

Minutes of the
Planning and Zoning Commission of the City of Cherry Hills Village, Colorado
Held on Tuesday, September 8, 2015 at 6:30 p.m.
At the Village Center

CALL TO ORDER

Vice Chair Rubin called the meeting to order at 6:33 p.m.

ROLL CALL

Present at the meeting were the following Planning and Zoning Commissioners: Vice Chair Jim Rubin, Commissioner Al Blum, Commissioner David Wyman, and Commissioner Peter Niederman.

Present at the meeting were the following staff members: Rob Zuccaro, Community Development Director; Deputy City Attorney Marcus McAskin; City Engineer Troy Carmann; and Emily Kropf, Special Projects Coordinator.

Absent from the meeting were Chair Peter Savoie, Commissioner Doris Kaplan, and Commissioner Mike LaMair.

APPROVAL OF MINUTES

Commissioner Wyman made a correction to page 2 of the August 25, 2015 minutes. He stated that the word "few" should be added into the third line so the sentence would read in part "...very few front yard fences...".

Commissioner Niederman made a motion, which was seconded by Commissioner Blum, to approve the August 25, 2015 minutes with this correction.

The motion passed unanimously.

AGENDA ITEMS

- a. 4501 S. Monroe Lane- Request for a Floodplain Development Permit and Floodplain Map Amendment.

Mr. Zuccaro stated that the applicant requests review of a floodplain development permit and floodplain map amendment pursuant to Article XVII of the Zoning Ordinance. The proposal includes restoration and realignment of a portion of Greenwood Gulch through the applicant's property. Mr. Zuccaro stated that no structures are proposed to be located in the floodplain. He continued to say that the applicant states that the purpose of the project is to return the channel to a more natural state and to flatten the bank slope so that horses may safely cross the channel. He stated that the applicant has submitted a floodplain development study and a letter certifying that the proposed development would cause no rise to the base flood elevations.

Mr. Zuccaro stated that the property is zoned R-1, 2.5-Acre Residential District and is approximately 20 acres in size, and that a new residence is currently under construction on the east side of the property.

Mr. Zuccaro stated the requirements for Floodplain Development Permits. He stated that all requirements have been met and the applicant's engineer provided proper documentation. He continued to say that the City Engineer has found that all requirements have been met.

Mr. Zuccaro stated that staff is recommending approval of the proposed floodplain development permit and floodplain map amendment as submitted.

Commissioner Blum asked if the upstream pond would change.

Mr. Carmann replied that the model has been truncated to remain on the applicants' property in order to meet the project requirements.

Commissioner Wyman asked if the culvert under the bridle path would be changed.

Mr. Carmann replied no.

Commissioner Wyman asked what would happen if there was a rain event similar to the one in June.

Mr. Carmann replied that through the permit process modeling of a 100 year event would be represented.

Commissioner Wyman asked what sinuosity is.

Mr. Carmann replied that it refers to a curvy shape which would closely resemble the natural state of the creek.

Commissioner Blum asked where does Greenwood Gulch daylight.

Mr. Carmann replied upstream in the Denver Tech Center, and downstream it is intersected with the city ditch.

Commissioner Niederman asked how the drainage surrounding the new structures affects the gulch.

Mr. Carmann replied that the new residential structure has no effect on the gulch.

Commissioner Niederman stated that the property has a steep slope.

Mr. Carmann replied that on-site detention would handle any run off from the slope.

Commissioner Niederman asked if there are any other proposed improvements on the property.

Mr. Carmann replied none that he was aware of.

Commissioner Wyman stated that it was currently a deep ditch. He asked what the width of the ditch would be.

Mr. Carmann replied fifty feet.

Commissioner Wyman asked how much water was normally in the ditch.

Mr. Carmann replied that the water was ordinarily approximately five feet high.

Commissioner Wyman asked if the North-South length was approximately 600 feet.
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Mr. Carmann replied yes.

Commissioner Wyman asked if there was a total drop of four to five feet.

Mr. Carmann replied it was less than five feet.

Commissioner Wyman stated that a drop of less than eight could create swampy conditions.

Mr. Carmann stated that on page five of the submittal shows the 4% grade is reasonable and sustainable design.

Commissioner Blum asked what the large area on page three is.

Mr. Zuccaro replied that the applicant would have to answer and that the area in question is not in the floodplain boundaries.

Steve Salazar of Wilson and Company, engineer for the applicant, stated that the proposed changes would promote a riparian habitat and would be more transversable for crossing. He stated that the veins, j hooks, and flat slope would be used to create a flow and make the river more transversable. He continued to say that the low flow would be contained in the five foot buffer.

Commissioner Wyman asked if there was any soil testing.

Mr. Salazar replied no.

Commissioner Wyman stated that in his experience in the absence of root structure the soil can be highly erodible. He asked if in the presence of running water the devices would fail.

Mr. Salazar replied that the devices are not intended to stop the flow of water.

Commissioner Wyman asked what would be used to hold the banks in place.

Paul Casady, contractor for the applicant, stated that riprap, which is pasture grass, would be used on the outside of the banks in case overflow occurs. He continued to say that he has had successful experiences with this type of control. He stated that currently horses are unable to cross and that hopefully the root mass will create more stability.

Commissioner Wyman asked if the vegetation would be able to withstand drought.

Mr. Casady replied yes.

Commissioner Wyman asked would the organic deposits from sedimentations and horses have any effect on channels.

Mr. Casady replied that there are 5 to 6 ponds in Glenmoor that act as a sediment catch dam.

Commissioner Niederman asked if it is the responsibility of the applicant to fix anything that changes or fails.

Mr. Zuccaro replied that as part of the permitting process, the applicant will have to certify the as-built condition and that the City would have the authority to enforce the conditions.

Commissioner Blum asked if the historical flow was changing.
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Mr. Casady replied no.

Commissioner Niederman asked if there will be an option to release water if the Glenmoor ponds get low.

Mr. Casady replied that the Glenmoor superintendent was supportive.

Commissioner Niederman made a motion, which was seconded by Commissioner Blum, to recommend approval of the proposed Floodplain Development Permit and floodplain map amendment for 4501 E. Quincy Avenue as submitted with staff's memorandum and findings.

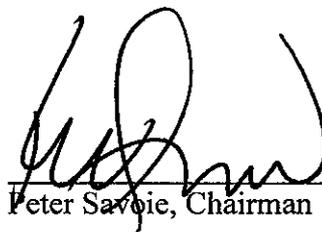
The motion passed unanimously.

ADJOURNMENT

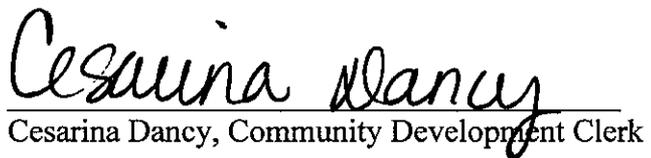
Commissioner Niederman made a motion, which was seconded by Commissioner Wyman, to adjourn the meeting.

The motion passed unanimously.

The meeting was adjourned at 7:14 p.m.



Peter Savoie, Chairman



Cesarina Dancy, Community Development Clerk