

Minutes of the Parks, Trails & Recreation Commission  
City of Cherry Hills Village, Colorado  
Thursday, November 12, 2015  
at the Village Center

Commission members in attendance: Robert Eber, John Kokish, Nina Itin, Joshua DiCarlo and Councilor Klasina VanderWerf. Employees present: Ryan Berninzoni, Parks, Trails and Recreation Administrator, Matt Krebsbach, Parks Crew Chief, Pamela Broyles, Administrative Assistant.

Absent: Rob Ganger, Colleen Dougherty

STUDY SESSION – 6:00 P.M.

Mr. Berninzoni introduced John Altschuld with Stanley Consultants for a presentation on the City's Trail Inventory and Long-Range Maintenance and Repair Program. Stanley Consultants will continue to update the Commission as the project progresses.

Mr. Altschuld reviewed the proposed project schedule and preliminary work that has already been accomplished. The program goal is to produce an online WebGIS map that can be easily accessed by City staff and the public. The program identifies 4 trail types including:

- Paved Mixed use
- Unpaved (soft surface) Mixed Use
- Bridle Trails
- Street Side (paved)

Mr. Altschuld reviewed the guidelines for each trail type.

Stanley Consultants will begin the next steps that include:

- Continue legal research and GIS mapping
- Create Existing Conditions Analysis Report
- Continue WebGIS platform creation
- Create New Parks and Trails Map

Mr. Altschuld presented examples of the layers that will be available on the map. The study will include recommendations for improvements to existing trails, new connections, and new amenities.

CALL TO ORDER

Chair Robert Eber called the PTRC meeting to order at 6:30 p.m.

APPROVAL OF THE OCTOBER 8, 2015 MINUTES

Mr. John Kokish moved to approve the October 8, 2015 minutes as presented. Ms. Nina Itin seconded the motion. Motion passed unanimously.

AUDIENCE PARTICIPATION

There was no audience participation.

BILL LUCAS – THANKYOU PRESENTATION

Chair Eber and the Commission thanked Mr. Lucas for his service on the PTRC over the past 5 years. Chair Eber shared several accomplishments that Mr. Lucas achieved throughout his term.

**ARTS COMMISSION PRESENTATION**

Klasina VanderWerf and Teresa Harbaugh addressed the Commission regarding a location for the Emmett Culligan art sculpture that the Art Commission will receive in early 2016. The Art Commission would like to put the piece in the Alan Hutto Memorial Park. The Commission shared their concerns regarding the timing of placing an art piece in this location because of future planning and development that will begin in 2016. The Art Commission agreed to find a temporary location for the piece and will consider moving the piece to the Alan Hutto Memorial Park at a future date.

**FENCE CODE PRESENTATION**

Mr. Zuccaro presented the latest draft of the fence code amendment. The fence code amendment is intended to be for review and recommendation to City Council as drafted or with recommended changes.

The draft includes the following changes:

1. Parallel to public trails, parks, or open space (R-1, R-2, R-3, R-3A, R-4, R-5)  
**Current:** 6 feet and solid  
**Proposed:** A maximum of 6 feet high and a minimum of 75% open
  
2. Front Yards (R-1, R-2, R-3, R-3A)  
**Current:** 4 ft. if less than 50% open or  
 6 ft. if more than 50% open or  
 6 ft. if less than 50% open and complies with setback and landscape buffer requirements  
**Proposed:** A maximum of 4 feet high and a minimum of 50% open
  
- Front Yards (R-4, R-5)  
**Current:** 4 ft. if less than 50% open or  
 6 ft. if more than 50% open or  
 6 ft. if less than 50% open and complies with setback and landscape buffer requirements  
**Proposed:** No fence allowed in front yard
  
3. Rear and side yards (R-1, R-2, R-3, R-3A, R-4, R-5)  
**Current:** 6 ft. and up to 100% solid  
**Proposed:** No Change
  
- Rear and side yards adjacent to public road (R-1, R-2, R-3, R-3A)  
**Current:** 4 ft. if less than 50% open or  
 6 ft. if more than 50% open or  
 6 ft. if less than 50% open and complies with setback and landscape buffer requirements  
**Proposed:** No Change
  
4. Front, side or rear yards adjacent to State Highway  
**Current:** 8 ft. and up to 100% solid subject to setback and landscape buffer requirements.  
**Proposed:** No Change
  
5. C-2 District  
**Current:** 6 ft. and up to 100% solid  
**Proposed:** Subject to Conditional Use Permit

Fence permits will be subject to the most restrictive code allowance.

The Planning and Zoning Commission (P&Z) placed the following 3 conditions on the proposed fence code recommendation to City Council.

