcome of both sets of requirements are set in place to ensure the health and safety of the public. The subject Development will be reviewed collectively by the City of Westminster as well as Jefferson County to ensure that all State and Local requirements are being adhered to with the proposed site modifications. Please feel free to check out The City of Westminster's Storm Drainage Design and Technical Criteria Manual as well as the numerous resources available through MHFD's website referenced throughout the City's standards for additional information.
- Does the County have any comments or status update on the applicant's request for relief from street improvements?
 - The request for relief is currently under review by staff.
- What process would be required to reduce the parking spaces below the minimum required?
 - RESPONSE: A variance would need to be applied for. The applicant is proposing to meet the minimum parking requirement in the submitted ODP.
- Is this meeting being recorded?
 - RESPONSE: Yes, the meeting was recorded and will be posted on the City's website.
- Where in the PDP did an archway or entrance banners were presented or approved?

RESPONSE: An archway was not approved as an accessory structure in the PDP. An amendment will be required if the applicant decides to request the arch. Staff review of such a request would rely on community input on the matter.

COMMENTS

- For screening the parking Evergreen trees and bushes that provide year round screening rather than leafy trees that loose leave and loose their screening capabilities.
- Everyone email city council let them know they made a decision based on promises that were obviously never intended to keep. They need to know this.
- The talk about special events and banners advertising such events seems like over kill when you are limited to 45 people and the limited parking area's.
- Flooding is a huge issue during extended rains. Proper drainage is essential to the houses and properties directly to the south and ea This center has promised to us that they would only have 45 people and 17 parking spaces. The size of the center the signs and archway are too large.
- His banners fly for months to the point of taters. It is very unsightly. There needs to be time limits and appearance guidelines if banners and signage is approved.
- Dorgee made promises to our neighborhood: max people 45 people, only building being used by his followers him is the 1000sf building, only 17 spaces, 5 retreats per year with a max of 45 people per retreat, any other retreat larger than 45 people would be held off-site and his 1000sf building would be adequate for this center. He breaking these assurances that were promised to his neighbors and to council. They were not included in the ODP approval because of the late hours of the meetings.
- He has no parking for larger events. We were promised ONLY 45 people!
- The county needs to consider safety for pedestrians when considering street improvements. Parking for larger events where followers will be parking on the road. If parking takes place in the field to the west of dorgees house the grasses that provide erosion control will be eroded and flooding will occur because all of the drainage from the field to the north drains to the field to the west of Dorgees house. This will allow free flowing water to the houses that surround his property.
- This is nothing like that was subitted at city council
- Since the temple does not fit the architecture does not fit the neighborhood, please add more evergreen trees around around the Temple
- Will referred to the entrance arch as an arch that is typical for a tibetan temple. This property was approved as a meditation center not a temple. The signage is not what you would find in a residential neighborhood.
- We have a horrible drainage problem
- There is no storm water control
- We have a horrible downstream flooding problem the County has record of that and has been a problem for along time.
- Flooding is a ISSUE
- In the past long periods of rain have caused flooding to the south of the subject property. This has caused damage to homes and out buildings. Any additional runoff created by this proposal will only increase the frequency of flooding events.
- Back in 2013, we had tremendous flooding. One of my neighbors had their property and barn flooded, causing damage. To the residences to the south, what impact will paving and building have on reducing the ground water absorption. We had water approximately 4 feet deep about 150 feet to the south of our residence.
- Accomodating and acting on our comments are two different things we still feel we have no say in this due to the mayors affinaty for buddhism, a statment made by him when he approved the PDP.
- Please have closed caption at the next meeting as requested
- For Jeffco we have had several issues with flooding in fact many homes do not have basements as we were in a flood area when building how will this be prevented

- My feedback is that a sign is ok but banners and archway do not ""fit"" into our neighborhood"
- It's not about American it's about residential property
- Just increasing bodies increases noise
- If I understand correctly, the City is viewing this property as having to meet commercial standards, In regards to requiring curb and gutter the County should not allow relief of this requirement.
- The signs, prayer walls, and lack of screening with the use of deciduous trees, the ornateness of the building and signage is not appropriate for a rural residential neighborhood. Needs more screening.
- I would like the County to comment on past flooding issue
- This is difficult to respond so quickly when we can't get back to the images and plans like the city staff and applicant can. Please send all images.
- This character of signage and the entry plan is overbearing for a property in the middle of a residential neighborhood. Staff must reconsider the proposal. I don't believe an entry structure at the property line is allowed.
- Send presentation by applicant out to us. Thank
- The proposed signage does not fit the existing architecture of our neighborhood.
- The large patio on the front of the building has a roof over it and thus should count as part of the 1000 SF allowed in the PDP.
- The spire will not fit into our neighborhood. I respectfully ask that it be eliminated!
- Nothing in this proposal fits into our neighborhood!!!!!!!!!!
- This is a complete switch from what city council approved! They voted on a meditation and learning center only. I believe it should come before council members as this NEW proposal.
- It was Never called a temple to city council. They did not vote on a temple.
- this contact information is not showing up
- why are there monsters on the corners of the building. it looks scary, especially to children.
- Water detention?? None of this is good my friends.
- This guy kills me. Ummmm, please, get another job, ummmm. No wonder this is a no go!
- Inadequate response to drainage issues required by Jefferson County.
- ummm ummmm ummmm..... really these are the people representing the city and Luppy?
- I would appreciate you asking the questions for public record even if you think it's already been answered if we were in person the question would be heard and many of us do not trust the city employee.
- The proposed electric gate is not an issue, the banners announcing speakers and the overhead structure is a non-starter, this is the middle of our neighborhood now on the outer edge like the Lao Temple...
- You can expect a banner on my property to reflect my feeling about this facility?
- I can't express how unhappy my wife and I are to be made to live next door to a structure that resembles a chinese restaurant, it is our fervent hope the city officials get this same opportunity...
- So the neighborhood has no input as to what is being proposed after two days of public input, the city doesn't listen to their own planning commission or the people directly impacted by this facility. Shame on this whole system. Corrupt and incompetent
- For the County: The street improvements are important because the roads are already substandard and the applicant would be parking cars along these streets during events.
- All proposed signage is not consistent with what we heard from the applicant during the PDP hearing. No signage should be needed -- all users of the meditation center should not have trouble finding the property.
- Still haven't answered the signage question.

