



TOWN OF NEDERLAND PLANNING COMMISSION REGULAR BUSINESS MEETING

NEDERLAND COMMUNITY CENTER
750 Hwy 72 Nederland, CO 80466

December 16, 2015 - 7:00 P.M.

MINUTES

A. CALL TO ORDER

Chairman Cornell called the meeting to order at 7:02 pm.

B. ROLL CALL

Present: Chairman Roger Cornell, Vice Chairman Steven Williams, and Commissioners Timmy Duggan, Greg Guevara, Stephanie Herring and Wendy Williams.

Absent: Trustee Topher Donahue, Commissioner Jesse Seavers, and Town/Zoning Administrator Alisha Reis.

Also in attendance: Planning and Building Technician Cynthia Bakke.

C. APPROVAL OF MINUTES FROM October 28, 2015

Motion to approve the minutes was made by Chairman Cornell, seconded by Commissioner Guevara, with 4 in favor, and abstention from Vice Chairman Williams and Commissioner Herring due to absence from the October meeting.

D. PUBLIC COMMENT

There was no public comment on non-agenda items.

E. INFORMATION ITEMS

Bakke provided a synopsis of upcoming events that affect the Planning Commission in January 2016.

- The GIS Suitability Analysis was approved by the Board of Trustees in the 2016 Budget and is expected to be conducted by GIS Engineer Lex Ivey in January.
- January 5 Board of Trustees meeting will include review of the Marijuana Cultivation allowance within Residential Zoning Districts, as well as the Home Occupation Allowance, which has inclusion of residential cultivation.
- The DDA Draft 2016 Master Plan is anticipated in January.
- January 13 DOLA "Planner 101" Presentation from 6:00-9:00pm.

- Building Code update process to be resumed for approval prior to the 2016 building season.

F. ACTION ITEMS

There were no Action Items.

G. DISCUSSION ITEMS

1. Defining what “affordable housing” is for Nederland

Chairman Cornell referenced materials included in the packet to establish a list of goals for the Planning Commissions 2016 Work Plan regarding housing. Cornell said defining affordable housing requires many considerations as indicated in the notes from the Public Forum on Affordable Housing held on December 3. He cited specific events held in 2015 regarding housing, including July’s EPA Building Blocks presentation and ongoing discussion by the Peak to Peak Sub-Committee on Housing. Cornell also noted Nederland’s collaboration with Boulder County Housing Authority to assist the process.

Chairman Cornell said that the Planning Commission will narrow the focus to the scope of the Zoning Code for goal establishment. Commission Herring mentioned elements of supply, sustainability, and access overlapping with affordable housing considerations. Cornell pointed out tools, such as the creation of higher lot density via multi-family housing and mixed uses, as directed by the Comprehensive Plan. He said workforce housing is often identified within housing discussions as the highest priority. Commissioner Herring noted that development plans can include requirements for affordable housing units, being as the Commission is unable to control market demand.

Chairman Cornell directed the discussion to question the feasibility of waivers for utility tap and Plant Investment Fees (PIFs). He asked the Commission to consider implementation of a Lodging Tax (for hotel and VRBO rentals) earmarked to subsidize future affordable housing development and/or infrastructure. Cornell asked Commissioners to review the zoning map for areas that could be rezoned to increase density, to be assisted by the GIS Suitability Analysis, as well as reevaluation for existing non-conforming multi-family units. Commissioner Guevara said that rezoning properties or areas should be a top priority in order to increase density.

Commissioner Herring said owners of larger lots in the Mountain Residential (MR) district (e.g. Big Springs Subdivision) may be willing to sell half of a lot for increased density. Commissioner Duggan noted the vast increase in population since the zoning code was adopted, with a higher demand for mixed-use development. Commission discussion expressed the need to review both yard and bulk requirements and allowed district uses to encourage infill and density.

Commissioner Williams said she’s concerned about zoning changes as an incentive; however, the Commission can encourage all new development to include higher density mixed-use construction. She said she’d support a use-by-right allowance for multi-family residences under 4 units, creation of smaller rental units, and subsidized housing for residents unable to meet requirements for standard housing programs.

The Commission expressed awareness of infrastructure considerations (septic systems) within the Big Springs and Hilltop neighborhoods, as well as limited parking availability and public service ability town-wide.

The Commission identified goals for review in 2016:

- Reevaluation of rezoning for higher density throughout town. (This option merited considerable discussion by the Commission as to the process by which rezoning could occur in a fair, equitable way.)
- Review of yard and bulk requirements for increased density
- Potential for a new mixed-income housing district, (e.g. on East 1st Street) to promote redevelopment for higher density and varied incomes
- Consideration of density changes via Planned Unit Development process, such as is allowed within the Neighborhood Commercial (NC) district.
- GIS Survey to serve as a tool for providing suitability and infill density analysis
- Review of appropriate development incentives, to be initially undertaken by Chairman Cornell, Trustee Donahue and Town Administrator Reis for creation of policy and process for incentivization
- Potential for establishment of VRBO/Hotel tax to initiate standards for safety and generate funding earmarked toward affordable housing and/or infrastructure projects
- Promotion of sustainability elements to be done in conjunction with the Sustainability Advisory Board
- Staff Research on Federal and/or State grant funds for property development (Commissioner Duggan referenced the Colorado Urban Renewal law which provides tax incentives for properties redeveloped for community use.)
- Review of allowance for Accessory Dwelling Units (ADUs) to increase density with mindfulness of neighborhood impact (e.g. Chairman Cornell suggested requirement for one owner-occupied unit or to include property management
- Review of code governing allowed unrelated persons
- Reconsideration of rental licensing for life safety and how to achieve community buy-in, as many of the goals identified at the Public would fall under the scope of rental licensing (Commission discussion suggested starting with non-owner occupied rental units to establish standards and process
- Determination between short and long term rentals, with short term options such as Air Bnb/VRBO up for discussion in January
- Investigation of how to motivate development or redevelopment of vacant and/or existing low quality housing and/or commercial property
- Review of infrastructure needs for improvement of sustainability (sidewalks, crosswalks, bike racks) in conjunction with the DDA

The Commission acknowledged that it will not be able to meet everyone's goals; however, established a working definition for Nederland: "Affordable housing should be adequate, attainable, and equitable with emphasis on workforce housing."

H. OTHER BUSINESS

There was no other business.


Chairman Cornell mentioned a future agenda discussion item regarding putting a cap upon recreational marijuana businesses, such as was done with medical marijuana.

Commissioner W. Williams said she will present her redevelopment project for 9 lots of Block 29 in February for small single-level homes to create 7 new 1- to 2-unit homes.

I. ADJOURNMENT

Motion to adjourn was made by Chairman Cornell, seconded by Commissioner Herring, with all in favor. Meeting adjourned at 9:14 pm.

Approved by the Planning Commission,



Roger Cornell, Chairman, Planning Commission

ATTEST:



Cynthia Bakke, Deputy Clerk