1. Administrative issue of defining trails. Define what a trail is in the code and develop a map as a companion document. As changes occur City Council would have to readopt a new map version. The concern is that there needs to be official documentation on file to support a regulation that affects property rights.
2. Include clarification that the more restrictive fence code will govern when there is a conflict. The most restrictive fence code would be 4 ft. maximum height and a minimum of 50% open.
3. The P&Z Commission has concerns about the impact of traffic along arterial streets including Colorado Boulevard, Quincy Avenue, Clarkson Street and Happy Canyon Drive. They believe a 6 foot solid fence should be allowed to create a buffer from noise, traffic and the negative impact of living adjacent to these roads. P&Z is recommending an exception to the fence code for properties that front Colorado Boulevard, Quincy Avenue, Clarkson Street and Happy Canyon Drive. The exception would allow a maximum 6 foot solid fence with landscape buffering. The Commission agreed to exclude Holly Street from the exception because of the significant view corridors and the rural character along Holly. Properties adjacent to the Holly Street Trail would be required to have a 6 foot maximum and 75% minimum open fence.

The Parks, Trails and Recreation Commission (PTRC) voiced their concern that the exception to these 4 streets could potentially create solid walls or fences along the entire street.

The PTRC questioned if the work that was done to create the fencing agreement for the subdivision on the Calkins property would be affected by the proposed exception along Quincy Avenue. Mr. Zuccaro confirmed that the Calkins fencing agreement is part of the subdivision agreement and will override the zoning code as more restrictive.

The PTRC Commission discussed the City's inability to purchase large open lots to protect view corridors. The purpose of establishing fence codes is not to stop property rights, but to protect view corridors and maintain the semirural character of the Village. The Commission agreed that other alternatives should be considered to address the noise and traffic problems such as lower speed limits.

The PTRC is recommending the following changes to the fence code:

1. Parallel to public trails, parks, or open space (R-1, R-2, R-3, R-3A, R-4, R-5)

Nina Itin moved, seconded by Joshua DiCarlo to adopt the proposed code for a 6 foot maximum and 75% minimum open fence parallel to public trails, parks, or open space with an exception along the exterior streets including Clarkson Street and Happy Canyon Drive, but excluding Colorado Boulevard and Quincy Avenue.

The Motion carried unanimously.

2. Front Yards (R-1, R-2, R-3, R-3A, R-4 and R-5)

John Kokish moved, seconded by Nina Itin to approve a 4 foot maximum height with a minimum 50% open fence in the front yard of R-1, R-2, R-3 and R-3A districts with no fencing allowed in the front yards of R-4 and R-5 districts.

The Motion carried unanimously.

3. Rear and side yards (R-1, R-2, R-3, R-3A, R-4, R-5)

Joshua DiCarlo moved, seconded by Nina Itin to adopt the code as written to allow 6 foot maximum and up to 100% solid fencing in the R-1, R-2, R-3, R-3A, R-4 and R-5 districts.

The Motion carried unanimously.

4. Rear and side yards adjacent to public road (R-1, R-2, R-3, R-3A)

Robert Eber moved, seconded by John Kokish, to recommend that fences in rear and side yards adjacent to public roads in the R-1, R-2, R-3, R-3A districts can be solid if under 4 feet, but must comply with the setback and buffer landscape requirements. Any fence over 4 feet and up to a 6 foot maximum must be at least 75% open.

The Motion carried unanimously.

5. Front, side or rear yards adjacent to State Highway

Robert Eber moved, seconded by Joshua DiCarlo to adopt the existing code to allow up to an 8 foot maximum and up to 100% solid fence subject to setback and landscape buffer requirements adjacent to state highways.

The Motion carried unanimously.

6. C-2 District

Robert Eber moved, seconded by Nina Itin to adopt the existing code to allow a 6 foot maximum and up to 100% solid fence in the C-2 District subject to a Conditional Use Permit.

The Motion carried unanimously.

The PTRC reported that their recommendations for fencing restrictions are to preserve the semi-rural character of the Village.

**SUBCOMMITTEE DISCUSSIONS**

**a. Summary Sheet**

Trail Enhancement Update

There was nothing to report on this subject.

Special Events Update

The Holiday Tree Lighting event is scheduled for Friday, December 11, 2015.

Open Space Update

There was nothing to report on this subject.

Communications/Crier Article

Mr. Eber will include discussions on the fence code proposal in the Village Crier.

**b. Parks, Trails and Recreation Enhancement**

**PTRC CHAIR REPORT**

Chair Eber asked for a motion to approve the 2016 PTRC meeting schedule.

Joshua DiCarlo moved, seconded by Nina Itin to adopt the 2016 PTRC meeting schedule.

Parks & Trails Commission

11/12/15

The Motion carried unanimously.

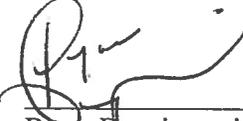
**REPORTS**

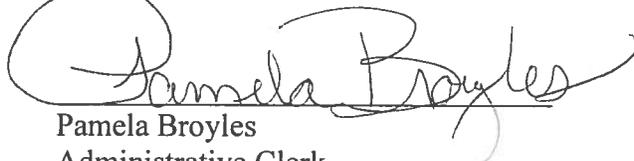
- a. Parks Division Maintenance Log  
There was nothing to report on this subject.
  
- b. City Council Report  
There was nothing to report on this subject.

**ADJOURNMENT**

John Kokish moved, seconded by Nina Itin to adjourn at 8:45 p.m.

  
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Robert Eber  
Chairman

  
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Ryan Berninzoni  
Parks, Trails and Recreation Administrator

  
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Pamela Broyles  
Administrative Clerk