



TOWN OF NEDERLAND PLANNING COMMISSION REGULAR BUSINESS MEETING

NEDERLAND COMMUNITY CENTER
750 Hwy 72 Nederland, CO 80466

February 24, 2016 - 7:00 P.M.

MINUTES

A. CALL TO ORDER

Chairman Cornell called the meeting to order at 7:04 pm.

B. ROLL CALL

Present: Chairman Roger Cornell, Vice Chairman Steven Williams, Trustee Topher Donahue and Commissioners Timmy Duggan, Greg Guevara, Jesse Seavers, and Wendy Williams.

Absent: Commissioner Herring and Town Administrator Alisha Reis.

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

C. APPROVAL OF MINUTES FROM January 27, 2016

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

D. PUBLIC COMMENT

There was no public comment.

E. INFORMATION ITEMS

1. Legal memorandum from Town Attorney Carmen Beery re: *Reed v. Gilbert* decision; Sign Code review

A memorandum from Town Attorney Carmen Beery was provided within the packet regarding sign content, with a forthcoming draft Ordinance to come before the Planning Commission and Board of Trustees.

2. GIS residential infill analysis by Lex Ivey

Lex Ivey presented the preliminary GIS Residential Infill analysis, meant to provide a maximum upper limit to development potential based upon the existing zoning code, with the flood plain used as the main constraint. The GIS analysis shows

approximately 1,236 total lots throughout the town -- minus 711 existing dwelling units—resulting in about 566 lots that could contain additional dwelling units per their zoning allowances, said Ivey. Trustee Donahue asked if tiny homes alter the number of buildable lots. Ivey acknowledged that he used the established minimum lot size per dwelling unit, thus additional buildings may be a challenge due to lot configuration of existing buildings.

Ivey requested Commission feedback.

Commissioner Guevara asked how the efficiency factor was derived. Ivey explained that each area was reviewed by zoning district from existing building types, which included platted parcels, outlets, dedicated lots and rights of way (ROW), minus roughly 25% factored out for ROW, utilities and dedications.

Chairman Cornell said that the Commission's direction is to increase density specifically within the core area, with GIS analysis to supplement staff review.

Vice Chairman Williams inquired if setbacks were analyzed. Ivey said density is driven by minimum lot size requirements, with setbacks more relevant during site design. In many cases, an accessory dwelling unit (ADU) could be added without setback issues, except upon narrow lots, said Ivey.

Trustee Donahue requested more data about the 500+ units identified for infill to determine the actual number of developable units within current zoning allowances. Chairman Cornell asked everyone to look at opportunities appropriate within the town, with further discussion about overlay districts to create transitional zoning areas.

Trustee Donahue exited due to quasi-judicial status of land use applications.

Leonard Kottenstette, of Nederland, said about half of the 500+ lots have topographical considerations, such as steep slopes, that change the development potential, as seen in Big Springs and other areas throughout town. Kottenstette said other considerations will include location, ownership, land value, and a developer amendable to subdivision. Chairman Cornell noted that some parcels could contain one structure as a duplex or triplex.

Ivey inquired at what point to set the variable for steepness. Chairman Cornell said topography is a relevant consideration for the finalized residential infill analysis.

F. ACTION ITEMS

1. Consideration of a Preliminary Planned Unit Development (PUD) Application by Wendy Williams at 439 and TBD W. 3rd Street, 442 and 492 W 4th Street (Block 29 , Lots 1-9).

Bakke introduced the item. She said the parcel is located within the Neighborhood Commercial (NC) zoning district, and the applicant intends to apply for Density Increase, as outlined in NMC Sec. 16-88. She said that the proposal is in alignment with the Comprehensive Plan, with the majority of the parcel already developed

and served by utilities.

Chairman Cornell read a statement, noting that Town staff generally advises applicants who are members of a decision-making body (e.g. Planning Commission or Board of Trustees) not to present on their own behalf; this is particularly relevant given that applicant Williams is a member of the Planning Commission; however, the applicant indicated she did not have an alternative person to present.

Williams said she is looking to build 8 new units over 4 phases for the Planned Unit Development, with the intention to apply for a density increase allowable for the district. She referenced the enlarged site plan for the block, as well as the exterior and floor plan illustrations included within the packet. She indicated parking areas, utilities, and green space, which will include community gardens and a dog run. Williams said the project will be phased over 10-15 years, as her husband Mike Williams will be the main builder, along with a need to secure financing.

Project phasing:

- Phase 1 - Triplex to be built on lots 4 and 5, currently a vacant parcel
- Phase 2 - Duplex at 492 W. 4th St., to be added to existing single unit structure
- Phase 3 – Demolition of half of existing duplex at 439 W. 3rd Street, with addition of three apartments to create a 4-unit structure
- Phase 4 - Carriage house apartment to be added above the garage of the existing house at 442 W. 4th Street

Chairman Cornell opened the Public Hearing.

There was no public comment presented upon this item, thus Chairman Cornell closed the Public Hearing portion of the meeting.

Commissioner Guevara requested Williams provide the square footage for each unit. Builder Mike Williams, of Nederland, responded that the units will range from 900-1,000 square feet, except for two one-bedroom units, one being the garage apartment above 442 W 4th Street. Guevara expressed concern about the smaller size without a garage for storage. Wendy Williams responded that each unit will include storage. Williams said that within her property management business she's seen rental demand for singles and single parent households, with the intended cost within the range of \$750 - \$1500 per month.

