



# Nederland Planning Commission

## MINUTES

Wednesday, February 26, 2014 ~ 7:00 pm

Nederland Community Center

750 Highway 72 North

### 1. CALL TO ORDER

Chairman Larsen called the meeting to order at 7:00 p.m.

### 2. ROLL CALL

**Present:** Chairman Kris Larsen, Vice Chairman Roger Cornell and Commissioners Mikki Osterloo, Betty Porter, and Steve Williams

**Also present:** Town Administrator Alisha Reis and Deputy Town Clerk Cynthia Bakke, Town Attorney Carmen Beery

**Absent:** Commissioner Lisa Mayhew and Trustee Liaison Kevin Mueller

### 3. APPROVAL OF MINUTES from January 22, 2014

A motion to approve the minutes as written was made by Commissioner Cornell, seconded by Commissioner Osterloo, 4 in Favor, with abstention by Commissioner Williams, who was absent from the January meeting.

### 4. PUBLIC COMMENT

There was no public comment not pertaining to the Agenda.

### 5. INFORMATION ITEMS

There were no information items.

### 6. ACTION ITEMS

#### 1. **Consideration of a Special Review Use Application related to a For-Profit Club (Cannabis) at 154 Highway 72**

Commissioner Porter recused herself from hearing this case, returning after the Planning Commission concluded the vote.

Reis summarized the progression of Club Ned Café's application for Special Review Use. At the time of Fanelli's original business license submittal in February 2013, there was no allowance for either non-profit or for-profit club use, despite inclusion

within the definitions section of NMC Sec-16.32. Fanelli came before the Planning Commission in June 2013 to apply for a Determination of Use, and subsequently before the Board of Trustees in mid-October. Reis noted that for-profit clubs are an allowed in the Central Business District.

Applicant Cheryl Fanelli summarized the Club Ned Cannabis Café concept, discussing the absence of a location to safely ingest marijuana in a social atmosphere. Club Ned would provide snacks and non-alcoholic beverages, but patrons of the establishment would provide their own cannabis for consumption. Fanelli highlighted the potential income from tourists seeking food establishments and/or hotels in conjunction with sale of retail cannabis from legal retail marijuana businesses within town.

Fanelli said she had worked with the former Nederland Police Chief Jake Adler to address any concerns presented by the Police Department. She said that Club Ned will conduct an impairment check, to make certain that no patrons exit impaired. If Club Ned employees note that an individual doesn't pass the impairment check, they will be asked to stay until sober to ensure safety.

**Chairman Larsen opened the meeting to Public Comment.**

Barbara Hardt, of Nederland stated her belief that this is not the right location or time for this concept, especially as it is proposed for the center of Nederland. She requested that the Planning Commission not approve the Special Review Use request.

Hansen Wendlandt, of the greater Nederland area, is the Pastor of the Nederland Community Presbyterian Church. He said he doesn't have issues as the Pastor or as a Congregation, though he has heard some take issue with the proposal. He said there are many ways to view the issue, and he also views this through a personal lens. He said he's not scared of the plant or the industry. He appreciates the legalization of marijuana in Colorado, and spoke of his father's history with usage when the plant was criminalized. He said that he doesn't feel that Jesus would be against cannabis, but for fellowship, as well as oversight. He did express his concerns about impact and the effect upon drivers under the influence.

Peggy Taylor, of Nederland, said she has a 14-year old son, and she has heard of the Governor proposing millions of dollars to be put toward drug education so that adolescents don't think that it is ok. She expressed her belief that there is no better high than being high on life and encouraged everyone to seek an internal, not external high. She stated that she is not in favor of the proposed business.

**Larsen closed the Public Comment portion of the meeting.**

Board Discussion commenced. Commissioner Cornell asked Town Attorney Beery to weigh in on legalities with regard to the proposed business operations. Beery responded that it is up to the applicant to comply with the law. As the previous issue with regard to allowance of for-profit clubs has been addressed, Fanelli is able to operate with Planning Commission and Board of Trustees approval, provided she

is in compliance with conditions stated in the Special Review Use Agreement governing her business.

Commissioner Cornell noted that club users would remain for hours unlike patrons of neighboring businesses who would be leaving more quickly. Club Ned will need to provide adequate spaces to accommodate patrons, which he said was not clear from the provided drawing. Fanelli responded that Club Ned is required to provide 5 parking spaces.

Cornell inquired as to the hours of operation. Fanelli responded that they intend to close by 10pm, though she requested Club Ned be allowed to close at 12:30am on New Year's Eve.

