

Minutes of the Planning & Zoning Commission
Of the City of Cherry Hills Village, Colorado
July 22, 2008
Held at 6:00 p.m.
At the Village Center

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

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

The following City staff members were present: City Manager Eric Ensey, City Attorney David Foster, Planning Manager Rob Zuccaro, and Community Development Clerk Matthew Eckenwiler.

3A-Approval of Minutes:

July 8th, 2008-2008 Draft Master Plan Public Hearing held at 4000 East Quincy Avenue, Kent Denver School.

Commission Iverson stated that he wished to modify the minutes to correctly reflect a comment made by Stephanie Blucher. He explained that the minutes reflected that Ms. Blucher had made reference to Parks, Trails, and Recreation Commission when she had actually referenced the Parks and Trails Committee. Commissioner Iverson requested that the minutes be amended to reflect the revision.

Commissioner Plotkin motioned to approve the minutes as amended.

Commissioner Schloss seconded the motion to approve the minutes as amended.

4A-2008 Master Plan Adoption Hearing

Mr. Zuccaro addressed the Commission stating that on July 8th, 2008, the Commission held a public hearing at Kent Denver School to hear public comment regarding the proposed 2008 Master Plan draft. He said that the Commission met with City Council on July 15, 2008 for a Study Session to review the Master Plan. Mr. Zuccaro explained that the purpose of this meeting was to review the amendments that were proposed over the past couple of weeks at the public hearing and study session and to then adopt the Master Plan.

Mr. Zuccaro explained that Exhibit B was a red-lined draft of the Master Plan, prepared by staff, outlining the amendments proposed at the public hearing and study session. He recommended that the Commission use Exhibit B while reviewing the Master Plan as discussion takes place over the course of the evening.

Mr. Zuccaro said the adoption of the Master Plan is consistent with duties and requirements of the Planning and Zoning Commission outline in the City's Charter and Municipal Code. He stated that the Master Plan document and process is also consistent with the State law requirements. Mr. Zuccaro stated that staff recommends the Commission approve the Master Plan while taking into consideration staff's recommended changes as well as the Commission's recommend changes after deliberation during the present meeting.

Chairman Sullivan opened the meeting for public comment.

Jim Muhm

4951 S. Holly Street
Cherry Hills Village, Colorado

Mr. Muhm address the Commission requesting an additional reference be made on page 7 under the Parks/Open Space/Trails section of the Master Plan. He requested that under the Open Areas and Scenic Treasures subsection, the area of Woodie Hallow Park be added in between High Line Canal and Blackmer Common. He also requested that Woodie Hallow Park be added to page 9 under the Trails section and strategy number 2. Mr. Muhm recommended that a comma be inserted after “trail system” and the phrase “especially along Little Dry Creek northward along Woodie Hallow Park” be added.

Mr. Muhm explained that the High Line Canal serves as a main trail connection north and south along the east side of Cherry Hills Village however, there does not presently exist a convenient trail north and south along the west side of the Village. He said that adding his suggested references may help to establish these trail connections in the future.

Stephanie Blucher
32 Glenmoor Drive
Cherry Hills Village, Colorado

Mr. Blucher addressed the Commission wishing to commend the group on all their hard work and time spent putting together the Master Plan document. She said that the she and others have felt included in the process and the resulting document reflects much of the data they had requested to be referenced in the plan.

Ms. Blucher explained that she wished to reference Laura Christman’s memorandum given to the Commission during the present meeting. She recommended a modification be made to the Land Use section of the Master Plan on page 4 and strategy number 2. She stated that a reference should be made to the development of wetland designation areas. Ms. Blucher explained that since the Master Plan referenced the maintenance and potential revision of floodplain management regulations, review of potential designated wetland areas seemed to her to fall within the floodplain reference. She felt that adding this referencing would help to encourage future environmental assessment on any proposed developments within designated floodplain and wetland areas. Ms. Blucher explained that developers currently have to receive approvals from both federal and local entities such as the Urban Drainage and Flood Control District; however, she felt it was important that local jurisdictions also get more involved with the process of reviewing developments within floodplain and wetland areas.

Ms. Blucher also recommended the Commission also consider a modification under the Natural Resource Infrastructure section on page 8 to include a consideration of establishing an environmental assessment council that could then advise the Planning and Zoning Commission and City Council regarding the environmental impacts of future developments.

Mr. Blucher suggested the Commission consider a reordering of words to the title of the Parks/Open Space/Trails/Recreation section to read Open Space/Parks/Trails/Recreation. She explained that by listing Open Space first in the title, the Master Plan was better representing the results of the community survey.

Commissioner Iverson explained that his understanding was that there were processes in place that govern development in wetland areas.

Ms. Blucher agreed with Commissioner Iverson’s statement and stated that local jurisdiction involvement would benefit the process even further. She explained a past case regarding an area near Greenwood Gulch in which the Army Corps Of Engineers determined that they could not make a ruling regarding a proposed development because of the way the wetland was designated. Ms. Blucher explained that City regulations could cover these wetland areas.

