



# TOWN OF NEDERLAND PLANNING COMMISSION REGULAR BUSINESS MEETING

NEDERLAND COMMUNITY CENTER  
750 Hwy 72 Nederland, CO 80466

May 24, 2017 - 7:00 P.M.

## MINUTES

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### A. CALL TO ORDER

Vice Chair Williams called the meeting to order at 7:06 pm.

### B. ROLL CALL

**Present:** Vice Chairman Steve Williams, Commissioners Timmy Duggan, Greg Guevara, Linda Glasser, Jesse Seavers arrived at 7:15 pm, after the reappointment consideration for Vice Chair Williams.

**Absent:** Chairman Roger Cornell. Commissioner Stephanie Herring. Trustee Stephanie Miller attended her last Board of Trustees meeting on May 16 as she is relocating; therefore the Planning Commission is in need of a liaison.

**Also in attendance:** Planning and Building Technician/Commission Clerk Cynthia Bakke.

Vice Chair Williams welcomed Linda Glasser to the Planning Commission.

### C. APPROVAL OF MINUTES FROM April 26, 2017

**Motion to approve the minutes as written was made by Commissioner Duggan, seconded by Commissioner Guevara, with 2 in favor. Vice Chair Williams abstained due to absence, and Commissioner Glasser abstained as she had not yet been seated upon the Commission.**

### D. PUBLIC COMMENT

Mary Jarrill, of Nederland, said she attended the April 26 meeting when short term rental program (STR) was discussed. She referenced Trustee Miller's comment about restricting the use, and said she's bothered about Miller campaigning for housing on behalf of school teachers. Jarrill asked if private property restriction is legally defensible and said she agrees that the ordinance needs a path to appeal. She requested the Commission convene an informal dialogue to discuss property (re)development potential. Lastly, Jarrill said she's concerned that relocation to Gilpin County would prohibit her from providing STR at her Nederland property.

Vice Chair Williams closed the Public Hearing portion on non-Agenda items.

## E. INFORMATION ITEMS

There were no information items.

## F. ACTION ITEMS

### 1. Planning Commission reappointment application for Steven Williams

Motion to recommend approval of reappointment for Steven Williams was made by Commissioner Guevara, seconded by Commissioner Glasser, with 3 in favor, and abstention by Vice Chair Williams.

### 2. Consideration and Recommendation for review of the Downtown Development Authority (DDA) Master Plan Update (MPU)

Nederland Downtown Development Authority (DDA) Chairperson/Nederland resident Katrina Harms said the DDA is required to have a Master Plan, with the original undertaken in 2007, and funding set aside for an update from the 2012 Debt Authorization. She said the MPU is intended to serve as a guiding document for the next 5-7 years which includes numerous infrastructure projects able to be funded with approval of the next Debt Authorization. She said the DDA has \$3 million in estimated tax revenue, able to be leveraged up to 10 million with the use of grant funding.

Harms said the MPU has previously been confused with the Debt Authorization and she clarified the MPU indicates all identified projects, which have not been prioritized in the text. She noted the NedPeds Project improvements and maintenance will be completed using previously earmarked Debt Authorization funds.

#### Harms listed easily implementable projects such as:

- Vehicular and Pedestrian signage and way-finding signage to assist identification of parking and town features
- Beautification to include flowers, landscaping, noxious weeds prevention
- Purchase of special event infrastructure to provide support for local events
- Holiday Lights program to loan lights to businesses to add festive charm

#### On the grander scale, Harms spoke of larger project such as:

- Redevelopment of the Lakeview and Big Springs intersections to address traffic congestion along with provision of additional parking, identified as a high priority
- Relocation of the riverwalk trail along Middle Boulder Creek from the ecologically-sensitive south-side to the north-side in proximity to businesses, highlighting the riparian corridor, and restoration of the corridor's south-side
- Visitors' Center management and improvement, an addition to the operating budget
- Business improvement loans to assist with bringing older buildings up to code
- Exploration and identification of location for 2<sup>nd</sup> bridge over Middle Boulder Creek allowing pedestrian and emergency access to provide pedestrian transit and emergency crossing and/or additional access during high traffic times
- Improvement of Highway 72/2<sup>nd</sup> Street intersection around the Mining museum

Williams asked Harms to summarize the feedback provided by the public during the 2015-2016 update process. Harms said the public broadly supported aspects including increased safety; improvements for pedestrian and auto traffic; a 2<sup>nd</sup> crossing of the Middle Boulder Creek, as well as beautification projects. She said the negative feedback was aimed more at the Debt Authorization regarding the NedPeds project. She said the MPU scored well by the Sustainability Advisory Board (SAB) for improvements on pedestrian and vehicle flow despite the desire for more green elements.

