

Minutes of the  
Planning and Zoning Commission of the City of Cherry Hills Village, Colorado  
Held on Tuesday, July 22, 2014 at 6:30 p.m.  
At the Village Center

**CALL TO ORDER**

Chair Christman called the meeting to order at 6:35 p.m.

**ROLL CALL**

Present at the meeting were the following Planning and Zoning Commissioners: Chair Laura Christman, Vice Chair Peter Savoie, Commissioner David Wyman, Commissioner Steve Szymanski, and Commissioner Peter Niederman.

Present at the meeting were the following staff members: Robert Zuccaro, Community Development Director; Marcus McAskin, Deputy City Attorney; Troy Carmann, City Engineer; and Cesarina Dancy, Community Development Clerk.

Absent from the meeting were Commissioner Al Blum and Commissioner Jim Rubin.

Chair Christman welcomed back Commissioner Szymanski, and welcomed Commissioner Niederman to the Commission.

**APPROVAL OF MINUTES**

Chair Christman stated that page 3 of the minutes of the June 10, 2014 meeting contained an error in her statement. She continued that she would like the statement rewritten.

Chair Christman stated that page 9 of the minutes of the June 10, 2014 meeting contained an item in the motion that required further detail. She continued that the lighting provision should include verbiage that indicates that the low voltage lighting should only be adjacent to or under the stairs as well as along the base of the rooftop deck.

Vice Chair Savoie made a motion, which was seconded by Commissioner Wyman, to accept the June 10, 2014 minutes with the previously mentioned corrections. The motion passed unanimously.

**AGENDA ITEMS**

- a. Request by St. Mary's Academy, 4545 South University Blvd., for an Expanded Use Permit to Install an Artificial Turf Playfield and Track.
- b. Mr. Zuccaro stated that that Staff is presenting a request by St. Mary's Academy for an Expanded Use Permit to modify their current natural turf field on the south side of campus by installing an artificial turf field and track.

Mr. Zuccaro displayed a vicinity map of the property. He stated that the proposed field does meet the required setbacks for the zone district. He continued to say that the applicant was required to show the drainage plan for the new surface, and that the current detention pond will be used.

Mr. Zuccaro stated that Troy Carmann, Engineer for the City, was present to answer any questions regarding drainage.

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Mr. Zuccaro stated that Staff is recommending approval of the Expanded Use Permit. He continued to say that the applicant met all requirements and there are no conditions recommended for approval.

Chair Christman asked what type of material was between the track and the property line.

Mr. Zuccaro replied that it was natural grass.

Chair Christman asked if any additional landscaping was proposed.

Mr. Zuccaro replied that no additional landscaping was proposed with the permit application.

Chair Christman asked if the pipe beneath the field was pervious.

Troy Carmann, City Engineer, replied that it is not a full capture system; however, it mimics natural conditions exactly. He continued to say that the drainage plan is capable of maintaining the runoff of water.

Commissioner Wyman asked if the drainage system would eliminate the sheet flow.

Mr. Carmann replied that there could be an incalculable difference between the runoff from the artificial field and the natural field.

Commissioner Wyman asked if the turf field would have any effect on existing stormwater or detention facilities.

Mr. Carmann replied that there would be no effect on existing facilities.

Commissioner Wyman asked how far below grade was the pipe.

Mr. Carmann replied that it would be 12-18" below grade.

Commissioner Niederman asked if the current drainage was sufficient.

Mr. Zuccaro replied that when St. Mary's Academy submitted the application for the community center which is currently under construction, they were required to submit a drainage evaluation. He continued to say that the drainage plans that were provided were adequate and met all conditions.

Deirdre Cryor of St. Mary's Academy stated that the reason the school is requesting the Expanded Use Permit is to provide a comparable playing field for their athletes, as most other high schools and universities have turf fields. She continued to state that the field would be used by all students, as the current field is. She stated there would be no increase in usage. She continued to say that the installation of the turf field would greatly reduce the water needs of their facility.

Todd Smith, project manager from Academy Sports, stated that there is no size increase or grade change proposed.

Commissioner Wyman asked how long would installation take.

Mr. Smith replied about 60-80 days.

Vice Chair Savoie asked if the project would be complete prior to school starting in the fall.

Mr. Smith replied that it would not.

Chair Christman asked if the stormwater plan had been completed.

Mr. Zuccaro replied that the stormwater plan has been completed and approved.

Commissioner Szymanski made a motion, which was seconded by Commissioner Wyman, to approve the request by St. Mary's Academy for an Expanded Use Permit to install a synthetic turf athletic field and track.

The motion passed unanimously.

- c. Request by Sprint to Install a Temporary Mobile Wireless Communication Facility at Cherry Hills Country Club, 4125 S. University Blvd., from August 25, 2014 Through September 15, 2014, in Association with the Major Event Permit Issued for the 2014 BMW Championship Golf Tournament.

Mr. Zuccaro stated that Staff is presenting a request by Sprint for a temporary mobile wireless communication facility to be installed at Cherry Hills Country Club from August 25, 2014 to September 15, 2014 as part of the 2014 BMW Championship Golf Tournament. He stated that the proposed wireless facility consists of a temporary trailer with an equipment cabinet and monopole tower with an overall height of 60 feet.

