

Minutes of the Residential Development Standards Committee  
Of the City of Cherry Hills Village, Colorado  
January 12, 2009  
Held at 4:00pm  
At the Village Center

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

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 Community Development Clerk Matthew Eckenwiler.

Chairman Nielsen noted that no one was present for the public comment period.

The Committee accepted the minutes for the December 8, 2008 meeting.

Committee members reviewed and commented on photographs of homes from around the Village. The following topics were discussed:

- The impact of side setbacks on neighboring properties.
- The effect that some of the newer homes have on the character of certain neighborhoods due to the size, orientation, and architecture of the homes.
- The compacted appearance of many new homes due to the zoning height requirement.
- The impact of fencing design and fencing location in the right-of-way.

After reviewing the photographs, the Committee discussed what they felt were the core community values:

- Quiet
- Privacy
- Semi-rural character
- Open feel
- Mature landscaping
- Sustainability
- Neighborhood integrity

The Committee reviewed it's list of issues and compiled a list of priority issues to focus on over the next few weeks. The Committee discussed the option of reviewing zoning concerns such as home size, height, scale, and setbacks before reviewing construction regulations and practices.

The Committee established a list of priority issues for the upcoming weeks:

- Setbacks
- Home Size
- Building Height
- Landscaping Preservation

- Open Space/Views
- Grading

The Committee discussed the list of priorities. Members agreed to focus on the first three priorities (setbacks, home size, and building height), which would potentially result in providing solutions the remainder of priority issues.

The Committee decided that homework for the next meeting would be to create a list of potential actions for the established priority issues.

The next meeting is scheduled for Monday, January 26, 2009.