



## Nederland Planning Commission

### MINUTES

Wednesday, September 25, 2013 ~ 7:00 pm  
Nederland Community Center  
750 Highway 72 North

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#### 1) Call to Order

Chairman Larsen called the meeting to order at 7:03 p.m.

#### 2) Roll Call

Present: Chairman Kris Larsen, Vice Chairman Roger Cornell and Commissioners Lisa Mayhew and Mikki Osterloo

Also present: Town Administrator Alisha Reis and Deputy Town Clerk Cynthia Bakke.

Absent: Commissioners Steve Williams, Betty Porter and Trustee Liaison Kevin Mueller.

#### 3) Approval of minutes from September 4, 2013

It was noted that there was a change in language, which removed "not principally for monetary gain" as well as "and their guests" from the club definition, though the minutes reflected only the latter portion. A motion to approve the minutes as amended was made by Commissioner Cornell, seconded by Commissioner Mayhew, 3 in Favor, with Chairman Larsen abstaining from the vote.

#### 4) Public Comment

Ron Mitchell talked about his hotel development plan, citing the desire to make the downtown area more walkable. He would like to make his proposed building 'smaller, but taller', to enhance the concept of place. Mitchell also requested involvement in the parking discussion when the Planning Commission reviews aspects of parking within implementation of the Comprehensive Plan.

#### 5) Information Items

Comprehensive Plan update and Zoning Map update

Reis referred to the schedule included in the packet regarding adoption of the Comprehensive Plan and the revised zoning map. The Planning Commission will conduct both public hearings in October 23, 2013.

The Board of Trustees will consider and adopt the zoning map by ordinance after Planning Commission review and recommendation. The Comprehensive Plan is to be adopted by the Planning Commission by resolution, and then brought before the Board of Trustees for consideration of affirmation. The zoning map update ordinance will be introduced at the November 5, 2013 Board of Trustees meeting. The zoning map finally will be presented for final approval at the Board of Trustees meeting on November 19, followed by recordation of both documents with the Boulder County Clerk's Office by the end of the year. Reis said it would be advantageous to have Planning Commission attendance at the earlier Board of Trustees meeting if possible, should any questions arise.

The zoning map revisions include incorporation of any more recent changes, as well as old zoning ordinances. There will be links posted for Planning Commission, all advisory boards, and the public to review, as well as copies sent to Boulder County Land Use for required review and comments. The amended zoning map and final Comprehensive Plan will be available in Dropbox for the Planning Commission to review.

#### **6) Action Items**

None.

#### **7) Discussion Items**

##### **1. NedPeds 90% Engineering Plan Review**

Reis referred to cost options included in packet. Large format plans were presented to the Planning Commission and also available at the Town Hall for public review. The 90% engineering plan review is similar to the 60% plans, which had been reviewed by the Planning Commission in April 2013; however include more technical drainage aspects. Reis reported that the drainage elements have been approved by both Public Works and the Geotechnical Engineer on staff.

There will remain regular asphalt on Highway 72 west of the roundabout, with bike lanes, and gravel-lined edgeways to allow for additional water infiltration. East of the roundabout will include interlocking pavers for roadway, and permeable concrete for walkways and gravel sections for additional infiltration.

The NedPeds Project as presented doesn't fit with the project budget. There were three options for cost cutting as the project estimate has gone over budget by \$80,000. The Planning

Commission discussed the three options for cost-cutting: Option 1 - Concrete Pathway; Option 2 – Crusher Fines Pathway; and Option 3 – Crusher Fines Pathway, No Geotextile, No Porous Landscape Detention. Crusher Fines are small particles of crushed rock, which require additional maintenance.

As the NedPeds project will now be competing with flood recovery efforts for construction bidding, the goal is to finalize the project, and move to market as soon as possible. Osterloo inquired if much needed resources are being taken from elsewhere to complete this project. Reis responded that East 2<sup>nd</sup> and 3<sup>rd</sup> Streets have long-standing drainage issues which are essential to remedy, as major drainage thoroughfares to the reservoir. The funding has already been obtained, though it may be a challenge to compete for contractors in the wake of the flood which has necessitated immense recovery efforts across the Front Range.

