



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

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

**July 25, 2012, 7:00 P.M.**

**AGENDA**

---

**A. CALL TO ORDER**

**B. ROLL CALL**

**C. APPROVAL OF MINUTES FROM JUNE 27, 2012**

**D. PUBLIC COMMENT**

**E. DISCUSSION ITEMS**

**F. ACTION ITEMS**

**G. OTHER BUSINESS**

1. Steering Committee Agenda on Comprehensive Plan project

**H. ADJOURNMENT**



## Nederland Planning Commission

### MINUTES

Wednesday, June 27, 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, Denise Jackson, and Mayor Pro Tem Kevin Mueller

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

Absent: Commissioners Steve Williams and Mikki Osterloo

#### 3) Approval of minutes from May 30, 2012

A motion to approve the minutes was made by Commissioner Larsen, seconded by Commissioner Cornell and unanimously approved with Mayor Pro Tem Mueller abstaining.

#### 4) Public Comment

There was no public comment.

#### 5) Discussion Items

There were no discussion items.

#### 6) Action Items

a. Consideration of DDA's Plan of Development for the Nederland Pedestrian Enhancement Design (NED PED) Project

Town Administrator Reis provided some background on the project, and noted for the record that it has been through legal and staff review.

Paul Turnburke, Executive Director of the Nederland Downtown Development Authority (NDDA) who resides at 3259 Ridge Road, was present to give an overview of how the DDA had gotten to this amendment and the purpose of it. This amendment is for the inclusion of the NED PED project to the DDA's Plan of Development (POD). The NED PED project is focused on the design for the enhancement of the multi-modal aspects of the Second Street/Highway 72 corridor including the need for new walkways and non-vehicular road crossings; expanded and formalized parking areas on public rights-of-way; adjustments to private parking areas within public rights-of-way and within temporary easements; provisions for drainage and storm water management facilities including water quality enhancement by using the principles of biomimicry wherever possible; utility relocations (if needed) and other appurtenant items. In consideration of the recent turnover of the DDA board, the Town solicited legal counsel as to how best to proceed with the NED PED project. The recommendation was to amend the existing POD. The DDA is bringing this amendment before the Planning Commission (PC), because as per Colorado Revised Statutes, prior to the approval of a POD, the DDA must submit the POD to the PC for their review and recommendations. The PC then must submit its written recommendation to the Board of Trustees (BOT) prior to a public hearing on the POD. The public hearing will need to be noticed. In 2006 the original Plan of Development, as required by State, was approved by the PC and the BOT, and some of the projects are already in place. Mayor Gierlach would like to request funding from Denver Regional Council of Governments (DRCOG) in August to further support the development identified in this amendment. In March of 2011, DRCOG provided funding to Nederland from their Transportation Improvement Program (TIP). The DDA wants to make sure they are open and transparent as these funds are sought and eventually spent.

Turnburke displayed a map showing the connection to the RTD Park-n-Ride with sidewalks on both sides of the road with several crosswalks, one of which is by the library to connect to the trail heading up to the Community Center. The sidewalk is planned to proceed down 2<sup>nd</sup> Street on both sides of the road down to the post office with connections to the existing bus stops. Boulder County Transportation Department has funds available with plans to improve the existing bus stops, and the DDA feels that they may give the funds to the DDA for those improvements as part of this NED PED project.

\*\*\*DRAFT – Not yet approved by Planning Commission\*\*\*

Pat Everson, Vice Chair of DDA who resides at 114 E 2<sup>nd</sup> Street, introduced the “Needs Statement” regarding non-motorized transportation and storm water management. The statement was created in June by the Design Advisory Team (DAT). The DAT is comprised of two members of the BOT, two staff members, two DDA members, and many people made up from residents, business owners, non-profits, and property owners along the proposed route. This team is intended to help guide the design and to work with consultants to achieve a design which will address community needs. Ron Mitchell, Chairman of the DDA, took a walk down 2<sup>nd</sup> Street to hand out and post notices to help recruit members to the DAT. The DDA has received positive feedback from the creation of this group.

Everson provided handouts of the Needs Statement for the PC, which includes the Pedestrian Enhancement Design, as well as the Pedestrian Transportation and Storm Water Management Improvement Project. This statement was presented to the DDA board on June 26 as part of the Request For Proposals (RFP) for a Landscape Architect/Civil Engineer. The response from the board members was extremely positive and it was unanimously approved.

Turnburke went on to discuss project requirements, such as incorporating education opportunities and assessment of existing conditions. Since the Mayor would like to go to DRCOG in August to ask for additional funds, the DDA is looking around for information the Town may already have and other entities to gather as much data as possible regarding water measurements in the reservoir and creeks, bird counts, etc. to better establish costs for the project. Chairman Martin commented that the Town is in the process of updating the Comprehensive Plan and accessing local knowledge and information, and that there should be a way to pull and share vital information like this.

