

**CHERRY HILLS VILLAGE
COLORADO**

2450 E. Quincy Avenue
Cherry Hills Village, CO 80113
www.cherryhillsvillage.com

City Hall
Telephone 303-789-2541
FAX 303-761-9386

**City Council Agenda
Tuesday, January 6, 2026**

City Hall, 2450 East Quincy Avenue, Cherry Hills Village, CO 80113

This meeting will be held in-person at City Hall with no electronic participation.

To attend in person: There is no need to sign up to attend in person. If you would like to speak during audience participation there will be a signup sheet in Council Chambers.

To watch the meeting (no participation): [City Meeting Videos on the City website](#) or
[City of Cherry Hills Village YouTube Channel](#)

6:30 PM Regular Meeting

1. Call to Order
2. Roll Call of Members
3. Pledge of Allegiance
4. Presentation: Jay Goldie American Public Works Association Award
5. Audience Participation Period (limit 5 minutes per speaker)
6. Reports from Members of City Boards and Commissions
7. Consent Agenda
 - a. Approval of December 10, 2025 Minutes
 - b. Resolution 1, Series 2026; Designating the Public Place for Posting Notices of Regular and Special Meetings
 - c. Resolution 2, Series 2026; Adopting a Budget Calendar for the 2027 Budget
 - d. Resolution 3, Series 2026; Approving an Intergovernmental Agreement Regarding the Arapahoe County Cybersecurity Consortium
 - e. Highway User Tax Fund (HUTF) Mileage Certification
8. Items Removed from Consent Agenda
9. Unfinished Business

Agenda continues on next page

Notice: Agenda is subject to change.

If you will need special assistance in order to attend any of the City's public meetings, please notify the City of Cherry Hills Village at 303-783-2732, 72 hours in advance.

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10. New Business

- a. Public Hearing: Resolution 4, Series 2026; Approving a Site Plan
Amendment for Renovations to the Chipping and Putting Area Located
on Lot 1 of the Cherry Hills Country Club Consolidation Plat
- b. Parks and Trails Map Resdesign

**Meeting of the Cherry Hills Village Charlou Park 3rd Filing General Improvement
District Board**

11. Call to Order

12. Roll Call of Members

13. Consent Agenda

- a. Approval of December 10, 2025 Minutes
- b. Resolution 1, Series 2026; Designating the Public Place for Posting Notices
of Regular and Special Meetings
- c. Resolution 2, Series 2026; Adopting a Budget Calendar for the 2027 Budget

14. Items Removed from Consent Agenda

15. Unfinished Business

16. New Business

17. Adjournment

**Meeting of the Cherry Hills Village Southmoor Circle and Hudson Parkway General
Improvement District Board**

18. Call to Order

19. Roll Call of Members

20. Consent Agenda

- a. Approval of December 10, 2025 Minutes
- b. Resolution 1, Series 2026; Designating the Public Place for Posting Notices
of Regular and Special Meetings
- c. Resolution 2, Series 2026; Adopting a Budget Calendar for the 2027 Budget

21. Items Removed from Consent Agenda

22. Unfinished Business

23. New Business

24. Adjournment

*****Agenda continues on next page*****

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Reconvene Meeting of the Cherry Hills Village City Council

25. Reports
 - a. Mayor
 - b. Members of City Council
 - c. City Manager, City Staff, City Attorney
 - i. Public Works Monthly Report
26. Adjournment

Notice: Agenda is subject to change.

If you will need special assistance in order to attend any of the City's public meetings, please notify the City of Cherry Hills Village at 303-783-2732, 72 hours in advance.

Minutes of the City Council of the City of Cherry Hills Village, Colorado
held on Wednesday, December 10, 2025, at 6:30 PM
at City Hall, 2450 East Quincy Avenue, Cherry Hills Village, Colorado 80113

CALL TO ORDER

Mayor Brown called the meeting to order at 6:30 PM.

ROLL CALL OF MEMBERS

Mayor Katy Brown, Mayor Pro Tem Earl Hoellen, Councilors Doug Robinson, Susan Maguire, Robert Eber, and Karen Fisher were present on roll call. Also present were City Manager Chris Cramer, City Attorney Kathie Guckenberger, Community Development Director Paul Workman, Finance Director Kelly Newman, Police Chief Jason Lyons, Parks Project and Operations Manager Emily Black, and City Clerk Laura Gillespie.

Councilor Dave Heller was present by electronic participation and could hear the meeting but was unable to make himself heard.

Absent: None.

PLEDGE OF ALLEGIANCE

The Council conducted the pledge of allegiance.

PRESENTATION: PROCLAMATION 2, SERIES 2025; DESIGNATING DECEMBER 10, 2025 AS JOHN F. "JEFF" WELBORN DAY AND DESIGNATING JOHN F. "JEFF" WELBORN AS JUDGE EMERITUS FOR THE CITY

Mayor Brown read Proclamation 2, Series 2025, highlighting Judge Welborn's extensive service to the City of Cherry Hills Village, including his roles on the Board of Adjustment and Appeals, City Council, as Mayor from 1998 to 2002, on the Parks, Trails and Recreation Commission, the Quincy Farm Visioning Committee, as an alternate Municipal Judge, and as presiding Municipal Judge from 2019 through 2025.

Mayor Brown spoke about her personal experiences with Judge Welborn, noting how his thoughtful, friendly presence has been influential in the community. She described him as the touchstone by which she measures herself in the role of Mayor, and thanked him for his selfless service.

Mayor Pro Tem Hoellen referred to Judge Welborn as "Mr. Cherry Hills," noting that he epitomized everything the community has been and tries to be. He thanked both Judge Welborn and his wife Martha for their contributions to the City.

Councilor Eber shared his long personal connection with Judge Welborn, describing him as a mentor throughout his legal and elected official careers. He noted Judge Welborn's

background in natural resources law influenced his own legal career path, and commended him for being thoughtful, knowledgeable, dedicated, and a "consummate team player" for Cherry Hills Village.

Councilor Maguire and Councilor Robinson, though they had not served with Judge Welborn, expressed appreciation for his years of public service and the community benefits resulting from his leadership.

Judge Welborn thanked the Mayor and Council for their kind words, acknowledging that his service to Cherry Hills Village had been a joint effort with his wife Martha. He expressed pride in what the community has become and thanked everyone who continues to work hard for the City.

Mayor Pro Tem Hoellen moved, seconded by Councilor Maguire, to adopt Proclamation 2, Series 2025, designating December 10, 2025 as John F. "Jeff" Welborn Day, and in accordance with CRS 24-12-103, designate John F. "Jeff" Welborn as an individual authorized to administer oaths and affirmations of City officials and employees as required by the City's Home Rule Charter and Municipal Code.

The motion passed unanimously.

WELCOME JUDGE ELLMANN

Mayor Brown introduced the new Municipal Judge, Kevin Ellmann, who spoke briefly about his background as a Colorado native, former district attorney, and current presiding judge in Centennial and Morrison. Judge Ellmann expressed his honor at serving Cherry Hills Village and acknowledged the high standard set by Judge Welborn.

Council members asked Judge Ellmann about the characteristics that make a great judge. He emphasized the importance of judicial efficiency, ensuring people feel heard, and recognizing the uniqueness of each case that comes before the court. He noted that Municipal courts are the portion of the justice system that most everyday citizens encounter, and he believes in making sure everyone has their day in court and feels that justice was served.

Councilor Fisher thanked Judge Ellmann for taking on the role, noting that as Municipal judge, he would be the face of the City to many residents who may not otherwise interact with City officials.

AUDIENCE PARTICIPATION PERIOD

Bonnie List, 54 Glenmoor Drive, asked the Council to consider implementing regulations for residential pickleball courts similar to those in other municipalities.

Lynda McNeive, 1100 East Stanford Avenue, spoke in opposition to a potential traffic signal at Franklin Street and Bellevue Avenue.

DRAFT**DRAFT****DRAFT**

Lauren Giuffra, 5060 South Franklin Street, spoke in opposition to a potential traffic signal at Franklin Street and Bellevue Avenue.

Jim Karantounis, 1885 Cherryville Road, Greenwood Village, spoke in opposition to a potential traffic signal at Franklin Street and Bellevue Avenue.

Renee Karantounis, 1885 Cherryville Road, Greenwood Village, spoke in opposition to a potential traffic signal at Franklin Street and Bellevue Avenue.

Jenny Murray, 5097 South Franklin Street, spoke in opposition to a potential traffic signal at Franklin Street and Bellevue Avenue.

REPORTS FROM MEMBERS OF CITY BOARDS AND COMMISSIONS

None.

CONSENT AGENDA

Councilor Heller's audio was fixed.

Mayor Pro Tem Hoellen moved, seconded by Councilor Fisher, to approve the following items on the Consent Agenda:

8a. Approval of November 18, 2025 Minutes

The motion passed unanimously.

ITEMS REMOVED FROM CONSENT AGENDA

None.

UNFINISHED BUSINESS

None.

NEW BUSINESS

Public Hearing: Council Bill 4, Series 2025; Repealing and Re-enacting Articles I through VIII, Repealing and Replacing Articles IX, X, XI, XII, XIII, and Enacting a New Article XIV of Chapter 18 of the Cherry Hills Village Municipal Code Concerning Building and Fire Regulations; Adopting by Reference, with Certain Amendments, the 2024 International Building Code, the 2024 International Existing Building Code, the 2024 International Residential Code, the 2020 National Green Building Standard, the 2024 International Mechanical Code, the 2024 International Plumbing Code, the 2024 International Fuel Gas Code, the 2024 International Energy Conservation Code, the 2023 National Electrical Code, the 2024 International Swimming Pool and Spa Code, and the 2024 International Fire Code; Providing Penalties for Violations Thereof; Relocating the Text of Articles

IX Through XIII within Chapter 18 and Updating Cross-references Therein; and Repealing all Ordinances in Conflict Therewith (Public Hearing; second and final reading)

Mayor Brown opened the Public Hearing at 7:22 PM.

Community Development Director Workman presented the second and final reading of the Council Bill. He explained why the City adopts building codes: first and foremost for community safety, acknowledging best practices within different industries performing building activities in the Village, accommodating new technologies, and allowing customization to local conditions. The City historically hadn't customized much from building codes, which remained the case, but did customize items such as permit timelines and fees.

Director Workman thanked Councilor Maguire for catching language in the International Swimming Pool and Spa Code preamble that was not entirely reflective of the code's intent, being more reflective of the fire code. He had an amended motion to correct and clarify the ordinance's intent. He hoped the packet was clearer for Council regarding sections simply being moved to different articles within Chapter 18 with no text changes. The bolded items were being moved due to the addition of the International Pool and Spa Code, with no changes to violations, construction staging plans, or similar items.

Director Workman explained based on Council direction at first reading, amendments were made to create additional flexibility for the code official. The conversation had related to language for unsafe conditions and structures, with concern about the code official's ability to use reasonable judgment in enforcement. Changes between first and second reading tried to give the code official more flexibility in implementation for mitigating unsafe conditions and structures.

Director Workman reminded Council that the International Energy Code, which in 2021 had very prescriptive and restrictive requirements as anticipated, now allowed builders, architects, and engineers additional options to achieve energy goals. The development community was excited for implementation.

While the City adopts the International Fire Code, it does not enforce or review fire code requirements, solely relying on South Metro Fire Rescue. The City adopts the code so South Metro can enforce it within their jurisdiction. There had been questions about energy storage systems at the last meeting, but nothing had changed since first reading regarding fire code requirements.

Because the code was adopted by reference, state statute required two public notices of the hearing, which were published in the November 20th and November 27th editions of The Villager Newspaper. Staff had been proactively communicating with the development community and residents through inspections, plan review, meetings, and informally with contractors during initial stages of project development.

Municipal Code Section 2-6-10 identified the Planning and Zoning Commission's role; the Commission is responsible for Chapters 16, 17, and 20. Chapter 18, where the building code resides, required no recommendation from the Commission. Director Workman presented the lengthy recommendation for a motion, noting the highlighted section about the 2024 International Swimming Pool and Spa Code with an amended Section 18-9-10 preamble to more accurately describe the code's intent, as the current preamble discussed hazardous materials and fire resistancy carried over from the fire code portion.

Councilor Maguire asked about Section 30.10 regarding existing elevators and escalators, specifically whether it applied only to commercial applications. Steve Thomas from Shums Coda Associates confirmed that individual residential elevators inside homes weren't reinspected yearly like commercial elevators, so this would only apply to commercial elevators at country clubs, churches, or similar facilities. When asked about new elevators, Mr. Thomas confirmed there was another section for those. Councilor Maguire noted that more houses were having elevators with an increasingly aging population. Mr. Thomas explained the state required inspection of residential elevators at the initial installation but did not require reinspection.

Councilor Maguire asked about the difference between the International Building Code, International Existing Building Code, and International Residential Building Code, which seemed to have similar language. Mr. Thomas explained the International Building Code was essentially the commercial code, the International Residential Building Code applied to single-family dwellings, two-family dwellings, and townhouses (Cherry Hills only had single-family, so it applied to all single families regardless of size), and the International Existing Building Code provided guidance for remodeling both commercial and residential buildings. For home remodeling, people had a choice between the Existing Building Code or Residential Code, though everyone chose the Residential Code. The Existing Building Code was needed more for commercial projects, like when Cherry Hills Country Club was redone.

Regarding building permits, Councilor Maguire asked if plumbing, mechanical, and electrical required separate permits. Director Workman explained everything except electrical could be done under one permit. The electrical permit was always separate to ensure the electrician was licensed by the state.

Councilor Heller asked for clarification about the red text indicating what was moved from another section versus the strikeout changes from "shall" to "may." Director Workman explained the exhibit showed the amendments which was different from the 600-page building code. The language provided to Council was the exceptions. Red language showed additions or changes based on Council discussion at first reading or changes to existing language in Chapter 18.

Councilor Maguire asked about Article 13's service expansion fee. Director Workman deferred to City Attorney Guckenberger, who explained it was put in place pre-1992 when the City was growing rapidly. The City adopted the fee to provide services

because there was a lag in property tax revenue receipt with insufficient funds to address necessary services due to growth. Director Workman added it was a service fee for infrastructure like water and sewer.

Councilor Fisher asked about enforcement, specifically who was responsible for checking during projects. Director Workman explained that after a project was approved and issued, there are inspections by Shums Coda throughout at certain milestones (framing, roofing, plumbing) to ensure construction was done according to approved plans. While work without permits occasionally happened, contractors were very good about calling for inspections and even courtesy inspections when unsure about particular aspects, especially in this community.

Mayor Brown opened public comment at 7:40 PM. With no one signed up to speak, she closed the public comment portion and the public hearing at 7:40 PM.

City Manager Cramer and Director Workman took the opportunity to recognize Steve Thomas, who has been the chief building official since 1989 and was retiring at the end of the year. Mr. Thomas was a giant in the field who had been on leading panels writing building codes for decades. Working with him was an amazing asset for the Village.

Steve Thomas thanked the Council, previous councils, staff, and previous staff. He called it an honor to work in Cherry Hills. He noted the unique quality of work they saw in Cherry Hills with true craftsmen. The Council had always been very supportive of code adoption and their work.

Councilor Robinson moved, seconded by Councilor Maguire, to approve on second and final reading Council Bill 4, Series 2025, a Bill for an Ordinance of the City of Cherry Hills Village repealing and reenacting Articles I through VIII, repealing and replacing Articles IX, X, XI, and XIII, relocating Article XII within Chapter 18 without any changes thereto, and enacting a new Article XIV of Chapter 18 of the Cherry Hills Village Municipal Code concerning building and fire regulations, adopting by reference with certain amendments the 2024 International Building Code, the 2024 International Existing Building Code, the 2024 International Residential Code, the 2020 National Green Building Standard, the 2024 International Mechanical Code, the 2024 International Plumbing Code, the 2024 International Fuel Gas Code, the 2024 International Energy Conservation Code, the 2023 National Electrical Code, the 2024 International Swimming Pool and Spa Code with an amended Section 18-9-10 preamble that more accurately describes the intent of that Code, and the 2024 International Fire Code providing penalties for violations thereof, updating cross references therein, and repealing all ordinances in conflict therewith.

The following votes were recorded:

Heller	yes
Eber	yes
Hoellen	yes
Maguire	yes
Robinson	yes
Fisher	yes

The vote on Council Bill 4, Series 2025 was 6 ayes 0 nays. The motion carried.

2026 Proposed Budget

Director of Finance & Administration Newman presented the second and final reading of the 2026 proposed budget. She reported updates from the November 18th public hearing: workers' compensation insurance, originally set at 0% increase, came in as a 5% decrease, saving the entire City budget about \$7,500. The sustainability study was updated to "sustainability effort," remaining at \$50,000 but moved from community development contract services to administration miscellaneous to be available for use next year.

The two big additions were carryover expenses, projects approved in the 2025 budget that wouldn't be completed and paid for by December 31st, requiring rollover as carryovers to increase the 2026 budget. First reading had \$100,000 from the Conservation Trust Fund for the Quincy Farm pond, now updated and increased to \$400,000. The trail bridge maintenance project in the CIP budget had no carryover at first reading but was updated to \$100,000 carryover from the 2025 budget after reviewing schedules. This meant anticipated expenditures against the 2025 budget were an additional \$400,000 to \$500,000 total lower in carryover amount.

In the long-range financial forecast, Director Newman added line items for general fund reserves, CIP fund reserves, and TABOR and COP reserves, making it easy to see reserved general fund amounts for the next 10 years. Two memo and note updates correctly reflected \$200,000 in CIP for the traffic study and removed the legal service note in community development as those services were budgeted within administration.

For all funds budget summaries, revenue sources had not changed from the study session or public hearing. Expenditures increased to \$18,610,000 from the carryover, with expected 2025 expenditures at minimum \$500,000 below budget as those monies moved to 2026. The capital fund increased to \$3,290,000 in expenditure with the additional \$100,000 carryover, and the Conservation Trust Fund increased to \$430,000 in expenditure from the additional Quincy Farm pond carryover.

Mayor Brown noted the budget had been thoroughly discussed through a study session in October, first reading in November, and department meetings.

Councilor Robinson commented that as his first time through the budgeting process, he found it very enlightening and thanked Director Newman for her hard work, noting it was

her first time too. He appreciated how well done it was given the complexity of a Village like this.

Mayor Brown acknowledged all the work Director Newman put into the budget.

Mayor Pro Tem Hoellen moved, seconded by Councilor Maguire, to approve Council Bill 5, Series 2025, a Bill for an Ordinance adopting a budget and levying property taxes for the City of Cherry Hills Village, Colorado for fiscal year 2026 on second and final reading.

The following votes were recorded:

Heller	yes
Eber	yes
Hoellen	yes
Maguire	yes
Robinson	yes
Fisher	yes

The vote on Council Bill 5, Series 2025 was 6 ayes 0 nays. The motion carried.

Mayor Pro Tem Hoellen, seconded by Councilor Maguire, moved to approve Council Bill 6, Series 2025, a Bill for an Ordinance of the City of Cherry Hills Village, Colorado authorizing appropriations for fiscal year 2026 on second and final reading. The motion was seconded. The motion passed unanimously.

The following votes were recorded:

Heller	yes
Eber	yes
Hoellen	yes
Maguire	yes
Robinson	yes
Fisher	yes

The vote on Council Bill 6, Series 2025 was 6 ayes 0 nays. The motion carried.

NEW BUSINESS

Council Bill 7, Series 2025; A Bill for an Emergency Ordinance of the City of Cherry Hills Village Establishing A Temporary Moratorium on the Acceptance and

Processing of New Applications Seeking the Approval of a Subdivision and Declaring an Emergency

City Attorney Guckenberger clarified that because this was an emergency ordinance, it was not technically a first reading. If adopted, it would last for a certain period, then require ratification or readoption later.

Director Workman explained that Section 17-3-30 of the Municipal Code requires a 7.5 percent dedication of land associated with property subdivision to facilitate acquisition and development of open space, parks, trails, and other community recreational, cultural, educational, and civic amenities and facilities. The Code Section also gives the City sole discretion to accept a fee in lieu of land dedication for equivalent fair market value.

In light of the 2024 United States Supreme Court decision in Sheetz versus County of El Dorado, staff proposed a temporary moratorium on subdivision applications requiring land dedication or fee in lieu. Staff proposed a nine-month moratorium on accepting those applications. During the moratorium, staff would go through an evaluation process, likely with a consultant, to determine if current requirements continue to meet the City's needs.

Because this action was a moratorium enacted pursuant to the City's police powers and didn't amend Municipal Code language or fall under Planning and Zoning Commission authority, no Commission recommendation was required.

Mayor Brown asked for clarification that the moratorium on subdivisions requiring land dedication applied to sketch plats, preliminary plats, final plats, amended plats, and minor subdivisions, while others that don't require dedication wouldn't be subject to the moratorium. Director Workman confirmed this was correct.

Councilor Eber moved, seconded by Councilor Maguire, to approve Council Bill 7, Series 2025, an emergency Ordinance of the City of Cherry Hills Village establishing a temporary moratorium on the acceptance and processing of new applications seeking the approval of a subdivision and declaring an emergency.

The following votes were recorded:

Heller	yes
Eber	yes
Hoellen	yes
Maguire	yes
Robinson	yes
Fisher	yes

The vote on Council Bill 7, Series 2025 was 6 ayes 0 nays. The motion carried.

Resolution 32, Series 2025; Fee Schedule Update

City Clerk Gillespie presented proposed changes to the fee resolution. She reminded Council that several years ago, all fees were removed from the Municipal Code and placed in a resolution adopted by City Council as a best practice, keeping them in one place for better tracking and annual review. In addition to annual review, timely changes were brought throughout the year.

Three changes were proposed by Resolution 32, Series 2025. First, adding a \$25 administrative fee for late sewer payment notices to Chapter 13. While the City had not charged this fee before, there are residents who were sometimes late on payments, and the fee would cover staff costs of sending late notices. When Councilor Robinson asked about defining "late," Parks Project and Operations Manager Black explained they'd had one account go up to two years delinquent, making it a recurring problem for certain accounts. When Councilor Maguire asked if someone two years late would just receive with one \$25 fee, Manager Black explained late notices were sent quarterly, so it would be a quarterly fee. Councilor Maguire commented it didn't seem like a very big fee. City Manager Cramer noted it was a huge percentage increase over what they currently charged.

Councilor Eber asked about code enforcement action in addition to fees, with the ability to take civil enforcement after a year if needed. Clerk Gillespie replied staff hoped to keep it to the \$25 fee, with a 1 percent delinquency charge already in the fee schedule they would start charging. There was a lien provision in the code specifically for this section, though staff hoped not to go that far.

The other two changes related to the updated Chapter 18 Council had just approved. Staff had missed an administrative fee when combing through the code to move fees to the fee schedule. Staff wanted to move the \$50 administrative fee held back during refunds into the fee schedule from the code. The updated Chapter 18 just passed removed that specific dollar amount and referred to a Council-approved resolution, mirroring other code language. The final change to the fee schedule in Resolution 32, Series 2025 updated references in Chapter 18 due to the article shuffle.

Councilor Robinson clarified that the late sewer payment only applied to districts the City controlled, not Cherry Hills Village Sanitation District. Manager Black confirmed it was only for the City's sanitation district, distinct from Cherry Hills Village Sanitation District, affecting about 170 houses or accounts. Those residents also received bills from Englewood (the City's bill was for transporting, Englewood's for processing waste), creating confusion staff often had to clarify.

Councilor Eber noted the City had last evaluated fee levels in 2023, asking if that was correct. Clerk Gillespie explained staff reviewed fees annually at a staff level, but if no changes were proposed, it did not come to Council. Councilor Eber expressed concern fees were too low and not keeping up with actual staff costs.

Mayor Brown suggested that if Council felt fees were too low, that would be direction to staff for next year's review. The fees were intended to cover costs based on staff's experience of what things cost to do.

Mayor Pro Tem Hoellen asked directly if staff was confident the fees recovered costs.

City Manager Cramer explained staff would need to conduct an analysis to determine if fees were covering costs, not having logged time on an average basis for every process. He noted in other jurisdictions, fee discussions generally started with building permits, where the philosophy was not wanting existing taxpayers to subsidize growth. With other fees, it became a balance between unreasonable costs for constituents and customers versus staff impacts and time. Typically fees stayed the same until the gap to actual staff costs was great enough to make an analysis and adjustment worthwhile. Director Workman added that building and land use applications tried to balance cost recovery with customer service.

Mayor Brown interpreted that staff reviews fees and proposes changes as stated in the memo, with Resolution 32, Series 2025 being their recommendation. If fees were felt to be too low, Council could suggest staff take an extra look during their 2026 review, particularly any specific fees.

Mayor Pro Tem Hoellen emphasized he wanted staff to present fees that in their reasonable judgment and professional experience represented cost recovery generally, not seeking detailed studies but reasonable confirmation.

Councilor Eber clarified his point was about Council voting on fees without knowing the process. He wanted the City to recover what should be recovered but also did not care about penny differences. He wanted assurance the fees were not off by orders of magnitude.

City Manager Cramer proposed that for 2026, staff perform an analysis on a target group of fees to determine if the fees were pennies off or orders of magnitude off of actual staff costs.

