



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

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

June 24, 2015 - 7:00 P.M.

MINUTES

A. CALL TO ORDER

Chairman Cornell called the meeting to order at 7:04 pm.

B. ROLL CALL

Present: Chairman Roger Cornell, Vice Chairman Steven Williams, and Commissioners Greg Guevara, Betty Porter, Timmy Duggan, Jesse Seavers; Trustee Topher Donahue. Commissioners Herring and Duggan arrived at 7:15 pm.

Also in attendance: Town Administrator Alisha Reis, Deputy Clerk Cynthia Bakke, and Administrative Intern Alexander Armani-Munn.

C. APPROVAL OF MINUTES FROM May 27, 2015

Motion to approve the May minutes made by Vice Chairman Williams, seconded by Commissioner Porter, with 5 in favor, and abstention from Trustee Donahue, who was absent from the meeting.

D. PUBLIC COMMENT

There was no public comment.

E. INFORMATION ITEMS

There were no information items.

F. ACTION ITEMS

1. Recognition of Service for Commissioner Betty Porter

Chairman Cornell presented the Proclamation in Appreciation for Outstanding Public Service to Commissioner Betty Porter. Chairman Cornell thanked Porter for her dedication and joie de vivre she brought to the Commission.

2. Consideration of Planning Commission Appointment by Wendy Williams

Wendy Williams introduced herself formally, and said she has been a 22-year resident during which time she has been a realtor, property manager, small developer, and business owner. Chairman Cornell lauded Williams' understanding of housing issues.

He asked Williams how she feels about the growth of Nederland and how she sees this progressing over the next decade. Williams said she's studied Envision 2020, and supports walk-able corridors and infill development within the town.

Motion to approve consideration of Wendy Williams for the Planning Commission made by Commissioner Porter, seconded by Commissioner Guevara, with all in favor. (6)

G. DISCUSSION ITEMS

1. GIS Presentation by Lex Ivey

Local GIS consultant Lex Ivey presented slides pertaining to the #NedZero action items, and a brief synopsis of how GIS mapping can be utilized to attain identified goals. Ivey explained how GIS data is obtained, highlighting the multi-criteria analysis with "negotiable elements" such as wildlife, slope, wildfire, and skylines, versus "non-negotiable elements" creating inherent constraints, such as water and flood plains.

Ivey referenced materials in the packet regarding #NedZero items to be undertaken wherein GIS mapping could be employed, such as preservation and/or redevelopment sites, walk and bike friendly pathways, site suitability (density analysis), solar viability, and mapping of riparian corridors.

For areas with redevelopment potential, Ivey said the floor area can show whether the parcel is underdeveloped and/or developed to maximum capacity. He noted the Lidar data sets can show topography and elevation with detailed aerial imagery, allowing separation of any unnecessary elements, and revealing hidden riparian areas.

Ivey said for elements pertaining to walk-ability, the mapping tools can show existing networks and trails, inherent barriers, and include a travel time analysis to find natural connection points.

Vice Chairman Williams asked Ivey about the associated fees listed within the slide presentation. Ivey said that the pricing is accurate, however if all items were undertaken there may be a possibility for a synergistic discount. Reis noted the cost association for these elements in the work plan, with the EPA Technical Assistance helping with code aspects.

Trustee Donahue asked if Ivey has worked with similar sized communities, how the information was utilized, and whether any feedback has been received regarding usage. Ivey affirmed, and said he can provide guidance and build feedback into tool sets to show the result of values relevant to Nederland. He noted the need to maintain this living data-set. Reis said this can be used to guide land use cases reviewed by the Commission, benefit Town Staff in project evaluation, as well as guide developers. She suggested analysis of walking times to be paired along with infill analysis to assist with development planning.

Several Commissioners expressed concern regarding cost, with the suggestion for prioritization of most relevant items, as some common sense elements won't require sophisticated analysis, or will entail a longer timeline for implementation. Reis said

housing and commercial properties are the expressed priority, with further discussion coming forward at the next meeting.

2. Nederland Planning Process (NPP) Review of 50% Plans for Public Works Shop

Reis introduced the item, noting that the portion of the land off Ridge Road proposed for the Public Works Shop had been annexed into the town, with ongoing discussion since 1998. CIRSA, the Town's insurance provider has encouraged an overhaul of the existing building, which may not be occupied with over 12 inches of snow on the roof, or the construction of a new site, she explained. Reis noted the existing town shop site was previously identified for housing being located within a residential area.

Reis said the master planning for this development appeared before the Board of Trustees in January 2015, with budgeting begun in 2014. The 50% design development plan set was reviewed by the Board of Trustees on May 26, at which time the Planning Commission and Sustainability Advisory Board were selected for the Nederland Planning Process (NPP) review, with comments brought forward to the Board of Trustees on July 7, she said.

Reis indicated the entry easement from Boulder Country allows connection via Ridge Road. She stated that the overarching intention is for the site to serve as many needs as possible, while maximizing the footprint and employing energy efficient elements, to include a living fence for wind reduction. Referencing the site plan, Reis indicated road and park maintenance materials to be located on the west side of the site, and Police Department impound and storage upon the east side. She noted the latter will assist with maintaining chain of custody.

