

DRAFT

Minutes of the Residential Development Standards Committee
Of the City of Cherry Hills Village, Colorado
Monday, December 8, 2008
Held at 4:00pm
At the Village Center

The following Committee members were present: Andrew Nielsen, Steve Szymanski, Tracy James, Linda Behr, and Peter Savoie.

The follow City Council liaisons were present: Scott Roswell, and Klasina VanderWerf.

The following City staff members were present: City Manager Eric Ensey, Planning Manager Rob Zuccaro, and City Clerk Melissa Formby.

The meeting was called to order by Andrew Neilsen at 4:02p.m.

Homebuilders Focus Group Discussion

Those present included Steve Diamond of Diamond Homes, KC Jones of Cornerstone Custom Homes, Bob Brown of the RC Brown Company, and Rick Watkins of Mesa Properties.

The following topics were discussed:

- Construction staging issues
- Construction hours and practices
- The impact of land values on house size
- Difference in size between spec homes and presales
- Current economic conditions and it's effect on house size
- The role of architects and homeowners on house size
- Efforts related to energy efficient and "green" building

Cherry Hills Land Preserve

Stephanie Blucher was present representing the Cherry Hills Land Preserve and the following topics were discussed:

- Mission and goals of the Cherry Hills Land Preserve
- The Blue Ribbon Panel's recommendations and views on parks, trails, and open space
- The Master Plan Survey results related to open space
- Master Plan Strategies related to floodplain areas, conservation of open space and environmental impacts
- It was recommended that the City pursue the following:
 - create an Environmental Advisory Board
 - identify environmentally sensitive and wetland areas
 - provide greater protections for environmentally sensitive areas and wetlands

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- consider a transfer of development rights program

Citizen/Homeowner Group Discussion

Those present included Cathy Pomeroy, David Cooper, Pat Boulding, Sally Scott, James Johnson, Doug Tisdale, Debbie Welles, and Laurel Vitek.

The following topics were discussed:

- Change in the size and character of homes
- Changes to zoning should be reviewed on a neighborhood basis
- Increased construction traffic within the Village
- The importance of code enforcement protection for properties adjacent to construction

The meeting was adjourned at 6:45p.m.