Councilor Eber agreed, then questioned if the current electrical permit fee for new residential buildings covered actual inspector costs.

City Manager Cramer explained building code fees got bundled, making it difficult to pull out individual fees. Inspectors rarely did single inspections at a time, more often combining multiple inspections and possibly multiple permits during one visit.

Director Workman agreed, noting fees for building permits could get difficult. For electrical, they might do preliminary, rough, and final inspections all for the same fee. Preliminary might take two minutes, final for a family room 25 minutes. He recommended not starting with building fees due to their complexity.

Councilor Heller wanted qualitative factors like the chilling effect on people getting permits if fees got too high factored into consideration.

Mayor Brown summarized that when staff reviews fees next year, they will do analysis on a subset of fees (probably not building code fees). She directed any Council member who believed specific fees were too low to provide that information to staff for consideration.

Councilor Maguire moved, seconded by Councilor Robinson, to approve Resolution 32, Series 2025, amending the fee schedule.

The motion passed unanimously.

**RECESS OF THE CITY COUNCIL
TO CONVENE AS THE CHERRY HILLS VILLAGE CHARLOU PARK 3RD FILING
GENERAL IMPROVEMENT DISTRICT BOARD**

Mayor Brown recessed the City Council meeting and convened the meeting of the Cherry Hills Village Charlou Park 3rd Filing General Improvement District Board.

**MEETING OF THE CHERRY HILLS VILLAGE CHARLOU PARK 3RD FILING
GENERAL IMPROVEMENT DISTRICT**

Chair Brown called the meeting to order at 8:26 PM.

ROLL CALL OF MEMBERS

The City Council for the City of Cherry Hills Village serving ex-officio as the Board of Directors of the Cherry Hills Village Charlou Park 3rd Filing General Improvement District: Mayor Katy Brown, Mayor Pro Tem Earl Hoellen, Councilors Doug Robinson, Susan Maguire, Robert Eber, and Karen Fisher were present on roll call.

Councilor Dave Heller was present by electronic participation.

Absent: none.

Also present were the administrative staff of the City serving as the administrative staff of the GID: City Manager Chris Cramer, City Attorney Kathie Guckenberger, Community Development Director Paul Workman, Finance Director Kelly Newman, Police Chief Jason Lyons, Parks Project and Operations Manager Emily Black, and City Clerk Laura Gillespie.

CONSENT AGENDA

Vice Chair Hoellen moved, seconded by Board Member Maguire, to approve the following items on the Consent Agenda:

14a. Approval of November 18, 2025 Minutes

The motion passed unanimously.

ITEMS REMOVED FROM THE CONSENT AGENDA

None.

UNFINISHED BUSINESS**Resolution 3, Series 2025; 2026 Budget**

Director Newman reported there were no changes to the proposed 2026 budget from the November 18th public hearing. The GID mill levy appropriations funded debt service, administrative, and legal costs, ensuring enough fund balance at year-end to cover debt service reserve and additional TABOR expenses.

Board Member Maguire moved, seconded by Board Member Fisher, to approve Resolution 3, Series 2025, a resolution of the Cherry Hills Village Charlou Park 3rd Filing General Improvement District Board of Directors summarizing expenditures and revenues, adopting a budget, setting the mill levy, and appropriating funds for the GID for the calendar year beginning on the first day of January 2026 and ending on the last day of December 2026.

The motion passed unanimously.

NEW BUSINESS

None.

ADJOURNMENT

The Cherry Hills Village Charlou Park 3rd Filing General Improvement District Board meeting adjourned at 8:28 PM.

MEETING OF THE CHERRY HILLS VILLAGE SOUTHMOOR CIRCLE AND HUDSON PARKWAY GENERAL IMPROVEMENT DISTRICT

Chair Brown called the meeting to order at 8:28 PM.

ROLL CALL OF MEMBERS

The City Council for the City of Cherry Hills Village serving ex-officio as the Board of Directors of the Cherry Hills Village Southmoor Circle and Hudson Parkway General Improvement District: Mayor Katy Brown, Mayor Pro Tem Earl Hoellen, Councilors Doug Robinson, Susan Maguire, Robert Eber, and Karen Fisher were present on roll call.

Councilor Dave Heller was present by electronic participation.

Absent: none.

Also present were the administrative staff of the City serving as the administrative staff of the GID: City Manager Chris Cramer, City Attorney Kathie Guckenberger, Community Development Director Paul Workman, Finance Director Kelly Newman, Police Chief Jason Lyons, Parks Project and Operations Manager Emily Black, and City Clerk Laura Gillespie.

CONSENT AGENDA

Vice Chair Hoellen moved, seconded by Board Member Maguire, to approve the following items on the Consent Agenda:

14a. Approval of November 18, 2025 Minutes

The motion passed unanimously.

ITEMS REMOVED FROM THE CONSENT AGENDA

None.

UNFINISHED BUSINESS

Resolution 3, Series 2025 - 2026 Budget

Director Newman reported there were no changes to the proposed 2026 budget from the November 18th public hearing. The GID would have sufficient fund balance to cover both debt reserve and TABOR reserves at year-end.

Board Member Maguire moved, seconded by Board Member Fisher, to approve Resolution 3, Series 2025, a resolution of the Cherry Hills Village Southmoor Circle and Hudson Parkway General Improvement District Board of Directors summarizing expenditures and revenues, adopting a budget, setting the mill levy, and appropriating funds for the GID for the calendar year beginning on the first day of January 2026 and ending on the last day of December 2026.

The motion passed unanimously.

NEW BUSINESS

None.

ADJOURNMENT

The Cherry Hills Village Southmoor Circle and Hudson Parkway General Improvement District Board meeting adjourned at 8:30 PM.

RECONVENE THE CITY COUNCIL MEETING

The City Council meeting was reconvened at 8:30 PM.

REPORTS**Mayor**

Mayor Brown reported on the increasing concerns about e-bikes, noting that Cherry Hills Village has long prohibited them on trails. She mentioned recent news articles about e-bike accidents and shared that she had learned about a serious incident in neighboring Greenwood Village involving a 15-year-old on an e-bike who was hit by a car and severely injured. She emphasized the importance of continuing to educate the public about these risks.

Members of City Council

Councilor Robinson mentioned that he had heard about potential state legislation concerning e-bikes being developed by Representative Kyle Brown.

Councilor Eber thanked City staff for their hard work throughout the year and invited everyone to the Winter Celebration that Friday from 6 to 8 PM. He extended holiday wishes to the community and encouraged safe driving habits.

Mayor Pro Tem Hoellen echoed the thanks to staff, particularly those he works with frequently, and wished everyone happy holidays.

Councilor Maguire also thanked staff and suggested that the Council consider appointing a liaison for the judicial system, which City Manager Cramer noted could be added to a future agenda, likely in February.

Councilor Robinson acknowledged the residents who had expressed concerns about the Franklin and Bellevue traffic light issue and indicated that the Council should address this topic in the new year. Mayor Brown agreed that the issue warranted Council discussion to determine next steps.

Councilor Fisher wished everyone happy holidays.

Councilor Heller reported on the Centennial Airport Community Noise Roundtable meeting from December 3rd, which included updates on noise maps and levels, discussions about inviting the FAA to future meetings, and the closure of the comment

period for Part 150 noise exposure maps. He also thanked the Police Department for their professionalism in handling a recent burglary in his neighborhood.

City Manager, City Staff, City Attorney

City Manager Cramer reminded Council members about the employee holiday breakfasts the following Tuesday and Thursday at 6:35 AM, and thanked both staff and Council for another successful year.

Community Development Director Workman noted that despite December typically being a slower month, permit activity remained high. He recognized staff members for their support in providing customer service.

Director of Finance & Administration Newman thanked the Council and staff for their support in completing the 2026 budget and reported that she would be submitting it for the GFOA budget award.

Police Chief Lyons provided an update on a previous report about an officer who had performed CPR on a bicyclist. The Department's awards committee had decided to present the officer with a lifesaving award, and the victim had requested to meet with the officer to express gratitude. Chief Lyons also noted that the Department had achieved double-digit decreases in all crime categories for the year.

Parks Project and Operations Manager Black reminded everyone about the Winter Celebration on Friday.

City Attorney Guckenberger expressed appreciation for working with the Council and staff.

EXECUTIVE SESSION

Mayor Pro Tem Hoellen moved, seconded by Councilor Maguire, to go into executive session pursuant to C.R.S. Section 24-6-402(4)(f) for the purpose of discussing personnel matters related to the performance and compensation of the City Manager and pursuant to Section 24-6-402(4)(b) for the purpose of receiving legal advice on specific legal questions regarding the application of land dedication requirements of the Cherry Hills Village Municipal Code for subdivisions; and further to return to the City Council meeting upon conclusion of the executive session.

The following votes were recorded:

Heller	yes
Eber	yes
Hoellen	yes
Maguire	yes

DRAFT

DRAFT

DRAFT

Robinson	yes
Fisher	yes

The vote on the Executive Session was 6 ayes 0 nays. The motion carried.

The Executive Session began at 8:50 PM.

RETURN TO OPEN SESSION

The Executive Session ended and Council returned to open session at 10:39 PM. Councilor Heller was present by electronic participation but could not be heard.

Mayor Pro Tem Hoellen moved, seconded by Councilor Eber, that relative to the matters related to the performance and compensation of the City Manager pursuant to Section 24-6-402(4)(f) that Council proceed in accordance with the discussion that was held during Executive Session.

The motion passed unanimously.

The meeting adjourned at 10:41 PM.

(SEAL)

Kathleen Brown, Mayor

Laura Gillespie, City Clerk

CITY OF CHERRY HILLS VILLAGE
COLORADO

2450 E. Quincy Avenue
Cherry Hills Village, CO 80113
www.cherryhillsvillage.com

City Hall
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FAX 303-761-9386

ITEM: 7b

MEMORANDUM

TO: HONORABLE MAYOR BROWN AND MEMBERS OF CITY COUNCIL
FROM: LAURA GILLESPIE, CITY CLERK
SUBJECT: RESOLUTION 1, SERIES 2026; DESIGNATING THE PUBLIC PLACE FOR POSTING NOTICES OF REGULAR AND SPECIAL MEETINGS
DATE: JANUARY 6, 2026

ISSUE

Shall City Council approve Resolution 1, Series 2026, designating the public place for posting notices of regular and special meetings (Exhibit A)?

DISCUSSION

State statute requires that the public place or places for posting notice of public meetings be designated annually at the local public body's first regular meeting of each calendar year. In 2019 the Colorado Legislature passed House Bill 19-1087 with the intent "...that local governments transition from posting physical notices of public meetings in physical locations to posting notices on a website...to the greatest extent practicable."

Since 2020 the City's website has been designated as the official public notice posting location, and City Hall as the location to post a physical notice if the City is unable to post a notice online in emergency situations that prevent the public from accessing the notice online. Resolution 1, Series 2025 continues that practice. Staff will continue posting public meeting notices both on the City website and on the notice board at City Hall, as well as the City's Facebook page and Nextdoor account as much as possible, as has been the practice for many years.

RECOMMENDED MOTION

"I move to approve Resolution 1, Series 2026; a resolution of the City Council designating the public place for posting notices of regular and special meetings."

Attachments

Exhibit A: Resolution 1, Series 2026

**RESOLUTION NO. 1
SERIES 2026**

**INTRODUCED BY:
SECONDED BY:**

**A RESOLUTION
OF THE CITY COUNCIL
OF THE CITY OF CHERRY HILLS VILLAGE
DESIGNATING THE PUBLIC PLACE FOR
POSTING NOTICES OF REGULAR AND SPECIAL MEETINGS**

WHEREAS, C.R.S. §24-6-402(2)(c) requires the annual designation of the local government's official public posting location for notices of regular and special public meetings; and

WHEREAS, the City Council of the City of Cherry Hills Village desires to designate the place at which notices of regular and special meetings of the City Council and meetings of the City's advisory boards, commissions, and committees shall be posted.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF CHERRY HILLS VILLAGE:

Section 1. The City of Cherry Hills Village website, www.cherryhillsvillage.com, is hereby designated as the place at which notices of regular and special meetings of the City Council and meetings of the City's advisory boards, commissions, and committees shall be posted for purposes of compliance with the Colorado Open Meetings Law, C.R.S. §24-6-402(2)(c).

Section 2. In exigent or emergency circumstances that prevent the City from posting a meeting notice on the City's website, the following location is hereby designated as the place at which notices of regular and special meetings of the City Council and meetings of the City's advisory boards, commissions, and committees shall be posted for purposes of compliance with the Colorado Open Meetings Law, C.R.S. §24-6-402(2)(c):

City of Cherry Hills Village City Hall
2450 East Quincy Avenue
Cherry Hills Village, Colorado 80113

Section 3. The meeting notices, and specific agenda information if available, will be posted at the location identified in Section 1 or Section 2 above, as applicable, not less than 24 hours before the commencement of the posted meeting.

Section 4. This Resolution shall be effective immediately.

Introduced, passed and adopted at the
regular meeting of City Council this __ day

of _____, 2026, by a vote of _ yes and _ no.

(SEAL)

Kathleen Brown, Mayor

ATTEST:

APPROVED AS TO FORM

Laura Gillespie, City Clerk

Kathie B. Guckenberger, City Attorney

**CHERRY HILLS VILLAGE
COLORADO**

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ITEM: 7c

MEMORANDUM

TO: HONORABLE MAYOR BROWN AND MEMBERS OF CITY COUNCIL
FROM: KELLY NEWMAN, DIRECTOR OF FINANCE & ADMINISTRATION
SUBJECT: RESOLUTION 2, SERIES 2026; ADOPTING A BUDGET CALENDAR FOR THE 2027 BUDGET
DATE: JANUARY 6, 2026

ISSUE

Shall the City Council approve Resolution 2, Series 2026, adopting a budget calendar for the 2027 Budget (Exhibit A)?

DISCUSSION

The City of Cherry Hills Village Charter Section 9.5 states, “The Council shall adopt a budget calendar by resolution on or before the twentieth day of September of each year.”

The attached resolution states that a proposed 2027 budget will be presented to the City Council on or before September 20, 2026. A study session for the 2027 Proposed Budget will be held on or before October 31, 2026. A public hearing will be held on or before November 30, 2026, and the final 2027 Budget will be adopted on or before December 15, 2026.

RECOMMENDED MOTION

“I move to approve Resolution 2, Series 2026, a resolution adopting a budget calendar for the 2027 budget.”

ATTACHMENTS

Exhibit A: Resolution 2, Series 2026

**RESOLUTION NO. 2
SERIES OF 2026**

**INTRODUCED BY:
SECONDED BY:**

**A
RESOLUTION
OF THE CITY COUNCIL
OF THE CITY OF CHERRY HILLS VILLAGE
ADOPTING A BUDGET CALENDAR FOR THE 2027 BUDGET**

WHEREAS, Section 9.5 of the Charter of the City of Cherry Hills Village requires the adoption of a budget calendar prior to September 20th of each year, and

WHEREAS, the City Council desires to set such budget calendar and to advise the public of its budget preparation schedule.

NOW, THEREFORE, be it resolved by the City Council of the City of Cherry Hills Village, Colorado, that:

The following calendar be adopted as the budget calendar for the preparation of the 2027 annual budget.

1. The City Manager submits the 2027 Proposed Budget on or before September 20, 2026.
2. The City Council holds a study session to review the 2027 Proposed Budget on or before October 31, 2026.
3. A Public Hearing will be held concerning the 2027 Proposed Budget and first readings of the Appropriations Ordinance and Budget and Mill Levy Ordinance on or before November 30, 2026.
4. The Appropriations Ordinance and Budget and Mill Levy Ordinance be adopted on second reading before the certification of tax levies deadline of December 15, 2026 as required by the Arapahoe County Assessor's Office.

Introduced, passed and adopted at the regular meeting of City Council this ____ day of _____ 2026, by a vote of _ Yes and _ No.

(SEAL)

Kathleen Brown, Mayor

ATTEST:

Laura Gillespie, City Clerk

APPROVED AS TO FORM:

Kathie B. Guckenberger, City Attorney

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ITEM: 7d

MEMORANDUM

TO: HONORABLE MAYOR BROWN AND MEMBERS OF CITY COUNCIL

FROM: KELLY NEWMAN, DIRECTOR OF FINANCE & ADMINISTRATION
KATHRYN DUCHARME, HUMAN RESOURCES MANAGER

SUBJECT: RESOLUTION 3, SERIES 2026; APPROVING AN INTERGOVERNMENTAL AGREEMENT REGARDING THE ARAPAHOE COUNTY CYBERSECURITY CONSORTIUM

DATE: JANUARY 6, 2026

ISSUE

Shall the City approve Resolution 3, Series 2026, approving an intergovernmental agreement amongst members of the Arapahoe County Cybersecurity Consortium and a related nondisclosure agreement (Exhibit A)?

BACKGROUND

Arapahoe County has created and hosted meetings for an Arapahoe County Cybersecurity Consortium. Because of the sensitive nature of cybersecurity incidents, the group has recommended participating in an intergovernmental agreement that includes a nondisclosure agreement. The purpose is to protect confidentiality of sensitive cybersecurity information that is shared among all members of the Arapahoe County Cybersecurity Consortium. The City's contractor for IT services, Bross Group, LLC, believes that participating in this arrangement with entities that share a similar threat profile would be beneficial to the City's overall security posture.

The attached intergovernmental agreement and NDA were drafted by Arapahoe County's IT staff in a collaborative setting for the purpose of a mutual benefit of sharing information of Cybersecurity information amongst its participants.

DISCUSSION

Joining Arapahoe County Cybersecurity Consortium provides the City with a strategic, cost-effective approach to strengthening its cybersecurity position in an increasingly complex threat environment. Participation enables access to shared expertise, coordinated incident response, and

standardized best practices that would be difficult and costly to develop independently. Through the consortium, agencies could benefit from collective threat intelligence, joint training opportunities, and enhanced preparedness against cyber risks that could disrupt critical public services or compromise sensitive data. Collaboration at the county level also promotes consistency in security standards, improves regulatory compliance, and demonstrates due diligence in protecting public resources, ultimately reducing risk while maximizing the value of limited local government technology and security investments. Because of the rapidly evolving and continued complexity of cybersecurity threats, staff felt it was advantageous to participate in the consortium group to remain vigilant in protecting City assets and protected information.

BUDGET IMPACT

There is no financial impact or obligation to participate in the group and the City can opt out at any time it determines it is no longer helpful.

STAFF RECOMMENDATION

Staff recommends approval of the intergovernmental agreement for the Arapahoe County Cybersecurity Consortium and the related nondisclosure agreement.

RECOMMENDED MOTION

I move to approve Resolution 3, Series 2026; Approving an Intergovernmental Agreement Regarding the Arapahoe County Cybersecurity Consortium.

ATTACHMENTS

Exhibit A: Resolution 3, Series 2025

Attachment A: Arapahoe County Cybersecurity Consortium Intergovernmental Agreement and Nondisclosure Agreement

**RESOLUTION NO. 3
SERIES 2026**

**INTRODUCED BY: _____
SECONDED BY: _____**

**A RESOLUTION OF
THE CITY OF CHERRY HILLS VILLAGE
APPROVING AN INTERGOVERNMENTAL AGREEMENT REGARDING THE
ARAPAHOE COUNTY CYBERSECURITY CONSORTIUM**

WHEREAS, C.R.S. Section 29-1-203 authorizes governments to cooperate or contract with one another to provide any function, service, or facility; and

WHEREAS, Section 13.6 of the City of Cherry Hills Village Home Rule Charter authorizes the City Council, by resolution or by ordinance, to enter into contracts or agreements with other governmental units for furnishing or receiving services; and

WHEREAS, the City of Cherry Hills Village ("City") has, through City staff, been participating in the Arapahoe County ("County") Cybersecurity Consortium ("Consortium"), which provides the City with a strategic, cost-effective approach to strengthening its cybersecurity position in an increasingly complex threat environment; and

WHEREAS, the County has prepared an intergovernmental agreement amongst the members of the Consortium to facilitate an exchange of knowledge, resources, and strategies to enhance their collective cybersecurity posture ("IGA"), which IGA requires participants to sign a nondisclosure agreement ("NDA") to receive the full benefit of participating in the Consortium; and

WHEREAS, City staff believes that the IGA creates efficiencies in operation, resources, and cost that furthers the public health, safety, and welfare of the residents of the City, and therefore recommends approving the IGA and related NDA; and

WHEREAS, the City Council desires to approve the IGA and the related NDA, and authorize the City Manager to execute both documents on behalf of the City.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Cherry Hills Village, Colorado that:

Section 1. The City Council hereby: (a) approves the Arapahoe County Cybersecurity Consortium Intergovernmental Agreement and the Nondisclosure Agreement attached thereto as Exhibit A in substantially the same form attached hereto as **Attachment A**; and (b) authorizes the City Manager to execute the IGA and NDA on behalf of the City.

Section 2. This Resolution shall be effective immediately.

Introduced, passed and adopted at the
regular meeting of City Council this 6th day
of January, 2026, by a vote of _ yes _ no.

(SEAL)

Kathleen Brown, Mayor

ATTEST:

Laura Gillespie, City Clerk

APPROVED AS TO FORM:

Kathie B. Guckenberger, City Attorney

Attachment A

Intergovernmental Agreement Regarding the Arapahoe County Cybersecurity Consortium

Intergovernmental Agreement

Arapahoe County Cybersecurity Consortium

This Intergovernmental Agreement ("IGA") is established by the members of the Arapahoe County Cybersecurity Consortium (hereinafter referred to as "Parties"), effective as of January 1, 2026.

WHEREAS, the Parties recognize the critical importance of cybersecurity in protecting the infrastructure and services upon which our society relies;

WHEREAS, cybersecurity threats are evolving and increasing in sophistication, necessitating a collaborative and unified response from all stakeholders within the cybersecurity ecosystem;

WHEREAS, the Arapahoe County Cybersecurity Consortium ("Consortium") is committed to fostering a cooperative environment where members can share knowledge, resources, and strategies to enhance the collective cybersecurity posture;

WHEREAS, the Parties acknowledge that by working together, they can more effectively address cybersecurity challenges, improve resilience against cyber-attacks, and facilitate a rapid response to incidents that may arise;

NOW, THEREFORE, in consideration of the mutual covenants contained herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. The purposes, powers, rights, obligations, and responsibilities of the Parties are as follows:
 - a. Evaluate and consider collaboration on initiatives aimed at enhancing cyber situational awareness and operational readiness across Arapahoe County;
 - b. Maintain confidentiality regarding sensitive or proprietary information;
 - c. Share information on cybersecurity issues, emerging technology or threats, new initiatives implemented by the Parties, and other cybersecurity matters;
 - d. Where economies of scale may be possible, consider joint training opportunities and joint acquisition of cybersecurity tools or services to improve the security posture of the Parties;
 - e. Timely notify Parties of cybersecurity incidents and threats and collaborate on incident responses where possible;
 - f. Request resources from the Parties in response to a cybersecurity attack; and
 - g. Perform regional exercises and planning regarding cyber-attacks and supply chain resilience.

2. Member jurisdictions are required to be a government agency or quasi-government agency located or operating in Arapahoe County. New members will be requested to sign the IGA and the attached Non-Disclosure Agreement before becoming a member of the Arapahoe County Cybersecurity Consortium.
3. All information shared under this IGA shall be accessible only to those who have executed the Non-Disclosure Agreement (“NDA”), attached as Exhibit A.
4. Subject to the Colorado Open Records Act, C.R.S. § 24-72-200.1 *et seq.*, the IGA (1) treats as confidential and preserves the confidentiality of the Parties’ respective cybersecurity program information and data that is shared among the members of the Cybersecurity Consortium and designated as confidential under the IGA; (2) provides that shared Confidential Information shall only be used for the purposes of this IGA; (3) provides that the Parties agree not to copy Confidential Information unless specifically authorized by the owner of Confidential Information; (4) requires all Parties to maintain industry-accepted or regulatory-required security and privacy of Confidential Information; and (5) limits dissemination of Confidential Information to those Representatives to whom disclosure is necessary for the purposes of this Agreement, provided such Representatives have agreed to maintain the confidentiality thereof in a written agreement no less restrictive than this Agreement.
5. This IGA is not intended to create any fiscal obligations among the Parties hereto within the meaning of Article X, Sec. 20 of the Colorado Constitution. No party to this IGA shall be required to pay any compensation to any other party or to the other party’s personnel for any personnel or services, rendered hereunder, or otherwise appropriate any funding or devote any member’s resources or assets, unless negotiated in advance and agreed to and executed under a separate and independent agreement or contract.
6. This IGA shall be effective indefinitely and effective immediately. Any Party to this IGA may terminate its participation in the Consortium, with or without cause, upon thirty (30) days prior written notice to all other Parties. Any notice of termination shall state the actual termination date. The termination of a Party in the IGA does not remove obligations of the Party from the IGA.
7. It is expressly understood and agreed that this IGA is for the benefit of the Parties only, and nothing contained herein shall give or allow any claim or right of action by any other third person or entity on or under this IGA. It is the intention of the Parties hereto that any person or entity, other than the Parties to this IGA, receiving services or benefits under or resulting from this IGA shall be deemed to be incidental beneficiaries only.