Commissioner Guevara inquired about existing funding for proposed projects. Harms said the cost breakdown will be listed within the Debt Authorization. She said all of the proposed projects could be done for less than one million if leveraged by grant funding.

### **Vice Chairman Williams opened the Public Hearing.**

Ron Mitchell, of Nederland, said he passed around his redevelopment concept plan and would provide one to Glasser as he'd done for other Commissioners. Ron provided backup about the DDA and associated revenue. He said the projects will likely cost more than \$1 million as Harms proposed. Mitchell said he'd like to partner together with the DDA regarding his upcoming proposal, thus the MPU may be premature. Vice Chair Williams asked if Mitchell has talked to DDA, who indicated he had not yet.

Harms said she and several other members attended the Downtown Colorado Inc. (DCI) conference in Breckenridge in early May. She said the conference featured a challenge studio about redevelopment in the downtown with helpful suggestions provided therein.

### **Vice Chair Williams closed the public comment period.**

Vice Chair Williams said it's important for the plan to align with other planning documents such as Comprehensive Plan and Envision.

Commissioner Duggan asked if there can be a list of priorities within the update. He said pedestrian accessibility improvements and beautification are important. Harms said funding for beautification was completely eliminated from Town budget and subsequently picked up by the DDA.

Commissioner Guevara said it would be helpful to prioritize the order of action items, along with accurate project costs, and budget availability. Commissioner Duggan referenced resident feedback noting plans and projects that were never acted upon, thus prioritization of action items would be beneficial. Vice Chairman Williams said a priority list could be added to the Executive Summary.

Commissioner Glasser complimented Harms for the amount of work within the MPU with appreciation for increased pedestrian safety and beautification projects. Glasser queried if the DDA can work with Northern Energy/Amerigas property near the reservoir. Harms said it may be possible to purchase private property.

Commissioner Seavers said he's in support of increasing pedestrian corridors and multimodal transit, along with investments in public infrastructure. Seavers said Mitchell's plan could be a great opportunity for collaboration.

Commissioner Guevara asked for more information regarding the lower priority for the 2<sup>nd</sup> bridge crossing. Harms explained the project may require permitting for wetland encroachment, and there are currently 3 options for location. She said the DDA felt the Lakeview intersection project could improve traffic congestion, which met with Board of Trustees support due to speed of implementation and traffic flow enhancement.

Ari Goodman, of Nederland, asked if there is a plan for how the ecological footprint will be affected, to include impact to wildlife. Harms said the DDA will follow guidelines set by the Board of Trustees with the NedPeds project undertaken to improve stormwater management with other environmental considerations.

Commissioner Duggan asked about the RTD property regarding any future expansion which could provide a central parking location for the town. Harms said she serves on the on Ecopass advisory board before which this question has been presented. She said she'll report back with any information.

Vice Chair Williams asked about the anticipated timeline and the next steps for the DDA. Harms said with approval of the MPU it will serve as the guiding document. She said they will be bringing a ballot question in August/September timeframe regarding the Debt Authorization for an election in November.

Commissioner Seavers asked about Trustee Mueller's feedback. Harms said she values Mueller's knowledge, but is hesitant to name a certain model (Natural Step), preferring instead to allow the Town to provide the desired direction. Harms said there will be further public process allowing additional opportunities for comment.

**Motion to recommend approval of DDA Master Plan Update was made by Commissioner Duggan, seconded by Commissioner Guevara, with all in favor.**

#### **G. DISCUSSION ITEMS**

Vice Chair Williams inquired about the Town Administrator selection process. Bakke said a recent public candidate forum occurred with 2 of 3 applicants on May 2.

#### **I. ADJOURNMENT**

**Motion to adjourn by Commissioner Glasser, seconded by Vice Chairman Williams, with all in favor. Meeting adjourned at 7:59 pm.**

**Approved by the Planning Commission,**

  
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Roger Cornell, Chairman, Planning Commission

**ATTEST:**

  
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Cynthia Bakke, Planning and Building Technician

