



TOWN OF NEDERLAND PLANNING COMMISSION REGULAR BUSINESS MEETING

NEDERLAND COMMUNITY CENTER
750 Hwy 72 Nederland, CO 80466

August 24, 2016 - 6:00 P.M.

MINUTES

A. CALL TO ORDER

Chairman Cornell called the meeting to order at 6:04 pm.

B. ROLL CALL

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

Absent: Trustee Stephanie Miller.

Also in attendance: Town Administrator Alisha Reis, Planning and Building Technician/Commission Clerk Cynthia Bakke.

C. APPROVAL OF MINUTES FROM July 27, 2016

Motion to approve was made by Commissioner Seavers, seconded by Commissioner Williams, with 4 in favor, 3 abstentions.

D. PUBLIC COMMENT

There was no public comment on non-agenda items.

E. INFORMATION ITEMS

There were no information items.

F. ACTION ITEMS

1. Consideration of a Special Review Use (SRU) permit application by Mark Stringfellow for a multi-family residence at 179 Conger Street. (Lot 2 Block 3 Big Springs Park Meadows).

Reis introduced the item. She said applicant Mark Stringfellow is proposing a 2-story duplex at 179 Conger Street, in the High Density Residential (HDR) district which allows one unit per 4,000 square feet. Reis referenced the neighborhood context, with other higher density development upon the block, as well as proximity

to the nearby commercial area. Reis said town staff reviewed the application for conformance with the zoning code and compatibility with the Comprehensive Plan, and all noticing requirements were completed.

Vice Chairman Williams clarified that the application is for a single structure providing 2 separate units. Reis said two single family units could be done as a use by right, however multifamily units are allowed only via special review use. (SRU)

Applicant Mark Stringfellow, of Nederland, said although he could build three (3) single family units by right, he desires to build a duplex which requires the SRU process. He said the Commission was favorable to a multifamily unit when he proposed a concept plan in February for increased density upon the site. At this time he said he'd like to build one duplex and await the town's decision on allowance for future development of more multifamily housing and/or build an additional single family residence. Stringfellow said there is ample parking, with yard and bulk zoning requirements able to be met. He added the high water table negates a full basement, thus the proposed garden level basement.

Chairman Cornell opened the Public Hearing portion of the meeting.

Ron Mitchell, of Nederland, said he supports the project.

Rudy Harburg, of Boulder, said he owns the adjacent triplex to the south and he also would support the application.

Chairman Cornell closed the Public Hearing portion of the meeting.

Commissioner Guevara inquired about the structure size, garden-level basement, and parking availability, especially for potential future development upon the site. Stringfellow referenced slides from the packet. Chairman Cornell said Stringfellow might clarify his plans for ease of Board of Trustees review. Reis said if the site was parceled out for sale, it could be sold similar to condominium ownership, although subdivision would be required if sold as single unit with land. Reis said that the SRU Agreement would be included if a future development was proposed via Planned Unit Development.

Commissioner Williams said she'd support elimination of the SRU requirement for 4 or less multifamily units, but wants to ensure proper licensing for any business operated in the garden level basement.

Stringfellow provided clarification upon the shared garden level basement including access from main level and separate outside egress. Questions of parking for a home business were resolved when Reis referenced the Home Occupation code requiring onsite parking.

Commissioner Duggan asked if the unit will be modular and if units will be sold or rented. Stringfellow affirmed the modular construction, but said he'd wait for final approval before determination about marketing. Reis explained code requirements for modular units and Stringfellow detailed the rigorous state permitting process, along with onsite assembly and inspection.

Commissioner Seavers said he'd like to see passive solar and/or solar thermal included in the project. Stringfellow spoke about window glazing and roof pitch pertaining to solar amenities.

Chairman Cornell inquired about the site slope and grading for the site, along with architectural design. Stringfellow provided particulars about site grade, and said despite the menagerie of architectural styles around the parcel, he would seek to maintain the character of the surrounding neighborhood.

Chairman Cornell said Stringfellow did not do complete site reclamation post-construction at another property he developed and would like to ensure proper excavation and reclamation upon this parcel. Stringfellow said that the site Cornell referenced is on a well and has limited water for re-vegetation.

Chairman Cornell said he would support cuts less than 1:1 slope and no higher than 4 feet in height. Stringfellow said there may be deeper cuts due to the soil report results, and he requested these restrictions not be placed upon the site. Reis said the SRU Agreement can include a clause, or the Certificate of Occupancy can be withheld until re-vegetation is completed.

Motion to approve the Special Review Use application for multifamily development at 179 Conger Street with landscaping/reclamation of site required within one year of the Certificate of Occupancy issuance was made by Chairman Cornell, seconded by Commissioner Duggan, all in favor. This application will proceed for review by the Board of Trustees on September 20, said Reis.

G. DISCUSSION ITEMS

There were no discussion items.

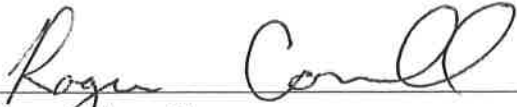
H. OTHER BUSINESS

There were no other business items.

I. ADJOURNMENT

Motion to adjourn was made by Commissioner Williams, seconded by Commissioner Duggan, with all in favor. Meeting adjourned at 6:50 pm.

Approved by the Planning Commission,



Roger Cornell, Chairman, Planning Commission

ATTEST:



Cynthia Bakke, Planning and Building Technician