8. This IGA, together with all exhibits attached hereto, constitutes the entire agreement between the parties, and all other representations or statements heretofore made, verbal or written, are merged herein, and this IGA may be amended only in writing, accepted by a simple majority of all Parties, and executed by a duly authorized representative of the Parties hereto.
9. Authorization. The signing of this IGA is not a formal undertaking but rather signifies that the signatory parties will strive to reach, to the best of their ability, the objectives of this IGA.
10. The parties to this IGA acknowledge the potential need for future intergovernmental agreements and/or other agreements to address needs related to specific projects (such as grant-funded projects) and to recognize any amendment or agreement formally adopted by the Consortium as part of this agreement.
11. In the event of a dispute between the Parties, the Parties agree that they will make a good faith effort to informally resolve that dispute through consultation and communication between the Parties.
12. Member jurisdictions located outside of Arapahoe County will be considered on a case-by-case basis, if they meet the purpose and intent of the Cybersecurity Consortium.

AGENCY REPRESENTATIVES FOR THE CYBERSECURITY CONSORTIUM:

Arapahoe County – Nikki Rosecrans – Chief Information Security Officer Date

City of Aurora - Tim McCain – Chief Information Security Officer Date

City of Cherry Hills Village – Chris Cramer, City Manager Date

City of Englewood Date

City of Glendale Date

City of Greenwood Village Date

City of Littleton Date

City of Sheridan Date

EXHIBIT A:
Arapahoe County Cybersecurity Consortium
Nondisclosure Agreement

This Nondisclosure Agreement (the “NDA”) is executed by the City of Cherry Hills Village, a public entity located in Arapahoe County, Colorado (hereafter “Member”), to encourage robust participation while protecting the confidentiality of sensitive cybersecurity information among all members of the Arapahoe County Cybersecurity Consortium (collectively known as “the Parties”), whose duties and agreements are described in the Intergovernmental Agreement Arapahoe County Cybersecurity Consortium (“IGA”).

The Parties agree as follows:

Effective Date of IGA:	Immediately upon execution
Purpose of the IGA:	As governed by the NDA, to foster sharing of highly sensitive cybersecurity information that—if publicly released—could pose a threat to the safety and security of public entities within Arapahoe County; execution of the NDA is required by all members of the Arapahoe County Cybersecurity Consortium
Proprietary Information to be shared:	Information regarding cybersecurity threats, weaknesses, trends, responses, and other highly sensitive information protected from release by the Colorado Open Records Act

ARTICLE 1. CONFIDENTIAL INFORMATION

- 1.1 **Definition:** For purposes of this NDA, the term Confidential Information is all records, data, and other information related to the Member’s cybersecurity, that (A) is not generally known to the public, (B) is not a public record under the Colorado Open Records Act, (C) if disclosed could cause harm, and (D) is required to be kept confidential/proprietary using industry-accepted security and privacy methods. For absence of doubt, this NDA shall not be considered Confidential Information.
- 1.2 **Exceptions:** The Member’s obligations to protect Confidential Information disclosed by any member of the Consortium shall not include information that:
 - at the time of disclosure had been previously published, publicly disclosed, or was otherwise in the public domain through no fault of the Member; and
 - is required to be disclosed by the Member as required by law, court order, or government regulation provided that timely notice is given to the party whose Confidential Information is to be disclosed, to allow it a reasonable opportunity to minimize or oppose such disclosures. The Parties acknowledge they are subject to the Colorado Open Records Act (“CORA”) (CRS §§ 24-72-201 et seq.), and their obligations under CORA supersede obligations under this NDA.

ARTICLE 2. DUE DILIGENCE & RETAINED RIGHTS

- 2.1 **Due Diligence:** The Member on behalf of its officers, agents and employees ("Representatives"), agrees to maintain in confidence the Confidential Information with the same degree of care the Member holds its own confidential and proprietary information, which shall be no less than industry-accepted care. The Member shall 1) use the Confidential Information only for the purposes described above; 2) disclose the Confidential Information only to its Representatives who have a need to know in order to accomplish the intended purpose; and 3) not disclose the Confidential Information to any third party except as authorized in Article 1 above.
- 2.3 **End of Agreement Data Handling.** Upon termination of this Agreement, the Member, as soon as authorized by legally compliant document-retention policies, shall promptly erase, destroy, and render unreadable all Confidential Information of another member of the Consortium.
- 2.4 **No Obligation:** The Confidential Information disclosed to the Member under this NDA is with the express understanding that no Party will be obligated to enter into any further agreement(s) relating to Confidential Information. Members may decline to accept Confidential Information provided under this NDA and nothing herein obligates another Party to disclose Confidential Information.

ARTICLE 3. TERMINATION

This NDA shall terminate as to the Member upon termination of their participation in the Consortium as detailed in the IGA. The provisions of this NDA regarding the rights and obligations of the Parties relative to Confidential Information shared under this NDA shall survive any such termination.

ARTICLE 4. REPRESENTATIONS AND WARRANTIES

INFORMATION, CONFIDENTIAL OR OTHERWISE, IS PROVIDED "AS IS." THE PARTIES MAKE NO REPRESENTATION OR WARRANTY AS TO ACCURACY, COMPLETENESS, OR FITNESS FOR ANY PURPOSE OR CONDITION. UTILIZING THE CONFIDENTIAL INFORMATION FOR THEIR OWN PURPOSES IS AT EACH PARTY'S OWN RISK.

In Witness Whereof, the Member's authorized representative has executed this NDA:

Member: _____

By: _____

Date: _____

Name: _____ **Title:** _____

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COLORADO**

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ITEM: 7e

MEMORANDUM

TO: HONORABLE MAYOR BROWN AND MEMBERS OF THE CITY COUNCIL
FROM: JAY GOLDIE, DEPUTY CITY MANAGER/DIRECTOR OF PUBLIC WORKS
SUBJECT: HIGHWAY USER TAX FUNDS (HUTF) MILEAGE CERTIFICATION
DATE: JANUARY 6, 2026

ISSUE

Each year the City is required to certify with CDOT the number of miles of roads that are owned and maintained by the City. The Highway User Tax Fund (HUTF) is statutorily defined, state-collected, locally shared revenue that is distributed monthly among the state, counties, and municipalities.

DISCUSSION

Each municipality receives a share of the municipal portion of the HUTF based on a formula that takes into account the number of vehicles registered and the center line miles of streets in each municipality relative to the same data in other municipalities. Generally, eighty percent (80%) of the distribution is based on the number of vehicles registered and twenty percent (20%) on the center line miles of streets in a community. Each municipality's percentage share is calculated annually in July and is based on 1) the previous year's vehicle registration figure, as certified by the Department of Revenue to the State Treasurer, and 2) the previous year's miles of open, used and maintained streets as certified to the Treasurer by CDOT, which uses data from each entity's Annual Certification of the Condition and Mileage Report.

BUDGET IMPACT

In 2025, the City will receive an estimated \$214,000.00 from the HUTF. In 2026, it is estimated that this income will be \$262,495.00. Staff has reviewed the certification sheet provided by CDOT and verified that the information provided on the City's streets is correct.

STAFF RECOMMENDATION

Staff recommends that City Council approve the December 31, 2025, HUTF Certification for the City of Cherry Hills Village. This Certification is required for the City to receive Highway and User Tax Funds through the State of Colorado.

RECOMMENDED MOTION

“I move to approve the HUTF Certification as presented by staff and authorize the Mayor to sign on behalf of the City of Cherry Hills Village.”

ATTACHMENT

Exhibit A: HUTF Signature Page



Colorado Department of Transportation

Cherry Hills Village Signature Sheet

FIPS Code : 13845

5.680 miles of arterial streets

44.175 miles of local streets

49.855 total miles of H.U.T. eligible streets

1.380 miles of non H.U.T. eligible streets - Maintained by others

0 miles of non H.U.T. eligible streets - Not maintained

This mileage is the certified total as of December 31, 2025

I declare under penalty of perjury in the second degree, and any other applicable state or federal laws, that the statements made on this document are true and complete to the best of my knowledge.

The Colorado Department of Transportation can contact the following person with questions regarding this report:

Mayor _____ Date _____

Name	Phone
------	-------

City Clerk Date

Submit this signed copy with your annual mileage change report to the Colorado Department of Transportation.

We are required to inform you that a penalty of perjury statement is required pursuant to section 18-8-503 C.R.S. 2005, concerning the removal of requirements that certain forms be notarized.

MEMORANDUM

TO: HONORABLE MAYOR BROWN AND MEMBERS OF THE CITY COUNCIL

FROM: PAUL WORKMAN, COMMUNITY DEVELOPMENT DIRECTOR

SUBJECT: PUBLIC HEARING – RESOLUTION 4, SERIES 2026, A RESOLUTION APPROVING A SITE PLAN AMENDMENT FOR RENOVATIONS TO THE CHIPPING AND PUTTING AREA LOCATED ON LOT 1 OF THE CHERRY HILLS COUNTRY CLUB CONSOLIDATION PLAT.

DATE: JANUARY 6, 2025

ISSUE:

Should the City Council vote to approve Resolution 4, Series 2026 (**Exhibit A**), a resolution approving a Site Plan Amendment for renovations to the Cherry Hills Country Club putting and chipping area located on Lot 1 of the Cherry Hills Country Club Consolidation Plat?

APPLICANT:

Cherry Hills Country Club (CHCC)

APPLICANT'S REPRESENTATIVE:

Harris Kocher Smith (HKS)

ADMINISTRATIVE REVIEW:

Original Application Date: March 21, 2025

Number of Review Cycles: 3

REVIEW AUTHORITY CODE SECTION(S):

Section 16-7-320. – Site Plans.¹

(c) Administrative Approvals of Site Plans and Site Plan Amendments. Site plans and site plan amendments may be processed by the Director (as provided in Section 16-7-120) in any of the following three (3) situations.

(3) The site plan or site plan amendment does not:

¹ The full Section is not provided for clarity and brevity.

**CHERRY HILLS VILLAGE
COLORADO**

e. Create, add, modify, or increase the area of outdoor recreational facilities, including, but not limited to, playgrounds, parks, play courts, or swimming pools, unless the facilities are set back at least one hundred (100) feet from property lines.

(d) Public Hearing Approvals of Site Plans and Site Plan Amendments.

(1) Site plans and site plan amendments that do not qualify for processing by the Director as set out in subsection (c), above, shall be processed as discretionary approvals. See Section 16-7-130, Discretionary Approvals.

Section 16-7-130. – Discretionary approvals.²

(a) Generally. Discretionary approvals ... are issued by the City after compliance with applicable requirements of [Chapter 16] is demonstrated to the decision-maker(s) at a hearing.

SURROUNDING ZONING & LAND USE:

The subject property is currently zoned O-1; Open Space, Parks and Recreation Area District.

Surrounding Zoning and Uses:

North	R-2; Single-family detached homes
East	R-2; Single-family detached homes
South	O-1; Cherry Hills Country Club
West	R-2; Single-family detached homes

² The full section is not provided for clarity and brevity.

**CHERRY HILLS VILLAGE
COLORADO**

VICINITY MAP:



*This map is for illustrative purposes only and does not accurately reflect the consolidation plat that was recorded in 2023 (E3080408).

**CHERRY HILLS VILLAGE
COLORADO**

REQUEST:

From the Applicant's Narrative (**Exhibit B**):

"This application has been revised based on comments received by neighbors and Cherry Hills Village's staff and their referral partners. The relocation of the access road has been removed from the application. The Club proposes site improvements to enhance safety and site efficiency through the improvement of an existing emergency vehicle access drive, increased signage, and relocating the current access gate to discourage lost motorists. The project will also increase operational efficiency through coordinated/scheduled deliveries and staff and member traffic patterns. Finally, overall Site aesthetics will be improved with the removal of portions of the existing impervious surface driveway, reconstruction of the short game practice facility, and introduction of a garden wall northwest of the proposed practice facilities. The proposed work will not increase the number of employees or club members and therefore will not increase capacity or traffic demand. The key improvements proposed in this project include:

- *Demolition and reconstruction of the short game practice facilities.*
- *Demolition of unnecessary roadways and impervious surfaces.*
- *Partial widening of the existing emergency access drive servicing the golf course maintenance facility.*
- *Relocation of the existing access gate.*
- *Introduction of signage for wayward vehicles on Cherry Hills Drive."*

Supporting Document – Site Plan (**Exhibit C**):

In support of the request, the applicant has submitted a Site Plan. Due to the limited scope of work, the contents of this document are different from other Site Plan Amendments the Council has seen in the past. This application is primarily focused on grading rather than adding or modifying structures.

Bulk Standards.

Not applicable. No new buildings are proposed.

Parking.

Not applicable. No new buildings are proposed that would change the existing parking requirements, and there are no proposed changes to the existing parking configuration.

Lighting.

Not applicable. No new lighting is proposed, and there are no proposed changes to the existing site lighting.

Gate.

Section 16-3-120(d) does not provide specific language for gates on nonresidential lots. However, through the review process, staff and referral partners reviewed the proposed location and type of gate. It was determined that the location is suitable to provide adequate security for CHCC while minimizing the impact on Cherry Hills Dr. The type of gate has also been determined to be appropriate for the context of the site as a private club.

**CHERRY HILLS VILLAGE
COLORADO**

Retaining Wall.

The proposed retaining wall location and height were reviewed against Section 16-3-130 of the Code. The wall meets the setback requirement and is less than the maximum height allowed (6 feet maximum).

DEVELOPMENT AGREEMENT REVIEW:

The CHCC is bound by the terms of the 2020 Development Agreement (**Exhibit D**) from their most recent renovation and expansion. Based on the scope of work (or lack thereof), no amendments to the 2020 Development Agreement are triggered by this application.

APPROVAL CRITERIA ANALYSIS:

Section 16-7-320(e) – applicant's responses are provided in Exhibit B:

Approval Standards. Site plans and site plan amendments may be approved if it is demonstrated that they comply with the applicable requirements of this Chapter, and:

- (1). The proposed development is consistent with and furthers or implements the goals and strategies of the Master Plan, including preservation of the semi-rural character of the City.

Applicant Analysis:

“1. The short game practice facility modifications proposed in this application maintain open space, an existing well-landscaped area, and viewsheds that are consistent with the community’s established character, as identified in the Cherry Hills Village Master Plan. The improvements will not introduce urban-style density, traffic, or visual clutter; instead, they will reinforce the open, landscaped setting that residents value.

2. There is no outdoor lighting proposed in this application, in order to maintain adherence to Dark Sky requirements.”

Staff Analysis:

The application is consistent with and furthers or implements the goals and strategies of the Master Plan, including preservation of the semi-rural character of the city, as outlined below.

- A. Consistency with the Vision Statement. “*...It is the desire of the citizens of Cherry Hills Village to maintain and enhance the established character of the community...*”. The CHCC property has been used as a private club for many decades, and this area, at least in recent history, has been used in support of Club operations. The proposal to renovate the area will maintain and enhance the character of this site and this area of the City.
- B. Consistency with the Future Land Use Map (“FLUM”). The site is identified for “Private Recreation” uses. Page 23 of the Master Plan defines the uses anticipated for properties designated as “Private Recreation”. Specifically, “*This category includes lands owned by clubs or other private organizations used for private recreational purposes*”. The request for renovations will help support the private club's purposes.
- C. “*LU-1-b. Maintain the existing land uses on properties owned by private clubs, public and private schools, and institutions within the City.*” The site has functioned as a

**CHERRY HILLS VILLAGE
COLORADO**

private club with supporting activities for decades. The request by the applicant is consistent with the historic and recent use of the property.

This criterion has been met.

(2).The proposed development complies with all applicable City ordinances and is consistent with all other City policies and plans.

Applicant Analysis:

“1. The application maintains open space, and existing well landscaped area, and viewsheds that are consistent with the community’s established character as identified in the Cherry Hills Village Master Plan.

2. The application complies with the following city ordinances:

- *Gate (Cherry Hills Village Code Section 16-3-120.d), the gate is 48'' in height and is setback approximately seventy feet from the edge of the roadway, allowing vehicles to wait for the gate to open without impeding traffic. The proposed gate will be a new 17-foot LiftMaster Mega Arm gate extending from a 1-foot by 2-foot, 4-foot tall brick column. The column will be constructed to match the materials and design of the existing access gate, ensuring consistency with the current site architecture.*
- *The new signage that is proposed will meet the standards of the Manual on Uniform Traffic Control Devices for Streets and Highways (“MUTCD”) and be approved by the City and CDOT. The project team has been in communication with Jacquelyn Jobe and Aaron Eyl with CDOT to confirm CDOT takes no issue with the proposed location. CDOT correspondence is included in Appendix D for reference.*
- *All drainage and stormwater features employ best management practices using natural low maintenance features and are consistent with the surrounding area.*
- *The landscaping of the proposed development identified in the site plan will be planted and maintained in a neat, clean, and healthy condition. Landscape maintenance will include routine irrigation, pruning, mowing, and weeding as necessary to ensure an appearance of quality and care.*
- *The access road is existing, and the location of the access gate will allow vehicles to safely queue along the access drive without impeding traffic on Cherry Hills Drive.*

Staff Analysis:

As noted above, the scope of work for this application is different than what is usually contemplated through the Site Plan Amendment process. However, staff has reviewed the application for compliance with the relevant standards and determined that the proposed gate and wall meet the requirements of the Municipal Code. The grading and drainage plans have been reviewed by the City’s Civil Engineering consultant, ICON Engineering, and determined to comply with the relevant requirements.

This criterion has been met.

**CHERRY HILLS VILLAGE
COLORADO**

- (3).The bulk and scale of any proposed buildings, structures, or expansions thereto is consistent with the context of the site and does not materially change the physical character or function of the surrounding area.

Applicant Analysis:

“There are no buildings proposed. The proposed garden wall, which has a maximum height of 2.5-feet, will not change the character or function of the existing open space.”

Staff Analysis:

The proposed gate and wall are consistent with the Municipal Code and the context of the site as a private club.

This criterion has been met.

- (4).Drainage systems are designed to utilize natural materials and low-maintenance best management practices to the maximum feasible extent, and to appear consistent with the character of the surrounding area.

Applicant Analysis:

“Drainage systems are designed to utilize natural materials and low-maintenance best management practices to the maximum feasible extent, and to appear consistent with the character of the surrounding area.”

Staff Analysis:

The City's Civil Engineering consultant (ICON Engineering) has reviewed a Grading, Erosion, and Sediment Control (GESC) Plan and the plan for drainage for this application, and they have approved the documents. The project will result in a reduction of the overall impervious area by 32%, which will result in an increase in more natural/landscape materials.

This criterion has been met.

- (5).The proposed development will not result in unreasonable traffic congestion or create a safety hazard to vehicular or pedestrian traffic and adequate provisions will be provided to manage any traffic-related issues.

Applicant Analysis:

“Because there are no proposed changes to the number of employees, members, or daily traffic patterns of employees or guests, the proposed development will not result in unreasonable traffic congestion or create a safety hazard to vehicular or pedestrian traffic. The project is proposing an improvement to site access control as described above, and adequate provisions will be provided to manage any traffic-related issues. A turn exhibit is included in Appendix E.”

Staff Analysis:

The proposed scope of work does not increase club membership or the number of staff for CHCC. Therefore, there is no apparent increase in traffic congestion as a part of this

**CHERRY HILLS VILLAGE
COLORADO**

request. Additionally, since the location of the access is not requested to be relocated, traffic patterns will remain relatively unchanged. The additional wayfinding signage and the gate relocation may actually improve wayward traffic along CHCC's service entry and Cherry Hills Drive.

The request has no apparent correlation with an increased risk for safety concerns.

This criterion has been met.

(6). Construction will be timed and staged to minimize impacts on adjacent residential properties, including but not limited to lighting, visual impacts, vibration, and noise.

Applicant Analysis:

"The proposed development will adhere to the standard Cherry Hills Village construction hours of Monday through Friday from 7 a.m. to 6 p.m. and Saturday from 8 a.m. to 4 p.m. (See Cherry Hills Village Code Section 18-11-60). The project will not cause any land or road closures on Cherry Hills Drive."

Staff Analysis:

Construction is anticipated to begin in the spring of 2026. To ensure the minimum impact, the applicant has provided a construction staging plan that has been determined to comply with Section 18-12-40 of the Code. Furthermore, the application is aware of the City's requirements, including the approved construction hours. The externalities associated with the proposed construction will be minimized, to the extent possible for a project of this scope.

This criterion has been met.

PUBLIC NOTICE AND COMMENT:

Public Notice:

Notice requirements for public hearings are outlined in Section 16-7-255. A minimum of 15 days prior to the hearing date mailed notice of the hearing was sent to all property owners within 1,500 feet by first-class U.S. mail, one public notice sign was posted on the property facing Cherry Hills Drive, and notice of the hearing was published in the December 18, 2025, edition of *The Villager*. Notice was also posted on the City's noticeboard and City website. The notice requirements have been met.

Public Comment(s):

As noted in the project narrative, the applicant and the neighbors have had ongoing conversations related to the scope of this project. According to the applicant, they held meetings with five adjacent neighbors to discuss the scope of the project. Staff has also had conversations with neighbors of the project, most frequently with the neighbors at 5 and 14 Cherry Hills Drive. Early in the review process, the neighbors expressed concern related to the original request to relocate the access from the current location to a location along the north/northwest property line of the subject property. Through the review process, the applicant has withdrawn the request to

**CHERRY HILLS VILLAGE
COLORADO**

relocate the location of the access. Since that request has been withdrawn by the applicant, it is not a part of this analysis.

A letter of support from the neighbors was provided prior to the Planning and Zoning Commission hearing (**Exhibit E**).

PLANNING AND ZONING COMMISSION:

On December 9, 2025, the Planning and Zoning Commission (“Commission”) held a public hearing to discuss this application. After hearing a presentation from staff, the Commission asked questions related to the intent of the grading, the location of the proposed wayfinding sign, and the reduced impervious area. Staff responded that the grading is intended to make the property more functional while balancing the need to provide an area of interest for the Club’s members. Staff also responded that the location of the wayfinding sign has been reviewed by the Colorado Department of Transportation (CDOT), and they had no issues with the proposed sign. Staff explained that the reduction in the impervious area was primarily a result of the removal of impervious area that had been installed to accommodate trailers during the Club’s recent renovation.

The Commission also discussed a potential condition of approval regarding the future construction of a new access road along the north/northwest portion of the property. Ultimately, the Commission decided that such a condition was redundant since that type of change is required to submit a new site plan amendment and be approved through the public hearing process. The Commission voted unanimously to recommend approval of the request. See **Exhibit F** for the draft meeting minutes.

RECOMMENDED MOTION:

“I move to approve Resolution 4, Series 2026, a resolution approving a Site Plan Amendment for renovations to and the chipping and putting area located on Lot 1 of the Cherry Hill Country Club Consolidation Plat.”

ATTACHMENTS:

Exhibit A: Resolution 4, Series 2026

Exhibit B: Applicant’s Narrative and Approval Criteria Analysis

Exhibit C: Site Plan

Exhibit D: 2020 Development Agreement

Exhibit E: Letter of Support

Exhibit F: Draft Planning and Zoning Commission Minutes

**RESOLUTION NO. 4
SERIES 2026**

**INTRODUCED BY:
SECONDED BY:**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHERRY HILLS VILLAGE
APPROVING A SITE PLAN AMENDMENT
FOR RENOVATIONS TO THE CHIPPING AND PUTTING AREA LOCATED ON LOT 1 OF
THE CHERRY HILLS COUNTRY CLUB CONSOLIDATION PLAT**

WHEREAS, Cherry Hills Country Club (“Owner”) is the record property owner of property located at 4125 S. University Boulevard, and more particularly described in **Exhibit A**, attached hereto and incorporated herein (“Property”); and

WHEREAS, Owner plans to renovate a portion of the Property as more thoroughly described in an application for approval of a Site Plan Amendment, submitted on March 21, 2025, as amended (“Application”), such Application being authorized by Article VII, Chapter 16 of the Cherry Hills Village Municipal Code (“Code”); and

WHEREAS, the Planning and Zoning Commission (“P&Z”) held a duly noticed public hearing on December 9, 2025, to consider the Application, and following the conclusion of the public hearing, P&Z voted to recommend approval of the Application to City Council, based on the evidence and testimony presented at such hearing; and

WHEREAS, pursuant to the Code, the City provided notice of a City Council public hearing to be held on January 6, 2026; and

WHEREAS, the City Council thereafter held such duly-noticed public hearing on the Application, where evidence and testimony were presented to the City Council; and

WHEREAS, the City Council determines that testimony and other evidence in the record supports findings that the proposed Site Plan Amendment, as presented in the Application, and outlined by staff’s findings in staff’s report, meets the criteria outlined in Section 16-7-320(e) of the Code and all other applicable provisions of the Code and does so find.

**NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF
CHERRY HILLS VILLAGE:**

Section 1. Incorporation of Recitals. The recitals contained above are incorporated herein by reference and are adopted as findings of the City Council.

Section 2. Site Plan Amendment Approved. The Site Plan Amendment sought by the Application referenced herein is hereby approved.

