

Minutes of the Planning & Zoning Commission
City of Cherry Hills Village, Colorado
January 8, 2008
Held at 6:30 p.m.
At the Village Center

Chairman Kerry Sullivan called the meeting to order at 6:33p.m.

The following Commissioners were present: Kerry Sullivan, Kevin Iverson, Kristy Schloss, Roy Watts, Ira Plotkin, Ann Kerr, and Joe Poche. The following Commissioners were absent: None

The following City staff members were present: City Manager Eric Ensey, Parks and Trails Administrator Paul Burkholder, City Thad Renaud, and Community Development Clerk Matthew Eckenwiler.

APPROVAL OF MINUTES

The minutes for November 14, 2007.

Commissioner Schloss requested to amend the minutes to reflect the correct number of members in attendance. She stated the date listed on the minutes should reflect the meeting as a special meeting as it was called to order beyond the biweekly meeting schedule.

Commission Plotkin motioned to approve the minutes as amended.

Commissioner Iverson seconded the motion to approve the minutes.

The minutes were approved unanimously.

The minutes for December 18, 2007.

Commissioner Iverson motioned to approve the minutes.

Commissioner Plotkin seconded the motion to approve the minutes.

The minutes were approved unanimously.

AGENDA ITEM 4A- A request from John Sie, owner of the property at 21 Sandy Lake Road, for trail vacation and dedication at trail #3930.

Mr. Ensey introduced Parks and Trails Administrator Paul Burkholder to the Commission.

Mr. Burkholder addressed the Commission stating the applicant was seeking a recommendation by the Planning and Zoning Commission for a two-foot wide trail easement vacation with a contemporaneous two-foot trail dedication along the northern portion of trail #3928. He explained that the section of trail requested to be modified borders the entire length of the southern property line of Lot 1 of the Buell Mansion Subdivision. Mr. Burkholder described how trail #3928 is currently 20-foot wide along the eastern-most linear feet of Lot 1 and narrows to 16-foot wide along the western-most linear feet of Lot 1. He said the applicant was requesting the City vacate the northern-most two feet of trail easement along the linear feet of Lot 1 and additionally the applicant was proposing a dedication of a two-foot trail easement along the northern-most linear feet containing the current 16-foot trail easement.

The Commission requested that Mr. Burkholder demonstrate to them the area of trails and sections of property discussed with the application.

Commissioner Plotkin asked Mr. Burkholder how this situation resulted.

Mr. Ensey interjected that the property owners were part of two separate subdivisions prior to consolidation of the lots.

Mr. Burkholder explained he recommended the Commission approve the application as it did not demonstrate any kind of negative impact upon adjacent property owners. He said the City would receive a negligible benefit by approval of the application because of the additional 440 square feet of trail that would be added to the City's trail system.

Commissioner Schloss motioned to approve the application as presented.

Commissioner Sullivan seconded the motion to approve the application.

Ann Kerr	aye
Ira Plotkin	aye
Joe Poche	aye
Kerry Sullivan	aye
Kevin Iverson	aye
Kristy Schloss	aye

The application was approved unanimously.

AGENDA ITEM 4B- A request by Jim Rubin for approval of an amendment to the designated 100-year floodplain boundary for the property located at 5 Random Road.

Mr. Ensey addressed the Commission stating the applicant, Jim Rubin of 5 Random Road, was seeking approval of an amendment to the designated 100-year floodplain boundary incorporating the findings of the 2003 study which has been referenced on the basis for the future revisions to the Flood Insurance Rate Map by FEMA. He said approval of the application would allow the City to sign-off on the applicants Letter of Map Revision (LOMR). Mr. Ensey affirmed that Section 16-17-80 of the City Code allows for amendments to floodplain boundaries provided competent engineering data is submitted to support such an amendment. He said staff recommend approval of the proposed floodplain boundary amendment on the condition that the request is approved by FEMA. Mr. Ensey stated staff had found the study performed by WRC Engineering along with the information gathered by the 2003 Flood Hazard Area Delineation (FHAD), demonstrated the required competent engineering data.

Discussion was held by the Commission and Mr. Ensey regarding the process of approving amendments to floodplain boundaries. Questions were raised by the Commission concerning their need to review the application. Mr. Ensey explained the portion of Code Section 16-17-80 stating that "existing boundaries of floodplain may from time to time be amended only by action of the City after a public hearing," determines the City's approval requirements for such an application.

Commissioner Plotkin motioned to approve the application as presented.

Commission Iverson seconded the motion to approve the application.

Ann Kerr	aye
Ira Plotkin	aye
Joe Poche	aye
Kerry Sullivan	aye

Kevin Iverson aye
Kristy Schloss aye

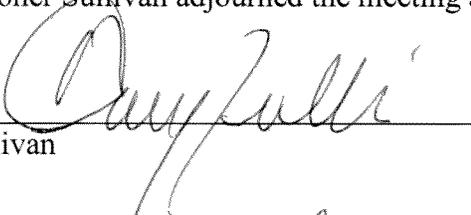
The application was approved unanimously.

Reports

Mr. Ensey explained to the Commission that the community survey for the master plan was ready for review.

Discussion was held by the Commission discussing the review of the document and the desire by everyone not to wordsmith the survey, but rather to review the data.

Commissioner Sullivan adjourned the meeting at 7:03p.m.



Kerry Sullivan
Chairman



Matthew Eckenwiler
Community Development Clerk