



Niwot Community Association (NCA) Meeting
Wednesday 04 February 2015, MVFPD Station #4, 8500 Niwot Road, Niwot, Colorado

Attendees: Dick Piland, David Limbach, Kathy Koehler, Cindy Butler, Diane Zimmermann, Julie Breyer, Leonard Sitongia, John Barto, Pat Murphy, Tom Sesnic, Jenn Porter (NBA Representation to the NCA), Liz Schmidt, Laura Skaggs, Kim Glasscock (LHVC), Lawrence "Renzo" Verbeck and Susan Kelley (property owners of land use dwelling request to Boulder County). Visitors to the meeting were Charmaine Haravey a property owner in Old Town Niwot, Laura Dyberg a NCA member and property owner in Old Town Niwot, Tim Wise NCA member and property owner in Niwot, Jesse Parker NCA member and property owner in Old Town Niwot, Marian Hoffman Tine a property owner in Old Town Niwot, Rebecca Maret a NCA member and property owner in Old Town Niwot, Mike McNamara a property owner in Old Town Niwot. There was a total of 12 visitors to the meeting.

Call to Order: 6:59 PM by Dick.

Minutes: Approved for January 2015 meeting. Minutes will be posted on the NCA web site.

Director at Large: Dick introduced Tom Sesnic. It was moved and seconded for Tom to join the Board as a Director at Large.

Zoning: Pat reviewed the history and shared copies of a map of the zoning in the greater Niwot area since the 1960's when Howard Morton began a housing development. In reference to Transfer Development Rights (TDR's) in order to create the subdivisions, which was a topic at the January meeting presentation by Michael Markel of the Niwot Hills Subdivision, she stated that there are currently TDR's within the immediate Niwot area if property owners will sell them. Dick thanked Pat for the history and education on the zoning development in the area along with the information that there are TDR's still available in the Niwot area. No recommendation will be made to Michael at this time.

Guest presentation: Lawrence Verbeck, Old Town Niwot property owner.

Lawrence requested NCA support to Boulder County for his planned lot development near the intersection of 5th Street, Neva Road and Franklin Street because the residential proposal is larger than the current Planning code. He presented his proposed residential plan. Dick requested each NCA Board member make any statements or ask questions of Lawrence and he responded to each. Then, the visitors to the meeting who had signed in and wanted to ask questions or make a statement were given that opportunity. Comments from Board members and property owners near the build site were: historical area and adjacent property to historic designated building, lot size vs house proportion, character of the neighborhood for street scape, seems like a close offset to street and neighbor, 1,600 sq ft is above ground policy now, request is for 2,500 sq ft above ground plus ~722 sq ft garage and the covered porch on south and east, size seems too big and should be more equitable to neighboring residences, tired of looking at weeds on the vacant lot and would like to see 2,500 above ground structure, should build within Boulder County guidelines just like the neighbors have had to do, no objections to a second floor, would like above ground square feet to be 2,500 total structure, you knew there was a 1,600 sq ft limit when you bought the property so you should live with the regulation. Lawrence responded to each of the comments.

Then the NCA Board voted by secret ballot on two topics as the basis for a requested response to Boulder County Land Use;

- Lawrence Verbeck's property proposal for: 0 Franklin Street, Niwot CO
 - We have reviewed the proposal and we have no conflicts. (4 votes)
 - Conflicts will be described in an enclosed letter. (7 votes)
 - One person abstained from voting.
- Lawrence Verbeck's property proposal for: 0 Franklin Street, Niwot CO
 - The NCA recommends lifting the 1,600 sq ft building restriction on this property. (10 votes)
 - The NCA feels the 1,600 sq ft restriction should remain in effect on this property. (2 votes)
- Dick will compose a letter, per request from Boulder County Lane Use, from the NCA on each of these ballot topics.



Treasurer's Report:

- **Financial Report** -
 - Cindy reviewed the current balance and annual budget numbers. Financials were approved.
- **Deposits / Checks Written** - These were reviewed within the current balance reflecting memberships and the cost of the membership campaign.
- **Hats / Shirts** -
 - o Cindy showed some clothing ideas and samples to be worn in 2015.

Chairman's Report:

- **Annual Meeting** -
 - o The Annual Meeting will be on Wednesday 15 April, 7:00 PM at the Left Hand Grange No.9 in Niwt. Dick asked Leonard if State Representative Singer has committed to come and speak during part of the meeting. Leonard said that he has confirmed that Rep. Singer will come, but it is not known at this time if he will be able to attend early or later in the meeting due to whatever is on the agenda at the House of Representatives that day.
- **Marijuana Grow and Retail proposed facility in Niwt** -
 - o Dick reported that a meeting has been requested by the property owners and they have already met with NBA President Tony Santelli. Most likely the NCA will plan to host a community forum meeting and conduct another on-line survey in the upcoming months. The question was asked if the property owners were going to rent the building for the grow and retail business. Kathy reported that the owners of the property are going into the grow and retail business, but because regulations require someone to have been in the industry for two years prior opening a facility they will hire a third party who qualifies with time and experience in the business to be a part of the operation the first two years.

Vice Chairman's Report:

- **On Going activities** -
 - o No new information to report.

Secretary's Report:

- **Niwt Business Association Representative** -
 - o Kathy introduced Jenn Porter who will be the new NBA Representative to the NCA Board.

Committee Reports:

- **Area Representatives** -
 - o Pat will host the Morton Heights ladies tomorrow night and will mention the NCA.
- **At Large Representatives** -
 - o No at large representative reports.
- **Niwt Business LID Representative** -
 - o Laura reported that the LID met last night and received a report on the proposed 2nd Ave trees and street scape from Franklin St to Murray St on the north side of the street.
- **Subdivision Roads LID Representative** -
 - o Dick said there was no report at this time.
- **Events:**
 - o 4th of July Parade - Julie requested nominations for the Grand Marshall.
 - o Niwt Clean Up Day - Kathy announced that Saturday 09 May is the date we will be able to have the event in the south parking lot at Niwt High School.
- **Membership:**
 - o Diane reported that the sub-committee met and everyone is working on different tasks. The first advertisement was in the LHVC last week and there will be another one next week. Two more advertisements will run the end of February and then mid-March. Currently from the e-mail notes that David has sent there are just over 100 renewals at this time. A third



reminder for renewals will be sent in another couple weeks. Members who have already renewed are not receiving the reminders to join. Membership banners will go up around town this weekend. Diane was approached by NHS girls basketball coach Terri Ward about the team possibly helping with the membership campaign. Diane is going to talk to Coach Ward and see if there is the possibility the team could canvas the newer areas that were incorporated into the NCA last year because there are not many members in those areas. If a canvassing plan is worked out with the team the NCA will donate to their team fund. Another sub-committee meeting is tomorrow evening.

- **Communications:**
 - o No report at this time.
- **Trails and Open Space:**
 - o No report at this time.
- **Announcements / Agenda Items From The Floor:**
 - o No announcements.

NCA Representatives' Reports:

- **NBA Liaison:**
 - o Jenn will provide a report next month.
- **MVFPD Liaison:**
 - o No representative was present.

Adjourned: The meeting was adjourned by Dick at 9:03 PM.

The next regularly scheduled meeting is: Wednesday 04 March 2015, 7:00 PM, MVFPD Station #4.

Submitted by Kathy Koehler, Secretary