



Nederland Planning Commission

MINUTES

Wednesday, September 26, 2012 ~ 7:00 pm
Nederland Community Center
750 Highway 72 North

1) Call to Order

Chairman Martin called the meeting to order at 7:05 p.m.

2) Roll Call

Present: Chairman Bill Martin and Commissioners Kris Larsen, Roger Cornell, Steve Williams, and Mikki Osterloo.

Also present: Town Administrator Alisha Reis and Deputy Town Clerk Michele Martin.

Absent: Commissioner Denise Jackson and Mayor Pro Tem Kevin Mueller.

3) Approval of minutes from August 22, 2012

A motion to approve the minutes was made by Commissioner Cornell, seconded by Commissioner Larsen and approved, with Commissioners Cornell and Williams abstaining due to their absence at that meeting.

4) Public Comment

There was no public comment.

5) Action Items

a. Consideration of a Dissolution of Lot Lines Application for Susane Thomas at 171 E. 2nd Street, Block 2, Lots 11-13

Susane Thomas, 171 E. 2nd Street, introduced herself to the Commission and explained her request to dissolve her lot lines to create one large lot. Currently, her house straddles lots 11 and 12, making it a non-conforming structure. Town Administrator Reis confirmed that Ms. Thomas has just recently received a variance approval from the Board of Zoning Adjustment on August 9, 2012 for a reduced front yard setback to build an attached garage. To permit the alteration of a nonconforming structure that does not increase the existing nonconformity, Ms. Thomas is applying for this dissolution to bring her structure into conformance. Reis noted that the application meets all requirements outlined in Section 17-73 of the Municipal Code.

Commissioner Larsen made a motion to approve the dissolution of lot lines based on staff recommendation, seconded by Commissioner Osterloo, and unanimously passed.

b. Consideration of a request for a Revocable Encroachment Permit for NCBRD, LLC at 8 W. Boulder Street

Ron Mitchell, dba Nederland Central Business Redevelopment, LLC (NCBRD), 75 E. 1st Street, was present to discuss his request. Dirt was removed during the new sidewalk construction, which jeopardized the structural integrity of the house located at 8 West Boulder Street, so Mr. Mitchell constructed a wall of blocks as a retaining wall. A portion of this wall has been found to be encroaching on the Town's right-of-way; in addition, a portion of the wall is located in the Vision Clearance Area.

Town Administrator Reis explained that the Town's Municipal Code, Section 16-80(a), limits any development, plantings or other obstruction within a 30-foot radius of an intersection to no more than 2 ½ feet in height. Currently, Mr. Mitchell's pavestone wall measures 3 ½ to 4 feet in height in that Vision Clearance Area of Boulder Street and Highway 119. Mr. Mitchell provided a site plan/survey prepared by Flagstaff Surveying, dated August 20, 2012. Staff recommends approval of the encroachment permit, and the removal of approximately 1 to 1 ½ feet of the blocks that are located in the Vision Clearance Area in order to comply with code. Safety is the main concern, as this area on Boulder Street is the primary method residents use to get in and out of Old Town at the north end of town. Reis noted that Town Hall has received written complaints from neighbors regarding poor sight visibility.

Carla Slaughter, 70 Sundance Circle, commended Mr. Mitchell for solving the problem as well as he did, and the beautification of what he constructed.

Commissioner Cornell made a motion of recommendation to the Board of Trustees to approve the request for a revocable encroachment permit for 8 West Boulder Street and to recommend changes to be made to comply with the Visual Clearance Area as per Code.

Mr. Mitchell requested that specifics be included on the revocability of the permit, which should be for a substantial public purpose, as opposed to a random revocation. Reis stated that the Commission can certainly recommend this addition to the motion, and that staff will ask the Town Attorney on the ability to enforce that. Reis also noted that staff will work with Mr. Mitchell on the area of concern to be reduced in size.

Cornell added the above, Commissioner Larsen seconded the motion and it was unanimously passed.

6) Discussion Items

a. Consideration of a Conceptual Review Application for Nepal, LLC at 110 N. Jefferson Street

Mark Stringfellow, 69 Barker Road, was present on behalf of the applicant. Mr. Stringfellow described the concept plans to put a second story on the Kathmandu Restaurant. This project would provide a number of solutions, the applicant said. The restaurant is in urgent need of insulation and a new roof. Also, there is a need for new rental housing and office space in the CBD district, Stringfellow said. The applicant's approach is to reduce the impact to the environment by building a self-supporting steel frame around the existing restaurant and installing modular units to house three affordable housing units, an office and a storage room. The modular units will follow the LEED guidelines for sustainability. LEED gives modular construction 4-5 points for a number of reasons. Modularity is built in a factory-controlled environment, which reduces construction waste, noise and time of on-site construction and travel, Stringfellow said. The existing restaurant roof will be kept out of the land fill by building the addition above it. All plumbing fixtures will meet 2012 energy codes. The energy requirements of the existing restaurant will be significantly lowered due to the amount of insulation between their roof and the new addition, Stringfellow said.

