

## RECORD OF PROCEEDINGS

Minutes of the Parks & Trails Commission  
City of Cherry Hills Village, Colorado  
December 6, 2007  
at the Village Center

Commission members in attendance: Theresa Gilpatrick, Heidi Schmidt Hammell, Phyllis Hayutin, Bill Callison and Councilmember Harriet LaMair. City staff members present: Paul Burkholder, Parks & Trails Administrator and Jessica Sager, Administrative Clerk.

**Call to Order**

Ms. Theresa Gilpatrick called the meeting to order at 6:13 p.m.

Ms. Jane Soderberg arrived at 6:25 p.m.

Ms. Ann Gallagher arrived at 6:52 p.m.

**Approval of November 8, 2007 Minutes**

Ms. Gilpatrick moved to approve the November 8, 2007 minutes. Ms. Phyllis Hayutin seconded the motion. The motion passed unanimously.

**Audience Participation**

No audience participation.

**Jerry Peterson Minor Subdivision Public Meeting**

Mr. Paul Burkholder presented the application for a subdivision of Lot 3, 3 Lynn Road, Cherry Hills Village. He asked the commission to consider if there is a desirable trail connection in this location. He stated the applicant is not currently planning to donate any property to the City, but would like to offer a cash-in-lieu payment equal to 7.5% of the appraised, unimproved, gross property value. He explained the commission may choose to make a recommendation of a combination of a land dedication plus a cash-in-lieu payment equal to 7.5% of the gross property total. He stated Staff feels there are three possible options for recommendation by the commission: accept the cash-in-lieu without a request for land, request a small pocket park at the intersection of Lynn Road and Trail #2841 with the remainder donation as a cash-in-lieu payment and finally because the applicant cannot provide an exact appraised cash value for the cash-in-lieu payment, the commission may request the applicant provide an appraisal on the unimproved land prior to making any recommendations to the Planning and Zoning Commission.

Mike Pharo  
2835 West Oxford Avenue, #6  
Englewood, CO 80110

Mr. Mike Pharo explained they were at the meeting to find out more about the subdivision process. He asked if the commission had any questions on the subdivision and showed them what the applicant's plans for the property would be if the application were approved. He also asked the commission if they had any preferences on accepting cash-in-lieu or a land donation.

Councilmember LaMair asked how old the existing home was.

Mr. Jerry Peterson answered that it was built in 1939.

Councilmember LaMair asked if Mr. Peterson was planning to scrape and rebuild the existing home.

Mr. Peterson answered that he wasn't sure what the plans were at this time. He stated he would probably remodel or move the house to the east and added that he also owns the property at 4600 South Lafayette.

Ms. Hayutin questioned how wide the trail is as it stands.

Mr. Peterson answered the trail is currently 16 feet.

Mr. Pharo asked how the cash-in-lieu payment would be calculated if the application were allowed to move forward.

Mr. Burkholder explained it would be 7.5% of the gross property of all easements without improvements.

Councilmember LaMair asked if there is a bus stop near the trail.

Mr. Peterson answered that he doesn't believe there is one.

Councilmember LaMair suggested installing a bench for a bus stop along the southern boundary of the property.

Ms. Gilpatrick stated the commission did something similar along Quincy Avenue with the Leede property. She added that she visited the Peterson property earlier that day to try to determine what would benefit the neighborhood and noted that she would hate to see the trees in the southeast corner disrupted in any way.

Mr. Peterson stated it is very important to him to keep the trees.

Councilmember LaMair asked if Mr. Peterson could provide an approximate amount for the appraisal so the commission would have some sense of what the range for cash-in-lieu would be.

Mr. Pharo answered that he does not have that value. He stated that sometimes an approximate number can be deceptive.

Mr. Bill Callison asked if they had a ballpark estimate.

Mr. Peterson answered a ballpark figure would be 3.8 million. He asked if the commission would be willing to accept a land donation to help cut down the cash-in-lieu figure.

Ms. Heidi Schmidt Hammell asked for clarification on the location of the trail.

Mr. Callison recommended the commission accept cash-in-lieu of land.

Ms. Hayutin stated the commission should try to get some land.

Councilmember LaMair noted that if a bus stop bench were to be installed then it would help defer a portion of the cash-in-lieu cost.

Ms. Gilpatrick commented she would recommend the commission try to get some open space near the south side of the trail near Lynn Road and that would also help the cash-in-lieu cost.

Mr. Peterson stated he would be open to the idea.

Mr. Pharo asked if the improvements would be done by the City and if the City has had any or foresees any privacy issues with installing a pocket park on the property.

Ms. Gilpatrick answered the City would maintain the area and there have not been any previous issues. She clarified that the commission was only considering placing a bench and possibly a trash can in that area.

Councilmember LaMair noted that some homeowners have opted to landscape and maintain similar areas and the City would be open to that suggestion.

Mr. Pharo stated that it would depend on if the commission was recommending a bench with a trash can or a pocket park with extensive landscaping.

Mr. Callison inquired if the cash-in-lieu money could be better applied somewhere other than a pocket park. He reiterated he would be in favor of cash-in-lieu and asked for staff recommendations.

Mr. Burkholder stated there is not an appropriate place to put in a pocket park. He said if the cash-in-lieu money was added to the money currently in the land donation fund then it could help make serious improvements in a more appropriate location. His recommendation is to take cash-in-lieu.

Ms. Schmidt Hammell stated she would be in favor of cash-in-lieu as well.

Councilmember LaMair commented she could argue for some land because there have been significant improvements in the area and a new homeowner could install a solid fence.