Commissioner Williams inquired what kind of check-in would be in place to ensure compliance. Reis said that a formal review can be undertaken in one year which is standard, or sooner if the Planning Commission so desires. Williams suggested an initial 6-month check-in, with subsequent annual check-ins.

Williams acknowledged comments about impaired driving, asking Beery if this is the responsibility of Fanelli or a Town issue. Beery responded that the liability rests upon the business owner, similar to a bar, not upon the Town issuing the license or the Planning Commission. She said that she foresees no liability to the Town.

Other concerns presented within the Public Comment portion and Board discussion involved noise and odor. Fanelli addressed noise saying that Club Ned is a small place where the patrons are congregated inside. She noted the strong odor emanating from Nedicade medical marijuana dispensary. In contrast, she stated that Club Ned will install an industrial air scrubber adequate for up to 2000 square feet for heavy smoking, even though the operational space is 900 square feet. Reis stated that odor has been hard to manage with other marijuana businesses, so controlling odor is significant. She noted that the industrial air scrubber installation is a condition contained within the Special Review Use Agreement.

Williams inquired if Fanelli addressed Acting Police Chief Larry John's comments. Fanelli responded that though she did work extensively with the former Police Chief, she had not worked with Officer John's. She stated that some of his comments have been addressed within Club Ned's Code of Conduct, which all patrons must sign. She summarized that patrons will not be allowed to leave highly dosed. ClubNed will provide ample off-street parking. No one under 21 will be permitted entrance.

Reis noted that staff review may not involve discussion with the applicant. She asked the Planning Commission to consider adding the age requirement to the Special Review Use Agreement.

Chairman Larsen asked if "spot-checks" would be conducted as is done similarly in bars. Fanelli said that she presumes that this will happen within Club Ned as well. Reis responded that the enforcement program will need to be delineated through the Police Department, however spot-checks are usually conducted at the State level.

Larsen noted that the provided map is cut off, thus it is hard to estimate if parking is adequate. He asked Fanelli to delineate the parking spaces to be provided as he counts less than she verbally indicated, and one space appears to block the entrance to the lot. Fanelli said there will be three spaces by the fence, one handicap space, and the rest will share parking with Nikki's Nook. Cornell reminded Fanelli that on-street parking is not allowed for Special Review Uses. Fanelli responded that there is overflow at Nikki's Nook and that she has spoken to Ron Mitchell about access for more parking. Reis said that there are six spaces on the property with joint-use parking between Nikki's Nook and the club. Reis also noted that the inoperable vehicles must be removed. Though parking on Jackson Street itself is not allowed due to RTD, there is on-site parking off Jackson available. Fanelli said that the parking requirements are satisfied, and she will also encourage other forms of transit within town.

Responding to the total member usage at any time, Fanelli said that the maximum allowed is 30 people, to include three employees. Reis recommended that this limit be contained within the final Agreement.

Larsen reiterated the five conditions to be contained within the Special Review Use Agreement for ClubNed: 1) Initial formal review of use to be conducted at six months, with subsequent review annually 2) Daily Closure by 10pm, 3) Parking onsite to provide six spaces with removal of existing inoperable vehicles, 4) The maximum total member usage is 30 people, including employees, 5) Entry allowed only to patrons 21 years and above.

**Cornell moved to approve the SRU for Club Ned Cafe at 154 Hwy 72, including the above-named five conditions, seconded by Osterloo, 4 in favor.**

Reis said that the Special Review Use for Club Ned will go before the Board of Trustees on March 4, 2014.

## **2. Consideration of an application by Kayla Evans for a proposed annexation of +/- 17.0 acre site that is part of the current Arapaho Ranch Property (1250 Eldora Road)**

Kayla Evans and Joe Evans were present to discuss the proposed annexation. Kayla Evans gave a brief overview of the property's history to include how this section of the property was separated in the late 1960's from the larger portion of Arapaho Ranch. At this time, the larger portion was put under a conservation easement, minus the non-contiguous 17-acre parcel presently proposed for annexation. She acknowledged that this piece of property has commonly been used as an access for hiking. The project arose out of a desire to assist in the associated costs of running Arapaho Ranch, which may not continue operations into the next generation, Evans said. As she has participated upon various boards, she has been made aware of unaddressed needs of the community and desires to dovetail expressed needs within the scope of her proposed development, pending approval for annexation. She referenced the letters of support which were presented to the Planning Commission

at the meeting. The proposed development has been designed with a goal to serving the present and future needs that are currently lacking, to make this a win-win situation for everyone, Evans said.

