Minutes of the Planning and Zoning Commission of the
City of Cherry Hills Village, Colorado
Held on Tuesday, July 14, 2009, at 6:30 p.m.
At the Village Center

CALL TO ORDER

Chairman Ira Plotkin called the meeting to order at 6:30 p.m.

ROLL CALL

Present at the meeting were the following Planning and Zoning Commissioners:

Chairman Ira Plotkin, Vice Chairman Kevin Iverson; Commissioner Joe Poche; Commissioner Jacque McIntyre; Commissioner Laura Christman; and, Commissioner Ann Kerr.

Also present at the meeting were Mr. Robert Zuccaro, Planning Manager, and Ms. Laurel Landsman, Community Development Clerk, for the City of Cherry Hills Village.

Absent: Commissioner Stephanie Bluher

APPROVAL OF MINUTES

a. May 26, 2009 - Commissioner Iverson made a motion to approve the minutes as submitted, Commissioner Kerr seconded the motion. The motion was unanimously approved.

b. June 9, 2009 - Commissioner Poche moved to approve the minutes with changes noted, Commissioner Christman seconded the motion. The motion was unanimously approved.

AGENDA ITEMS

"No Right Turn on Red" Signage at South University Boulevard and East Quincy Intersection

Mr. Zuccaro began the discussion about the 'No Right Turn on Red' signage by stating that at prior meetings, the school district and CDOT had expressed a negative view of changing the signage.

Chairman Plotkin said he had visited intersections throughout CHV to see how well other school intersections worked with their signage. He said he didn't see children walking to school in May and June and believed that the majority of children were being driven or bused to school. Chairman Plotkin suggested that the signage be changed to "No turn on red when pedestrians are present." A discussion ensued of how intersections work with different types of signage, safety and flow of traffic as well as whether children actually walk to school.

Since the school district has stated their disapproval of any change in signage and since the Master Plan survey indicates that the citizens do not support changing the signage because they believe it will increase cut-through traffic, Chairman Plotkin suggested that no action be taken on this issue.

The Commissioners agreed; the consensus of the Commissioners was not to take action on this issue.

Master Plan Annual Review (Continued)

Land Use/Development

Mr. Zuccaro stated that staff had modified the Implementation Priority Worksheet and marked the actions taken and priorities identified.

With respect to rezoning of floodplain areas, Mr. Zuccaro reported that he had spoken with the county assessor's office, and was told that there is not a tax break for open space. They said that although the existence of a floodplain diminishes property value, they do not give any breaks for open space zoning with regard to taxing.

Commissioner Christman suggested that there might be a way to change the subdivision of property in relation to the floodplain area. She said she would like to see if there was another method of subdividing the property so that it might be appraised differently. She suggested that if you could create a separate legal parcel for the floodplain area, then the county would have to appraise it under its predominant use.

Commissioner Iverson said Commissioner Christman's suggestion raised many issues, such as changing subdivision restrictions, and the cost to the City in lost property taxes.

The Commissioners discussed and considered different ideas to encourage homeowners to designate property as O-1. The possibility of creating a non-conforming lot so that homeowners could deed the floodplain portion of the property to the City was mentioned as well as the possible creation of a conservation easement.

Mr. Zuccaro said that at this point in the Master Plan Review, we are trying to prioritize strategies. He suggested the Commissioners pinpoint their highest priorities, and then set up study sessions to discuss each of the strategies in more detail separately.

Chairman Plotkin said he believes that additional research is needed before setting up a study session.

Commissioner Iverson questioned whether the open space conservation issues in the other sections of the Master Plan and O-1 designation issue should be combined because they are so similar.

After some further discussion, Chairman Plotkin asked if the Commissioners decision was to make this issue short term (within the year).

The consensus was that this issue is short term (within the year).

Village Character - Streets and Streetscapes

Mr. Zuccaro asked if the Commissioners agreed that lighting should be the next study session. The discussion for that study session would include lighting under the Cherry Hills Village code; and the "dark skies" language from codes of other cities.