Section 3. Effective Date. This Resolution shall be effective immediately upon its adoption.

Section 4. Repealer. All resolutions or parts thereof in conflict with this resolution are hereby repealed, provided that such repealer shall not repeal the repealer clauses of such

resolution or revive any resolution.

Section 5. Severability. If any provision of this resolution is found by a court of competent jurisdiction to be invalid, the remaining provisions of this resolution will remain valid, it being the intent of the City that the provisions of this resolution are severable.

Introduced, passed and adopted at a regular meeting of City Council this _____ day of _____, 2026, by a vote of _ yes and _ no.

(SEAL)

Kathleen Brown, Mayor

ATTEST:

Laura Gillespie, City Clerk

APPROVED AS TO FORM:

Kathie B. Guckenberger, City Attorney

Exhibit A
Legal Description

4125 S. UNIVERSITY BOULEVARD, CHERRY HILLS VILLAGE, CO 80113
LEGAL DESCRIPTION:

LOT 1, CHERRY HILLS COUNTRY CLUB CONSOLIDATION PLAT



Cherry Hills Country Club Practice Facility Improvement Site Plan Amendment Narrative

Address:

4125 S. University Boulevard
Cherry Hills Village, CO 80113

Initially Prepared:

June 13th

Revised August 14th, 2025
September 26th, 2025
October 10th, 2025

Prepared for:

Cherry Hills Country Club
4125 S. University Boulevard
Cherry Hills Village, CO 80113
(303) 350-5200

Prepared by:

Jarrett Grant, PE
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Contents

I.	Project Description.....	3
A.	Location.....	3
B.	Summary of Application	3
C.	Historical Context	3
D.	Current Conditions and Challenges	3
II.	Proposed Solutions	4
A.	Modified Emergency Access.....	7
B.	Improved Safety	7
C.	Reduced Impervious Surfaces and Improved Drainage	7
D.	Improved Signage.....	8
E.	Coordination with Online Map Vendors	8
III.	Conclusion	8

I. PROJECT DESCRIPTION

A. Location

The proposed development is located on Cherry Hills Country Club (“Club”) property, which is located in the Southeast Quarter of Section 2, Township 5 South, Range 68 West of the 6th P.M., Cherry Hills Village, County of Arapahoe, State of Colorado (“Site”). The Site is bounded by Cherry Hills Dr. private road to the North, an existing residence (14 Cherry Hills Dr.) to the Northeast, the existing driving range to the East, the existing golf course to the South, and residential housing to the West. The Site is located at 39°38'20" N, 104°57'37" W. A vicinity map is Depicted in Appendix A.

B. Summary of Application

This application has been revised based on comments received by neighbors and Cherry Hills Village’s staff and their referral partners. The relocation of the access road has been removed from the application. The Club proposes site improvements to enhance safety and site efficiency through the improvement of an existing emergency vehicle access drive, increased signage, and relocating the current access gate to discourage lost motorists. The project will also increase operational efficiency through coordinated/scheduled deliveries and staff and member traffic patterns. Finally, overall Site aesthetics will be improved with the removal of portions of the existing impervious surface driveway, reconstruction of the short game practice facility, and introduction of a garden wall northwest of the proposed practice facilities. The proposed work will not increase the number of employees or club members and therefore will not increase capacity or traffic demand. The key improvements proposed in this project include:

- Demolition and reconstruction of the short game practice facilities.
- Demolition of unnecessary roadways and impervious surfaces.
- Partial widening of the existing emergency access drive servicing the golf course maintenance facility.
- Relocation of the existing access gate.
- Introduction of signage for wayward vehicles on Cherry Hills Drive.

C. Historical Context

In 1937 the Cherry Hills Park plat created lots 1 to 13 of “Block B”, which are adjacent to the north of the Club, which existed at that time. Since the recording of the Cherry Hills Park plat in 1937, the area surrounding the club and the residential lots found in “Block B” has evolved significantly, with the construction on the lots. Prior to the Club’s acquisition of Lot 12 it was a private residence. Over the period the Club has owned Lot 12 it has acted as a practice area but on occasion, there have been temporary buildings constructed on the Lot. Increased development in the area, modern technology and the continuing operations of the club have created a unique challenge for the club and neighborhood, which this application is seeking to address.

D. Current Conditions and Challenges

Currently, the Site consists of paved impermeable surfaces (roadway and concrete pad), mature trees, natural vegetation, and golf course practice facility elements such as; grass fairways, practice greens

and rough as well as sand bunkers. Access to the maintenance facilities is currently provided through the existing approximately 680-foot access road (“Existing Access”). The proposal is to consolidate the existing emergency access and abandon a portion of the existing emergency access and widen a portion of that access to 20- feet and relocate the access gate nearer to the intersection with Cherry Hills Drive, to deter lost motorists. Issues we have considered include:

1. Traffic Flow and Safety Issues:

Vehicles regularly mistakenly attempt to access the Club from Cherry Hills Drive instead of University Boulevard. This leads to unsafe conditions, as drivers either turn around abruptly or reverse back to the Y- intersection, endangering pedestrians, damaging landscaping, and disrupting the flow of traffic.

2. Emergency Access and Safety:

The existing emergency access road serves as the primary route for grounds and maintenance personnel and emergency responders. To improve access for emergency vehicles, and maneuverability for delivery trucks, the access is being widened to 20-feet.

3. Stormwater Management and Drainage:

The existing site has a higher percentage of impervious surface coverage and an inefficient stormwater drainage system. Currently, 0.80 acres of the site are impervious, with limited drainage infrastructure that allows most runoff generated within the project limits to flow off-site. The proposed improvements will reduce impervious surface coverage by approximately 32%, to 0.54 acres. This reduction will decrease both the rate and volume of runoff. In addition, the project includes new drainage infrastructure—such as curbing and a drainage swale—designed to retain the majority of stormwater on-site. Runoff will be conveyed westward to an inlet which will capture flows and drain into the existing on-site stormwater system in accordance with historic drainage patterns.

II. PROPOSED SOLUTIONS

To resolve the existing issues that impact the neighborhood and Club, the Club is proposing to widen a portion of the Existing Access to 20-feet, and to relocate the existing access gate nearer to the intersection. Our proposed location of the access control gate has been located approximately 70-feet in from the Y intersection at Cherry Hills Drive to accommodate larger trucks awaiting admittance to the Grounds Facility without blocking the flow of traffic on Cherry Hills Drive while remaining close enough to be visible from Cherry Hills Drive to limit the lost driver turn arounds on the emergency access route. The improved practice facilities will expand the manicured and landscaped areas that are currently impervious concrete or asphalt improving the overall drainage and aesthetics of the current condition. With the support of SMFR the Plan improves emergency access to the grounds facility by widening a portion of the access route. These proposed modifications take into consideration concerns identified by neighbors, employs appropriate stormwater and drainage best management practices, improves the overall aesthetic, safety and drainage of the Site.

More specifically:

- A. The proposed development maintains the Club's commitment to the goals and strategies of the Cherry Hills Village Master Plan and further preserves the semi-rural character of the area including adherence to the Dark Skies Initiative (See Cherry Hills Village Code § 16-1-20 and 16-4-120);
 - 1. The short game practice facility modifications proposed in this application maintains open space, an existing well landscaped area, and viewsheds that are consistent with the community's established character, as identified in the Cherry Hills Village Master Plan. The improvements will not introduce urban-style density, traffic, or visual clutter; instead, they will reinforce the open, landscaped setting that residents value.
 - 2. There is no outdoor lighting proposed in this application, in order to maintain adherence to Dark Sky requirement.
- B. The proposed development complies with all elements applicable to site plan review (See Cherry Hills Village Code § 16-7-320.e);
 - 1. The proposed development is consistent with and furthers or implements the goals and strategies of the Master Plan, including preservation of the semi-rural character of the City. The application maintains open space, an existing well landscaped area, and viewsheds that are consistent with the community's established character as identified in the Cherry Hills Village Master Plan.
 - 2. The proposed development complies with all applicable City ordinances and is consistent with all other City policies and plans. The application complies with the following city ordinances:
 - Gate (Cherry Hills Village Code § 16-3-120.d) The gate is 48" in height and is setback approximately seventy feet from edge of the roadway allowing vehicles to wait for the gate to open without impeding traffic. The proposed gate will be a new 17-foot LiftMaster Mega Arm gate extending from a 2-foot by 2-foot, 4-foot tall brick column. The column will be constructed to match the materials and design of the existing access gate, ensuring consistency with the current site architecture. An image of the existing access gate is below for reference and an elevation drawing of the proposed access gate is included in Appendix F.



Figure 1. Existing Access Gate

- Signage (16-3-210.d) The new signage that is proposed will meet the standards of Manual on Uniform Traffic Control Devices for Streets and Highways ("MUTCD") and be approved by the City and CDOT. The project team has been in communication with Jacquelyn Jobe and Aaron Eyl with CDOT to confirm CDOT takes no issue with the proposed location. CDOT correspondence is included in Appendix D for reference.
 - Drainage (Cherry Hills Village Code § 16-7-320.e.4 and § 19-1-70) - All drainage and stormwater features employ best management practices using natural low maintenance features and are consistent with the surrounding area.
 - Landscaping (Cherry Hills Village Code § 16-4-210(b)) The landscaping of the proposed development identified in the site plan will be planted and maintained in a neat, clean, and healthy condition. Landscape maintenance will include routine irrigation, pruning, mowing, and weeding as necessary to ensure an appearance of quality and care.
 - Traffic (Cherry Hills Village Code § 16-7- 320.e.5) - The access road is existing and the location of the access gate will allow vehicles to safely queue along the access drive without impeding traffic on Cherry Hills Drive.
3. The bulk and scale of any proposed buildings, structures, or expansions thereto is consistent with the context of the site and does not materially change the physical character or function of the surrounding area. There are no buildings proposed. The proposed garden wall, which has a maximum height of 2.5-feet, will not change the character of function of the existing open space.
 4. Drainage systems are designed to utilize natural materials and low-maintenance best management practices to the maximum feasible extent, and to appear consistent with the character of the surrounding area.
 5. Because there are no proposed changes to the number of employees, members, or daily traffic patterns of employees or guests, the proposed development will not result in unreasonable traffic congestion or create a safety hazard to vehicular or pedestrian traffic. The project is proposing an improvement to site access control as described above, and adequate provisions will be provided to manage any traffic-related issues. A turning exhibit is included in Appendix E.
 6. Construction will be timed and staged to minimize impacts on adjacent residential properties, including but not limited to lighting, visual impacts, vibration, and noise. The proposed development will adhere to the standard Cherry Hills Village construction hours of Monday through Friday from 7 a.m. to 6 p.m. and Saturday from 8 a.m. to 4 p.m (See Cherry Hills Village Code § 18-11-60). The project will not cause any land or road closures on Cherry Hills Drive.
 7. No structures are planned which will change the physical character or function of the surrounding area (See Cherry Hills Village Code § 16-7-320.e.3). There are no buildings proposed. The proposed garden wall, which has a maximum height of 2.5-feet, will not change the character of function of the existing open space.
 8. All drainage and stormwater features employ best management practices using natural low maintenance features and are consistent with the surrounding area (See Cherry Hills Village Code § 16-7-320.e.4 and § 19-1-70);
 9. The proposed development will not result in unreasonable traffic congestion or create a safety hazard to vehicular or pedestrian traffic (See Cherry Hills Village Code § 16-7- 320.e.5);. The proposed widening of the access road and relocation of the access gate will have a positive impact on traffic safety and operations by increasing maneuverability along the access drive, and discourage wayward

vehicles from travelling down the access road.

10. The proposed development is of a nature and type that will result in little to no impact on adjacent residential properties during the construction period (see Cherry Hills Village Code § 16-7-320.e.6). The limits of construction activity will be confined to the subject property and will occur only during standard Cherry Hills Village construction hours. In addition, stormwater best management practices, including regular street sweeping—will be implemented to minimize any potential impacts on neighboring properties.

Below, the specific benefits of the project are discussed in detail.

A. Modified Emergency Access

The proposal includes widening the existing emergency access route, relocating the current access gate, and retaining the existing fire hydrant along the route. The widened access will improve maneuverability for emergency vehicles. The access will remain gated, with the gate set back approximately 70-feet from Cherry Hills Drive to discourage lost motorists from entering the access road and having to reverse out at the Y-intersection. Additionally, new wayfinding signage is proposed near University Boulevard to notify vehicles of the appropriate path to enter the Club.

B. Improved Safety

The proposed improvements, including the widened access road, relocation of the access gate closer to the intersection, and new wayfinding signage, are intended to enhance safety for vehicles accessing the site. Widening the access will improve maneuverability for emergency and delivery vehicles, while moving the gate will help prevent motorists from mistakenly entering the access road and needing to reverse into the Y-intersection. The proposed signage will alert drivers who are heading in the wrong direction and provide a clear opportunity to safely correct their course.

C. Reduced Impervious Surfaces and Improved Drainage

With the removal of existing impervious surface, one larger green space instead of the two smaller spaces will be created. The net reduction of impervious surface that will be accomplished with this proposal is approximately 32%. Currently there are 0.80 acres of impervious surfaces, that will be reduced to 0.54 acres.

Additional drainage facilities will be placed at the southwest corner of the site, to ensure that there will be no negative effects on neighbors and provide an improvement over current conditions. The proposed improvements will maintain the existing swale along the northern property boundary that will direct stormwater flows to the new inlet. The stormwater will be captured in a proposed Type C Inlet to be conveyed via the existing golf course drainage facilities towards Cherry Hills Lake consistent with how water flowed historically.

D. Improved Signage

The Club will introduce clear signage to inform drivers of the limited access. Signage, such as depicted below will be located at the University entrance to Cherry Hills Drive to redirect errant traffic from entering the neighborhood. This sign will be installed in addition to the existing “No Trespassing Private Property” sign that is located at the entrance of Cherry Hills Drive from South University Boulevard.

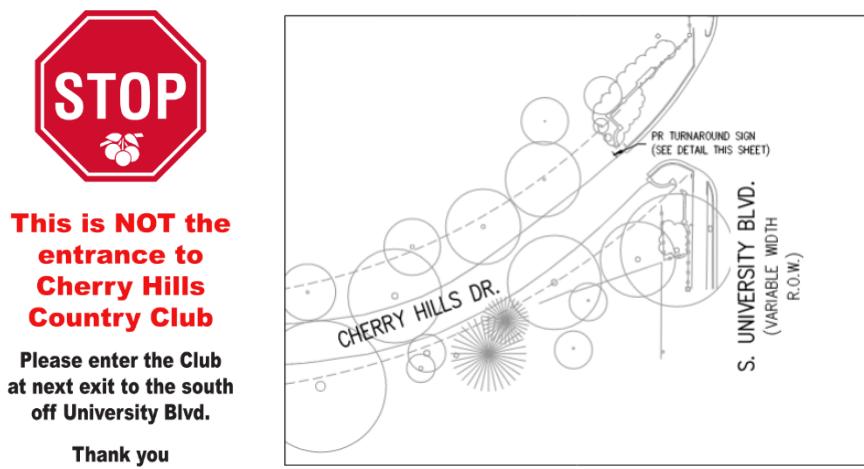


Figure 1. Proposed Signage

E. Coordination with Online Map Vendors

The Club has previously contacted several online map vendors to direct traffic to the new entrance. The Club will continue to work with the online vendors to ensure the correct entrance is provided. With the addition of the new signage and the construction of the turnaround, it is anticipated that the vendors will better understand the issues with directing people down Cherry Hills Drive.

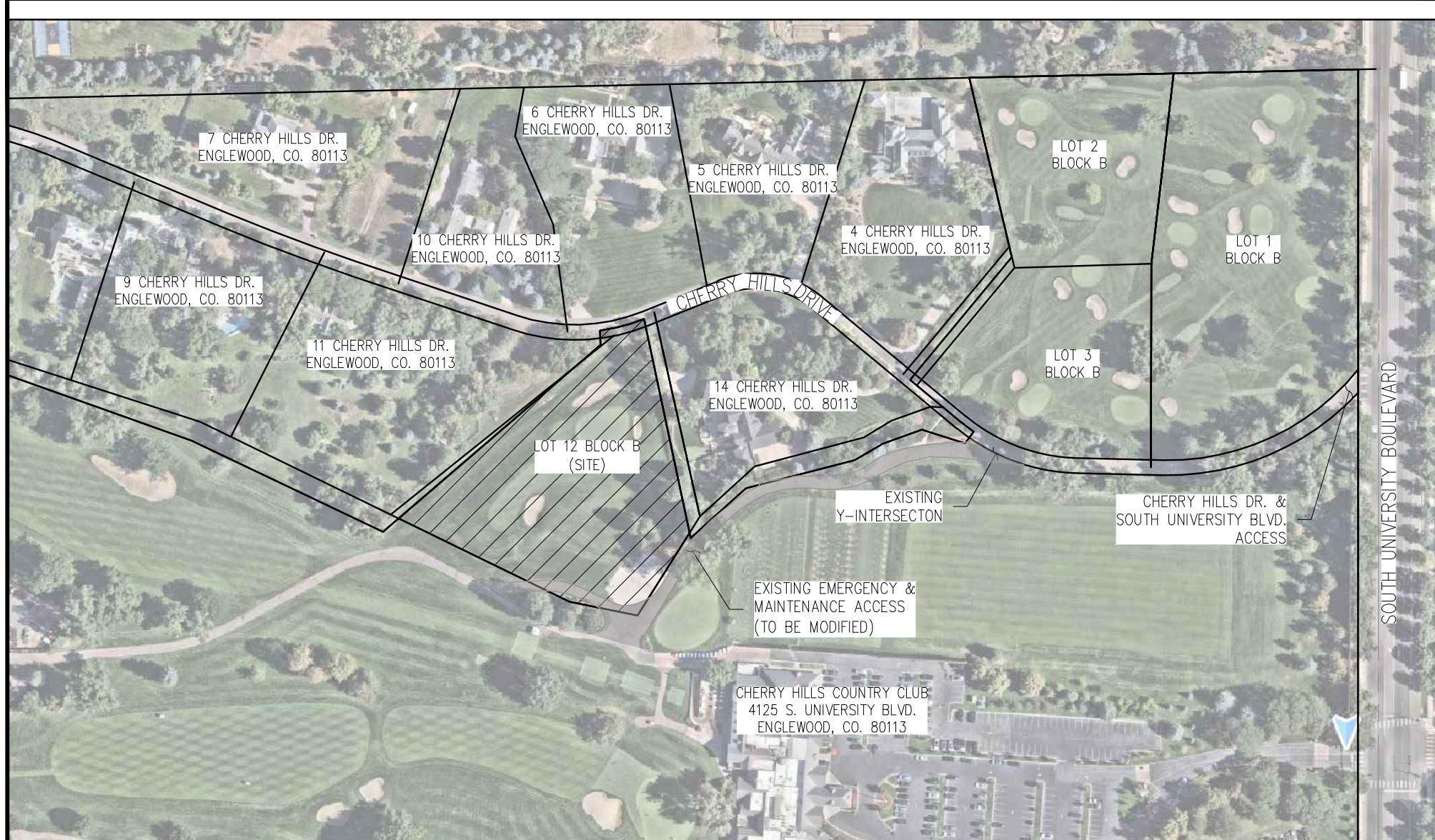
III. CONCLUSION

The proposed development at Cherry Hills Country Club addresses longstanding issues by improving safety, traffic flow, emergency response accessibility, drainage, and aesthetics. By widening the access road, relocating the access gate, reducing impervious surfaces, and implementing targeted design enhancements, this project aligns with the goals of the Cherry Hills Village Master Plan while preserving the semi-rural character of the area. The Club remains committed to working collaboratively with stakeholders to ensure a positive outcome for both members and neighboring residents. Club representatives engaged in conversations with 5 adjacent neighbors, in late June and early July of this year, and incorporated their feedback into the Site Plan Amendment. Discussions covered all aspects of the Plan but were primarily focused on re-routing and widening portions of the currently existing emergency access (internal to Club Property), the re-introduction of new practice facilities, practice facility construction means and methods, removal of existing Club trees, and relocation of the access

gate closer to the intersection with Cherry Hills Drive. Those discussions resulted in all five adjacent neighbors expressing a willingness to provide support for the proposed improvements. An exhibit showing the neighbors the project met with is included in Appendix C. The resulting modifications are reflected in the submittal and more specifically, maintaining the existing access from Cherry Hills Drive into the Grounds Maintenance Building. We are confident that the application provides an *“...enhancement and improvement of public and private areas of the city including streets, streetscapes, ...should emphasize a pastoral, safe, serene and open environment.”*

APPENDIX A

VICINITY MAP



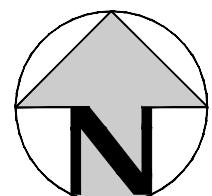
CHERRY HILLS COUNTRY CLUB PRACTICE FACILITY IMPROVEMENT

VICINITY MAP

SCALE: 1"=200'

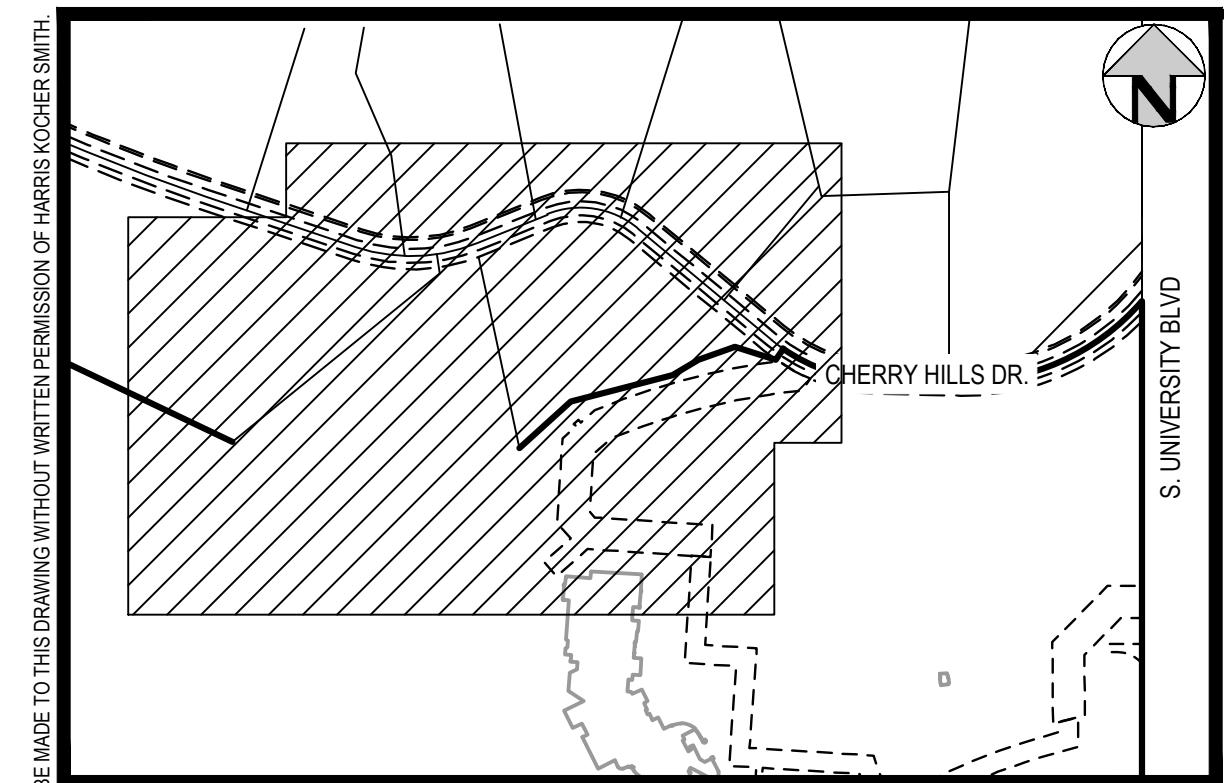
200 0 200 400

SCALE: 1" = 200'



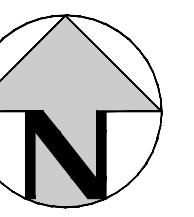
APPENDIX B

SITE PLAN



CHERRY HILLS COUNTRY CLUB

A PARCEL OF LAND BEING A PORTION OF THE SOUTHEAST QUARTER OF
SECTION 2, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6TH P.M.
CHERRY HILLS VILLAGE, ARAPAHOE COUNTY, COLORADO
PARCEL IDENTIFICATION NUMBER (PIN) 031939399