Mr. Pharo offered to come back to the commission at the next meeting with a proposal and design for the bench.

Ms. Schmidt Hammell requested they also provide an appraisal when they come to the next meeting.

Jim Muhm  
4951 South Holly Street  
Cherry Hills Village, CO 80113

Mr. Jim Muhm advised the commission that he would strongly advocate a pocket park with a bench and trash can in that area; similar in size to the ones near the Rady and Leede properties.

**Mr. Jim Muhm Trail Report**

Mr. Muhm noted that several items have been left off the maintenance log. He asked Mr. Burkholder what parts of the Village have been canvassed for fence repairs.

Mr. Burkholder answered that it is an ongoing process. He explained the fences that are visually down are repaired first and the ones that are likely to come down are repaired next. He said they will continue to repair the fences as long as the ground is not frozen.

Mr. Muhm reiterated that Trail #5052 needs to be re-graded. He referred to several e-mails that he sent to the Director of Public Works, Jay Goldie.

Ms. Schmidt Hammell inquired about the status of Trail #4946.

Mr. Burkholder stated he was still trying to get in touch with Qwest, but was having trouble getting someone to call back.

**Environmental leadership for Cherry Hills Village-Theresa Gilpatrick and Jane Soderberg**

Ms. Soderberg stated she has looked at the direction other cities are going basing their future on green planting and building. She would like the commission to move toward the green theme when building parks and a new Village Center.

Ms. Hayutin inquired about the status of a new Village Center.

Councilmember LaMair stated Council has received a report from the Citizen's City Center Commission that recommended building a new Village Center. She said Council has not taken a vote on building a new Village Center yet, they are waiting for the completion of the Master Plan.

The commission discussed possible recycling, compost and ways to make the new Village Center a green building.

Ms. Gilpatrick proposed the January meeting be centered on the green theme and asked the commission members write down their ideas, thoughts, recreation ideas and how the Public Works and Parks departments can improve their operations.

Ms. Hayutin suggested having someone from Public Works come in and explain what their current operations are so they would have a better grasp of what needs improvement.

Ms. Gilpatrick suggested inviting Jay Goldie to the next meeting to find out if providing space to compost is something that could be done.

Mr. Burkholder commented that the current building does not have enough space for composting.

Ms. Gilpatrick said she would like to put together organized statements to be presented to City Council as they move forward with the Village Center process.

#### **PTRC Master Plan Position Statement**

Ms. Gilpatrick moved to present to City Council the Parks, Trails and Recreation Commission's Master Plan Position Statement with the addition of the land acquisition statement. Ms. Soderberg seconded the motion. The motion passed unanimously.

#### **Subcommittee Discussions**

##### Parks, Trails and Recreation Enhancement Mansfield/Clarkson survey's/feasibility studies

Mr. Burkholder reported that he has gotten the survey for Mansfield and has put the locates on the survey. He said the Mansfield trail cannot be done in-house and will have to be bid out at a later time. He reported that the Clarkson feasibility survey in the budget for 2008 and City Council will be reviewing it next week.

Ms. Soderberg asked for clarification on the desired outcome for the Mansfield trail.

Mr. Burkholder answered that the solid white line along Mansfield is a parking line. He said he believes the desire is to put in a trail to the north that can be used by pedestrians.

Councilmember LaMair noted that the request came from residents that live in the Mansfield Heights neighborhood. She stated they requested the City narrow the road as a way to slow down traffic and make it safer for pedestrians and equestrian riders.

##### Long Term Budgeting and System Planning

There was nothing to report on this subject.

##### Conservation Easement Subcommittee

There was nothing to report on this subject.

##### Recreation and Events Subcommittee Special Events Discussion

Ms. Gilpatrick reported that dates for the special events have been scheduled. She commented that they will need volunteers for the race and asked the commission members provide names of possible volunteers.

Ms. Gilpatrick proposed that all commission packet information be provided by e-mail instead of hard copies.

The commission held a discussion and it was determined that Mr. Burkholder would send out the information by e-mail and if a commission member would like a hard copy, then he would make that available.

Mr. Callison commented he assumed that cars and golf carts were not allowed on the trails. He stated it should to be discussed before the policies are changed.

Ms. Hayutin stated she would not be in favor of changing the policy to allow for golf carts on trails.

It was decided the commission members do not want to the policy changed to allow motorized vehicles on public trails.

### Reports

#### Annex tree planting

Mr. Burkholder reported the comments from the community on the tree planting have been received. He asked the commission if they would like to take control of the planting process, request further direction from City Council to see if they would like to make any modifications or have Staff work directly with the community.

The commission decided they would like Staff to work directly with the community with a representative from the Parks, Trails and Recreation Commission.

#### Maintenance Log Update

There was nothing to report on this subject.

#### City Council Report – Harriet LaMair – Next Meeting December 11, 2007

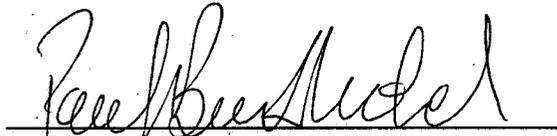
Councilmember LaMair gave the commission members an update on the Master Plan process. She also mentioned that Kevin Iverson has commended the commission on their efforts. Mr. Iverson suggested implementing a rating system for the trails so they can all be maintained at the same level. She stated that Pat Boulding will be going before Council to formally request the City purchase the northern portion of the St. Clair property.

### Adjournment

The meeting adjourned at 7:39 p.m.



Theresa Gilpatrick  
Committee Chair



Paul Burkholder  
PTR Administrator



Jessica Sager  
Administrative Clerk