



Nederland Planning Commission

MINUTES

Wednesday, July 25, 2012 ~ 7:00 pm
Nederland Community Center
750 Highway 72 North

1) Call to Order

Chairman Martin called the meeting to order at 7:07 p.m.

2) Roll Call

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

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

Absent: Commissioners Denise Jackson and Mikki Osterloo, and Steering Committee member Dallas Masters.

3) Approval of minutes from June 27, 2012

A motion to approve the minutes was made by Commissioner Cornell, seconded by Commissioner Larsen 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

There were no action items.

7) Other Business

a. Steering Committee Agenda on Comprehensive Plan update project

Town Administrator Alisha Reis welcomed Mark Kane and Melissa Sherburne from the SE Group, and Elena Scott from Norris Design, as well as the Steering Committee members.

Sherburne kicked off the meeting by giving a summary of their last few days here in Nederland by hosting the “Meet the Planners” workshop Tuesday morning at Salto Coffee, the Open House at the Community Center Tuesday evening, and their 30-35 stakeholder interviews held over two days. There was a broad spectrum of interests and perspectives, common themes and areas of disagreement; they learned a lot while here.

Everyone proceeded to introduce themselves, and the SE Group then went through the main themes they had heard while here. They have over 30 pages of combined notes that they still need to review and flesh out, yet the big theme they heard was how the Town plans to balance the needs of locals and tourists, and what defines both groups. There needs to be a balancing point. They distinctly heard of three groupings: locals who live and work in Town; locals who live here, but commute to work; and the tourist, and how those three groups affect Nederland’s economy, infrastructure, and the environment.

The Visitor Center has a log of tourists who come through Town and that will be helpful to determine who the visitors are: Boulder/Denver area, relatives/friends visiting residents, or folks visiting from different geographic locations. Another point to research is when do people visit, is it during special events or during different seasons.

Commissioner Cornell wanted to point out that some of the traffic that is generated is vehicles just driving through, because it is the Peak-to-Peak Scenic Byway. A lot of the impact and congestion the Town experiences is from this group of people. Cornell wondered how we encourage those people to stop in town.

Kane requested that the Steering Committee determine the true realities of current Nederland 2012, and accept these facts so that they aren’t up for debate later on. Another decision facing the Town is whether the Comprehensive Plan could weave the concept of

sustainability throughout all topics or it could be addressed as a standalone element of the plan.

Other themes heard included: 1) a perceived lack of consistency in Town standards and enforcement of the code; 2) how to make the most of the resources the Town already has; and 3) how to provide a good quality of life in the community without changing into someplace else. There seemed to be general consensus that people liked the uniqueness of our resources. Others discussed the school system and how the majority of the parents love sending their children to our schools for the smaller class sizes and the unique resources that we have, though there seemed to be some disconnect on how to get the word out to folks who don't have kids in the system about school-run events such as plays, etc. There was a general consensus that there could be a shared vision moving forward.

During those two days, the SE Group said they heard the hope from people that this update to the Comprehensive Plan act as an umbrella document that could align all the advisory groups for a framework for continued discussion of their shared visions, and work as a cohesive process to identify opportunities for the community. The update may not fulfill everyone's needs, but in a respectful way people can feel that their input matters. This alignment would promote a direction that can help the advisory boards not to speak in multiple voices, but to come together in one voice, starting with all of their mission statements.

Emergency access was another topic discussed. There is only one crossing over Middle Boulder Creek right now, and there was concern for the Big Springs area.

Growth vs. no growth was a huge component, as well as a no growth vs. no change dynamic. It was noted that no change is impossible to achieve, and that has to be accepted before a Comprehensive Plan can be accepted. The planners emphasized that no growth is not a reality; growth will occur over time. Boulder Canyon cannot be closed; people will continue to come to Nederland.

Kane suggested that when the Downtown Development Authority (DDA) hires their consultant/architect for their Second Street pathway project, the firm should take some time to go to the schools to introduce themselves and connect with the students. The SE Group plans to visit the schools to interview students regarding the Comprehensive Plan, and feels this is a great way to help connect with the community. The students get the benefit of experiencing what different

professionals do for work, and the consultants can gain a different perspective on topics discussed. Again, this is a unique resource that can be turned into an opportunity.

There are many different opportunities for study, and it was suggested to conduct additional study in regards to the number of festivals the Town holds, the types of festivals the community wants, the locations of festivals and how they affect different neighborhoods, and some of the challenges that business owners have. The SE Group will look at the recent Parks/Recreation Master Plan update survey and there will be follow-up study.

Kane was very surprised to see such a robust senior population and wondered how the Town is able to retain that demographic in a mountain community.

The existing conditions and planning foundation were all part of Phase 1 of the plan update. The next phase of the project will be the needs and opportunities portion. This phase will include the use of focus groups as the main outreach to get the most meaningful information. It was asked for each Steering Committee member to lead a group to take ownership of a topic. This is a less formal, looser way to approach it than traditional involvement. Smaller focus groups allow for more flexibility in scheduling and running the meetings, they are more appealing for the community to get involved in, and there is a benefit of reaching folks who normally don't get involved. The alternative would be for broad general feedback and consensus. Ultimately, the goal is to have the plan embraced by the whole community, and focus groups work well to get more people involved. The plan is for the Envision 2020 statements and other topics to be addressed and broken down to reachable goals. The SE Group will provide information for group leaders to use. There are 12 Steering Committee members, so there could be doubling up on topics if needed. One should choose what their interest or expertise is in.

There will be another open house, scheduled for September and the SE Group would like to talk it up and advertise it heavily. Reis thought a potluck would help get folks out. If there is food, they will come! There were only 25 participants at the open house the other night. They would like to see more people become involved.

The SE Group will provide a main point of contact for communication. They will check in with the Board of Trustees informally to give them updates throughout the process. Staff will let Steering Committee members know when the next meeting is scheduled.

In closing, the SE Group wanted to thank the committee and the community, there was a great deal of community pride shown, and they are very excited to be a part of it.

8) Adjournment

The next meeting is scheduled for August 22.

A motion to adjourn was made by Commissioner Larsen, seconded by Commissioner Cornell and unanimously approved at 8:40 pm.

Approved by the Planning Commission,



Bill Martin, Chairman, Planning Commission



ATTEST:

Michele Martin, Deputy Town Clerk