



**TOWN OF NEDERLAND
PLANNING COMMISSION
REGULAR BUSINESS MEETING**

**NEDERLAND COMMUNITY CENTER
750 Hwy 72 Nederland, CO 80466**

January 3, 2013, 7:00 P.M.

AGENDA

A. CALL TO ORDER

B. ROLL CALL

C. APPROVAL OF MINUTES FROM NOVEMBER 28, 2012

D. PUBLIC COMMENT

E. ACTION ITEMS

1. Appointment of Officers, per Bylaws Article VIII
2. Final Review of the Updated Parks, Recreation, Open Space and Trails Master Plan

F. DISCUSSION ITEMS

G. OTHER BUSINESS

H. ADJOURNMENT



Nederland Planning Commission

MINUTES

Wednesday, November 28, 2012 ~ 7:00 pm
Nederland Community Center
750 Highway 72 North

1) Call to Order

Chairman Martin called the meeting to order at 7:10 p.m.

2) Roll Call

Present: Chairman Bill Martin and Commissioners Denise Jackson, Steve Williams, Kris Larsen, Roger Cornell, Mikki Osterloo, and Mayor Pro Tem Kevin Mueller.

Also present: Comprehensive Plan Update Steering Committee members Betty Porter and Lisa Mayhew, Town Administrator Alisha Reis, and Deputy Town Clerk Michele Martin.

3) Approval of minutes from October 24, 2012

A motion to approve the minutes was made by Commissioner Williams, seconded by Commissioner Osterloo, with Commissioners Cornell, Larsen, and Mayor Pro Tem Kevin Mueller abstaining.

4) Public Comment

There was no public comment.

5) Action Items

There were no action items.

6) Discussion Items

a. Update on Comprehensive Plan

Draft policy updates for Community Facilities, Transportation and Housing are in for ambassador review. The remaining policies (sustainability, utilities, and economy) should be available by next week and Town Administrator Reis will send out once received. Ambassadors are requested to review their respective topic for accuracy from input received from their public group meeting. Reis had given a deadline of December 15th to provide corrections, as well as any other additional ideas.

Once all comments are received back, then a full draft incorporating any changes will be provided to review as a group. The updated Parks and Recreation Master Plan will be reviewed with this document to make sure they are in agreement with each other. The updated Parks and Recreation Master Plan will be referenced in the updated Comprehensive Plan and part of it as per ordinance. They will be coexisting documents.

b. Draft Review of the Updated Parks, Recreation, Open Space and Trails Master Plan

This draft has been through public review, the Steering Committee, and all Advisory Boards, with the exception of the Planning Commission. PROSAB has requested the Commission to fill out the evaluation sheet which focuses on land use, zoning and suitability for inclusion in the Comprehensive Plan.

There are some time constraints to consider. The Great Outdoors Colorado (GOCO) grant money expires on December 14, but the Town received a one-time administrative extension for 90 days. Also, GreenPlay's contract expires at the end of December, but they have agreed to extend it for an additional 30 days. PROSAB is scheduled to make final review of the updated draft on December 6 to ensure that all feedback has been incorporated into the plan. They are scheduled then to make recommendation to the Board of Trustees on December 18 for their consideration. GreenPlay will be present at that meeting. January 15, 2013 is the tentative date for adoption of the plan.

Some Commissioners did not feel comfortable approving this plan prior to the approval of the update to the Comprehensive Plan. Town Administrator Reis assured them that recreation planning (as provided by the Parks/Recreation Plan) is State-mandated as part of comprehensive plans. These two plans are a guiding tool. Any specific, detailed project that is proposed for Town would still go through the procedures that are in place as per our Code and Ordinances.

Discussion ensued on zoning, parking, wildfire protection mitigation, use or non-use of natural open space, a second vehicular crossing over the creek, and recreational shooting.

Mayor Pro Tem Mueller brought up some points regarding the Town's needs vs. the analysis presented. He said he felt there wasn't a solid connection between the data collected from the survey and the plan before the Commission tonight. The Town's Vision Statement leans towards doing as much as we can with what we have (sustainability), and he said he does not see that reflected in GreenPlay's design. For instance, he said the path between Chipeta Park and the Skate Park has been falling into the creek for quite some time and there was no

mention of that in the plan. There are little improvements that can be made that do not cost much, he said. Also, Mueller noted that the survey yielded that 82% of the people surveyed felt their recreational needs were being met, so didn't understand the need to improve upon hiking, biking, and running trails. The proposed improvements should be focused on the recreational needs that scored high that aren't being met. The Commission all seemed to be in agreement with this argument.