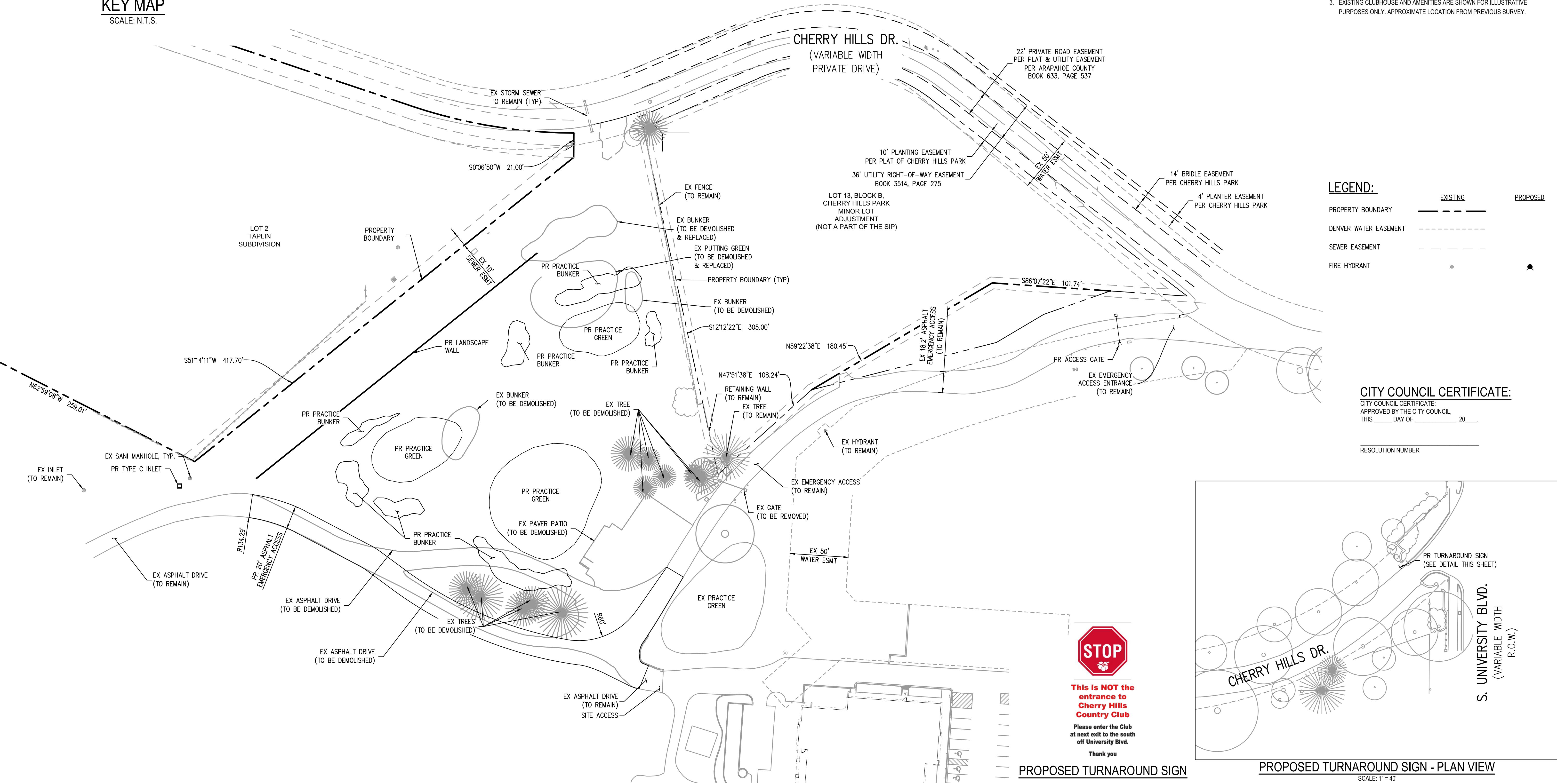


NOTES:

1. ADA NOTE: THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICAN DISABILITIES ACT. APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE COMPLIANCE WITH THIS ACT.
 2. CONSTRUCTION NOTE: THE APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE FINAL APPROVAL OF GRADING, DRAINAGE, UTILITY, PUBLIC IMPROVEMENTS AND BUILDING PLANS. THESE PLANS MUST BE REVIEWED AND APPROVED BY THE APPROPRIATE AGENCY PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
 3. EXISTING CLUBHOUSE AND AMENITIES ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. APPROXIMATE LOCATION FROM PREVIOUS SURVEY.

KEY MAP

SCALE: N.T.S.

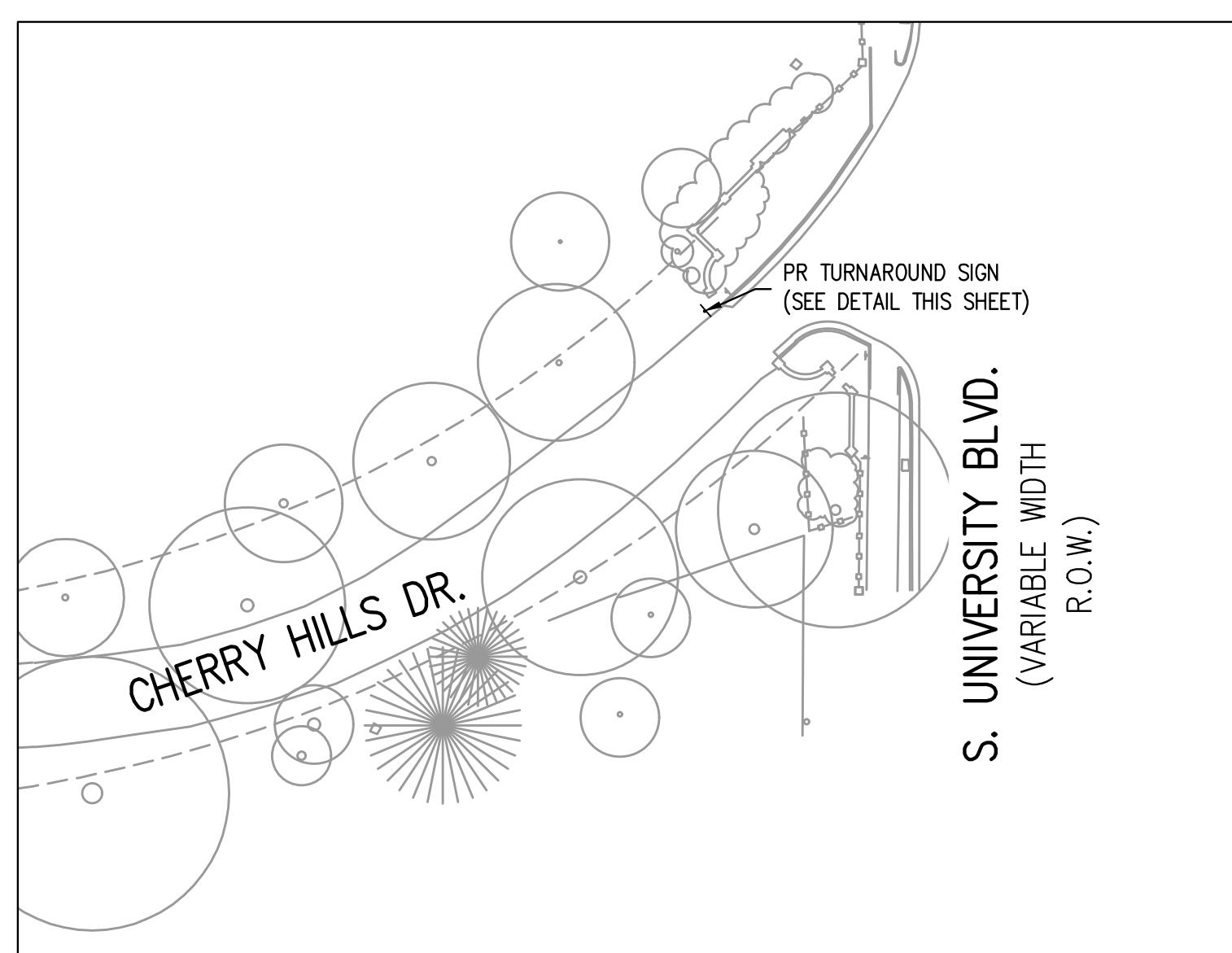


This is NOT the entrance to Cherry Hills Country Club

Please enter the Club
at next exit to the south
55 Highway 17, Blackfoot

Thank you

PROPOSED TURNAROUND SIGN

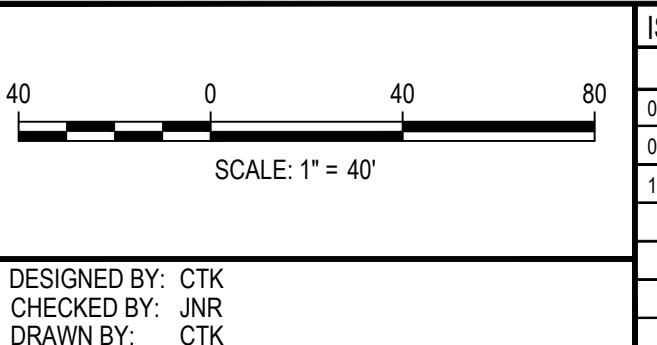


PROPOSED TURNAROUND SIGN - PLAN VIEW

SCALE: 1" = 40'



**Know what's below.
Call before you dig.**



ISSUE DATE: 03-11-2025	
DATE	REVISION COMMENTS
8-19-2025	PER CITY COMMENTS
9-23-2025	PER CITY COMMENTS
0-09-2025	PER CITY COMMENTS

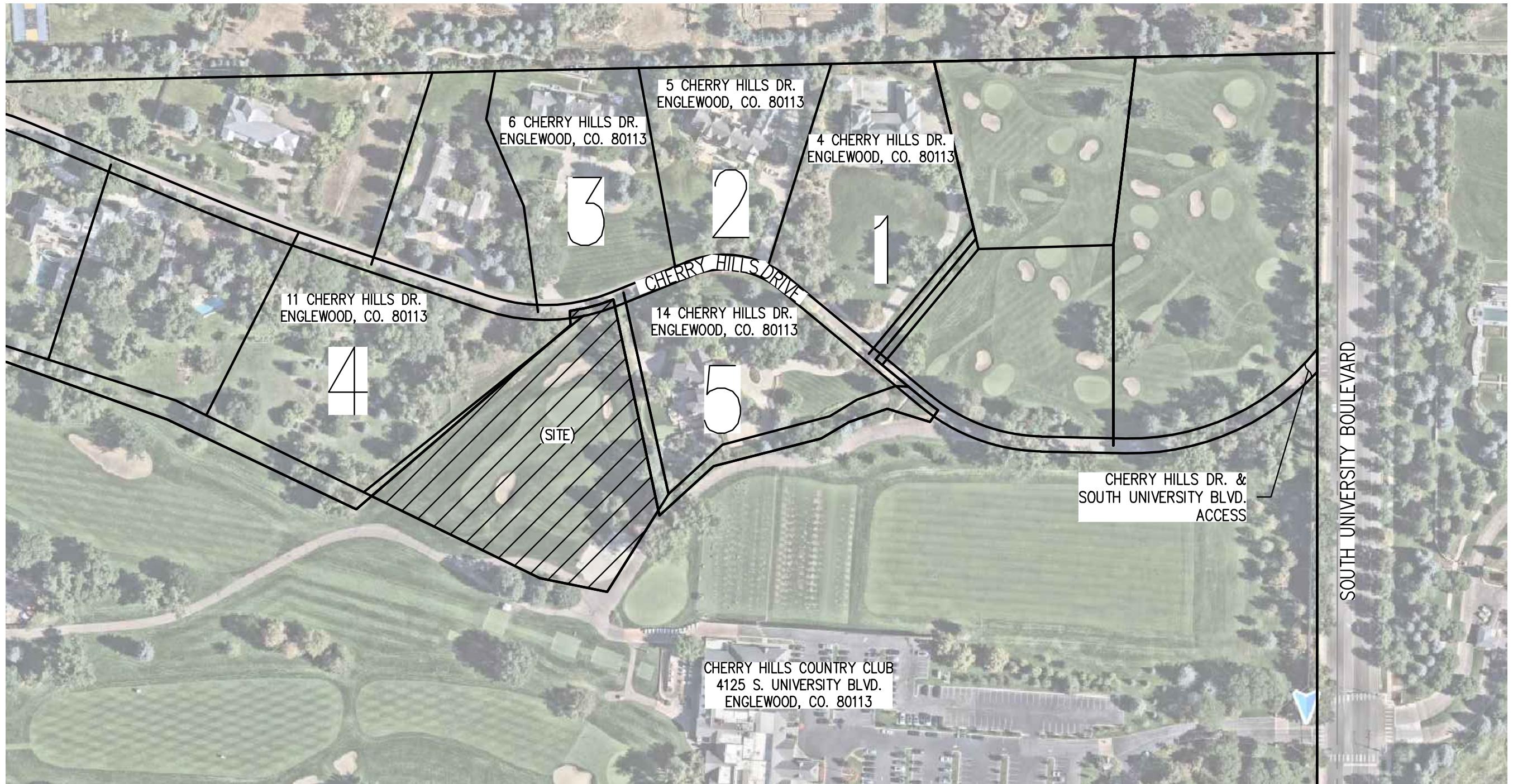


CHERRY HILLS COUNTRY CLUB

CHERRY HILLS COUNTRY CLUB SITE PLAN

PROJECT #: 240745
SHEET NUMBER
2
2 OF 5

APPENDIX C
NEIGHBORHOOD MEETINGS EXHIBIT

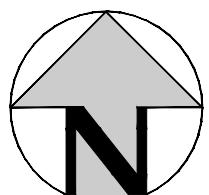


NEIGHBORHOOD MEETINGS

SCALE: 1" = 200'



1120 Lincoln Street, Suite 1000
Denver, Colorado 80203
P: 303.623.6300 F: 303.623.6311
HarrisKocherSmith.com



200 0 200 400

SCALE: 1" = 200'

PROJECT #: 240745

APPENDIX D
CDOT CORRESPONDENCE

Jarrett Grant

From: Jobe - CDOT, Jacquelyn <jacquelyn.jobe@state.co.us>
Sent: Thursday, October 9, 2025 12:11 PM
To: Jarrett Grant
Cc: Christopher Laughlin
Subject: Re: Cherry Hills Country Club - Signage Question

Caution: External email

Yes, everything looks good. I don't see any issues right now. If things change with your sign, please let me know.

Thank you.

On Thu, Oct 9, 2025 at 11:39 AM Jarrett Grant <jgrant@hkseng.com> wrote:

Hi Jacquelyn,

Following up on this and reattaching the PDF for reference. Seeing that we are far removed from CDOT ROW, approximately 40-feet, can you confirm the proposed sign location is acceptable to CDOT?

Thanks,

Jarrett Grant, PE
Project Manager



P: 303.623.6300
jgrant@hkseng.com

We have moved! Our new address is 1290 Broadway, Suite 800, Denver, CO 80203.

From: Jarrett Grant
Sent: Monday, October 6, 2025 7:44 PM
To: Jobe - CDOT, Jacquelyn <jacquelyn.jobe@state.co.us>; Christopher Laughlin <christopher.laughlin@state.co.us>
Subject: RE: Cherry Hills Country Club - Signage Question

Hi Jacquelyn,

See attached for an updated site plan. Near the bottom right corner of the sheet we are showing the proposed sign location near the intersection of Cherry Hills Dr. and S. University Blvd. and have added a dimension to show the proposed separation from CDOT Right-of-Way. Please let me know if this proposed location is acceptable to CDOT or if you have any questions once you've had a chance to review.

Thanks!

Jarrett Grant, PE
Project Manager



P: 303.623.6300
jgrant@hkseng.com

We have moved! Our new address is 1290 Broadway, Suite 800, Denver, CO 80203.

From: Jobe - CDOT, Jacquelyn <jacquelyn.jobe@state.co.us>
Sent: Monday, September 29, 2025 12:45 PM
To: Jarrett Grant <jgrant@hkseng.com>; Christopher Laughlin <christopher.laughlin@state.co.us>
Subject: Re: Cherry Hills Country Club - Signage Question

Caution: External email

Hello Jarrett,

I appreciate you sending me this information concerning your site development and proposed signs.

Your email stated that although the signs would not be in the CDOT ROW, you wanted to make sure the state has no issues with your sign. From the map you provided, I was unable to see the location clearly. If you would please forward a clearer picture and the dimensions of the sign, that would help me a lot. Also, I have copied the permit manager, Chris Laughlin, in this email. He might have additional comments on your project.

Thank you for your help.

Jacquelyn

On Thu, Sep 25, 2025 at 3:10 PM Jarrett Grant <jgrant@hkseng.com> wrote:

Hi Jacquelyn,

I was provided your contact information by Aaron Eyl.

I'm helping Cherry Hills Country Club with a site development amendment and as a part of their proposed improvements they are proposing a wayfinding sign within Cherry Hills Drive north of their entrance. As a part of Cherry Hills Village ("CHV") review, they've asked us to provide documentation that CDOT is okay with the proposed signage. This signage is located outside of CDOT ROW, so I'm assuming there are no concerns on your end.

I've attached the site plan (which includes CHV's comment) showing the proposed sign and its location. Can you review and let me know if this is acceptable to CDOT?

Thanks!

Jarrett Grant, PE
Project Manager



P: 303.623.6300
jgrant@hkseng.com

We have moved! Our new address is 1290 Broadway, Suite 800, Denver, CO 80203.

--

Jacquelyn Jobe
R1 Permits/Outdoor Advertising Administrator
Permits/Utilities/Traffic

My Pronouns: she/her/hers



P 303.512.4272 | F 303.757.9886

2829 W. Howard Place, 2nd Floor

Denver, CO 80204

jacquelyn.jobe@state.co.us | www.coloradodot.info | www.cotrip.org

It's better to look back on life and say: "I can't believe I did that," than to look back and say: "I wish I did that."

--
Jacquelyn Jobe
R1 Permits/Outdoor Advertising Administrator
Permits/Utilities/Traffic

My Pronouns: she/her/hers



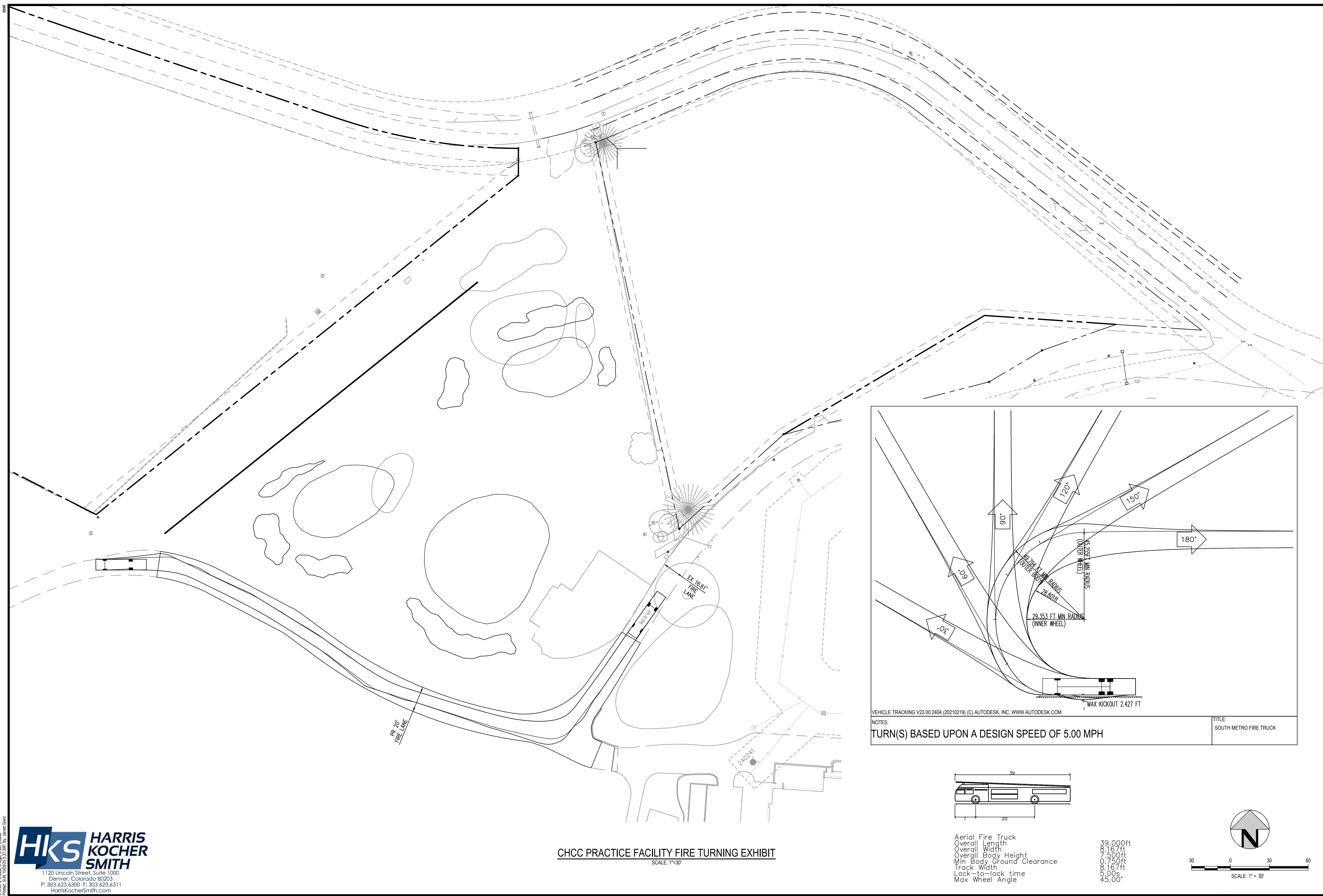
P 303.512.4272 | F 303.757.9886

2829 W. Howard Place, 2nd Floor
Denver, CO 80204

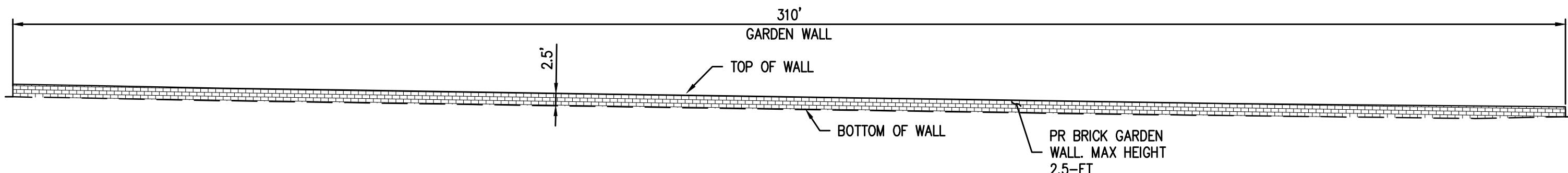
jacquelyn.jobe@state.co.us | www.coloradodot.info | www.cotrip.org

"I'll stop wearing black when they make a darker color." Wednesday Addams

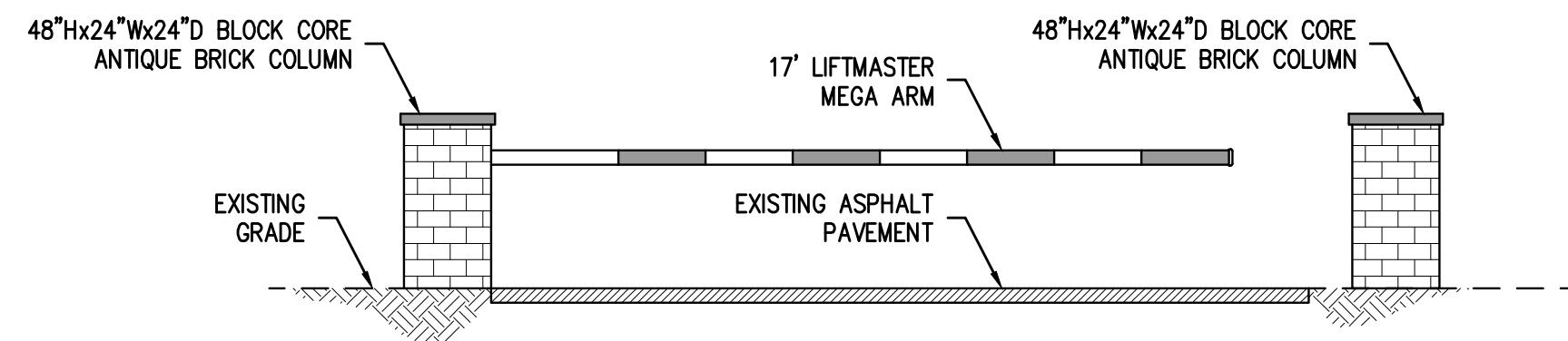
APPENDIX E
FIRE APPARATUS TURNING EXHIBIT



APPENDIX F
GARDEN WALL AND ACCESS GATE EXHIBIT



CHCC - GARDEN WALL - NORTH ELEVATION



CHCC - ACCESS GATE - EAST ELEVATION

SCALE: 1"=4'

LEGAL DESCRIPTION:

A PORTION OF CHERRY HILLS COUNTRY CLUB CONSOLIDATION PLAT, SITUATED IN SECTIONS 2 AND 11, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO.

