

Minutes of the
Planning and Zoning Commission of the City of Cherry Hills Village, Colorado
Held on Tuesday, February 8, 2022, at 5:00 p.m.

Chair Lucas called the meeting to order at 5:00 p.m.

ROLL CALL

Present at the meeting were the following Planning and Zoning Commissioners: Chair Bill Lucas, Vice Chair Earl Hoellen, Commissioner Britta Miles, Commissioner Jennifer Miller, and Commissioner David Wyman.

Absent from the meeting were the following Planning and Zoning Commissioners: Doris Kaplan and Mike LaMair.

Present at the meeting were the following staff members: Chris Cramer, City Manager/Community Development Director, Silvia Buchenic, Assistant City Attorney, Jay Goldie, Deputy City Manager/Director of Public Works, Emily Black, Park and Recreation Coordinator, Paul Workman, Planning Manager, and Ethen Westbrook, Community Development Clerk.

AUDIENCE PARTICIPATION PERIOD

None

NEW BUSINESS

Chair Lucas switched the order of agenda items 5a and 5b to allow for more time for commissioner participation.

Agenda Item 5b: US 285 Congestion Mitigation Study

Planning Manager Paul Workman explained that the City of Englewood and CDOT (Colorado Department of Transportation), RTD, Arapahoe County, the City and County of Denver, the City of Sheridan, and Cherry Hills Village are in the process of kicking off a congestion mitigation study for US 285 between Lowell Blvd/Knox Ct and I-25. At this time, each board and commission is being offered an opportunity to have a representative to participate in the study. Commissioner Britta Miles volunteered to serve as the Planning and Zoning Commission representative.

Agenda Item 5a: 3 Crest Rd – Right of Way Vacation

Public Works Director Jay Goldie gave a presentation describing the location of the vacated area, reasoning for the vacated area, maintenance of the vacated area, the possibility of additional reasonable considerations, and staff's recommendation to approve the right of way vacation.

Mr. Jordan Laycob, introduced himself as the property owner of 3 Crest Rd. He then explained his desire to beautify the area that he would be responsible for as well as allow for better access to the property.

Commissioner Wyman asked if there was any interest in vacating Crest Rd in its entirety due to maintenance.

Mr. Goldie stated state law regulations would complicate the proposed vacation as well as all three property owners along Crest Rd would have to participate in the right of way vacation. Mr. Goldie explained the land vacated would then have to be distributed to the three property owners evenly, leading to an easement being required for the owners of 3 Crest Rd to access their property.

Vice Chair Hoellen asked for clarification regarding the state law regulations.

Mr. Goldie explained the parallel lines in relation to the road and the proposed portion of right of way to be vacated would then require all three property owners in the area to be a part of the right of way vacation.

Chair Lucas asked about the purpose of the additional parking spaces.

Mr. Laycob stated the additional parking is to provide better access for guests and deliveries.

Chair Lucas asked if the property owner to the southeast expressed any concern.

Mr. Goldie stated the property owner to the southeast did not submit any comment or concern.

Commissioner Hoellen asked about including additional consideration in the motion.

Mr. Goldie stated the commission could include language to recommend to City Council that council take additional considerations into account.

Assistant City Attorney Silvia Buchenic stated to ensure the safety and welfare of the City are accounted for when asking for reasonable additional considerations.

Commissioner Wyman made a motion to recommend to City Council that the City approve the vacation of the City's right-of-way as depicted in the Vacation Petition, subject to the condition that the applicant executes a maintenance agreement that will run with the property in perpetuity and that City Council take into account additional consideration to be consistent with historic city practices.

The motion was seconded by Commissioner Hoellen.

	AYES	NAYS
HOELLEN	X	
KAPLAN	ABSENT	ABSENT
LAMAIR	ABSENT	ABSENT
LUCAS	X	
MILES	X	
MILLER	X	
WYMAN	X	
TOTAL	5	0

The motion passed.

REPORTS

a. Members of the Planning and Zoning Commission

None

b. City Staff

Community Development Clerk Ethen Westbrook stated each board and commission can decide their preference on wearing masks due the mask mandate being lifted. The Planning and Zoning Commission gave direction to hold meetings in person with the option to wear masks if an individual desires to do so.

Planning Manager Workman stated City Council voted to approve the housekeeping amendments that were previously presented at a Planning and Zoning Commission meeting with the exception to the amendment regarding horses which has been continued for further analysis.

c. City Attorney

None

ADJOURNMENT

Chari Lucas adjourned the meeting at 5:45 p.m.



Bill Lucas, Chair



Ethen Westbrook, Community Development Clerk