

Minutes of the Planning & Zoning Commission  
Of the City of Cherry Hills Village, Colorado  
July 8, 2008  
Held at 6:00 p.m.  
At the Kent Denver School

The meeting was called to order at 6:00 p.m.

The following Planning and Zoning Commissioners were present: Kerry Sullivan, Kevin Iverson, Kristy Schloss, Roy Watts, Ira Plotkin, Ann Kerr, and Joe Poche.

The following City staff members were present: Planning Manager Rob Zuccaro, Public Works Director Jay Goldie, City Attorney Ken Fellman and Community Development Clerk Matthew Eckenwiler.

**PUBLIC HEARING ON DRAFT 2008 CHERRY HILLS VILLAGE MASTER PLAN**

Chairman Sullivan explained to the audience that the Gould Evans consultant, Dave Knopick, was scheduled to attend the meeting and present an introduction of the Master Plan. He said Mr. Knopick was unfortunately unable to attend the meeting so therefore Rob Zuccaro was going to give a brief introduction.

Mr. Zuccaro stated that he would like to use the presentation prepared by the consultant to demonstrate the content within the Master Plan and take some time to further explain the process of drafting the document. He explained that the Master Plan had not been updated for Cherry Hills Village since 1993. Mr. Zuccaro explained that the City wanted to update and create a newer document that can serve to guide future decision making.

Mr. Zuccaro explained how City Council appointed an Advisory Committee to assist the Planning and Zoning Commission with drafting the Master Plan document and after numerous meetings, public open gatherings, and the creation of several documents of data, this draft of the Master Plan is what has been constructed as a result. Mr. Zuccaro read aloud the Village Vision printed near the beginning of the Master Plan: "It is the desire of the citizens of Cherry Hills Village to maintain the established character of the community through the implementation of the Village's planning goals and strategies, regulations and decisions. This vision for Cherry Hills Village is defined by its semi-rural character, views and open feel of the Village while strategically addressing issues and pursuing Village policy in a fiscally sound manner."

Mr. Zuccaro explained that a Master Plan is not a regulatory document such an ordinance or other codified documents. He said a Master Plan outlines goals and strategies which guides decision making for the Village. Mr. Zuccaro pointed out the chapters included in the plan and the appendices. He said Appendix A includes the technical material of the document including the process summary, meeting history, and legal background necessary for drafting a master

plan; Appendix B is a copy of the Cherry Hills Village Existing Conditions Report which describes demographics and other existing conditions for the Village; Appendix C includes the results of a community survey distributed to members of the Village.

Mr. Zuccaro explained that the purpose of the public hearing was to give the community an opportunity to comment on the draft document. He said that in two weeks, the Planning and Zoning Commission was scheduled to hold another public hearing to adopt the plan and then at a later date the City Council would hold an adoption hearing.

Chairman Sullivan stated that he would like to recognize all members of the Advisory Committee for all their hard work and input into drafting the Master Plan. He said he would also like to recognize the city staff for all their time and effort given throughout the process.

Debbie Welles  
4950 Sanford Circle West

Ms. Welles addressed the Commission stating that she would like to consider a revision to the Village Character Goals and Strategies, page 5 and item 3. She explained that the sentence states “Regulations on design and development must respect private property rights”. Ms. Welles said she would like to add to the end of the sentence “for owners on both sides of a property line.” She said that on page 6, item 5 the plan reads “Evaluate current zoning and subdivision regulations as they relate to view corridors and vistas. Such regulations should take into consideration minimizing adverse impacts of development on the view corridors and vistas of surrounding properties without infringing on property rights.” Ms. Welles stated that she would like to add “on all sides of the property.”

Chairman Sullivan made an observation in the same sentence located on page 5, item 3. He stated that the word “must” needed to be removed because its use and meaning are not consistent with the intent and purpose of this Master Plan.

Tracy James  
4949 S. Albion Street

Ms. James stated that she was pleased as a resident of all the time and effort put forth into creating the new Master Plan and that she felt it was a very positive step forward for the community that was a long time overdue. She explained that she would like to see the plan encourage more community participation and dissemination of information to the community. Ms. James described how she noticed the use of the word “communication” with the Parks and Trails section although it was not referenced in other places. She encouraged the Commission to look at expanding the concept of “communication” into all sections of the Master Plan.

Ms. James felt that the references made regarding green alternatives to be used for land development should also suggest encouraging everyone within the Village to seek more environmentally friendly alternatives. She specifically noted that large buildings were referenced for seeking these green alternatives, but that all buildings regardless of size should consider more environmentally friendly practices.

Stephanie Blucher  
82 Glenmoor Drive

Ms. Blucher addressed the Commission expressing her appreciation for the specific reference and time dedicated to open space and the direct mention of many of Cherry Hills Village's natural resources. She stated that on page 1 of the Master Plan, many different groups were mentioned in the introduction and she felt that the Parks, Trails and Recreations Commission should also be mentioned. Ms. Blucher said that in the Land Use Section of the Master Plan, other local and influential groups other than FEMA should also be listed. Ms. Blucher explained that within the Village Character's Goals and Strategies section, the Commission might want to consider adding language discussing the adverse impacts of development of adjacent property owners.

Kathy Pomeroy  
4520 South Downing Circle

Ms. Pomeroy suggested to the Commission to add a glossary of terms used within the Master Plan so as to clarify any confusion over the terms used throughout the document.

Fred Abrams  
105 Meade Lane

Mr. Abrams asked the Commission when the community could expect a decision concerning whether a new Village Center was going to be built and under what timeframe.

Chairman Sullivan explained that the Planning and Zoning Commission was not the right governing body to address concerning that issue and that the intention of the public hearing was to give an opportunity for the public to comment on the draft Master Plan. He said that City Council would be the right governing body to address his question about the Village Center as they are the individuals who will actually vote on that particular issue.

Ms. Harriet Lamair  
16 Cherry Lane Drive

Ms. Lamair explained that she is a member of the City Council and that the Village Center matter was a key point of discussion at a recent City Council Retreat however the issue is still being reviewed and Council has not yet voted on the issue.

Chairman Sullivan asked those in attendance who had received the Master Plan questionnaire. He explained that the results from the survey were used in crafting the draft Master Plan.

City Attorney Fellman explained to the Commission that he had a few minor suggestions and corrections that could be made to the Master Plan. He said that on page 4 that the local governing body that regulates drainage and floodplain matters is the Urban Drainage and Flood Control District and that this could be added to strategy 3 on page 4 to address one of the audience member's comments. Mr. Fellman said that on strategy 6 on page 6 seems to be

obvious and redundant and could be removed. He stated that strategy 7 on page 6 could be interpreted to discourage the use of green environmentally friendly practices and that that was likely not the intent and may need clarification. Mr. Fellman stated that the transportation section was missing the concept of “complete streets” and that he suggested this concept be considered. He suggested that the use of the term “cell phones” on pages 15 and 16 be changed to “wireless communications.”

Chairman Sullivan asked the audience for additional comments or questions. Hearing none, he explained that the next scheduled meeting was to be on Tuesday, July 15, 2008 at the Village Center and would be a study session with City Council to review and comment on the Master Plan.

The meeting was adjourned at 7:09 p.m.