Mr. Zuccaro stated that City Code was amended in 2013 to allow for an expedited process for wireless services to gain approval in conjunction with Major Event Permits.

Mr. Zuccaro displayed a site map of Cherry Hills Country Club and the surrounding properties. He stated that all setback and zoning requirements have been met, and that Staff is recommending approval of the request.

Vice Chair Savoie asked if the facility would be located on the golf course.

Mr. Zuccaro replied that it would be located on the golf course, and there is a possibility that other wireless carriers would ask to place facilities on the course as well.

Chair Christman asked is the purpose of the facility to improve cellular service.

Mr. Zuccaro replied that the purpose is to improve coverage and capabilities of the wireless network, as estimated attendance for the event is 30,000 attendees.

Chair Christman asked for a visual comparison of 60 ft. in height.

Commissioner Szymanski replied that the fence surrounding the driving range is 60 ft. in height.

Chair Christman asked if there would be any lighting on the temporary facilities.

Mr. Zuccaro replied no.

Vice Chair Savoie asked if there would be a generator supplying power to the facility.

Mr. Zuccaro replied yes there would be many generators in use during the tournament and they would be required to meet the noise ordinance.

Commissioner Niederman stated that Cherry Hills Country Club does not allow cell phones on the golf course and asked for clarification on the purpose of the temporary facility.

Mr. Zuccaro replied that he was unaware of what restrictions on cell phone usage would be imposed during the tournament. He continued to say that Cherry Hills Country Club, in conjunction with the Western Golf Association, was aware of and approved of this application.

Commissioner Niederman asked would there be multiple facilities next to each other for other carriers.

Mr. Zuccaro replied that other carriers would be required to go through the same application process.

Jacob Hamilton, head of land acquisition for Sprint, displayed photos of what the facility will look like. He stated that the facility would be fenced off from the golf course. He stated that the main purpose of the temporary facility is for emergency purposes. He continued that with so many additional users in the area, a freeze in the network could occur without the additional facility. He stated that all major events use this type of technology.

Commissioner Szymanski asked if AT&T and Verizon would require their own towers or would all carriers share a tower.

Mr. Hamilton replied that each carrier would have their own permit, as the Sprint tower is built to accommodate Sprint's technology.

Commissioner Niederman stated that he would like a statement from Cherry Hills Country Club regarding this. He continued that emergency systems are in place at events such as the Masters without cell towers in place.

Mr. Zuccaro stated that the Commission could recommend approval with the condition of approval from Cherry Hills Country Club if they desired to.

Mr. Hamilton stated that he had the application which was signed by the WGA.

Commissioner Niederman stated that a condition of approval should be that a legal representative of Cherry Hills Country Club sign the application.

Mr. Zuccaro replied that the WGA is currently sharing office space with the Country Club and he is confident that the Country Club is aware and would provide written authorization if requested.

Mr. Hamilton stated that the facility would be anchored to itself in order to protect the grass and would be using the quietest generators available. He continued to say that he has walked the golf course with the facility manager several times and that a variety of vendors would be on the course during the tournament.

Commissioner Wyman stated that the owner of the property should sign the application.

Chair Christman asked who the signer of the application, Steve Prioletti, is.

Mr. Zuccaro replied that he is with the WGA.

Chair Christman stated that the application should be signed by the president of the Country Club.

Mr. Zuccaro replied that typically the general manager would sign an application such as this.

Commissioner Niederman asked if any members of CHCC or the WGA were present.

None were present.

Chair Christman made a motion, which was seconded by Commissioner Szymanski, to approve the request by Sprint to install a temporary mobile wireless facility at Cherry Hills Country Club from August 25, 2014 through September 15, 2014 in association with the Major Event Permit for the 2014 BMW Championship Golf Tournament, subject to written confirmation provided to City Council from an authorized legal representative of Cherry Hills Country Club.

The following votes were recorded:

Chair Christman	yes
Vice Chair Savoie	yes
Commissioner Wyman	yes
Commissioner Szymanski	yes
Commissioner Niederman	no

The motion passed with a vote of 4-1.

Commissioner Wyman made a motion, which was seconded by Vice Chair Savoie, to adjourn the meeting.

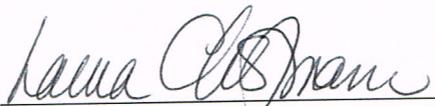
The motion passed unanimously.

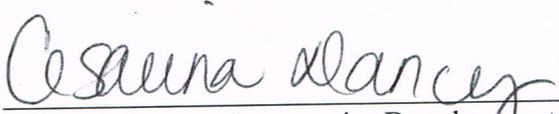
### **ADJOURNMENT**

The meeting was adjourned at 7:56 p.m.

### **STUDY SESSION**

The Commission participated in a Study Session regarding Expanded Use Permit Review Criteria.

  
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 Laura Christman, Chair

  
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 Cesarina Dancy, Community Development Clerk