Evans addressed segments of the population that could benefit from low-income and affordable rental property within the community, as well as other aspects of the project. She noted that the low-income senior housing encompassed within the Mud Lake project (at the current Town Shop site) never materialized. She has heard that some residents desire to relocate parents closer, as well as elders, who would prefer to remain in the mountains, however may not be able to sustain the upkeep of a larger home. Additionally, she highlighted the need to provide affordable housing to reduce the attrition rate of local teachers who must commute, and the young families who have children attending school in Nederland. She said the Boulder Valley School District is highly supportive of her proposal, to include the creation of a swimming pool in partnership with the school district to promote a swim team. A pool is a recreational desire that is often expressed within community needs/desires-surveys that can benefit students, seniors, and residents who now drive to Boulder or Gilpin County. The Evans Family would provide the acreage upon which the pool can be built. She would like the property to be energy self-sufficient, and thus serve as a learning tool for educational programs. She said that as RTD services Eldora Ski Resort, it is possible to include a loop up to the proposed community to reduce the need for a car. As part of the project, a communitywide trailway connecting to the high school for the safety of students would be completed. Lastly, she stated that she has spent a year working on this project and above all she would like to be a good neighbor.

Joe Evans, the nearest neighbor to parcel and an owner of the parcel, began by inquiring if everyone is familiar with the area his family is proposing to annex. The parcel is contiguous with the town and the back of this area has been used by campers, which presents fire danger, he said. In the past, the family procured a sewer and water tap, Evans said. He observed that people of low-income and those retiring are underserved in this community. The project proposes to create three or four high-density pods, which will not be visible from the main road. He said they intend to use sustainable building materials, in compliance with Boulder County Green Building codes. The trailway will create safer transit for high school students walking along the road edge, he said. Evans said that his family will benefit by using the income to sustain Arapaho Ranch in perpetuity, as they may otherwise have to sell to a developer, which is not their intent.

Chairman Larsen asked for clarification from the Town Administrator about the annexation process. Reis said that Nederland is party to an Intergovernmental Agreement (IGA) with Boulder County, which has contributes to a multi-step process for annexations. Nederland and Boulder County's Planning Commissions have been referred the annexation application to review; it will then be presented before the Board of Trustees and the Board of County Commissioners for consideration before potential referral to Nederland voters. Resolution 2014-02 to initiate annexation proceedings was adopted at the Board of Trustees meeting on February 4, 2014. The Board of Trustees set a Public Hearing for March 18. If the property is annexed, the proposal would then follow the Planned Unit Development

or Subdivision process required by Town code. The Boulder County Land Use Department will be concurrently reviewing the application and forward their comments and those of county officials to the Board of Trustees.

Reis explained that at this point in the proceedings, a development is not dialed in completely on engineering and architecture; however, impacts of the proposed annexation on Town services, such as water, sewer, fire and police departments have been considered. She noted that any annexation over 10 acres requires an Annexation Impact Report (AIR), and it has been forwarded to the Boulder County Land Use Department, per the IGA. The development proposal has included roughly 45-60 residential units to house about 100 people. It is necessary to ensure that water and wastewater demand is not exceeded. She said that, after analysis, Town utilities staff reported there is an expected 5% demand increase for water, and 8% demand increase for wastewater service, as noted in the AIR. The proposal will have to provide for erosion control and drainage, particularly on any area that is sloped, per Town code. A wildfire mitigation plan is a requirement of the project, though Reis noted that Arapaho Ranch does have an annual management policy in place. Reis stated that public lands dedication is required of any subdivision, which is 12 percent of the total land area that must be provided for public use, in this case a minimum 2 acres.

**Chairman Larsen opened the meeting to Public Comment.**

Barbara Hardt, of Nederland, said she is excited about looking at caring for seniors, as many people who have been here for years would like to continue to remain in the mountains. She stated that both the proposed annexation development and the proposed Grahn Planned Unit Development are very forward-thinking. She said it is wonderful and has been needed for many years.

Richard Blatnick, whose property neighbors the proposed annexation site, said he had previously sent an email to Chairman Larsen stating his opposition to the annexation proposal, which he wanted to read into testimony. Blatnick stated that his property has been in his family since 1948, which is within Nederland town limits, zoned Mountain Residential (MR) and located east and adjacent to the tract proposed for annexation. He stated that the Evans property is in unincorporated Boulder County and zoned Forestry (F), which allows one residence per 35-acre parcel. He noted that the proposed zoning for the 17-acre parcel is incompatible with the surrounding districts and the Scenic Corridors' designation and said that he opposes the proposed annexation and possible rezoning which would accompany the annexation.