City Manager Ensey addressed the Commission explaining that the existing Cherry Hills Village floodplain management regulations do not regulate the protection of wetland areas.

Chairman Sullivan closed the public comment portion of the meeting.

Commission Iverson explained he felt the Parks and Trails Committee as well as the Board of Adjustments and Appeals should be listed in the beginning of the Master Plan. All Commissioners agreed with the proposed amendment:

- Page 1, bullet list after 1st paragraph, 5th bullet: add “Parks and Trails Committee” and “Board of Adjustment and Appeals”
- Page 1, last paragraph, second sentence: delete “among”

The Commission discussed some of the items recommended by Ms. Blucher and agreed to add a new item, addressing designated wetland areas.

The Commission agreed to make the following change for clarity:

- Page 5, first paragraph, third sentence: delete “between buildings”

Discussion was held by the Commission regarding the second paragraph on page 5. Several Commissioners felt the paragraph is vague and confusing especially in relation to using the term “semi-rural.” The Commission agreed to the following change:

- Page 5, second paragraph: delete first three sentences.

The Commission agreed to make the following changes for clarity:

- Page 5, second paragraph, last sentence: delete “following” and add “set forth below” after the word “strategies”
- Page 5, numbered list after 2nd paragraph, No. 3: delete “design and”
- Page 5, numbered list after 2nd paragraph, No. 4: delete the first “and,” move “compatibility” to after the second “and,” add the word “of” after “compatibility” and replace the word “sites” with “uses”

Discussion was held regarding the addition of the word “equestrian” in the Streets and Streetscapes section on page 5. It was noted that this request was made in the comment letter received at the meeting from Laura Christman. The following change was agreed upon:

- Page 5, Streets and Streetscapes Strategy No. 6: add “equestrian,” after “Separate” in the first sentence and after “When” in the second sentence.

The Commission discussed the wording of strategies 3, 4, and 5 on page 6. Some Commission members expressed concern for the wording in these strategies. The Commission agreed to the following changes:

- Page 6, Property Development Strategy No. 3: end the sentence after “impact” and delete the remainder of the sentence.
- Page 6, Property Development Strategy No. 4: add to the end of the first sentence “which may include, but is not limited to evaluation of the following:” and delete the next two sentences.
- Page 6, Property Development Strategy No. 4, Letter a: delete “environmentally sensitive”

- Page 6, Property Development Strategy No. 5: replace strategy with “Explore ways to preserve view corridors and vistas while respecting private property rights.”

The Commission discussed whether “encourage” was the appropriate word in strategy 6 on page 6 and agreed to the following change:

- Page 6, Property Development Strategy No. 6: replace “Encourage” with “Consider”

The Commission discussed Ms. Bluher’s recommendation to reorder the Parks/Open Space/Trails/Recreation section title to Open Space/Parks/Trails/Recreation. The Commission agreed to make the edit so long as the Parks, Trails, and Recreation Commission agreed to the change.

- Page 7, Section Title: move “Open Space” to first item in title so that it reads “Open Space/Parks/Trails/Recreation Goals/Strategies”

The Commission agreed to make the following changes for clarity:

- Page 7, numbered list: replace “environmentally sensitive” with “reduce environmental impacts through”
- Page 7, 2nd paragraph of Open Areas and Scenic Treasures section, 2nd sentence: add “Woodie Hollow Park” after “High Line Canal”

The Commission agreed to make the following change based on Ms. Bluher’s comments:

- Page 8, Natural Resource Infrastructure Goal No. 1, add Strategy No. 2: “Encourage establishing City designated wetlands areas and the development of applicable regulations.” and renumber the remaining strategies accordingly

The Commission discussed the issue of septic systems addressed on page 16. A concern was raised regarding the safety of septic systems and discussion ensued on how the Master Plan should address septic systems.

Mr. Zuccaro explained to the Commission that the Tri-County Health Department was responsible for permitting septic systems and that the City did not have the authority to issue permits.

The Commission discussed the topic further and agreed on the following changes:

- Page 16, 3rd paragraph, 3rd sentence: delete “unless specific authorization is given form the local sanitation district”
- Page 16, 4th paragraph: delete 3rd sentence

Commissioner Schloss motioned to approve the 2008 Cherry Hills Village Master Plan including the proposed modifications in Exhibit B and the amendments agreed upon by the Planning and Zoning Commission, while taking into consideration the proposed amendment requiring the approval by the Parks, Trails, and Recreation Commission.

Commissioner Plotkin seconded the motion to approve the 2008 Cherry Hills Village Master Plan.

Roy Watts	aye
Ira Plotkin	aye
Joe Poche	aye

Kerry Sullivan aye
Kevin Iverson aye
Kristy Schloss aye

The 2008 Cherry Hills Village Master Plan was approved unanimously.

Chairman Sullivan adjourned the meeting at 8:37pm.

Kerry Sullivan
Chairman

Matthew Eckenwiler
Community Development Clerk