



TOWN OF NEDERLAND PLANNING COMMISSION REGULAR BUSINESS MEETING

NEDERLAND COMMUNITY CENTER
750 Hwy 72 Nederland, CO 80466

May 27, 2015 - 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, and Commissioners Greg Guevara, Betty Porter, Timmy Duggan, Jesse Seavers. Commissioner Stephanie Herring arrived at 7:15 pm.

Absent: Trustee Topher Donahue.

Also Present: Town Administrator Alisha Reis, Deputy Clerk Cynthia Bakke, and Administrative Intern Alexander Armani-Munn.

C. APPROVAL OF MINUTES FROM April 22, 2015

Motion to approve the March minutes made by Commissioner Duggan, seconded by Commissioner Guevara, with 4 in favor, abstention from Commissioners Duggan and Seavers, whom were absent from the meeting.

D. PUBLIC COMMENT

Real Estate agent Michael Ackerman said he was invited to participate in the housing discussion by Chairman Cornell and Town Administrator Reis. Ackerman acknowledged the town's prioritization of affordable housing, with support from Boulder County Housing Authority. He said that an entity is being designed to work state-wide, with specificity for assisting mountain areas with housing development, noting viable sites both within the town and the secondary study area.

Vice Chairman Williams asked about site locations within the town. Ackerman said it is too early within the process to be released, although they are open to ideas for assisting the process in Nederland.

Ackerman noted that despite inherent challenges, there may be qualifying subsidies, along with potential tax allocations, for project sponsors. Referencing the present Town Shop site (West 5th Street), he said that with tax allocations as a significant incentive,

there is expectation to create housing units in the next 3-5 years. Commissioner Porter noted that Boulder County previously drafted plans for a 6-unit development in this area and requested those plans be provided, if available.

E. INFORMATION ITEMS

There were no information items.

F. ACTION ITEMS

1. Consideration of re-appointment of Commissioner Stephanie Herring

Chairman Cornell said that Commissioner Herring has provided insightful consideration of applications since she picked up the existing term in 2014, and he supports her re-appointment.

Motion to recommend approval of re-appointment for Commissioner Herring made by Commissioner Guevara, seconded by Commissioner Duggan, with all in favor (7).

Commissioner Porter said that it has been a privilege to serve upon the Commission; however, she is not seeking re-appointment. Chairman Cornell thanked Commissioner Porter for her many years of dedication to the town.

There is one vacancy upon the Commission as of June 2015.

2. Consideration of a Minor Subdivision/Replat Application by Michael Kalil at 752 S. Hendricks Street.

Reis introduced the item. She said that the lots in question are unplatted tracts, with proposal for minor subdivision to clear up boundary issues and to bring the lot with Kalil's house into conformance with zoning district size requirements.

Michael Kalil, of Nederland, said he has lived at his property for 16 years, with purchase of the adjacent parcel at 752 S. Hendricks Street in 2015. His lot is nonconforming due to parcel size, thus he would propose a minor subdivision in order to increase the size of his present lot, maintain one buildable lot, and trade a portion of land to an adjacent neighbor to account for his fence encroachment upon that property.

Reis said that the application has been reviewed by the Town Attorney Carmen Beery, with support by the Town staff to rectify above-noted issues, and approval of landowners in question.

Motion to recommend approval of Minor Subdivision for Michael Kalil at 752 S. Hendricks Street made by Commissioner Porter, seconded by Vice Chairman Williams, with all in favor (7).

3. Consideration of a Minor Subdivision Application by the Town of Nederland/Centennial Bank at 26 S Highway 119 for the purposes of land donation.

Reis introduced the item. She indicated that both lots of this parcel (Legal Description:

Parcel A Adler) include a wetland area on the northern side as shown in the packet materials, as well as the original subdivision as determined by the Army Corps. of Engineers. Centennial Bank Branch Manager Susan Schneider offered the northern portion of the lot as a land donation to further Town efforts to preserve sensitive areas along the riparian corridor, Reis said. Reis clarified that the Lot A2, consisting of about a 1/3 acre of the northern portion of the Centennial Bank lot will now be maintained by Town staff. She said that if the Planning Commission recommends approval, Town staff will forward the application with 2 conditions: 1) There will be access granted to the bank personnel of 5 feet from the north end of the bank's existing parking lot for the purposes of maintenance, and 2) The wetland boundary for Centennial Bank and the area north of Ace Hardware will continue to serve as a drainage area in perpetuity for the businesses.

Commissioner Guevara asked Reis to delineate the dividing line between parcels. Reis indicated that the area north of the picnic bench will include the border of the parking lot to 1/2 of the creek, to augment public ownership of the other half of the creek by the Town. She said that access can continue along the social trail; with no current interest in expansion of the trail given the sensitive area. At this time she said that property owners of Lot B have not expressed an interest in participating in the donation, but have no plans to build upon the wetland area.