Leonard Kottenstette, of Nederland, said he would like to see the process continue, as it has good ideas like affordable housing and proposals for cluster/townhomes. He stated it is a good idea and should be allowed to go before the voters.

Timmy Duggan, of McMillan Meadows, which is adjacent to the parcel proposed for annexation, said that he appreciates the motives of senior and low-income housing inclusion; however, he doesn't feel that high-density residences are consistent with the surrounding zoning designation or the Comprehensive Plan. He noted that

there are vacant lots in town, as well as among the previously annexed parcels of McMillan Meadows and Caribou Ridge. He asked if annexation and outward growth is necessary with infill opportunities in town. Duggan requested that if the proposal to annex moves forward, it be zoned Mountain Residential (MR) to be consistent with nearby properties.

Rich Tillotson, of Nederland, said that he was on the Town Board when Mud Lake Open Space and the Indian Peaks Subdivisions were annexed, thus he is familiar with the process. He requested the annexation proposal be denied due to two issues. He said that the town doesn't need to annex the property, and that there is nothing within the Comprehensive Plan that supports annexation. He stated that high-density housing is inappropriate, as it is surrounded by lower-density residences. The burden of proof needs to be demonstrated by the applicant, which he said he doesn't feel has been established. He requested that the annexation proposal be denied on these grounds.

Jaydene Morrison, of Nederland, stated that her family has owned property in Nederland since the 1940's. She stated that she is excited that the Evans family has the foresight to consider resident needs within the town. She is 80, and said she would like a place to live, would like them to not be overrun with naysayers who speak against a project that could help many people out.

Peggy Taylor, of Nederland, referenced a letter about alternative energy by Congressman Jared Polis, which she passed out to the Planning Commission. She said she is excited to see a project that could be a beginning to be a sustainable community and not part of Xcel Energy, and have the town be known for more than marijuana. Taylor noted that the connections with the high school and educational opportunities are amazing for hands-on experience in developing a sustainable community. She said she'd love to see it happen.

Barbara Monday, of Boulder, is the STEM (Science Technology Engineering Mathematics Program) Coordinator at the Nederland High School, and said she sees a threefold benefit to the proposed annexation, to include the STEM learning program, as well as sustainability educational opportunities, affordable housing to attract and retain new teachers, the desire of students to have swim team, and for rehabilitation of student athletes.

Russ Peterson, of Nederland, said that with his back pain he has had to give up his other activities, but must drive to use the pool in other towns several times per week. He said that swimming is very rehabilitative for him, as it is for other seniors, so he would like to see the proposal move forward.

Kathleen Henningsen, of Eldora, said that she is a retired teacher who takes seniors from Eldora to medical appointments and works with Nederland Area Seniors. She said she is supportive of this idea and would like to see a place where seniors can continue to be and spend time with those they have been around for decades.

Karen Campbell, of Nederland, said she has an 83-year old mother in the summer, and she can't wait to get her up to Nederland in such a project.

Loren Tillotson-Duggan, of Nederland, said she is a teacher in the Boulder Valley School District, and moved up here because Nederland offers more affordable living than Boulder. She said she doesn't disagree with needing senior living places; however, she lives nearby and asked if this is the best place for senior living. She said it would be better placed for seniors within town, closer to services. She stated that she feels this proposal is not detailed enough and would like to see more information. As the parcel is not flat, she inquired how it would be graded for a swimming pool. She said that she has many questions about the potential development, which could benefit the community and encouraged people to ask questions as well.

**Chairman Larsen closed the Public Comment portion of the meeting.**

Larsen noted that there were six emails sent to him, received from residents in and around Eldora and west Nederland, and all were against the project. Kayla Evans asked for clarification as to who would be able to vote upon the proposed annexation. Reis clarified that if forwarded, the vote currently proposed for November is only for Town of Nederland residents. Commissioner Porter said that she also saw about six letters in favor of the proposal that were given to the Planning Commission prior to the meeting.

Larsen said that the Planning Commission would be giving their recommendation to the Board of Trustees regarding the proposed 17-acre annexation, not upon the scope of construction. Reis clarified that they can weigh in on the process and suggest any conditions they'd like to see addressed within the project.