It was the consensus of the Commissioners that lighting should be the next study session.

With respect to strategies No. 2 and No. 5, Mr. Zuccaro provided information about "complete streets" from other cities. He said that these strategies are currently set as medium priorities to be addressed in the next few years. He asked if the Commission wanted to change this priority.

Mr. Zuccaro began the discussion by saying that a streets and trails master plan could be developed for the City under the "complete streets" concept. Under that plan, if a new

street was built, for example, it would need to meet the standards in the streets and trails Master Plan.

Commissioner Iverson said he didn't believe there was a lot of new street building currently in the City, so the City streets would need to be retrofitted to meet the requirements of "complete streets."

Mr. Zuccaro mentioned that there are some safety benefits to having a bike lane next to or within the street for certain types of riders.

The Commissioners discussed how bicyclists use the roadways and agreed that how the roads are used by bicyclists is a serious issue that should be addressed. It was discussed that bicyclists were riding in a hazardous manner throughout the City which might cause traffic accidents.

Mr. Zuccaro said that it sounded like the Commissioner's concerns were more of a bicycle traffic enforcement issue and suggested that extra patrols might be put in place by the City police.

Commissioner Christman and Chairman Plotkin suggested that the Commission might ask City Council to emphasize this enforcement concern.

Mr. Zuccaro said he would discuss the issue with the Chief of Police and report back to the Commission.

Mr. Zuccaro suggested, and the Commissioners agreed, to keep this as a medium term goal.

Open Space, Parks, Trails, and Recreation

Mr. Zuccaro reported that staff is waiting to hear from the Parks Commission.

Transportation

Mr. Zuccaro opened the discussion of the Spring 2000, Cherry Hills Village Traffic Management Plan that he brought to the Commission for its review.

Discussion ensued about traffic issues at various intersections, Colorado and Quincy in particular, which is a problematic intersection and various ways that might make it work better. It was suggested that the Traffic Management Plan could address many of the City's traffic issues, particularly cut-through traffic which is a big concern for residents.

A discussion about ways to slow traffic commenced with a suggestion to make the streets appear narrower with bump outs and medians in an effort to slow the traffic.

Mr. Zuccaro suggested that many of the transportation strategies could be marked as an ongoing activity being coordinated by staff. He also noted that some of the issues could be studied by a consultant and put together as a comprehensive traffic plan.

Mr. Zuccaro stated that staff will mark up the Implementation Priority Worksheet noting the ongoing activities and mid-term priorities for the other issues, and bring it back before the Commission for final approval.

Commissioner Iverson reiterated that the Master Plan Survey results showed that the residents are concerned about open space and want utility lines to be buried. He suggested getting a plan in place for these issues.

Staff will check to see if new development in the City is required to bury utility lines and explore some options about burying utility lines.

Mr. Zuccaro identified three issues that he suggested focusing on at future meetings; the review of lighting standards, re-zoning of property and floodplains, and burying the power lines. Once the PTRC brings back their information the Commission can review and discuss their findings. At that point it could be decided if a study session is needed.

REPORTS

City Council adopted the Commission's Bylaws. Mr. Zuccaro will send copies to all of the Commissioners.

Mr. Zuccaro said there will be a case at the August 25, 2009 meeting regarding vacation of a trail easement. He also stated that the City Council is looking at the R-3A buffer issue and the procedure for amending the zoning ordinance. He talked about the different buffer zones throughout the Village and where the vacation of the buffer is desired.

Chairman Plotkin asked if there was any other business to come before the Commission; there was none.

ADJOURNMENT

A motion was made by Commissioner Iverson and seconded by Commissioner Christman to adjourn the meeting at 7:55 p.m.

The motion passed unanimously.

The meeting adjourned at 7:55 p.m.

Ira Plotkin, Chairman

Laurel Landsman, Community Development Clerk