BASIS OF BEARING:

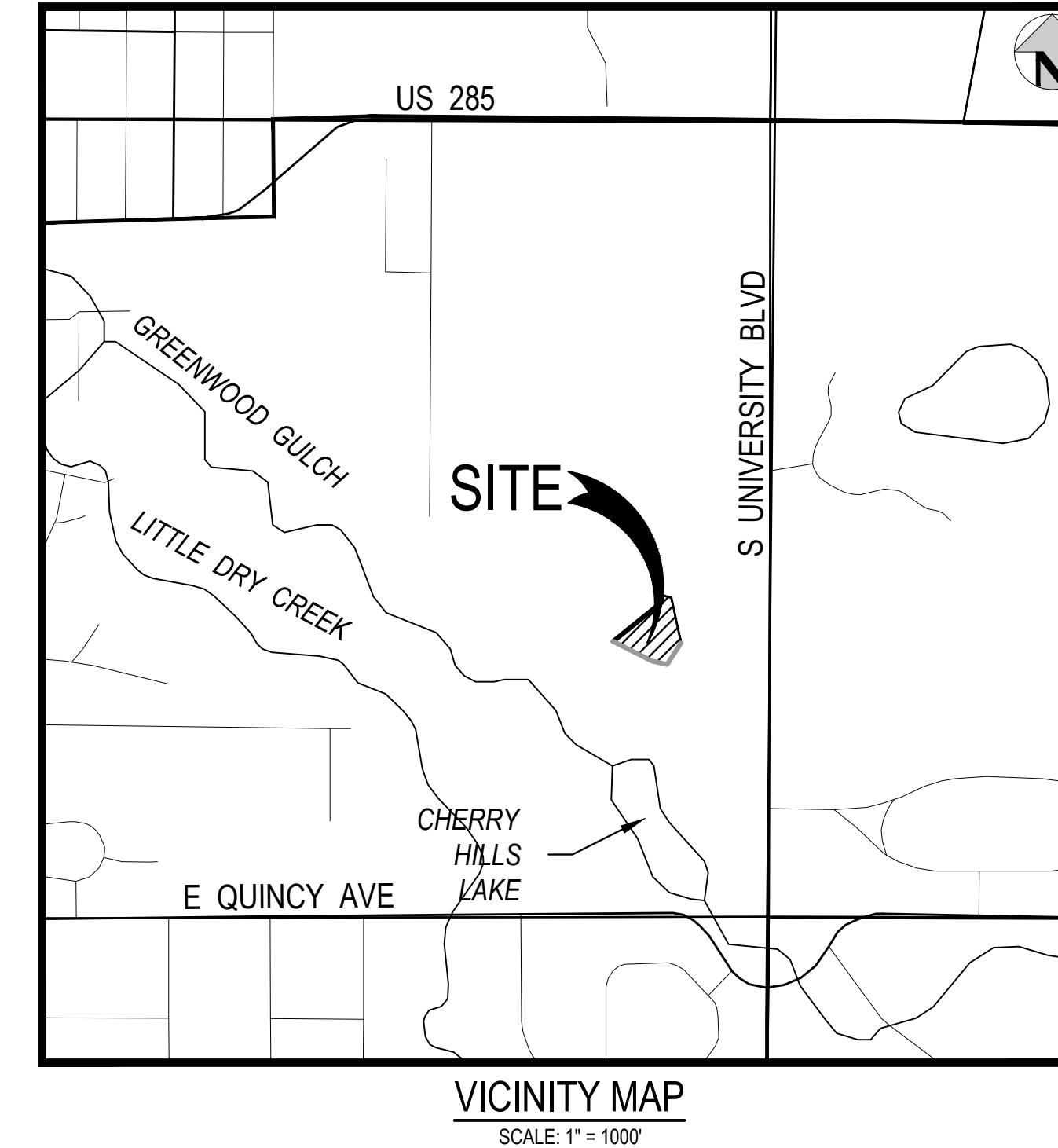
BASIS OF BEARINGS: BEARINGS ARE BASED ON THE WEST LINE OF LOT 13, BLOCK B, CHERRY HILLS PARK MINOR LOT ADJUSTMENT MONUMENTED AT THE NORTH END BY A #5 REBAR WITH YELLOW PLASTIC CAP "LS 16109" AND AT THE SOUTH END BY A #5 REBAR WITH YELLOW PLASTIC CAP "LS 2569". SAID LINE IS ASSUMED TO BEAR S12°12'22"E.

CHERRY HILLS COUNTRY CLUB

A PARCEL OF LAND BEING A PORTION OF THE SOUTHEAST QUARTER OF
SECTION 2, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6TH P.M.
CHERRY HILLS VILLAGE, ARAPAHOE COUNTY, COLORADO
PARCEL IDENTIFICATION NUMBER (PIN) 031939399

Exhibit C

SITE PLAN AMENDMENT PRACTICE FACILITY IMPROVEMENT

**CITY COUNCIL CERTIFICATE:**

CITY COUNCIL CERTIFICATE:
APPROVED BY THE CITY COUNCIL,
THIS ____ DAY OF ____, 20 ____.

RESOLUTION NUMBER _____

SHEET INDEX	
Sheet Number	Sheet Title
1	COVER
2	SITE PLAN
3	OVERALL UTILITY PLAN
4	GRADING PLAN
5	CONSTRUCTION STAGING PLAN
6	GARDEN WALL & ACCESS GATE ELEVATION

AREA OF DISTURBANCE:

1. THE PROJECT LIMITS OF DISTURBANCE IS 3.09 ACRES. THE AREA TO BE DISTURBED BY GRADING AND OTHER CONSTRUCTION ACTIVITIES IS APPROXIMATELY 2.88 ACRES. BECAUSE THE TOTAL LAND DISTURBANCE WILL EXCEED 1 ACRE, THE PROJECT WILL PREPARE AND IMPLEMENT A CONSTRUCTION STORMWATER MANAGEMENT PLAN IN ACCORDANCE WITH CDPHE GUIDELINES AND WILL OBTAIN A CONSTRUCTION STORMWATER DISCHARGE PERMIT PRIOR TO THE START OF CONSTRUCTION.

OWNER

Know what's below.
Call before you dig.



4125 SOUTH UNIVERSITY BOULEVARD
CHERRY HILLS, COLORADO 80113
(303) 350-5200
WWW.CHCC.COM

CIVIL ENGINEER

1120 Lincoln Street, Suite 1000
Denver, Colorado 80203
P: 303.623.6300 F: 303.623.6311
HarrisKocherSmith.com

SURVEYOR

BAILEY PROFESSIONAL
SOLUTIONS

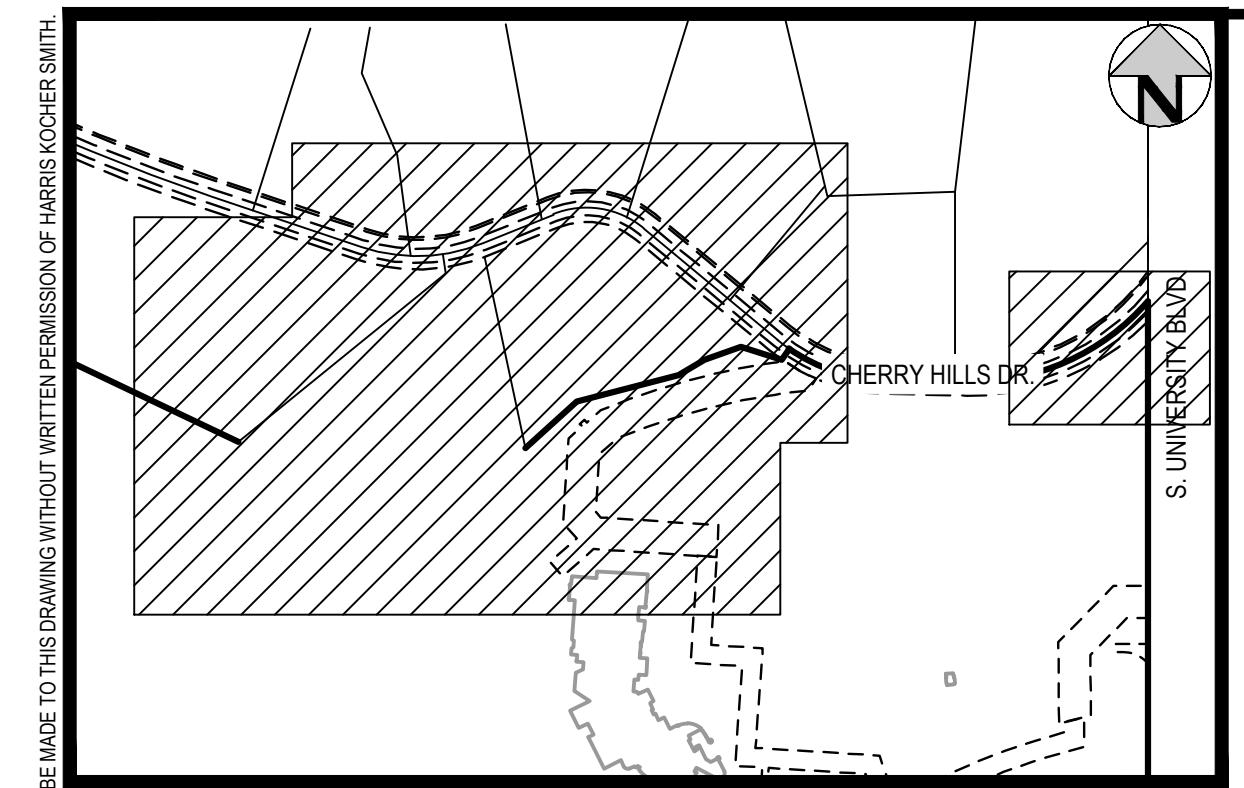
5737 SOUTH KENTON STREET
ENGLEWOOD, COLORADO 80111
(303) 587-1672
WWW.BAILEYPROFESSIONALSOLUTIONS.COM

ISSUE DATE: 03-11-2025	PROJECT #: 240745
DATE	REVISION COMMENTS
08-19-2025	PER CITY COMMENTS
09-23-2025	PER CITY COMMENTS
10-10-2025	PER CITY COMMENTS
11-19-2025	PER CITY COMMENTS

Released for Construction
Cherry Hills Village

City Engineer _____ Date _____

These plans have been reviewed for general compliance with City/County codes, the Engineer of Record is responsible for adequacy of design and ensuring that improvements meet all City/County codes and regulations.



KEY MAP

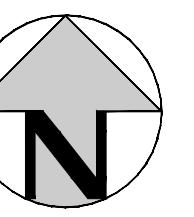
SCALE: N.T.S.

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH

FILE PATH: P:\2024\240745\ENGINEERING\AS-BUILT\PLANNING LAYOUT\LAYOUT1
7-18-2024 11:39:55 AM BY ROBERT CLARK, P.E.
PLOTTED NED 11/18/2024 BY ROBERT CLARK, P.E.

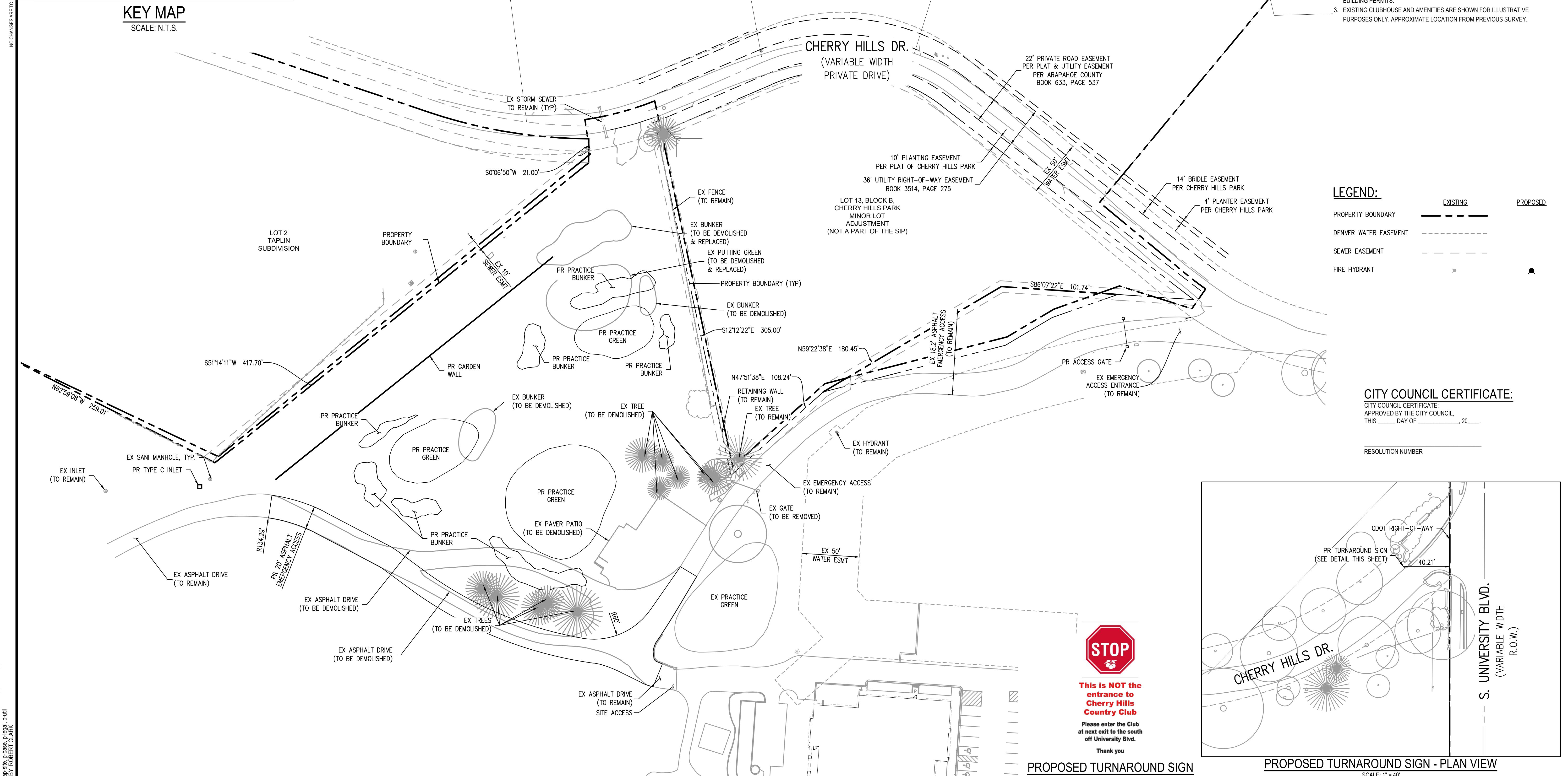
CHERRY HILLS COUNTRY CLUB

A PARCEL OF LAND BEING A PORTION OF THE SOUTHEAST QUARTER OF
SECTION 2, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6TH P.M.
CHERRY HILLS VILLAGE, ARAPAHOE COUNTY, COLORADO
PARCEL IDENTIFICATION NUMBER (PIN) 031939399



NOTES:

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This is NOT the
entrance to
Cherry Hills
Country Club

Please enter the Club
at next exit to the south
off University Blvd.

Thank you

PROPOSED TURNAROUND SIGN

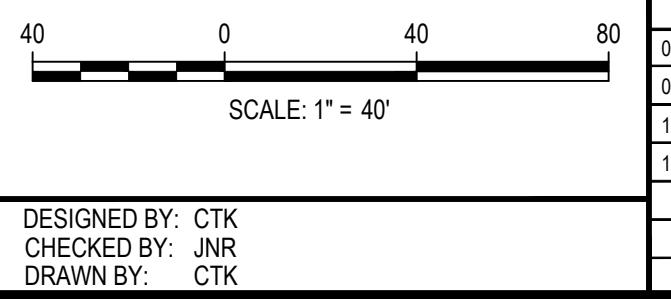
CHERRY HILLS COUNTRY CLUB

CHERRY HILLS COUNTRY CLUB
SITE PLAN

PROJECT #: 240745
SHEET NUMBER
2
2 OF 6

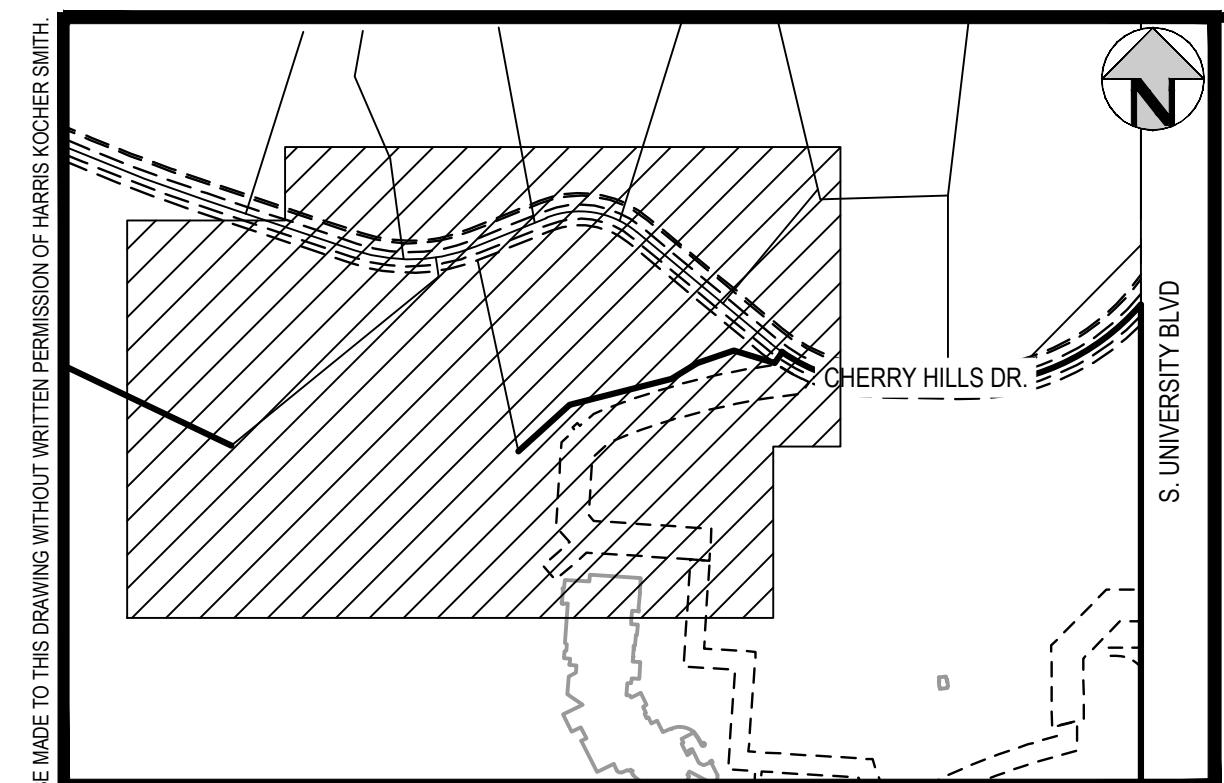


Know what's below.
Call before you dig.



ISSUE DATE: 03-11-2025	
DATE	REVISION COMMENTS
08-19-2025	PER CITY COMMENTS
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10-19-2025	PER CITY COMMENTS
11-19-2025	PER CITY COMMENTS



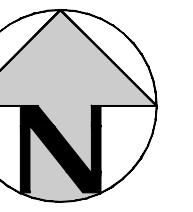


KEY MAP

SCALE: N.T.S.

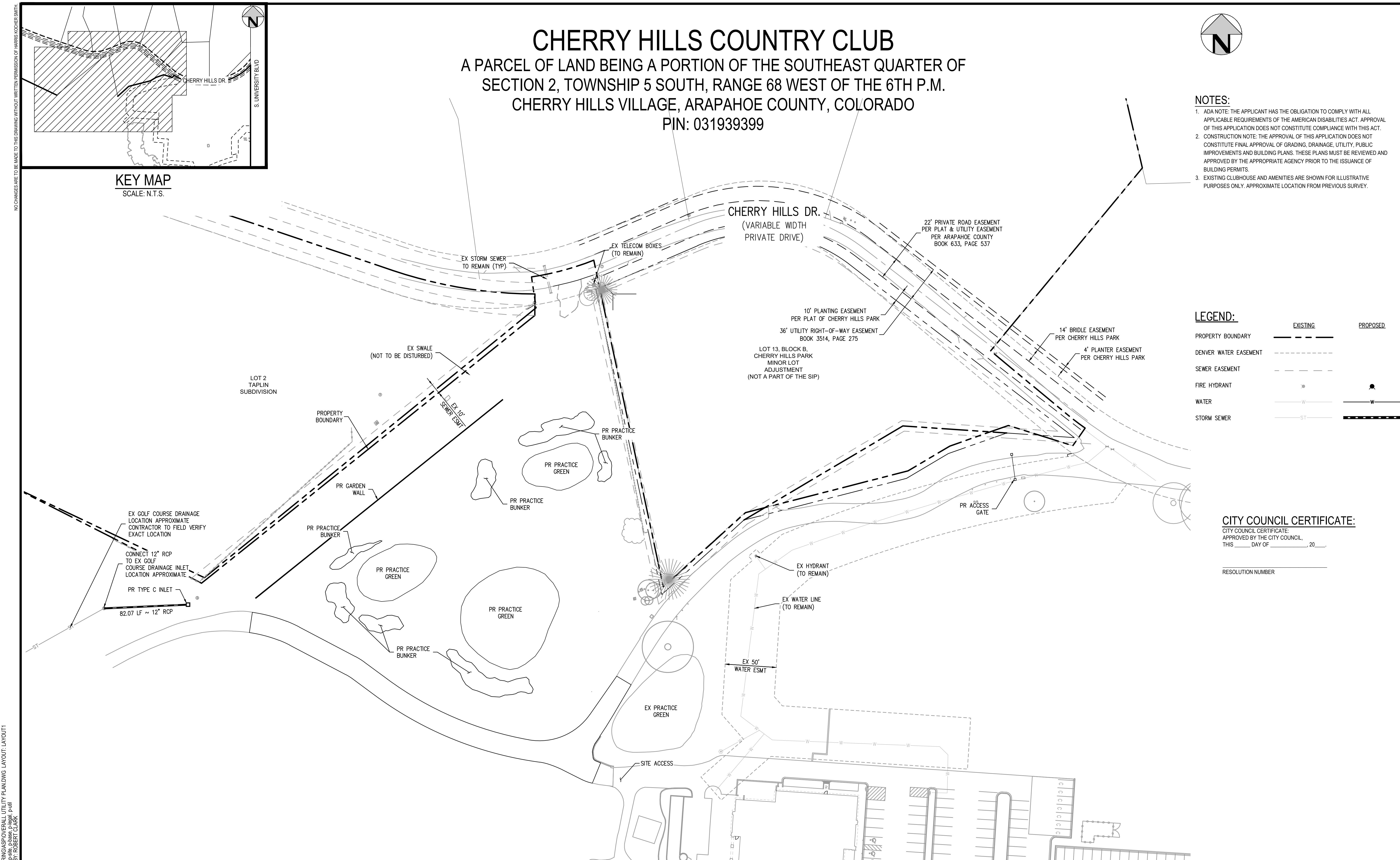
CHERRY HILLS COUNTRY CLUB

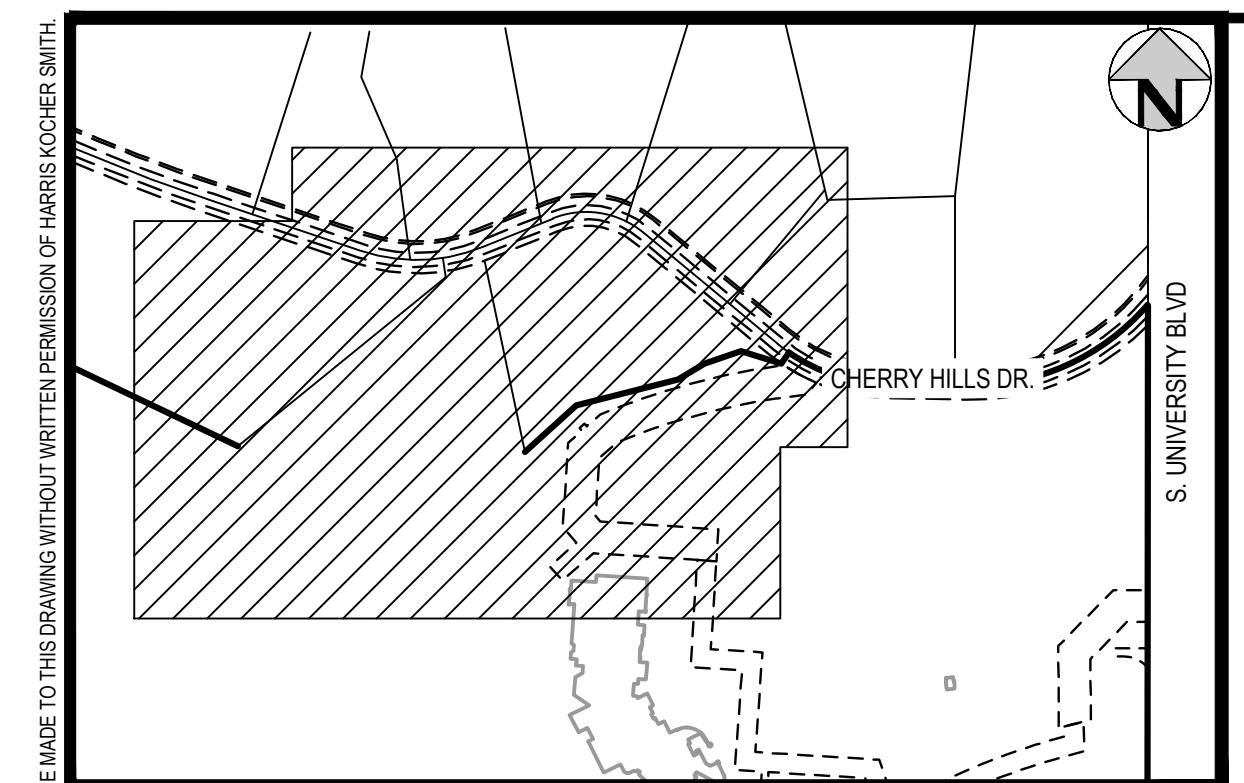
A PARCEL OF LAND BEING A PORTION OF THE SOUTHEAST QUARTER OF
SECTION 2, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6TH P.M.
CHERRY HILLS VILLAGE, ARAPAHOE COUNTY, COLORADO
PIN: 031939399