Commissioner Cornell said that they may need to make two motions, the second being recommendations offered by the Planning Commission if they deny the application, but it is approved by the Board of Trustees. He said that he sees an issue of many vacant lots in town, noting specific areas that he would prefer to see higher density infill, as noted in the Comprehensive Plan. He summarized that there are about 47 lots for high-density development vacant within town, besides those approved for mixed-use. He stated that during 18 months of working on the Comprehensive Plan, there was no discussion of annexation, despite Kayla Evans' attendance at some meetings. He said he would like to recommend limitation of trails and have a discussion of water rights, even though he will make a motion not to support the annexation, as it doesn't support the planning process.

Larsen said that even if the density is reduced, they need to keep 60 units in mind with regard to a "worst-case scenario" of utility impact upon the town.

Porter said that she shares Cornell's feeling about infill within town. She focused on the housing sections within the Comprehensive Plan and acknowledged that low-cost and worker housing is necessary. She said she was unaware there are about 47 vacant lots available and said she feels there will be developer interest now after the recent economic downturn. She inquired how the annexation is intended to support the preservation of Arapaho Ranch. Kayla Evans responded that she is unsure if future generations in the family will want to run the guest ranch business. She also clarified that the conservation easement upon the property does not extend to the



17-acre parcel. Porter inquired how the guest ranch is vulnerable to development, to which Evans clarified that it is not a question of vulnerability, but income to support the costs of upkeep, not development.

Evans stated that she had specifically asked prior to the meeting if her proposal conflicted with the Comprehensive Plan, and understood from the Zoning Administrator that it did not. Reis clarified that during the work upon the Comprehensive Plan, there was little discussion about the three-mile influence area outside of the Town boundaries, though there should have been. She said this likely was due to the fact that there was no annexation requests noted, as the previous annexation was in 2008 for Caribou Ridge. In the planning process, it was mainly the public lands piece that was considered within the outer portions of town. She noted that there were many considerations raised about the need for affordable housing. Reis acknowledged that there are lots within town for infill; however, she said that of the vacant lots mentioned earlier, some are not viable for affordable housing, such as the higher-end lots at Caribou Ridge. Porter inquired if affordable housing equates to rent-controlled housing. Reis responded that there are many methods to attain affordable housing, such as rent-controlled, HUD, public-private partnerships that buy down the average cost of housing. Boulder County Housing Authority would like to assist with development of sub-market rate housing in the mountain areas of Boulder County. She said that recent news reported that the Denver metro area is the third-fastest metro area in country for housing costs, and that Nederland is an area with the lesser available housing. Commissioner Williams inquired if the development will be geared toward rental or purchased housing. Evans said that they are uncertain yet; however, she was told by real estate agents that there is essentially zero rental housing available at present.

Williams asked if zoning determination is part of annexation process or a later consideration. Reis clarified that zoning is somewhat proposed, and in this case it is proposed for residential development comparable to a zoning of 1 to 12,000 square feet, which is consistent with three different zoning districts in Nederland, to include Medium- and High-Density residential and Neighborhood Commercial. Reis responded that zoning must be noted, and if it moves forward she would recommend it be processed as a Planned Unit Development. Williams inquired if this development project would still proceed if annexation didn't take place. Reis said that with the current Forestry zoning, it would not be allowed in the County.

Larsen asked if they have looked at the increase of traffic impact upon County Road 130 from the proposed annexation. Reis said this is generally an engineering issue reviewed within the subdivision process but that it is a consideration of adding development. Larsen expressed concern that the development would create an impact at the intersection. Reis responded that there would be a need to for traffic study, and this would be reviewed by the Town and CDOT. Evans added that if RTD is willing to create a loop into the project, some residents may not need a car.

Discussion ensued about the likelihood of the pool proposal. Cornell stated that a pool is not realistic; however, Commissioner Osterloo inquired about the limiting factor of maintenance, as this location can offer space for a swimming pool that is not available within the town. Evans said that BVSD would like to partner with the

Evans family about the creation of a pool.