Stringfellow stated that the applicant is encouraged to keep the height of the addition the same as the adjacent Kathmandu Plaza, and it should be well below the height limitations of the zoning requirement.

Debbie Davenport, 77 Navajo Trail, is the architect for the applicant. The applicant's vision was for a lot of daylight, cross ventilation, and a covered walkway similar to the second floor of the Caribou Shopping Center. This plan would create more density in downtown and reduce the impact to the environment by building vertical instead of sprawling out on open land. The second-level roof coverings will be similar to the awning roofs of the Kathmandu Plaza, Whistler's Café, and the south side of the Caribou Shopping Center.

The existing mechanical equipment for the restaurant is to be located either in the new storage space or on the new roof of the addition. A parapet wall is proposed for the roof and will hide any equipment located there.

Stringfellow went on to talk about storm water drainage. Originally, the existing construction provided drainage to the north. This proposal will change the discharge to the south to eliminate the ice damming that always occurred in the gutters. So the drainage will flow onto First Street instead of through the alley onto Jefferson Street. They have been conducting Sheet Flow Analysis on the site.

Town Administrator Reis stated that a concept review is to get input from the Commission, so that the applicant can refine their plans prior to submitting the SRU application. The SRU application requires a complete site plan, and drainage management would be addressed in detail at that time. Turning the restaurant into a mixed use triggers the SRU application.

Chairman Martin liked the parking and traffic flow integration with the plaza, but thought that a few of the spaces on the south side of the building may block the entryway into the building. Martin suggested a clear walkway into the back to access the stairwell. It was agreed to remove the parking space in front of the walkway for easy access. Martin also noted that parking space #6 and #7 depicted on the plans may not work with this new parking, and Stringfellow acknowledged that this project will clean up the back of the plaza, get rid of the old sheds and misc. storage back there, and integrate all the rear parking with clear space delineation and provision for parking stops. Commissioner Cornell stated that currently the rear of the site doesn't look like it offers overflow parking. Cornell felt that it was a mess back there and needed to be cleaned up. There was talk about possibly paving the rear lot. The Commissioners would prefer not to pave. Commissioner Larsen suggested that the Board of Trustees and the Commission would favor different paving options that are permeable and able to be plowed. Martin suggested a drawing of the two lots integrated together and doing some research on diagonal spaces vs. head on for the best use of space. It was noted that the Town Code required an additional five parking spaces for the new development, and the applicant planned for seven.

Historic design guidelines in the Commercial District were brought up. Reis stated the guidelines are only encouraged for the main Commercial District from the highway, east down 1st Street to Snyder Street.

There are no plans to bury the power lines or to provide solar energy at this time. The Town will check Xcel undergrounding account to determine if there is some assistance to provide for undergrounding of power lines.

Commissioner Williams asked about the increase of trash, and Stringfellow responded that it will be integrated with existing trash from the restaurant. They may have to pour another pad next to the other one for an additional receptacle.

Martin wondered about access to the units and if there were only one way to get in. The stairwell leads to a hallway which branches off to the units. An elevator was not required because of the small number of units. There is no internal staircase from the restaurant.

Williams asked about plans to block the wind and elements, and Stringfellow said they haven't gotten that far yet, but envisioned screening of some sort, maybe lattice or something similar.

Cornell reiterated that this is a great opportunity to look at the entire block of Jefferson Street. The Nederland Downtown Development Authority (NDDA) is looking at projects around town, such as the Town and Visitor Center parking lot, and would strongly encourage the applicant to work with the Town and the NDDA on long range plans to pull all these pieces together to improve the aesthetics of this neighborhood and beautify that part of Town.

Reis said the applicant will work with staff for further guidance and the official SRU application will come before the Commission on October 24.

7) Other Business

Comp plan update – the final booklets for the groups are coming in this week from the SE Group. October 20 is the workshop and potluck from 12-3 p.m. Big versions of the zoning map also came in for the groups to use.

Commissioner Larsen is working on an op/ed piece on the Comp Plan project for the Mountain-Ear.

Parks and Rec plan – anticipate within the next month or so to get a draft of that plan and then will forward that to the Commission; once finalized, it will attach to the Comp plan, anticipate adoption by the end of the year.

A possible change to the Use Group Table to include MMJ was brought up.

Nederland has a good reputation out there. Boulder County Assessor's office offered kudos to Town Clerk Teresa Myers, Chairman Martin said.

Data dump after Parks and Rec plan start to image. Chairman Martin has a plotter we could use to create large maps in-house.

8) Adjournment

The next meeting is scheduled for October 24.

A motion to adjourn was made by Commissioner Cornell, seconded by Commissioner Larsen and unanimously approved at 8:25 p.m.

Approved by the Planning Commission,



Bill Martin, Chairman, Planning Commission

ATTEST: 

Michele Martin, Deputy Town Clerk