NOTES:

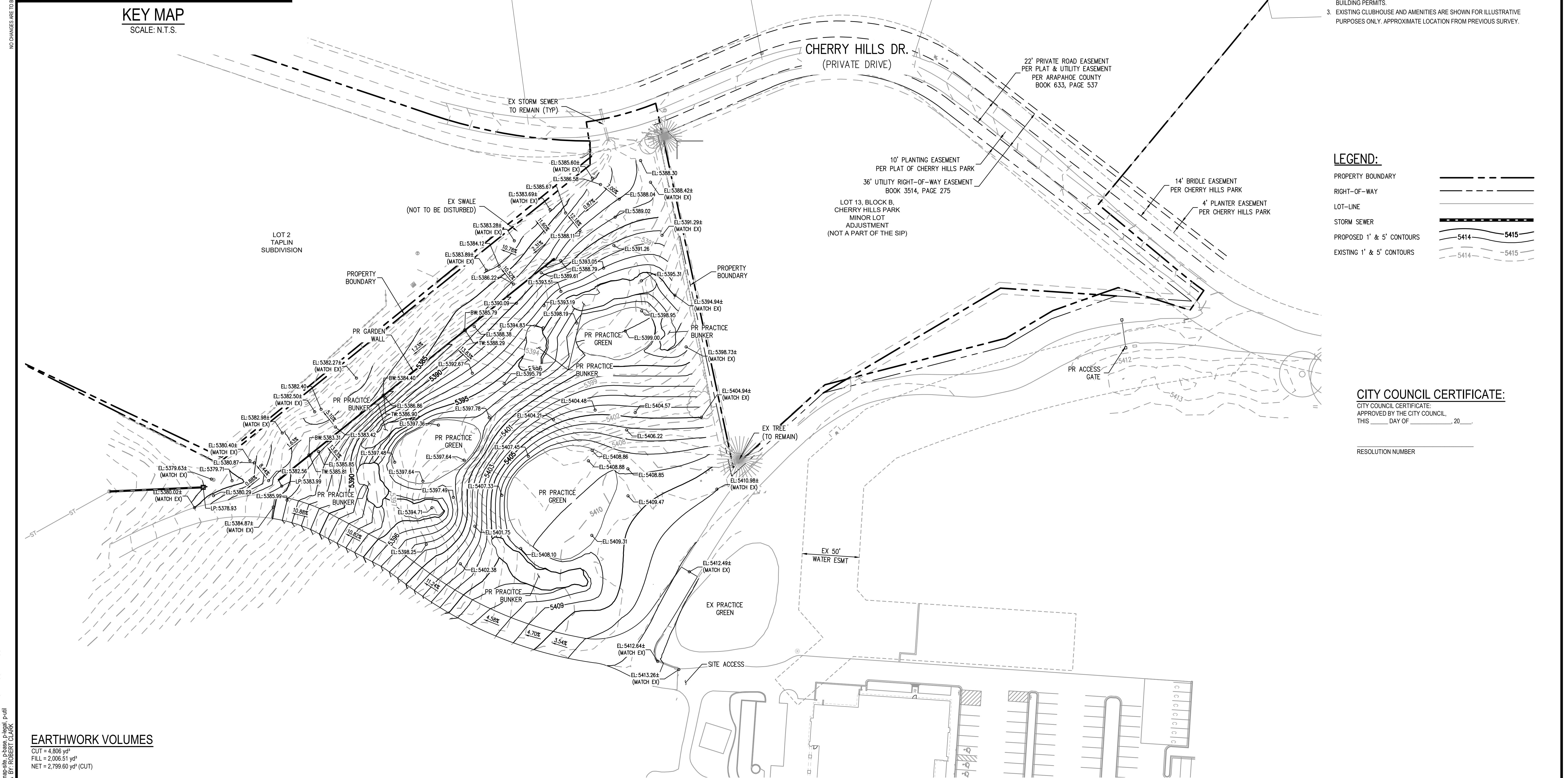
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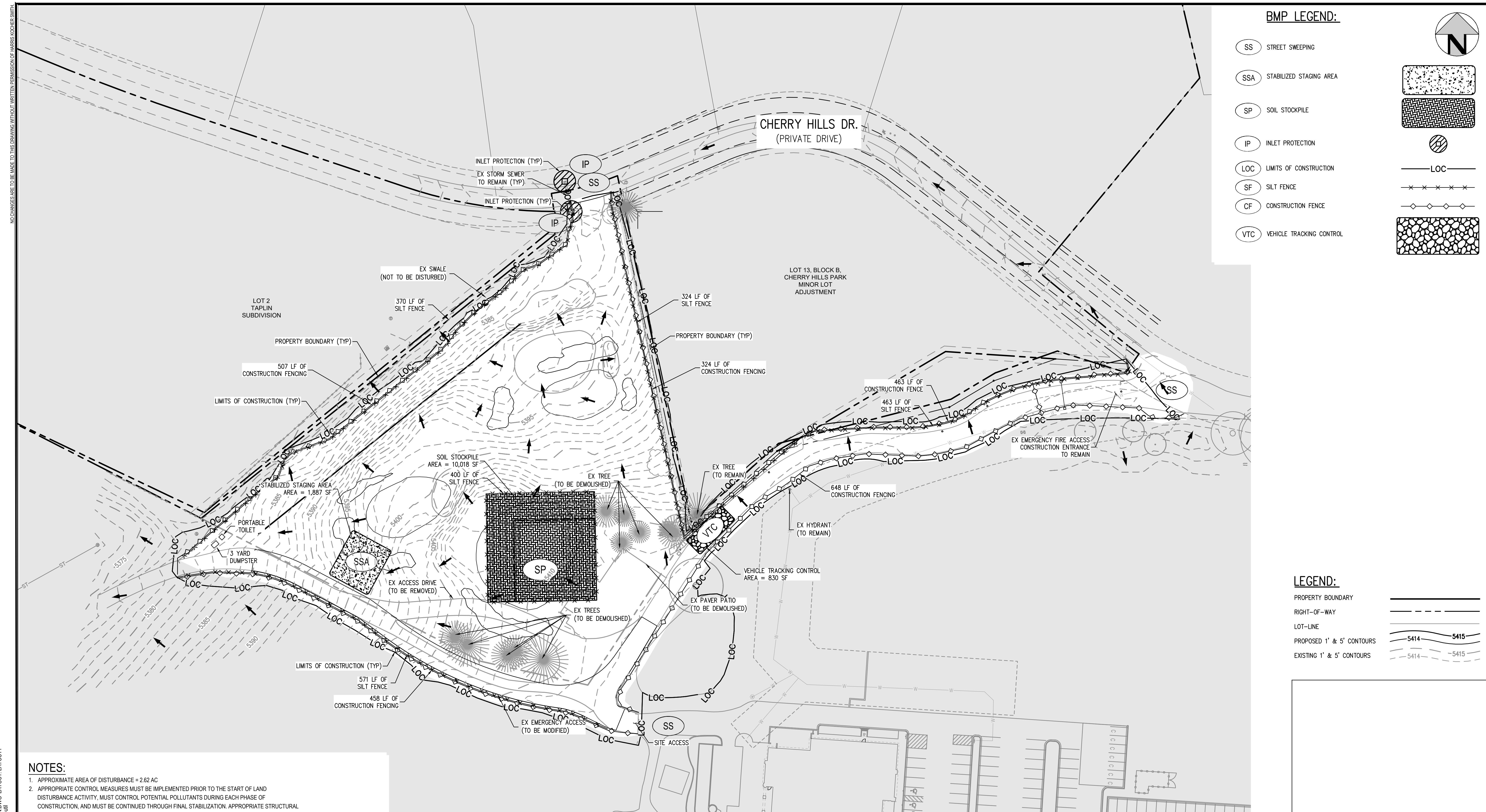




KEY MAP

SCALE: N.T.S.





Engineering & Community Development

These plans have been reviewed by Cherry Hills Village for
Grading, Erosion and Sediment Control Improvements Only



Know what's below.
Call before you dig.

40

0

40

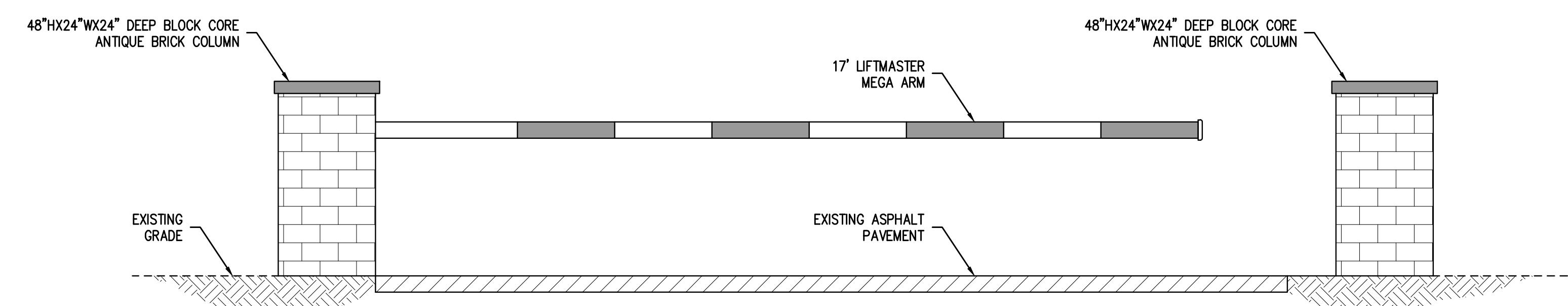
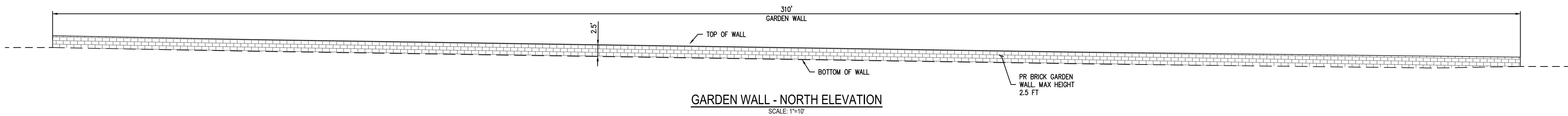
80

SCALE: 1" = 40'

ISSUE DATE: 03-11-2025	REVISION COMMENTS
08-19-2025	PER CITY COMMENTS
09-23-2025	PER CITY COMMENTS
10-10-2025	PER CITY COMMENTS
11-19-2025	PER CITY COMMENTS

CHERRY HILLS COUNTRY CLUB

A PARCEL OF LAND BEING A PORTION OF THE SOUTHEAST QUARTER OF
 SECTION 2, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6TH P.M.
 CHERRY HILLS VILLAGE, ARAPAHOE COUNTY, COLORADO
 PARCEL IDENTIFICATION NUMBER (PIN) 031939399



CITY COUNCIL CERTIFICATE:
 CITY COUNCIL CERTIFICATE:
 APPROVED BY THE CITY COUNCIL,
 THIS ____ DAY OF _____, 20____.

RESOLUTION NUMBER _____



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08-19-2025	PER CITY COMMENTS
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CHERRY HILLS COUNTRY CLUB

CHERRY HILLS COUNTRY CLUB
 GARDEN WALL & ACCESS GATE ELEVATION

PROJECT #: 240745
 SHEET NUMBER
6
 6 OF 6



**CITY OF CHERRY HILLS VILLAGE, COLORADO
DEVELOPMENT AGREEMENT
for
CHERRY HILLS COUNTRY CLUB
BUILDING RENOVATION AND EXPANSION PROJECT**

Exhibit D

THIS DEVELOPMENT AGREEMENT ("Agreement") is entered into and made between the **CHERRY HILLS COUNTRY CLUB** whose address is 4125 South University Boulevard, Cherry Hills Village, Colorado, 80113, hereinafter referred to as "CHCC," and the **CITY OF CHERRY HILLS VILLAGE, COLORADO**, a Colorado home rule municipal corporation whose address is 2450 East Quincy Avenue, Cherry Hills Village, Colorado 80113, hereinafter referred to as the "City." CHCC and the City shall collectively be referred to as the "Parties."

This Agreement shall be effective following execution by CHCC and immediately upon the date of the authorized execution of this Agreement by the City's Mayor or Mayor Pro Tem.

RECITALS AND REPRESENTATIONS:

WHEREAS, CHCC represents that it is the sole owner of the following described property located in the City of Cherry Hills Village, Colorado:

Lot 3, Block A, Cherry Hills Park, County of Arapahoe, State of Colorado, commonly addressed and known as 4125 South University Boulevard, Cherry Hills Village, Colorado 80113,

such property to hereinafter be generally referred to as the "Property;"

WHEREAS, CHCC is planning the renovation and expansion of a portion of the Property to facilitate general quality improvements and accommodation of existing members and guests of the Property as more thoroughly described in its Application, such Application being authorized by Chapter 16 of the Cherry Hills Village Municipal Code ("City Code"); and

WHEREAS, the term "expanded use" as it is used in CHCC's Application, has been replaced and is currently referred to as "site plan" in the City Code, pursuant to the adoption of Chapter 16 of the City Code in 2019, which modified such term; and therefore, for the purposes of the Application and this Agreement the term "expanded use" shall have the same meaning as "site plan"; and

WHEREAS, CHCC represents that the renovation and expansion as proposed will not likely result in a material or significant increase in parking demand for the Property and that CHCC maintains a limitation, by way of its bylaws, with its existing members regarding the maximum number of available memberships that can be issued. Such membership limitation effectively results in the existing parking areas being adequate to serve the day-to-day demand for member and guest parking; and

WHEREAS, on occasion, CHCC conducts extraordinarily large events and tournaments on the Property that result in parking demand exceeding available parking spaces; and

WHEREAS, Section 16-6-150 (Ordinance 7, Series 2019) of the City Code provides:

"No existing building shall be deemed nonconforming because its parking lot or required parking lot landscaping area does not meet the requirements of this Chapter; however, in the event that building additions, or site improvements requiring a building permit and resulting in an increase in the number of required parking spaces, are made after the effective date of this Chapter, the entire site must be brought into compliance with Article IV, Division 1, Parking and Circulation and Article IV, Division 3, Landscaping and Tree Preservation, in conjunction with the building additions or site improvements."

WHEREAS, Section 16-4-20, Parking Reductions, of the City Code provides that the City may grant a reduction of up to 50% of the parking spaces required by Section 16-4-10, Off-Street Parking Requirements, if the City finds based on a parking study submitted pursuant to Section 16-4-30, Special Parking Studies, that:

- (1) *The parking needs of the use will be adequately served, in that the typical parking demands will not exceed parking supply, and in the case of extraordinary parking demands, appropriate locations are available to accommodate the additional vehicles; and*
- (2) *If joint use of the parking areas is proposed, the relative hours of peak parking demand among the uses justifies the reduction in parking spaces based upon shared parking principles.*

WHEREAS, pursuant to Section 16-4-20(d), Parking Reductions, CHCC shall enter into a written mitigation agreement with the City as set forth herein; and

WHEREAS, as part of its Application and in accordance with the above City Code provisions, CHCC requested that the City grant a 47% reduction in the parking standards otherwise applicable to a Private Club such as CHCC's facilities on the Property ("Cherry Hills Country Club"); and

WHEREAS, the Parties desire to memorialize in writing that CHCC has adequately assured the City that the parking demand for the Property will not exceed available parking areas or that parking demand can be effectively managed, thereby supporting the City's grant of a 47% reduction in the applicable parking standard, as authorized by Section 16-4-20 of the City Code; and

WHEREAS, the Parties agree that this Agreement shall replace and supersede the Expanded Use Agreement for Cherry Hills Country Club Building Renovation and Expansion Project entered into by the Parties dated February 17, 2004 and recorded with the Arapahoe County Clerk and Recorder on March 3, 2004 at Reception No. B4039197.

NOW, THEREFORE, in consideration of the mutual promises, covenants, and agreements of the Parties, the approval by the City of CHCC's Application, a reduction in the City's parking standard applicable to the Property by 50%, and other good and valuable considerations, the sufficiency and adequacy of which are hereby acknowledged by the Parties, the Parties agree as follows:

1.0 DEFINITIONS.

"Application" shall mean CHCC's application for the approval of renovation and expansion of its existing clubhouse and renovations to the existing main parking lot (both located at the Cherry Hills Country Club and addressed as 4125 South University Boulevard) by Site

Plan Amendment and Conditional Use Permit (as such application may be amended or supplemented prior to City approval and as on file with the City), including supporting plans, documents, mapping, drawings, landscape plans, and other illustrations.

“Special Event” shall mean the following events conducted on the Property: (1) the 4th of July Event; (2) the Hillsdilly Tournament; and (3) any event the conduct of which is reasonably expected to result in the use of 100% or more of the permanent parking spaces located within the Property. A Special Event shall not include a “Major Special Event” for which a permit is issued in accordance with Section 16-7-330 of the City Code.

2.0 MANAGEMENT OF PARKING DURING SPECIAL EVENTS REQUIRED.

- 2.1 Parking Management for Special Events. During every Special Event, CHCC shall employ the following actions to ensure that adequate parking spaces are made available to serve the Special Event: (A) using all or a portion of the Cherry Hills Country Club driving range and area West of the Northerly tennis courts for the parking of vehicles; (B) staggering golf tee times where the Special Event includes or involves a golf tournament or golf activity; and (C) prohibiting simultaneous use of the Property during a Special Event for other activities, meetings, or events that are outside the normal course of day-to-day operations and activities on the Property and that would result in parking demand in addition to the demand created by the Special Event.
- 2.2 Mitigation Agreement. During every Special Event, where overflow parking is allowed on grass areas CHCC agrees to: (A) establish annual usage limits of no more than thirty (30) days per year, (B) prohibit such usage in the event of more than six inches of snow remaining on the ground; (C) promptly re-seed, re-vegetate and irrigate as necessary in the course of normal staff landscape maintenance; (D) install temporary gravel transition areas as necessary, and (E) if required by the City, install a vehicle tracking control (“VTC”) system.
- 2.3 Voluntary Management Encouraged. Nothing herein shall prevent the implementation of other actions deemed appropriate by CHCC for the management of parking during Special Events such as, but not limited to, valet parking, temporary modification and supervision of parking areas to increase capacity of existing parking areas, and contracting for the use of the City's uniformed traffic control officers to assist in the directing of traffic and parking in accordance with the City's *Policy For The City's Provision Of Extra- Duty Police Services*.
- 2.4 No Use of Emergency Vehicle Access Drives. In no event whatsoever shall areas or drive lanes designated or necessary for emergency vehicle access, ingress, and egress be used for vehicle parking.

3.0 PARKING REQUIREMENTS AND REDUCTION GRANTED.

- 3.1 Parking Requirements/Deficiency. Minimum parking space requirements are imposed by Section 16-4-10 of the City Code. CHCC's Application proposes that the Property be served by 328 total parking spaces. The minimum number of parking spaces required by the current City Code for the CHCC's use of the Property is 604. The Property design is deficient by 276 parking spaces.

- 3.2 Parking Standard Reduction Granted. Subject to CHCC's compliance with this Agreement and the specific conditions set forth in subsection 3.3 below, the City hereby grants a 47% reduction in the minimum required number of parking spaces as authorized by Section 16-4-10 of the City Code and approves a minimum of 320 spaces to serve the Property.
- 3.3 Conditions of Parking Reduction Approval. The reduction in parking standards approved by this Agreement shall be subject to conformance with the following conditions:
 - (A) CHCC shall comply with the terms and conditions of this Agreement.
 - (B) No reduction in parking spaces below 320 spaces shall be permitted except upon City approval of a new application processed in accordance with Chapter 16 of the City Code (for conditional use permit, site plan amendment, or other form of authorization as may be required by the City Code at the time of such proposed reduction in parking).
 - (C) Because parking demand is directly associated with total Cherry Hills Country Club membership, CHCC agrees not to increase its current total memberships (currently 720 memberships) by more than twenty percent (20%) without the prior submission and prior City approval of an application processed in accordance with Chapter 16 of the City Code (for conditional use permit, site plan amendment, or other form of authorization as may be required by the City Code at the time of such increase in membership). Notwithstanding any provision of the City Code to the contrary, such application shall include CHCC's preparation and submission of a parking and traffic management study. In the event of an increase of more than 20% in CHCC's total membership without prior approval of such an application, the parking reduction granted by this Agreement shall be automatically void and terminated.

4.0 MISCELLANEOUS PROVISIONS.

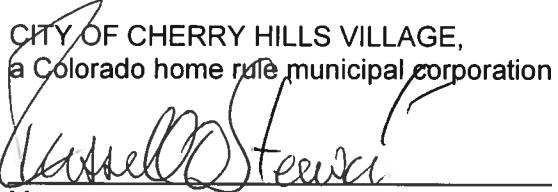
- 4.1 Construction of Improvements. CHCC shall construct the improvements described in the Application in accordance with all applicable laws, including the adopted uniform building, construction, fire, and safety codes of the City. Such construction shall be completed, and a Certificate of Occupancy obtained by CHCC no later than 48 months following the date that this Agreement is executed or 24 months from the start of construction, whichever is sooner.
- 4.2 Waiver. A waiver by any Party to this Agreement of the breach of any term or provision of this Agreement shall not operate or be construed as a waiver of any subsequent breach by either Party.
- 4.3 No Waiver of Governmental Immunity. Nothing in this Agreement shall be construed to waive, limit, or otherwise modify any governmental immunity that may be available by law to the City, its officials, employees, contractors, or agents, or any other person acting on behalf of the City and, in particular, governmental immunity afforded or available pursuant to the Colorado Governmental Immunity Act, Title 24, Article 10, Part 1 of the Colorado Revised Statutes, as amended.

- 4.4 **Binding Effect.** The Parties hereto agree that this Agreement, by its terms, shall be binding upon the successors, heirs, legal representatives, and assigns thereof and shall constitute covenants running with the Property. To the extent permitted by law, all CHCC and all future successors, heirs, legal representatives, and assigns of CHCC shall be jointly and severally responsible for all terms, conditions, and obligations set forth in this Agreement.
- 4.5 **No Third-Party Beneficiaries.** It is expressly understood and agreed that enforcement of the terms and conditions of this Agreement, and all rights of action relating to such enforcement, shall be strictly reserved to the City and CHCC, and nothing contained in this Agreement shall give or allow any such claim or right of action by any other third person on such Agreement. It is the express intention of the City and CHCC that any person other than the City or CHCC receiving services or benefits under this Agreement shall be deemed to be an incidental beneficiary only.
- 4.6 **Governing Law, Venue, and Enforcement.** This Agreement shall be governed by the laws of the State of Colorado. Venue for any action arising from this Agreement shall lie with any appropriate court within Arapahoe County, Colorado. The Parties agree and acknowledge that this Agreement may be enforced at law or in equity, including an action for damages or specific performance. In addition to any other available remedies, it is understood and agreed that the City may withhold any permits or certificates requested by CHCC, including but not limited to building permits and certificates of occupancy for any structure within the Property in the event of a breach of this Agreement by CHCC.
- 4.7 **Attorney's Fees.** If a Party breaches this Agreement, the breaching Party shall pay the non-breaching Party's reasonable costs and attorney's fees incurred in the enforcement of the terms, conditions, and obligations of this Agreement.
- 4.8 **No Assignment.** All or part of the rights, duties, obligations, responsibilities, or benefits set forth in this Agreement shall not be assigned by CHCC without the express written consent of the City, which consent may be withheld at the City's discretion for any or no reason.
- 4.9 **Paragraph Captions.** The captions of the paragraphs are set forth only for the convenience and reference of the Parties and are not intended in any way to define, limit or describe the scope or intent of this Agreement.
- 4.10 **Severability.** Invalidation of any of the provisions of this Agreement, or any paragraph, sentence, clause, phrase, or word herein, shall not affect the validity of any other provision of this Agreement.
- 4.11 **Integration and Amendment.** This Agreement represents the entire agreement between the Parties and there are no oral or collateral agreements or understandings. This Agreement may be amended only by a written instrument signed by the Parties.
- 4.12 **Incorporation of Exhibits.** Unless otherwise stated in this Agreement, exhibits or materials referenced in this Agreement, including specifically the Application submitted by CHCC and approved by the City, shall be incorporated into this Agreement for all purposes. Application materials, construction plans, plats, and other documentation referenced in this Agreement are public records on file and available for review at the City of Cherry Hills Village, Village Center, 2450 East Quincy Avenue,

Cherry Hills Village, Colorado.