Commissioner Seavers said he would support the creation of affordable housing, and would be open to exploring building design energy efficiency. Wendy Williams said the smaller units have proven to be very efficient, with less heat loss with combined units.

Chairman Cornell asked if parking for 439 W. 3rd Street will reduce street parking. Williams said to her knowledge, no on-street parking is allowed, but she will seek further clarification.

Commission discussion included whether the properties would have a homeowners' association, questions about storage units, and trash. Williams said she would maintain the units as rental properties. She said she could consider a community storage structure, however solar gain would be lessened upon the site if either one larger structure, or storage units were attached to each dwelling. As proposed, Williams said each storage unit will also include a small trash enclosure.

Chairman Cornell enumerated considerations prior to review of the Final PUD Plan to include delineation of required 25% landscaped open space, individual unit square footage, location of storage sheds, parking, and eastern/southern exposures for solar energy. He said the timeline for a PUD Agreement is typically 10 years; however, a review could be proposed at the 10-year mark to request a continuance. Chairman Cornell noted that a drainage plan and a landscaping plan will be required at the building phase.

Motion to recommend approval with aforementioned conditions to move forward to Final PUD Plan made by Chairman Cornell, seconded by Commissioner Seavers, with all in favor.

G. DISCUSSION ITEMS

1. Consideration of a Conceptual Review Application by Mark Stringfellow for a Planned Unit Development (PUD) at 179 Conger Street—readdressed in 2015 as 155, 163 and 171 Conger Street (Lot 2 Block 3 Big Springs Park Meadows).

Chairman Cornell introduced the item.

Mark Stringfellow, of Nederland, presented his concept proposal for a PUD on Conger Street, which is currently a vacant lot, with utilities already onsite. He said that the High Density Residential (HDR) zoning is limited to a small strip on the east side of the grocery store, with existing multi-family units on this block.

Stringfellow said most new construction in Nederland is at the \$400k-500k price level. He said he has been working with Norris Designs, who helped write the Comprehensive Plan update in 2013. He said he could build 2- to 3-story units ranging from 1,100-1,700 square feet, utilizing a cabin zoning concept in the \$200k price range, noting the proximity to commerce.

Stringfellow referenced the home designs included in the packet. He showed a slide of an existing cabin zoning concept in Frisco, with 6 units on a parcel just over 10,000 s.f. In this design, the main parking area is situated at one end to encourage walking, with a courtyard that can be utilized for moving and/or deliveries. As well, all utilities and trash collection are contained in one area, and fenced for aesthetics.

Chairman Cornell asked the Commission to consider whether NMC Sec. 16-88

allowance for density increase should be extended to the HDR district, as allowed in the NC district. He indicated the need to change code, with a comprehensive town-wide review, and legal review for the higher density residential use.

Commissioner W. Williams noted the price point per square footage with his proposal fits with the need for young families. She said she agrees with the allowance to increase density for HDR lots.

Commissioner Seavers requested that external doors be designed to open out into central courtyard to foster neighborliness, and inquired about solar thermal heat, solar glazing, and ventilation. Stringfellow said he intends to include a 4-panel solar thermal unit with water heaters able to reliably provide 100% domestic water use for nine months of the year, with about 70% for the other three months, along with a radiant in-floor system to preheat water for domestic use.

Commissioner Guevara said he supports units facing one another to enhance community, inquired about external storage, and whether Stringfellow would consider 3-4 units instead of 6 units. Stringfellow said he'd prefer a slightly larger home design to contain stuff inside. He said he can build 3 units by right, which would be larger than the concept proposed.

Vice Chairman S. Williams expressed concerns about site crowding with 6 separate units, especially regarding solar access for the garden. S. Williams also asked if Stringfellow had discussed the concept with neighbors. Stringfellow said that Steve Karowe, builder of 80 Big Springs, is excited about workforce housing, along with support from others in discussion of the concept.

Commissioner Duggan said he would support the concept in keeping with town needs, and inquired whether Stringfellow is amendable to a duplex/triplex instead of individual units. Stringfellow indicated that multi-family units are less desirable and may be cost prohibitive for small families, despite increased energy efficiency.

Chairman Cornell requested further information regarding overlay districts to be included in the next meeting agenda.

H. OTHER BUSINESS

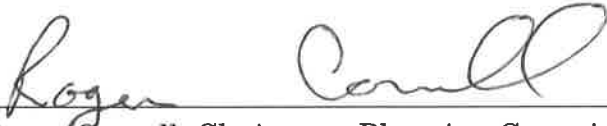
Bakke said she has issued the building permit for Steve Karowe at 80 Big Springs.

The Commission discussed the next meeting date, as the regularly scheduled March meeting falls during Spring Break. Bakke will send a message regarding the date options presented to determine availability.

I. ADJOURNMENT


Motion to adjourn was made by Vice Chairman S. Williams, seconded by Chairman Cornell, with all in favor. Meeting adjourned at 9:57pm.

Approved by the Planning Commission,



Roger Cornell, Chairman, Planning Commission

ATTEST:



Cynthia Bakke, Planning and Building Technician