Nederland Planning Commission

MINUTES

Wednesday, October 24, 2012 ~ 7:00 pm
Nederland Community Center
750 Highway 72 North

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1) **Call to Order**

Chairman Martin called the meeting to order at 7:12 p.m.

2) **Roll Call**

Present: Chairman Bill Martin and Commissioners Denise Jackson, Steve Williams, and Mikki Osterloo.

Also present: Town Administrator Alisha Reis and Deputy Town Clerk Michele Martin.

Absent: Commissioners Kris Larsen, Roger Cornell and Mayor Pro Tem Kevin Mueller.

3) **Approval of minutes from September 26, 2012**

A motion to approve the minutes was made by Commissioner Williams, seconded by Commissioner Osterloo and approved, with Commissioner Jackson abstaining.

4) **Public Comment**

There was no public comment.

5) **Action Items**

a. **Consideration of a Special Review Use Application by Nepal LLC for a mixed-use development at 110 N. Jefferson Street, Block 17, Lots 1-2**

Mark Stringfellow, General Contractor for the applicant, Debbie Davenport, Architect, and Lok Malla, applicant, were present to discuss the application.

Using the Agenda Information Memorandum prepared for the meeting, the applicant went through the 10 items that were recommended at the September 26 Commission review of the concept.

1. Propose different paving options that are permeable and able to be plowed:
   Stringfellow did meet with Mark Weritz, the Geotechnical Engineer the Town has on staff, to review drainage for this site and how it can work with the Town's plan to overlay Jefferson Street next year. There is a culvert that crosses the highway next to Business Connection and heads north across to the Mining Museum property. That culvert is expected to be repaired by the Town. Stringfellow further discussed an idea for drainage he had discussed with Weritz.

   This is the first attempt in to take sheet flow out of this area. The applicant does not plan to pave on the west side, and they understand they need to keep the flow onsite. The applicant is not adding to the existing sheet flow because they are putting a roof on top of an existing roof. Stringfellow will plan drainage with Weritz based on a five-year flood event.

2. Indicate how protection to western stairway from the elements will be provided: Stringfellow said they could put up lattice or something similar to have natural light come through, in addition to the air locked entry vestibule that has been added to the plans.

3. Strongly encourage the applicant to work with the Town and the NDDA on
   long-range plans to improve the aesthetics of this neighborhood and beautify that part of Town:
   Davenport had prepared a new elevation drawing showing the relationship between the proposed addition to the restaurant and the existing plaza. Colors were yet to be determined. The applicant plans to leave the restaurant the same color and maybe have a different color on the addition to tie it together with the neighborhood. The steel I-beams will be exposed on the outside. Davenport reported there are examples of this in downtown Golden that have been done very tastefully.

4. Provide drainage management plan for storm water (particularly from roof flows):
   This was discussed as part of #1 above.

5. Parking on the south side (9 spots) appear to be blocking ingress to building; need to accommodate ingress on drawings – ensure adequate pathways to building and lay out in an orderly way; consider whether diagonal parking spaces will help:
   The parking and pathways have been redrawn on the plans.

6. Ensure building meets any required design standards and guidelines:

The new plan has been revised to include a western storefront image as shown on the elevation drawing displayed. In reviewing the Design Standards and Guidelines for the historic CBD District, the applicant is now leaning towards upright pickets for the railing, instead of the more modern looking horizontal version first proposed.

7. Town to check Xcel undergrounding account to determine if enough to help provide for undergrounding of power lines:
   The Town has confirmed that there are not enough funds in the account to support multiple projects and the priority is East First Street. Stringfellow went on to address Xcel's comments regarding the added load information to determine if the existing facilities will be able to handle the additional loads. The applicant is planning to add new efficient appliances and will plan for solar for the future, so very little load will be added.

8. Ensure good maintenance of parking spaces/lots, including provision of parking stops:
   Touched on this already and ensures they will be able to plow in the back.

9. Include a diagram of the relationship between this parcel and the Kathmandu Plaza parcel:
   Shown on elevation drawing.

10. Indicate in plans management of trash and access by trucks:
    Stringfellow thought the access would be easy for box trucks to pull through the alley; only a big semi-truck would have to back up.

Stringfellow went on to address some of the staff comments and stated that next spring is the schedule for development, and they will confirm dates prior to the Board of Trustees meeting. A lot of staff's other concerns related to drainage and parking were already discussed. The applicant feels comfortable with staff's recommendations.

Town Administrator Reis reiterated that drainage was the main concern and how it will be coordinated with the planned overlay of Jefferson Street. Reis also stated that the Town would like to see the parking space delineations extended to the south side of the restaurant as well, and emphasized to not delineate with boulders. Marking the concrete bumpers from sidewalks would be sufficient; there is no requirement to mark with lines.