**Cornell motioned that the Planning Commission recommend to the Board of Trustees that they deny the consideration of annexation of the 17-acre parcel at 1250 Eldora Road on the basis that the Comprehensive Plan didn't include annexation of property, and the Plan is in favor of focusing infill in the town core area. Motion was seconded by Osterloo, with 4 in favor, and Williams opposed.**

**3. Consideration of a Preliminary Planned Unit Development  
Application by Sally Grahn at 180 East Third Street, 181 East  
Second Street, 187 East Second Street, and 260 East Street.**

Reis gave an outline of the Grahn's Planned Unit Development (PUD) application. The Planned Unit Development Concept Review came before the Planning Commission in January 2013, at which time the applicants were given feedback. Reis lauded the Grahn's cooperation in adapting the initial replat application into a PUD to identify additional site needs, such as retaining the apartment building upon proposed Lot 10, creation of conforming development with regard to lot lines, and making lots available for build-out per PUD requirements. Reis said that if approved, the Preliminary PUD process with any Planning Commission conditions will be contained in the Final Planned Unit Development Agreement. The Final PUD Agreement will then come back before the Planning Commission in April, prior to recommendation to the Board of Trustees.

Applicant Sally Grahn summarized her comments as addressed within the Planned Unit Development application. She explained that the delay from the Concept Review in 2013 to the Preliminary PUD stage was to create a drainage plan that was coordinated with the NedPeds project, as recommended, thus, the Preliminary PUD was postponed until the 90% engineering completion stage. Reis remarked that the resulting drainage plan is high-quality and concurrent with the most current NedPeds design. Grahn pointed out that despite not being specifically addressed within the plan, there are elements of sustainability that Mayor Pro Tem Mueller had previously put forth in the Concept Review, which have been included within the project, to include aspects of drainage, infill, transportation, floodplain and soil considerations. She stated unequivocally that there is to be no sidewalk bisecting the property.

Grahn pointed out that the proposed reduced setbacks are in line with the surrounding neighborhood. Within the PUD process, all lots will come into conformance at 4,000 square feet or larger. All lot lines are to be adjusted in line with the preliminary PUD plan. Grahn stated that the intention of the PUD is to create buildable, conforming lots, which may be sold as individual lots. Construction of houses is not part of the scope of this project, though the Grahn's intend to build their own home.

Grahn noted changes made after the Concept Review, to include an increase in the size of Lot 9 with enough land for ten apartments, and allowing more buildable area outside of the 100-year flood plain. The larger lots 1-4 will have two units on lots that are to be sized 4,950 square feet, whereas lots 5-9 are proposed to be 4,050 square feet.

Commissioner Porter inquired about the phasing of the proposed development with respect to removing trailer homes. Grahn said that they will remove trailers on lots prior to any building done on the impacted lots. Reis noted that the regulatory allowance will be contained in the Final PUD Agreement.

Discussion ensued regarding the density proposed upon the lots. Commissioner Cornell said he would like to see one unit per 2,000 square feet to allow for higher density. Grahn stated that she is not interested in creating high density lots such as are seen in Boulder, preferring to create smaller, affordable building lots for families and seniors.

Cornell made several comments related to parking on the sites. Despite the PUD being viewed as a whole, individual lots will require a building permit prior to construction, which will allow elements such as parking and landscaping to be addressed on a case-by-case basis, Reis said. Any other conditions desired by the Planning Commission to be added can be forwarded to the Town Administrator for inclusion in the Final PUD Agreement.

Grahn agreed that they would establish fifteen-foot setbacks, but she requested a 15-year vestment for the Final PUD Agreement, instead of ten (10) years. The replat of five lots upon Lot 10 would be a separate subdivision, which can be contained within the PUD Agreement.

**Porter motioned to recommend continuation to the Final Planned Unit Development with 15-foot setbacks, allowance of additional subdivision of up to 5 lots upon Lot 10, and a 20-year vestment; Williams seconded, All voted in favor.**

## **G. DISCUSSION ITEMS**

### **H. OTHER BUSINESS**

Reis noted that the Community Center Site Plan will come before the Planning Commission in the next few months, which Cornell will co-present with the consultant.

There will also be a forthcoming minor subdivision of Gateway Park Area, with the proposed performance space, Guercio Ballfield and the Wastewater Treatment Plant parcels separated into three lots.

There are no applications upon the March Agenda as yet, though the Planning

Commission has requested to add recommendations related to the Evans Annexation, pending approval from Board of Trustees on March 18, 2014. Additionally, a matrix of actions for implementation from the Comprehensive Plan will be prepared.

**I. ADJOURNMENT**

**A motion to adjourn was made by Commissioner Porter, seconded by Commissioner Osterloo, and was unanimously approved at 10:24 p.m.**

Approved by the Planning Commission,



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Kris Larsen, Chairman, Planning Commission

ATTEST:



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Cynthia Bakke, Deputy Town Clerk