



Nederland Planning Commission

MINUTES

Wednesday, May 25, 2011 ~ 7:00 pm
Nederland Community Center
750 Highway 72 North

1) Call to Order

The Chairman called the meeting to order at 7:08 PM.

2) Roll Call

Present: Chairman Bill Martin, Commissioners Denise Jackson, Mikki Osterloo and Steve Williams, Trustee Kevin Mueller

Also present: Town Administrator Alisha Reis, Deputy Town Clerk Kristen Edwards.

Absent: Commissioners Roger Cornell and Kris Larsen

3) Approval of minutes from April 27, 2011

The motion to approve the minutes was made by Commissioner Williams, seconded by Commissioner Jackson and unanimously approved.

4) Action Items

- a. Special Review Use Application – Rocky Mountain Wildlife Shelter (20 Lakeview Drive, Unit 105)

The applicant, Mark Campbell, spoke on behalf of himself and his brother, Tom. They are partners in the venture and are both local residents with a passion for animals. Mark has 8 years of experience as the former curator of a wildlife park, and both brothers have extensive experience with animals. Their plan is to open a shelter, as opposed to a rescue or rehab where they would be putting the animals back into the population again. The Shelter will house animals that don't make good pets and are better kept by people who have experience with these animals. They plan on building habitats in the space and will host educational sessions with scout groups,

church groups, etc., as well as more informally with walk-in visitors. The goal is to educate people about the animals, including why they don't make good pets. There will be no lethal animals at the Shelter. They are starting with reptiles, as those are the easiest from the licensing point of view. They have already received calls from the Reptile Humane Society in Longmont, asking if they can take some animals. The Shelter will be set up as a non-profit and will subsist on donations and a small gift shop. They have already begun discussions with other entities in Town, such as Wild Bear and Kathmandu, on ways they can partner up.

Reis reported that Staff received no comments regarding the application. She mentioned that in the long-run as Caribou Center fills up, the Town will need to keep an eye on the parking demands at the center.

The Commission reviewed the application. In response to questions, Mr. Campbell explained that the center currently has 8 animals; their total capacity would depend on how they use the space, but likely somewhere around 25 animals. Commissioner Osterloo wondered about accommodating school buses; Reis replied that buses attending the Carousel of Happiness have generally been parking above the shopping center along Big Springs Drive, and that has been successful. Mr. Campbell said their hours of operation are still to be determined, but they're thinking about 10:00 a.m. to 6:00 p.m., seven days per week. The applicants will be on site much of the time, and volunteers will cover other times. There will be a training process for any volunteers who would be handling the animals, and the more aggressive animals will only be handled by Mark or Tom. Commissioner Williams suggested partnering with the Reptile Humane Society in Longmont, as they have numerous volunteers and a good training program. The issue of power outages was raised; Mr. Campbell said most of their animals need to stay warm, so they will be looking into a generator set-up. Commissioner Osterloo suggested volunteer background checks for things like animal cruelty; Mr. Campbell agreed that was a good idea.

The meeting was opened to public comment.

Lexi Armitage – Caribou Shopping Center Manager – said that Caribou Companies is really excited to have the Shelter as tenants. She has known the applicants personally for two years and vouches for them as upstanding and responsible citizens. She answered questions from the Commission about occupancy at the center.

The meeting was closed to public comment.

Commissioner Martin encouraged the applicants to work with Town Staff to sort out the dynamics of parking and large groups or buses. In response to questions, Mr. Campbell explained that in the space the animals will almost always be in their enclosures; the only real opportunity for contact with people would be during well-supervised educational programs. It was noted that things like trash will be taken care of as a part of their tenancy at Caribou Shopping Center.

The motion to recommend to the Board of Trustees to approve the Special Review Use Application for Rocky Mountain Wildlife Shelter (20 Lakeview Drive, Unit 105) was made by Commissioner Williams, seconded by Commissioner Osterloo and unanimously approved.

5) Discussion Items

a. Nederland Comprehensive Plan Update

The Commission began with a discussion about the sustainability aspects of the plan. It was agreed that sustainability should be included both as a stand-alone chapter as well as a theme woven into other chapters. The problems with having sustainability concepts in the Plan be either too specific or too general was discussed. Reis suggested using goals as a way to convey important ideas without being overly detailed. Trustee Mueller articulated the four most important sustainability goals he feels should be the cornerstone of the sustainability platform for the Town. He argued that the more specific and measurable aspects can then be incorporated into the Code. He encouraged the use of ideas and themes from existing documents such as the APA's Guide on Planning for Sustainability. His vision is to include sustainability goals in the Comprehensive Plan, then follow up with code revisions that give the Comprehensive Plan language "teeth". Commissioner Martin encouraged the group to look at each chapter through the lens of the sustainability questions circulated by Trustee Mueller.

Reis suggested that public input be brought in to the process relatively soon. She noted that much of the ideology in the document is driven by themes and issues that were important in the mid-90's, which differs significantly in many areas from current public sentiment. Her suggested path forward is to get the Plan updated in terms of data and other inaccuracies, then shift to the public input

phase of the process. She offered to do a "Planning 101" workshop to educate the interested public on general planning concepts and the relevancy and role of the Comprehensive Plan before doing the public charettes.

Trustee Mueller offered to make suggestions on how sustainability could be worked in to each chapter; the Commissioner responsible for the chapter will then work to edit the chapter incorporating those themes.

The group shifted to a discussion on the Economy chapter. It was agreed that much of the section espouses ideas that don't necessarily reflect residents' currently held beliefs. Much of the chapter needs to be updated and fact-checked vis-à-vis data. Commissioner Osterloo encouraged the group to review the DDA's Market Study from 2006, which both she and Edwards thought could be incorporated beneficially into the Plan. The group discussed how possibly getting fiber installed in Town could increase the number of people who could telecommute. Reis will work with the Town Treasurer to generate updated financial information and get that to Commissioner Williams. The group went through the chapter, discussing the relevancy of the different sections, good sources for updates, and what new concepts should be introduced.

6) Other Business

There was no other business.

7) Adjournment

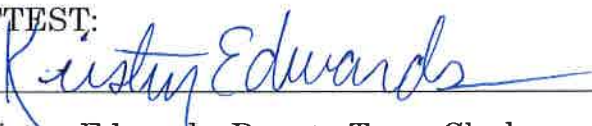
The motion to adjourn was made by Commissioner Osterloo, seconded by Commissioner Williams and unanimously approved at 10:14 pm.

Approved by the Planning Commission,



Bill Martin, Chair, Planning Commission

ATTEST:



Kristen Edwards, Deputy Town Clerk