Reis will put together a list of the feedback from tonight based on the questions of the evaluation form and circulate it around for approval before forwarding onto PROSAB for incorporation into the plan.

c. NedPed Project Schematic Design Review

Pat Everson, 114 E Second Street and Vice Chairman of the Nederland Downtown Development Authority (NDDA) introduced Brian McLaren from Huitt-Zollars, Inc. and Conor Merrigan, Project Manager/Sustainability Consultant from C²Sustainability. McLaren gave an overview of where the NDDA is in their process and reviewed the 30% schematic design plans for the pedestrian enhancements and storm water management project, which will be submitted to CDOT for their approval before the NDDA can move forward to 90% construction documents, at which time they will come back before the Commission for another round of reviews. CDOT is a partner in this project, as they administer the federal funding on the project. The 30% schematic design presented tonight is asked to be reviewed in a conceptual format in order to provide feedback.

Everson had forwarded three letters from residents on East Second Street (herself, Nicholas Brodsky, and Susane Thomas) to the Commission mainly in regards to rights-of-way concerns.

McLaren went on to discuss the improvements of East Second Street and the two major goals of the project, which were to enhance non-motorized multi-modal transportation to connect the RTD Park-n-Ride with the downtown area leading to the Post Office and the bus stop on Highway 119, and to create storm water improvements. The Design Advisory Team (DAT) held several meetings as well as a joint work session with the Board of Trustees. Feedback has been incorporated into the plans shown tonight. The four major areas for improvements are: 1) west from the roundabout to the RTD lot; 2) roundabout east to Snyder Street; 3) Snyder Street to East Street; and 4) an extension from East Street to the bus stop on Highway 119.

Crosswalks were discussed in length. Several thoughts included:

DRAFT – Not yet approved by Planning Commission

- Change the crosswalk at the south side of the highway at the Library from the east side of Jackson Street to the west side due to the RTD riders crossing over.
- Add a crosswalk at Jefferson Street, which could finish off the trail from the Community Center to West Third Street and encourage folks to walk West Third Street to get to the firehouse neighborhoods instead of walking on the highway.
- Investigate different layout designs (cross in front or behind vehicles).
- Different types signalization.
- Roundabout crosswalk plans to enhance that area.

Other suggestions were:

- A pathway on the south side of the highway from the firehouse to the RTD lot as folks are already walking the highway.
- Acknowledge that pathway for bicycles with paint so that drivers know there are bikers out there as well.
- Acknowledge a shared roadway across from the Mining Museum at the roundabout.
- Look into a new paint application that has been used with a bike/car logo that might be good for those areas.

Signage was discussed. Commissioner Cornell felt there were too many signs in the roundabout area and they should be simplified. Businesses have signs in the rights-of-way area and it just adds to the clutter.

Mayor Pro Tem Mueller was concerned about the traffic flow at the roundabout and vehicles coming down from Bridge Street, there is no clear vision because of the Mining Museum, so vehicles just fly right through the roundabout. Discussion ensued about traffic calming features that may be considered in the project.

Additional discussion ensued about pathway materials and characteristics on Second Street. The project engineer and manager collected the Commission's comments.

With the mention of runoff, Cornell noted that the three businesses at the roundabout have their runoff going right into the creek. There is no mitigation in place on those properties at all. McLaren stated that if they come across anything that is outside the scope of the project they will certainly provide suggestions for the town to review.

A bus shelter may be proposed on East Second Street where the bus stop currently is. The Town Treasurer is getting quotes on RTD shelters now for stops along Highway 119.

First and Third Streets were also considered for these pathways, but it turns out that there are more businesses on Second Street and certainly more flooding occurs on Second Street. It made more sense to make these improvements on Second Street.

Cornell wanted to reiterate that making drainage improvements by the roundabout and Caribou Road should be the start of solving the problem instead of continuing to put patches on Second Street.

Chairman Martin opened the discussion up to the public. Tom Stoeckley, 198 East Street, commented on the design team and the good effort they are doing. He said he moved here 10 years ago and has created a beautiful garden area that gets a lot of compliments. He said he hopes to work together with the team in the best interest of everyone involved. He suggested that the culverts under East Second and East Streets should be increased significantly, which should reduce flooding in that area. East Street is much higher than Second Street, which pushes the runoff back into the creek which in turn floods Second Street, he said.

Project leaders said the tentative date for the project to return to the Commission for their 90% construction documents review is February 27.

7) Other Business

Commissioner Jackson has resigned because she is moving out of town. The Commission thanked Jackson for all her years of service.

8) Adjournment

The December meeting has been cancelled. The next meeting is scheduled for January 23, 2013.

Reis wanted to remind everyone of the Volunteer Appreciation Holiday Party on December 11 at 5:30 p.m. at the Pioneer Inn.

A motion to adjourn was made by Commissioner Jackson, seconded by Commissioner Cornell, and unanimously approved at 9:37 p.m.

Approved by the Planning Commission,

Bill Martin, Chairman, Planning Commission

ATTEST:

Michele Martin, Deputy Town Clerk



AGENDA INFORMATION MEMORANDUM NEDERLAND PLANNING COMMISSION

Meeting Date: January 3, 2012

Initiated By: /s/ Alisha Reis

Dept: Administration/Zoning

Information_____ Discussion_____ Action__ X ___

AGENDA ITEM

Appointment of Officers, per Bylaws Article VIII

SUMMARY

According to its Bylaws, the Planning Commission must appoint at its first meeting of each year members to serve as Chairperson and Vice Chairperson. The current Chairperson is Commissioner Bill Martin, and the current Vice Chairperson is Commissioner Kris Larsen.