Commissioner Duggan asked about the tax incentive and maintenance costs to assume the parcel. Reis said that this will be added to general maintenance along creek, but is not expected to add significant burden. She said that the Town intends to contract a biologist to assess the riparian corridor, with the intention to draft a plan to maintain the corridor as a whole. Commissioner Herring asked about the Tungsten Trail located east of the main bridge at Highway 119, with Reis indicating planned relocation of the trail accessing Chipeta Park to the northern side of creek behind the businesses on 1st Street.

Reis said that Town staff discusses conservation easements and open space designation with respect to proposed development along the corridor, suggesting 'preservation as able' to property owners. Vice Chairman Williams asked how much of the corridor is maintained by the Town. Reis specified a few areas of Town ownership along the corridor, noting that the majority is under private ownership, however creation of a corridor protection plan would allow Town staff to further educate landowners on preservation efforts.

Motion to recommend approval of the Minor Subdivision for Town of Nederland/Centennial Bank at 26 Highway 119 was made by Vice Chairman Williams, seconded by Commissioner Porter, with all in favor (7).

Motion to recommend Resolution 2015-14 to the Board of Trustees accepting real property to the Town from Centennial Bank at 26 Highway 119, and expressing its gratitude for the donation was made by Commissioner Porter, seconded by Commissioner Guevara, with all in favor (7).

G. DISCUSSION ITEMS

1. EPA Building Blocks Technical Assistance Update

Armani-Munn introduced the item. He said that the upcoming workshop with the EPA to provide technical assistance will be held on Thursday, July 9 through Friday, July 10. He highlighted activities on July 9 to include an informal lunch provided by the Town, tour of the area, and a public presentation, with July 10, continuing the workshop with a designated stakeholder group. Armani-Munn noted that the focus is affordable housing, with additional goals of green infrastructure improvements, walkability and preservation. He said that EPA officials would like to see a formalized package of incentives to attract the desired type of development that is sensitive to ecological areas and green infrastructure, with support of an updated zoning code.

Armani-Munn referenced Alexandra Armitage's proposed development, acknowledging a lack of incentive packages being an identified barrier.

Reis indicated that the workshop will include USDA, HUD planners, and EPA officials who will look at best practices. Reis said that Planning Commission assistance will be needed in the process to increase the diversity of input. She said that the July 9 session will be an open public forum, with July 10 broken into 2 half-day sessions.

Reis noted that a report with recommendations will be drafted to align with all ongoing work and identification of code barriers or needed code adjustments, and next steps for implementation.

Chairman Cornell suggested that this Discussion item be included in the June 24 meeting. Reis said the Commission can further discuss the workshop agenda to determine which session(s) would be most beneficial for Commission attendance.

H. OTHER BUSINESS

Reis presented the updated zoning map with inclusion of all publicly owned spaces, and LIDAR data. She said a copy will be available for use as needed during meetings.

Reis referenced the new Town maintenance shop project, with Commission discussion forthcoming in June to review preliminary design plans. She said this has been an ongoing consideration since 1998.

Reis indicated access is via the road past the Boulder County maintenance yard off Ridge Road. She said that the building footprint will be compacted to the central area of the parcel. Referencing the existing Town shop location, she noted the benefit of relocating maintenance operations out of a residential area.

Reis said a contract is being negotiated with the successful bidder on the NedPeds project, with expected wrap up in September. She noted that the pavers will assist with both walk-ability, as well as drainage. Reis indicated that consideration of a bid contract is expected to be before the Board of Trustees on June 2.

Reis noted that there is initial reconstruction and paving work being down in Boulder

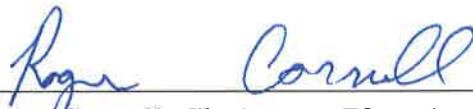
Canyon, with overlay work in town. She said there has been some delay due to repair of drainage required in the Visitors' Center lot. Reis indicated that funding from the Colorado Health Department was received to install cure-in-place pipe repairs in Old Town, although she acknowledged that ground oversaturation issues can be expected for the next 5 years due to the 2013 floods.

Commissioner Seavers apologized for his absence at the last two meetings, and said that he lamented that the 8-unit housing proposal by Alexandra Armitage was withdrawn.

I. ADJOURNMENT

Motion to adjourn was made by Chairman Cornell, seconded by Vice Chairman Williams, with all in favor. Meeting adjourned at 8:09 pm.

Approved by the Planning Commission,



Roger Cornell, Chairman, Planning Commission

ATTEST:



Cynthia Bakke, Deputy Town Clerk

