

Boulder County to hold public hearing on Niwot development moratorium

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If you go

What: Public hearing on Niwot Rural Community District development moratorium

When: 3:30 p.m. Tuesday

Where: Boulder County Courthouse, 1325 Pearl St., Boulder

Boulder County staff are recommending that county commissioners keep in place a six-month moratorium on the processing of any new development applications in the Niwot Rural Community District.

Commissioners have set a public hearing for Tuesday when they will decide whether to keep the moratorium in place, change it or end it. The public will be allowed to speak before the commission, and the county is still accepting online comments.

As of Wednesday, the county had received 57 comments submitted online, according to county records. Residents mostly support the moratorium, but business owners and developers strongly oppose it. Niwot's Local Improvement District, a board made up of business people and residents, voted against the moratorium.

The moratorium, which expires in March, directs county staff not to accept, process or approve any development applications for an area which includes a swath of businesses in Niwot along Second Avenue.

It doesn't include applications that are complete or have already been approved by the county.

The county enacted the moratorium so staff can update the Niwot Rural Community District regulations that govern the criteria by which development is reviewed.

The criteria have not been substantially updated for nearly a decade, county officials say. The first zoning rules in Niwot were established in the 1950s, and the Niwot Rural Community District was founded in 1993.

County officials earlier this month hosted a spirited community meeting in Niwot which about 100 people attended, many of them upset with a perceived lack of communication from the county.

A county-produced summary of the meeting released Friday indicates that many residents who attended the meeting are concerned about future plans for an alley that runs adjacent to Second Avenue.

Residents also mentioned the character and density of any development along Second Avenue, parking and whether a mix of commercial and residential development along the road.

According to the county, residents appear to be comfortable with a certain amount of development, but the group at the meeting didn't agree on density and design parameters for any new developments.

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