The members and their terms are as follows:

Member	Term expires (June 1 each year)
Roger Cornell	2014
Kris Larsen	2014
Bill Martin	2015
Mikki Osterloo	2013
Steve Williams	2013
Vacant	2014

Appointments are made by nomination and confirmation by majority vote of the quorum present.

HISTORY AND PREVIOUS BOARD ACTION

The Commission adopted their bylaws in July 2012.

ATTACHMENTS

None.



AGENDA INFORMATION MEMORANDUM NEDERLAND PLANNING COMMISSION

Meeting Date: January 3, 2013

Initiated By: /s/ Alisha Reis

Dept: Administration

Information _____ Action Discussion _____

AGENDA ITEM:

Review and consideration of recommendation related to updated draft of the Parks, Recreation, Open Space and Trails Master Plan

SUMMARY:

Attached for review by the Planning Commission is the updated draft of the Parks, Recreation, Open Space and Trails (PROST) Master Plan. The plan will be incorporated by reference to the Comprehensive Plan, currently being drafted. The Planning Commission first saw the PROST Master Plan on Nov. 28, forwarding comments to the plan consultants for consideration to incorporate into the draft. The first draft has been reviewed by all other advisory boards, including a final in-depth review by the Parks, Recreation, Open Space Advisory Board (PROSAB), the board that oversees implementation of the PROST Master Plan. The plan draft is scheduled for presentation and discussion by the Board of Trustees on Jan. 15 and potential adoption on Feb. 5.

The Planning Commission is requested to conduct a final review and discussion on Jan. 3, considering a recommendation for adoption to be forwarded to the Board of Trustees.

ATTACHMENTS:

1) Updated draft is available at:

<https://www.dropbox.com/sh/8s05nztfo5n5rzh/ixwme8ZvL3/DRAFT.Nederland%20MASTER%20PLAN%202012-12%20.pdf>

2) Summary of Planning Commission's comments at first draft plan review,
Nov. 28, 2012

NEDERLAND-AREA PARKS, RECREATION, OPEN SPACE AND TRAILS MASTER PLAN EVALUATION

Board or commission: Planning Commission

Aspect of focus: Land use and zoning; suitability for inclusion in the Comprehensive Plan

Plan chapter(s) to concentrate on: 1, 5, 7

(You are welcome to comment on all aspects of the plan, but please pay particular attention to your commission's area of focus).

Helpful questions to answer (for both master plan and gateway park master plan):

1. Are the plan's proposed uses of Town property consistent with Town of Nederland zoning requirements?

- Need to ensure the updated Town zoning map (being updated as part of the Comprehensive Plan, to which this plan will be included as an addendum) reflects the adopted Public (P) zoning for public properties, including the gateway park area, Chipeta Park, open spaces, etc.
- Should also consider parking needs for various uses, e.g. trailheads, open space areas, etc.
- The plan should be grounded in the Town comprehensive plan, ordinances, etc. (be sure all agree).
- Should seek to be aware of sustainability principles, e.g. when you have an existing condition that can be improved upon to meet community needs, that is best, rather than building new if not necessary.
 - One example of this is to improve the weir at Middle Boulder Creek as a better crossing, which could serve multiple goals, e.g. its existing use to cross the creek but also to accommodate emergency needs.

2. Will the plan be suitable for inclusion by reference in the updated Comprehensive Plan? Are there elements missing that are needed or desirable for Comp Plan inclusion?

- There was some concern that perhaps the plan was too detailed and large for incorporation by reference though others thought the broad nature of the goals language served this purpose OK.
- Must ensure the plans agree as they move to adoption.

3. Are the plan's proposed parks and recreational developments right for this town?

- Don't feel the plan established the needs for recreation in our community – how can we get to the analysis of how recreational needs are being met currently?
- In some ways, the will of people didn't appear to translate to the plan's recommendations, e.g. in the survey, the highest recreational need was hiking/biking/running, which also was

NEDERLAND-AREA PARKS, RECREATION, OPEN SPACE AND TRAILS MASTER PLAN EVALUATION

indicated to be served well by 82% of respondents – so why are hiking trails then identified as a high need for expansion? We should look for high need elements that also are not being met.

- It appears citizens highly valued open space and passive recreation, yet the emphasis on these do not appear proportional in the plan – there should be more emphasis here.
- Should incorporate wildfire protection principles as part of the plan, e.g. as a recommendation re: open space/parks management
- The discussion in the plan on recreational shooting should be expanded, including pros/cons/impacts of the activity.
- Continued concern regarding balance between improving/maintaining facilities, amenities for locals vs. visitors.