Chairman Martin then opened the hearing up to the public.

Donna Sue Fitzpatrick, 2<sup>nd</sup> Street, read a statement from Theresa Bradley, member of the DAT, expressing her encouragement and excitement of this project and the potential it has for the Town and 2<sup>nd</sup> Street where she resides. The statement was given to the PC Secretary for the record. Fitzpatrick is also a member of the DAT and is excited about the project.

Chairman Martin asked staff what exactly was to be acted on tonight.

\*\*\*DRAFT – Not yet approved by Planning Commission\*\*\*

Reis said the action before the PC is amendment #6 to the POD. The PC will see this project again, along with engineered plans just like any other application. The meeting tonight serves the public hearing portion before the PC. The PC should focus on the amendment only. In April 2012, the constituents of the DDA voted in support of the DDA ballot issues; this amendment kicks off the whole project.

Commissioner Jackson asked if the map presented was set in stone. Everson commented that the route has been established. It is from the post office to the library, how the DDA chooses to get will be from the consensus of the DAT, and DAT has chosen 2<sup>nd</sup> Street. The exact connections will be confirmed once the Landscape Architect and Civil Engineer are hired through the RFP process.

Chairman Martin asked if 2<sup>nd</sup> Street will continue to be one-way only. Reis stated it is classified as one-way towards the East. Everson said her hope is that the issues experienced with drivers going the wrong way down 2<sup>nd</sup> Street will be addressed through this design process.

Commissioner Cornell felt that perhaps Storm Water Management should be a separate project. Any project will have separate drainage problems. Everson stated that it was presented to her as two projects in one, because it isn't just the creeks, it is also the streets that need Storm Water Management. The major flooding that came down 2<sup>nd</sup> Street this past summer was more from the street, not the creeks, and that is why they have combined it into one project. Reis added that a Master Infrastructure Plan was planned after the Comprehensive Plan update.

Commissioner Larsen noted some typos on the amended POD that was handed out.

Mayor Pro Tem Mueller wanted to confirm that the other elements of the 2006 POD were to stay active. Reis stated yes, but noted that the BOT can direct that during an annual review. Turnburke stated that the DDA looked at scrapping the 2006 POD to move forward with something new, but the lawyers thought that would impact the TIFs and funding, so suggested to keep it as is and just amend it.

A motion was made by Commissioner Larsen, seconded by Commissioner Jackson and unanimously approved to recommend to the BOT the DDA POD amendment with spelling errors fixed. Mayor Pro Tem Mueller abstained.

## 7) Other Business

**a. Update on Comprehensive Plan project**

Town Administrator Reis provided an update on the project. Reis and Steering Committee volunteers shared a booth at the High Peaks Art Fair this past weekend to talk to the public about the Comp Plan. She estimated about 100 folks came through their booth over the two-day period. People thought the “Meet the Planners” on July 24<sup>th</sup> 9:00 a.m.-11:00 a.m. at Salto Coffee Shop, and then the “Open House” at 5:30 p.m.-7:00 p.m. on the same day at the Community Center was very accommodating.

The website is up and running and the link is <http://www.nedcompplan.com/>

The SE Group would like to meet with the Steering Committee on July 25<sup>th</sup> during the PC’s regular meeting, since there are no pending applications before the Committee.

Chairman Martin wondered if there were any tasks the PC needed to do. Reis said no, except for some GIS data coordination. Town may need Chairman Martin to help with that, as well as staff’s Geotechnical Engineer, Mark Weritz.

Martin spoke with DRCOG back in the spring for layers. He will let the SE Group know who his contacts are. Boulder County GIS had already met with Mayor Gierlach. There will be some good GIS data coming out of the Parks and Rec plan.

**8) Adjournment**

The next meeting is scheduled for July 25.

A motion to adjourn was made by Commissioner Cornell, seconded by Commissioner Jackson and unanimously approved at 8:10 pm.

Approved by the Planning Commission,

\_\_\_\_\_  
Bill Martin, Chairman, Planning Commission

ATTEST:

\_\_\_\_\_  
Michele Martin, Deputy Town Clerk

**Steering Committee**  
**July 25<sup>th</sup>, 7-8:30 PM**

**AGENDA**

- I. Introductions (*5 min*)
- II. What will a successful plan update mean to you? (each person will be asked to briefly describe their main goals for success) (*15 min*)
- III. Then & Now Discussion (*45 min*)
  - a. Brief presentation on Existing Conditions
  - b. What are some Key Achievements since 2003?
  - c. What are the Key Land Use Drivers for 2012?
  - d. Incorporating Sustainability
- IV. Public Process (*25 min*)
  - a. Review of Open House- observations, results, attendance, etc.
  - b. Summary of Listening Session and Stakeholder Interviews
  - c. *Moving Forward*: Focus Groups or Stakeholder Forums
  - d. *Moving Forward*: Opportunities Charette