The Planning Commission discussed the cost-cutting options, as well as the two alternatives, which have added costs, but are not essential to the project. Option 1 – The Concrete Pathway would be substituted instead of an interlocking roadway, with pavers allowing increased filtration on the sides. Option 2 – The Crusher Fines Pathway would keep the permeable interlocking roadway in the center, with crusher fines on the sides. Option 3 – Crusher Fines without filter material underneath or porous landscape detention. Staff Geotechnical Engineer Mark Weritz has said the filter material is not critical, however the NedPeds Project Engineer has indicated its usefulness to halt migration of ground sand from below or aggregate from above. The crusher fines pathway was ultimately deemed a less viable choice by the Planning Commission due to maintenance considerations and an inability to be plowed.

Alternative 1 is on Snyder from East 2<sup>nd</sup> Street to the highway, with Alternative 2 running up East 2<sup>nd</sup> Street to East Street. Removing these areas from the base project would allow cost savings, as these could be bid out separately using funding earmarked for bus stop connectivity.

Larsen said that drainage issues in this area are the overriding concern of the project. He suggested the essential sections of this area be completed as originally presented, then prioritized areas of importance as follows: 1.) Section 404 which runs from 2<sup>nd</sup> Street to the Post Office; 2.) Section 409 running from the bus stop to the Post Office on the east side of East Street; and 3.) Section 213 which runs along Snyder Street from 2<sup>nd</sup> Street to the bus stop on

3<sup>rd</sup> Street. The intention is to preserve the permeability of the 2<sup>nd</sup> Street section with a stable roadbed, and interlocking pavers.

Cornell emphasized that whatever options are chosen, the materials need to have a cost benefit for ten years. In the absence of a demonstration of materials effectiveness, he would recommend that the Board of Trustees prioritize materials that are rated for durability and maintenance above all.

Some culverts were affected in the recent flooding, and a temporary culvert was put in place on 2<sup>nd</sup> Street to repair the road. Reis mentioned that this was done county-wide after the flood to get through winter until permanent repairs can be undertaken. As a feature of the NedPeds project, concrete box culverts have been proposed, which expands the ability to capture water. Planning Commission recommendations will be forwarded to the project manager. The final signoff for the NedPeds project will come before the Planning Commission in November 2013.

Reis reported that Sally and Tom Grahn's drainage plan and geotechnical report was received, which is taking aspects of the NedPeds project into consideration.

Cornell mentioned that some commercial properties funnel water down 2<sup>nd</sup> Street and may need to be addressed. Reis responded that within the parking SRU and parking guidelines that were adopted into the design guidelines, that all the 20+ parking lots already have this consideration. Individual use applications are reviewed on a case-by-case basis, where parking and drainage recommendations are required prior to sign-off.

It was noted that the repairs made after the previous seasons flash flood events held during the September flooding event, though erosion control barriers will need to be repacked with filter material. These weather events also provided great data on how water moves throughout the Town. There have been major forward steps for dealing with drainage concerns in recent years, which will continue within the Master Infrastructure Plan.

## **8) Other Business**

The language for the Club Ordinance which came before the Planning Commission at the September 25, 2013 meeting was confirmed for amending the definition in the Nederland Municipal Code. This

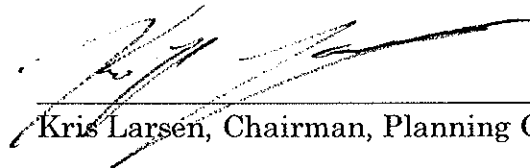
ordinance will be introduced on October 1 to the Board of Trustees, and if no issues presented, will advance on October 15, published for the requisite thirty days, and become effective.

The annual joint meeting with the Planning Commission and the Board of Trustees is tentatively scheduled for October 22, 2013. Discussion would include the next steps after adoption of the Comprehensive Plan. Reis inquired if there were any questions or direction from the Board of Trustees that the Planning Commission would like to have. She indicated that the Board of Trustees would be looking for guidance on Special Events parking, as parking is rising up for considerable discussion once again.

**9) Adjournment**

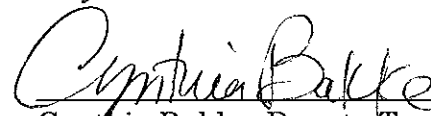
A motion to adjourn was made by Commissioner Cornell, seconded by Commissioner Mayhew, and was unanimously approved at 7:56 p.m.

Approved by the Planning Commission,



Kris Larsen, Chairman, Planning Commission

ATTEST:



Cynthia Bakke, Deputy Town Clerk