Reis highlighted containment elements to prevent salt-sand for prevention of leaching into the ground and vegetation. She said maintenance vehicles will be stored in the 5,000sf main building to preserve them, along with a meeting/training space, and overnight bunks for the Town Staff. Even though the location of the facility is out of sight, it will be designed with LEED elements in mind, despite LEED certification being beyond budgetary constraints, she said. Reis indicated that the total budget including design is \$1.7 million, with hope to be able to leverage funds from a DOLA grant for half of the project cost. \$50k in kind staff assistance to offset what we don't have. Commission discussion centered on the benefits of certification, with Commissioner Porter recounting that a substantial amount of time was spent on attaining certification for the Community Center.

Commissioner Herring if the building will be grid-tied despite proposed energy offsets, such as rooftop solar panels and geothermal heating. Reis indicated that the second phase is to get off the grid with a battery-based power system, noting that Trustee Peter Fiori has undertaken this system at 55 Indian Peaks. Chairman Cornell suggested the building remain on the grid until a reliable backup system is established to ensure full power, although it is a goal to demonstrate the ability to reduce fossil fuels usage.

Commissioner Guevara inquired if there is a moveable wall in the 2nd floor training area, which Reis affirmed to allow 2 simultaneous trainings.

GIS Consultant Lex Ivey asked about the site drainage. Reis said there is to be a French drain routing to a sand separator before going into the sewage/septic system.

Commissioner Herring inquired about the distance to the nearest residential area, which Reis estimated is about 5 city blocks. She did note a 33-acre site on the south side which was purchased by an adjacent neighbor who didn't indicate development intentions. Reis said that the site will have the required downcast lighting.

Reis referenced the estimated timeline within packet, noting the DOLA Grant award will be determined in August, and groundwork to commence thereafter. She said June 2016 would be the goal for a ribbon-cutting ceremony.

Reis said any recycled materials from the existing site will be utilized as able, with a Brownfields Renovation process undertaken to determine site contamination risk prior to making the site available for housing. Reis indicated that this will require significant for Town Staff to undertake, however she is confident that much will be undertaken with the State Brownfields Renovation process.

Chairman Cornell provided history about the project. He said that former Trustee Rich Tillotson had discussed acquisition of the parcel in 2000, which was originally in the Indian Peaks Subdivision. Cornell said he has walked the property and would like the corners to be marked, and as little cut and fill as possible done upon the site. He also recommended that the grade be reshot after site preparation is completed to ensure as little site disturbance as possible. Chairman Cornell suggested relocation of the proposed salt-sand and roadbase storage areas to the north for easier access, although Reis indicated the intention to store these materials further from water sources.

Commissioner Guevara asked if the current version allows for expansion of the building. Reis said there was a change between the Master Plan and 50% design plans which allowed for improved traffic flow upon the site and best possible location for ground-source heat system.

Chairman Cornell said that feedback from the Public Works Department who will use the site is very relevant. Vice Chairman Williams suggested review of turning radiuses for ease of moving large equipment around the site. Commissioner Seavers suggested consideration of winter time sunshine as tree shadows will increase the further south the building is located, noting that the proposed road base pit will be shaded.

Commissioner Herring asked if there are plans to monitor for leakage/leaching off the site, as all materials will eventually migrate into the reservoir. Reis said this will be evident for the salt-sand mixture, and other monitoring methods will be included in the Operations and Maintenance Plan. Lex Ivey asked if there will be liner underneath the salt-sand mixture, to which Reis affirmed and noted that the aim is to reduce the amount of salt.

Vice Chairman Williams asked about Boulder County collaboration. Reis said that the County has granted the easement for site access, as well as having allow fueling activities.

Lex Ivey asked for analysis about return on investment. Reis said she can make this available and will send an update. She noted that the 95% engineering design plans will come before the Planning Commission for recommendation to the Board of Trustees.

3. EPA Building Blocks Technical Assistance Update

Armani-Munn introduced the item. He said that the Commission is aware of the EPA workshop and goals. He said he wanted to facilitate discussion among Commissioners' participation to determine which aspects would be most beneficial for attendance.

Armani-Munn said the Community discussion is open to all residents on July 9, with information regarding affordable housing and development in general to be gathered for inclusion in the stakeholder workshop on July 10. He said there is room for anyone on the Commission to attend the July 10 session, with intention to create a diverse representation. Armani-Munn said the flier was sent out to water customers for more community input, although Town Staff has not yet received a detailed agenda for the July 10th workshops. He said a "next steps" memo will be drafted thereafter.

H. OTHER BUSINESS

Reis said the Aspen Trails annexation for Kayla Evans has stalled at the County-level, however the applicant is pursuing a county land use process instead.

Reis said that Town Staff has continued to receive requests for review of land use applications. She indicated a pending application for a mixed use building at 0 E. 1st Street by Katherine Hormel and Gregory Miller, and reminded the Commission to avoid any public discussion to preserve their quasi-judicial vote.

I. ADJOURNMENT

Motion to adjourn was made by Commissioner Porter, seconded by Vice Chairman Williams, with all in favor. (8) Meeting adjourned at 9:00 pm.

Approved by the Planning Commission,


Roger Cornell, Chairman, Planning Commission

ATTEST:


Cynthia Bakke, Deputy Town Clerk