Chairman Martin opened the discussion to the Commission members. Commissioner Williams was concerned about water pooling up and freezing, and wondered where the snow would be piled. Stringfellow

said the snow will not be in the detention area, it will be in the northeast section to slowly melt out. A backup drainage plan for the winter months might be warranted.

There was more discussion on parking and drainage. Stringfellow went on to describe the drainage flow. Right now there is a culvert needing clearing that heads to the north by Business Connection. The road will be crowned from the alley, with the north section scheduled to connect to that culvert as part of the Second Street Project (NedPeds) between Jefferson Street and the highway. The drainage heading towards the south will be kept on site through this proposed detention pond. The ideal infiltration point will be the western area discussed.

The Commission thought that diagonal parking was better, and Stringfellow commented that a raised sidewalk could also act as a parking bumper at the same time. It was suggested to get rid of at least one space on the south side, as it looked pretty tight in there for 10 spaces.

The alley way seems pretty narrow for access, but since it is a private service alley, 11 feet was acceptable. Stringfellow said he doesn't believe the street standards of 12 feet is required, because it is a private alley. Martin suggested removing those three spaces to the north in the alley, but Stringfellow said they will remain, and he doesn't anticipate them being used often.

Reis said the restaurant sits on both Lots 1 and 2, and suggested that a lot line dissolution application be submitted to create one lot to bring the building into code conformance.

Commissioner Williams made a motion to recommend to the Board of Trustees approval of the Special Review Use application for a mixed-use development, with a parking plan and a drainage plan prepared by a Geotechnical Engineer to be coordinated and approved by Town staff as part of the Agreement, seconded by Commissioner Jackson, and unanimously passed.

6) Discussion Items

a. Update on Comprehensive Plan

Steering Committee members Steve Taormina and Betty Porter joined the discussion. Town Administrator Reis summarized the potluck event held last Saturday. About 20 people participated. It was set up similar to speed dating where there were five different tables/topics,

and folks moved along to each. Reis thought that was a nice way to handle it and will keep it in mind for future public input exercises.

October 31 is the deadline to get the Plan Ambassador information back to Reis; it can be as individual responses or done as a summary.

Reis provided a sample of the format the SE Group is proposing, as well as an outline. Reis is looking to standardize the outline and thought that the SE Group did a nice job of weaving sustainability throughout it. She is looking for comments back on each.

At the Commission's November meeting, the Draft Parks and Recreation Plan will be ready for review and will ultimately become part of the Comprehensive Plan, as tourism and recreation is required specified by state law to be part of comprehensive plans. Both consultant groups are working together to make sure they mesh and don't contradict one another. The draft Parks/Recreation/Open Space and Trails Master Plan will be reviewed by all advisory boards.

Taormina brought up the Comprehensive Plan from 2003 where it mentions a Parking Plan and a Streets Improvement Plan. Reis said there are Parking Plans and some of them are on the Downtown Development Authority's website. The Streets Improvement Plan will be part of the Master Infrastructure plan, which will occur after the Comprehensive Plan. There is already funding in place for the Master Infrastructure Plan. Code will be updated once all plans are finished. Next year, the Board of Trustees is looking for a study on special event parking.

There will be one more open house sometime in December, but flexible around the holidays. Reis would like the Steering Committee to weigh in once a month at the Commission meetings.

7) **Other Business**

Chairman Martin brought up the compost facility. Reis stated that the Public Works shop will be decommissioned soon, and offices will move to the new Wastewater Treatment Plant, as there is new office space available there. The Town is under way to inventory what is at the current location and to move equipment to other Town-owned sites.

There are also plans for a new salt and sand enclosure to be located at the Town's property on Ridge Road. Reis is finishing the annexation process for those lots; it is scheduled before the Board of Trustees on November 13.

Martin said he will consolidate the list of concerns from residents regarding the compost facility and provide to Dianne Fleming, who is in charge of the facility now. Reis said she would like to see the facility eventually relocated to the Ridge Road site.

Martin said future use of that decommissioned site could be for low-income housing, as that was the plan a few years back.

8) **Adjournment**

The next meeting is scheduled for November 28.

Reis wanted to remind everyone of the Volunteer Appreciation Holiday Party on December 11 at 5:30 p.m. at the Pioneer Inn.

It was decided to cancel the December meeting, which would have fallen on December 26.

A motion to adjourn was made by Commissioner Jackson, seconded by Commissioner Williams and unanimously approved at 8:35 p.m.

Approved by the Planning Commission,

Bill Martin, Chairman, Planning Commission

ATTEST: Michele Martin

Michele Martin, Deputy Town Clerk