- 4.13 Review of Referenced Documents. CHCC hereby understands and acknowledges that the public documents referenced in this Agreement, including but not limited to the City Code, were prior to the execution of this Agreement and are presently, available for review and inspection at the Cherry Hills Village City Hall, 2450 East Quincy Avenue, Cherry Hills Village, Colorado during regular business hours. CHCC has reviewed such documentation, or elected not to review such documentation, prior to execution of this Agreement.
- 4.14 Authority. The undersigned signatories represent that they have the authority to execute this Agreement on behalf of their organizations and to contractually bind their respective organizations.

DATED THIS 18th DAY OF August, 2020.

CITY OF CHERRY HILLS VILLAGE,
a Colorado home rule municipal corporation


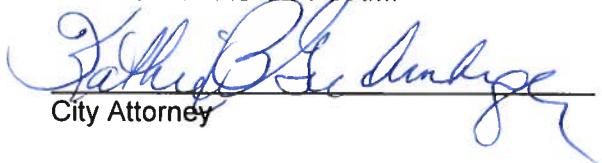
Michael J. Steeves
Mayor

ATTEST:



Anna Gilligan
City Clerk

APPROVED AS TO FORM:



Barbara B. Andrus
City Attorney

CHERRY HILLS COUNTRY CLUB a
Colorado Non-Profit corporation

By: 

Print Name: Thorsten Loth

Title/Position: COO/AN

STATE OF COLORADO

COUNTY OF Arapahoe

)
) ss.
)

Acknowledged before me this

25th day of August, 2020, by

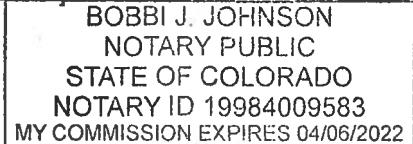
Thorsten Loth, the Gm/COO

of Cherry Hills Country Club.


Bobbi J. Johnson
Notary Public

My commission expires April 6, 2022

[SEAL]



December 4, 2025

Cherry Hills Village City Council
c/o Mr. Paul Workman
Community Development Director
2450 E. Quincy Avenue
Cherry Hills Village, CO 80113

Dear Mr. Workman and Council Members,

As neighbors living near Cherry Hills Country Club, we want to share our support of the Club's revised application currently under review by Cherry Hills Village (the "Revised Application"). The October 10 Revised Application relates to improvements to the short game practice facility of the Club. Importantly, it is our understanding that the Revised Application no longer includes relocation of the service road, and we further understand that the Club is not currently considering relocating the service road in the future. We believe these proposed changes are a positive step forward for the Revised Application as these changes address concerns we have expressed.

Reasons for our support include:

- 1. Maintaining the preservation, enhancement, and improvement of public and private areas of the City:** As outlined in the Village's 2022 Master Plan, the proposed development appears to be consistent with the context of the site and does not materially change the physical character or function of the surrounding area including streets, streetscapes, trails, and open spaces.
- 2. Improved Safety:** The Revised Application appears that it will not result in unreasonable traffic congestion or create a safety hazard to vehicular or pedestrian traffic, and the Club has suggested that adequate provisions will be provided to manage any traffic related issues. The addition of signage, relocating the access gate and widening part of the service road will help emergency and delivery vehicles navigate the existing service road more easily and reduce the frequency of lost drivers looking to access the Club's property being forced to make unsafe U-turns – often using the private property of the Club's neighbors.
- 3. Better Drainage:** By preserving the stormwater runoff drainage area immediately adjacent to the former proposed relocation of the Club's service road, which would have significantly impaired the primary location for storm runoff of the neighborhood.

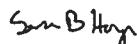
4. **Future Modifications would require Site Plan Amendment:** The Club has acknowledged and agreed that any future modifications to or paving of any portion of the practice area would require a separate Site Plan Amendment.

Given the aforementioned items, we believe that this plan demonstrates a thoughtful approach to balancing safety, operations, and community values. We encourage support for this application as it moves through the review process.

Sincerely,



John Hayes



Susie Hayes

4 Cherry Hills Drive



Mark Dorman

Michelle Dorman

14 Cherry Hills Drive



Jane Michaels



Marne Obernauer

6 Cherry Hills Drive



Mike Komppa



Gloria Komppa

5 Cherry Hills Drive

DRAFT

DRAFT

DRAFT

Minutes of the Planning and Zoning Commission of Cherry Hills Village, Colorado
held on Tuesday, December 9, 2025 9, 2025, at 5:00 PM
at City Hall, 2450 East Quincy Avenue, Cherry Hills Village, Colorado 80113

CALL TO ORDER

Chair Lucas called the meeting to order at 5:03 PM.

ROLL CALL

Present at the meeting were the following Planning and Zoning Commissioners:
Wyman, Leigh, Lay, Chair Lucas, and Kelsall

Absent from the meeting were the following Planning and Zoning Commissioners:
Vice Chair Miles, Lahabi

Present at the meeting were the following staff members:
Kathie Guckenberger, City Attorney
Paul Workman, Community Development Director
Jan Peciak, Planning and Building Permit Technician

PLEDGE OF ALLEGIANCE

The Commission conducted the Pledge of Allegiance.

CONSENT AGENDA

Commissioner Wyman moved to approve the meeting minutes from September 9, 2025.
Commissioner Lay seconded the motion. The motion passed unanimously.

NEW BUSINESS

Public Hearing – Cherry Hills Country Club Site Plan Amendment for alterations to their chipping and putting area – Paul Workman, Community Development Director

Director Workman began by presenting the staff report to the Commission. He noted that the applicant had submitted all required affidavits verifying that the legal notification requirements for the application had been met. He stated that the property was currently zoned O-1 and was acquired by the club in the late 1980s, having been used as a practice area for many years. He then displayed photos of the site taken that day, explaining that both images were taken from the north, looking south on Cherry Hills Drive. The top picture showed the northeast corner looking southwards, while the bottom picture showed the northwest corner looking towards the south along the northwest portion of the property.

Rather than reading the applicant's request verbatim, Community Development Director Workman highlighted the primary goals of the request. The first goal was to demolish and reconstruct part of their short game practice facility. The second goal was to demolish unnecessary roadways and impervious surfaces on their property. The third was to widen the existing emergency access and main maintenance facility access. The fourth goal was to relocate the existing access gate. The fifth was to introduce signage for additional clarity for wayward travelers who get confused between Cherry Hills Drive and the private access onto the Country Club's property.

Community Development Director Workman presented a color rendering of the site plan, noting that commissioners had received a copy in their packets but thought color might be helpful. He explained that the red polygons represented improvements that would be removed or demolished, the green polygons were new improvements (primarily bunkers and putting and chipping areas), and the blue area was existing features to remain unchanged as part of the project. He highlighted the gate relocation, which was somewhat difficult to see on the plan. The gate was currently located where a red line was shown and would be moved further to the northeast to help with wayward traffic that stumbles onto private club property. He also noted that an additional wayfinding sign was proposed off University Boulevard. He mentioned that the applicant had been coordinating with CDOT, who had no issues with the proposed signage.

Community Development Director Workman then showed elevations of two proposed vertical improvements, noting that this application was different from what the commission typically saw. He explained that most changes in this area were horizontal or grading changes, while these were the two vertical changes to the site: a 2.5-foot retaining wall along the northwest side of the property and a visual of what the new gate would look like.

Moving to the approval criteria, Community Development Director Workman reminded the commission that there were six approval criteria in the code. These criteria were what staff used to make their recommendation, what the commission would use to make their recommendation to City Council, and ultimately what City Council would use to approve, approve with conditions, or deny the request.

For the first criterion regarding consistency with the master plan, Community Development Director Workman explained that the subject property was identified for private recreation uses on the future land use map. He quoted the master plan's description of this category as lands owned by public or other private organizations used for private recreational purposes. He noted that the Country Club property had been used as a private club for many decades, and this area had been used in support of club operations for a while. The proposal to renovate the area would maintain and enhance the character of the site in this area of the city. He further explained that the site had historically been used in support of the private club, so the requested improvements to the existing practice area were consistent with the master plan's vision statement, which reflects the desire of Cherry Hills Village citizens to maintain and enhance the community's established character. The proposal would maintain and

enhance the character of the site. Finally, he stated that the request was consistent with land use goal 1b, which expressed a desire to maintain existing land uses on properties owned by private clubs, public and private schools, and institutions within the city. Since the site had historically functioned as a private club, this request maintained the existing land use on the property. He concluded that this criterion had been met.

For the second approval criterion related to applicable city ordinances and consistency with other policies and plans, Community Development Director Workman noted that, unlike many site plans the commission reviews, there were no new structures proposed that would need to meet setback or parking requirements. There was no modification to the existing parking proposed. The request for gate relocation and the proposed retaining wall met municipal code requirements, and there were no known inconsistencies with any city policy or plan. This requirement had been met.

Regarding the third approval criterion about the scale of proposed buildings or structures being consistent with the site context, Community Development Director Workman stated that the two vertical improvements (the proposed gate and wall) were consistent with the municipal code and the context of the site as a private club. This criterion had been met.

The fourth approval criterion concerned drainage systems designed to utilize natural materials and low-maintenance best practices. Community Development Director Workman explained that the applicant had provided a grading, erosion, and sediment control plan (GESC plan) and a drainage plan. Both had been reviewed and recommended for approval by ICON Engineering, the city's engineering consultant. He noted that the project would result in a 32 percent decrease in impervious area, thereby increasing natural landscape features.

For the fifth approval criterion regarding traffic congestion and safety, Community Development Director Workman stated that the scope of work did not include increased club membership or staff required at the club. There was no apparent increase in traffic congestion as part of this application. Since the access location would remain as it has historically, traffic patterns were expected to remain relatively unchanged. He noted that the additional wayfinding signage and gate relocation might help improve wayward traffic along Cherry Hills Country Club's entrance. This criterion had been met.

The sixth and final approval criterion addressed construction timing to minimize impacts on adjacent residential properties. Community Development Director Workman explained that construction was anticipated to begin in spring 2026. The applicant had provided a construction staging plan that complied with Chapter 18 of the municipal code, and the applicant was aware of the city's construction hours and would abide by them. This criterion had been met.

Regarding public comment, Community Development Director Workman noted that the applicant had done legwork with immediately adjacent neighbors, including meeting with them specifically. Staff had also had several conversations with neighbors, most

frequently with those at 5 and 14 Cherry Hills Drive. Early in the review process last spring, neighbors were particularly concerned about a request that was part of the original submittal to relocate the access from its current location further north along the northern/northwest boundary of the property. During the course of the application, the applicant had withdrawn that request, so it was not part of the current request.

Community Development Director Workman explained that should the applicant want to pursue that access relocation in the future, the code would require a brand new site plan amendment application that would go through the exact same process: administrative staff review, Planning and Zoning Commission through a public hearing process for a recommendation, and then to City Council for their ultimate decision.

With that, Community Development Director Workman stated that staff was recommending that the Planning and Zoning Commission recommend that the City Council approve Cherry Hills Country Club's request for a site plan amendment for renovations to their putting and chipping area. He also noted that an alternative motion was in the packet, reflecting the desires of surrounding residents. The alternative motion would include a condition that, should they wish to pursue future access or drive along the north/northwest side of the property, they would have to come back through a site plan amendment process.

Community Development Director Workman explained that staff was not recommending the alternative motion as their primary motion because it would be redundant since the code already required it. However, should the Planning and Zoning Commission wish to make that recommendation as a belt-and-suspenders approach, that was certainly their prerogative. He concluded his presentation and made himself available for questions, noting that representatives from the club were also present should there be questions for them.

Before opening for questions, Community Development Director Workman apologized and noted for the record that staff had received letters of support between when the packet was released and the proceedings that evening. He stated these had been placed on the commissioners' dais and would be included in the future council packet.

Chair Lucas opened the floor for questions for the applicant or Community Development Director Workman. Chair Lucas began by asking about the 32 percent reduction in impervious surface affecting existing runoff, seeking clarification on whether that meant less than what was there currently and how that worked. Community Development Director Workman explained by referencing the blue portion and red polygon at the bottom of the image on screen. He stated that area was all hardscape today. He clarified that there was a certain square footage of impervious surface today, and assuming approval and completion of the project, that impervious surface would be reduced by 32 percent as a result of this work. Chair Lucas thanked him for the clarification.

Commissioner Doug Kelsall then disclosed that he was reviewing this proposal, but wanted people to be aware that he was a member of Cherry Hills Country Club. He stated he did not feel that it in any way impacted his ability to be impartial on this decision. Chair Lucas thanked him for adding that to the record and apologized for not asking. Commissioner Lee then made a similar disclosure that she and her family were members of Cherry Hills Country Club, and this would not impact her decision. Community Development Director Workman thanked them for adding that to the record.

Chair Lucas asked if there were any other questions, then asked about the relocation of the new sign, inquiring if it would be right at University Blvd. Community Development Director Workman clarified it would be near University Blvd but not right at the property line, so that folks who make that turn would see it after making the turn. Chair Lucas confirmed this understanding and asked if that was why CDOT was brought in. Community Development Director Workman confirmed it was to make sure they didn't have an issue with how close it was to the University right-of-way or anything like that.

Commissioner Kelsall then had two questions. His first question concerned the elevation of the property, noting that, knowing where this facility was located, it was pretty hilly. He expressed difficulty determining from the elevations whether there were any plans to regrade to increase the elevation further and make it flatter, or whether the current slopes would remain after grading. Community Development Director Workman deferred to the applicant for details but provided a short answer that the area north and northwest of the proposed retaining wall (shown as a green line on the plan) between the property line and the wall would remain relatively ungraded as it is today. On the other side of that wall, there would be some grading, primarily to flatten it out, but also to create additional interest for a better chipping and putting experience for members.

Commissioner Kelsall's second question concerned tree removal, noting it looked like they were removing quite a few trees in the plan. He asked about his understanding that when trees are removed under a particular proposal with the village, there's a requirement to replace those trees in some fashion. He inquired whether trees would be replanted here or if these were just removals. Community Development Director Workman noted there might be plans for additional trees and would let the applicant speak to that. He explained that the city does have a tree mitigation ordinance, which is required essentially in three circumstances: first, with the construction of a new home; second, with a major addition to a home (50 percent or more of existing square footage); or third, if either of those things are done within 12 months of submitting a building permit. He clarified that tree mitigation is not required as part of a site plan process.

Community Development Director Workman then asked if the applicant wished to make any remarks, inviting them to come to the podium and provide their address and name for the record.

Christopher Clevinger introduced himself, providing his address at 5900 East Princeton Circle in Cherry Hills Village as a representative. He introduced Josh Hester, the

Director of Grounds for Cherry Hills Country Club, and Jared, their engineer with HKS. He thanked everyone for their time, thanked Community Development Director Workman for assistance in the application process, and thanked their five neighbors who provided support for the application. Responding to the specific question about trees, Mr. Clevinger stated that in this particular project, there was no plan for additional trees. However, he noted that on average, they had planted between 25 and 50 trees each of the last four years, and there were plans for as many as 20 trees this spring on other parts of the property.

Commissioner Wyman asked about the motive behind the whole remodel. Mr. Clevinger explained that during their clubhouse restoration project a few years ago, they had temporary facilities on the red concrete surface that was being demolished. When they put those temporary facilities there, it caused their short game facility to be unusable. They decided that when those temporary facilities were to be demolished, they would improve this area to be more user-friendly. He explained that the lower short game area was not very level today, being very hilly, and the goal was to grade it such that it drains better and is more user-friendly. Additionally, they wanted to remove the concrete surfaces and impervious surfaces that were put there because of the temporary facilities.

Community Development Director Workman interjected as a matter of order, noting for the record that there might be folks in the audience who wished to give testimony, and they would need to do public testimony. The Chair asked if anyone would like to come forward. When no one came forward, the discussion continued.

Commissioner Kelsall asked for more background around the motion and discussion about why it seemed unusual to have a motion or an alternative motion presented to the committee. Community Development Director Workman explained that it happens on occasion. He stated as frankly as possible that the alternative motion was understanding that surrounding neighbors might appreciate a belt-and-suspenders approach. While the code currently requires it, the recognition was that should Cherry Hills Country Club choose to reconfigure the access in the future, not only would it be required by code, but also as a condition of approval. He clarified it was an alternative for the Planning and Zoning Commission, but not a recommended motion from staff because the code already requires it, making it a redundant condition. He explained that generally they don't like to recommend conditions for things already required by code, otherwise why have the code. That was why there were two motions that evening - the recommended motion and the alternative motion.

Commissioner Kelsall expressed his opinion that with the disturbance this causes neighbors and with some of the discussions neighbors have had on this particular proposal, he believed the alternative motion made sense as a belt-and-suspenders approach. He clarified he was talking about not just any other access along the northwest, but any change from the current configuration.

Community Development Director Workman agreed and suggested looking to the applicant to see their comfort level with agreeing to that type of condition. He reiterated it wasn't a recommended motion from staff, but if that was the Planning and Zoning Commission's desired recommendation, they certainly could do that. He advised discussing it with the applicant and potentially getting their concurrence with such a condition.

Mr. Clevinger responded that from the beginning of the process, once they made a determination they were not intending to move the primary access to their maintenance facility, it had been very clear from Community Development Director Workman and from the code that any future modification to their access requires a site plan amendment. He stated he had said that repeatedly and believed it. He emphasized the club had no intention of putting permanent access in the northwest portion of this property to his knowledge and didn't intend to.

Because of that, Mr. Clevinger agreed with Community Development Director Workman's point that it would be unusual in these processes to see something redundant to existing code. He noted that the way the alternative recommendation was written was fine and he didn't think the club had a problem with that. However, he pointed out that the area was used by Josh's staff with small vehicles on a daily basis, so if they stopped using that, would that be a change of any type, since golf carts and things currently use that area. He felt the way Community Development Director Workman wrote the alternative recommendation was fine but wasn't sure having it even more restrictive made a lot of sense personally.

Community Development Director Workman offered another component, noting that oftentimes during major special events that they had all heard from the club, they have requested certain access from this area as well, which could create confusion with any future major special event permits.

Commissioner Wyman clarified that his only concern was whether they wanted to change the actual road. Community Development Director Workman confirmed that was what the intent of the alternative motion was trying to address, understanding there are operational needs on an occasional if not frequent basis.

Mr. Clevinger added clarification about how code is triggered in construction and where you touch the code. He explained why this was before the site plan process - because it's a recreational facility they are modifying. In the future, if they were modifying access to the site, that would also trigger a requirement for a site plan amendment, which to him made it fairly clear that if the club wanted to change their primary access to this portion of the property, they would have to come before the commission and council again for a new site plan amendment.

Commissioner Leigh asked if the alternative motion language was proposed by one of the adjacent residents. Community Development Director Workman clarified it was not. Commissioner Leigh then asked about the history behind having two motions.

Community Development Director Workman explained that the application started out with relocation of the access, which was problematic for some adjacent residents. This alternative was a recognition of their early concerns, although the code already addresses it - it was a way to recognize earlier concerns. Mr. Clevinger made a point that they did recognize the neighbors' concerns by leaving the access where it is currently today.

After no further questions arose, Chair Lucas made the motion to recommend that City Council approve Cherry Hills Country Club's request for a site plan amendment for renovations to their putting and chipping area. Commissioner Leigh seconded the motion.

The following votes were recorded:

Commissioner Wyman	Aye
Commissioner Leigh	Aye
Commissioner Lay	Aye
Chair Lucas	Aye
Commissioner Kelsall	Aye

The motion passed unanimously.

REPORTS

Members of the Planning and Zoning Commission

Commissioner Wyman had a question about a topic that will be discussed during the next City Council meeting. Community Development Director Workman explained that City Council would be entertaining an emergency moratorium the following night on subdivision applications that would require payment for a fee in lieu of land dedication. He explained there was recent litigation activity out of California where a case went through the California Supreme Court all the way to the U.S. Supreme Court, which had changed some of the thought process for communities related to fee in lieu of land dedication. The moratorium would be in place for nine months to allow staff to hire a consultant and evaluate whether their current standard meets legal requirements as a result of this 2024 case out of California.

Commissioner Kelsall then asked if the City Council has taken action on the fence ordinance that the P&Z Commission discussed last meeting. Community Development Director Workman noted that Council had not taken action yet but it was on their agenda for January 20th. He stated Council was very interested in putting that issue to bed and had been trying to find the right council schedule for it.

City Staff

Regarding the January meeting outlook, Community Development Director Workman confirmed there would definitely be a meeting in January with a subdivision application. There might or might not be another topic, depending on how things progress over the next couple weeks with an active application. He noted that the first quarter of 2026 was looking relatively busy, with two or three other land use applications stacked up that he anticipated would come before the commission at some point in Q1 of 2026. He confirmed there would be a meeting in January, likely February, and would provide an additional update in January about March since it was too far out to have a good sense.

Before ending, Community Development Director Workman wished everyone happy holidays, noting this was the last time he would see them before the break. He encouraged them to enjoy their holidays, do something fun with family and friends, and come back ready for 2026 with their lasting enthusiasm. The commissioners reciprocated the holiday wishes.

City Attorney

None

ADJOURNMENT

Chair Lucas adjourned the meeting at 5:36 pm.

William Lucas, Chair

Jan Peciak, Planning and Building Permit Technician

CITY OF CHERRY HILLS VILLAGE
COLORADO

2450 E. Quincy Avenue
Cherry Hills Village, CO 80113
www.cherryhillsvillage.com

City Hall
Telephone 303-789-2541
FAX 303-761-9386

ITEM: 10b

MEMORANDUM

TO: HONORABLE MAYOR BROWN AND MEMBERS OF CITY COUNCIL
FROM: EMILY BLACK, PARKS PROJECT & OPERATIONS MANAGER
SUBJECT: PARKS & TRAILS MAP REDESIGN
DATE: JANUARY 6, 2025

ISSUE

Shall City Council approve the updated Parks & Trails Map (Exhibit A)?

DISCUSSION

Background

One of the Parks, Trails, and Recreation Commission's 2025 projects was the redesign of the parks & trails map, which was last updated in 2009. New trail signs were created and installed over the last few years to give the trails names, rather than the 4-digit numbers shown on the current map. A redesign was planned to update the map so it matches the names shown on the signs. Following an RFP process in spring 2025, Centennial Archaeology was selected to work with the Parks, Trails, and Recreation Commission (PTRC) to design the new maps.

The kickoff meeting with PTRC took place on May 8th. Over the next several months, the Commission worked diligently with Centennial Archaeology to select a size for the new maps, a background design, and to fine-tune hundreds of details within the updated map. Some of the many considerations included:

- Updating the size of the map to be slightly larger
 - Existing is a credit-card sized fold: outer card is 2.125" x 3.375", 12 panel interior is 9.25" x 23.25"
 - New map will be a mid-size fold; outer card will be 3"x 4.25", 10 panel interior is 11.5"x 26.25".
- Whether to keep the regional map on the back or replace it with different information (PTRC ultimately decided to keep it, to show connections to other trails).
- Making sure all street names appear on the map (some are missing from the existing map).

- Distinguishing the High Line Canal from other City trails and including extra information about it.
- Adding bathroom and parking locations.
- Adding Quincy Farm to the map along with more information and history about it.
- Making sure the updated map meets best practices for accessibility.
- Updating legend for clarity:
 - Splitting trails that are designated “Unpaved” in the original map to distinguish between Bridle Trails (grass) and Crusher Fine trails in the new map
 - Changing “On Street Trails” in the original to “On Street Connections” in the update to improve understanding.
- Correcting errors on the existing map.

At the November 13, 2025 meeting, PTRC reviewed the final iteration of the updated map and recommended its approval to City Council. In their motion, they also authorized staff to make necessary corrections prior to printing the map, so if small errors were discovered the map would not have to return to PTRC for reapproval.

NEXT STEPS

Following Council approval, staff will prepare the map for printing. The lead time to receive the maps is about 4-6 weeks. Once the printed maps are received, staff and PTRC will promote the new maps on social media, the City website, and at upcoming City events this spring. A digital version of the updated map will be added to the City website.

BUDGET IMPACT

The 2025 budget included \$25,000 to hire a consultant for design. The design contract with Centennial Archaeology totaled \$12,875.00 and was paid out of the 2025 budget. \$5,000 has been included in the 2026 budget for map printing.

RECOMMENDED MOTION

“I move to approve the updated Parks & Trails Map and authorize staff to make any necessary corrections prior to printing.”

ATTACHMENTS

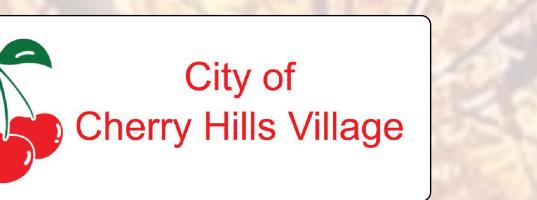
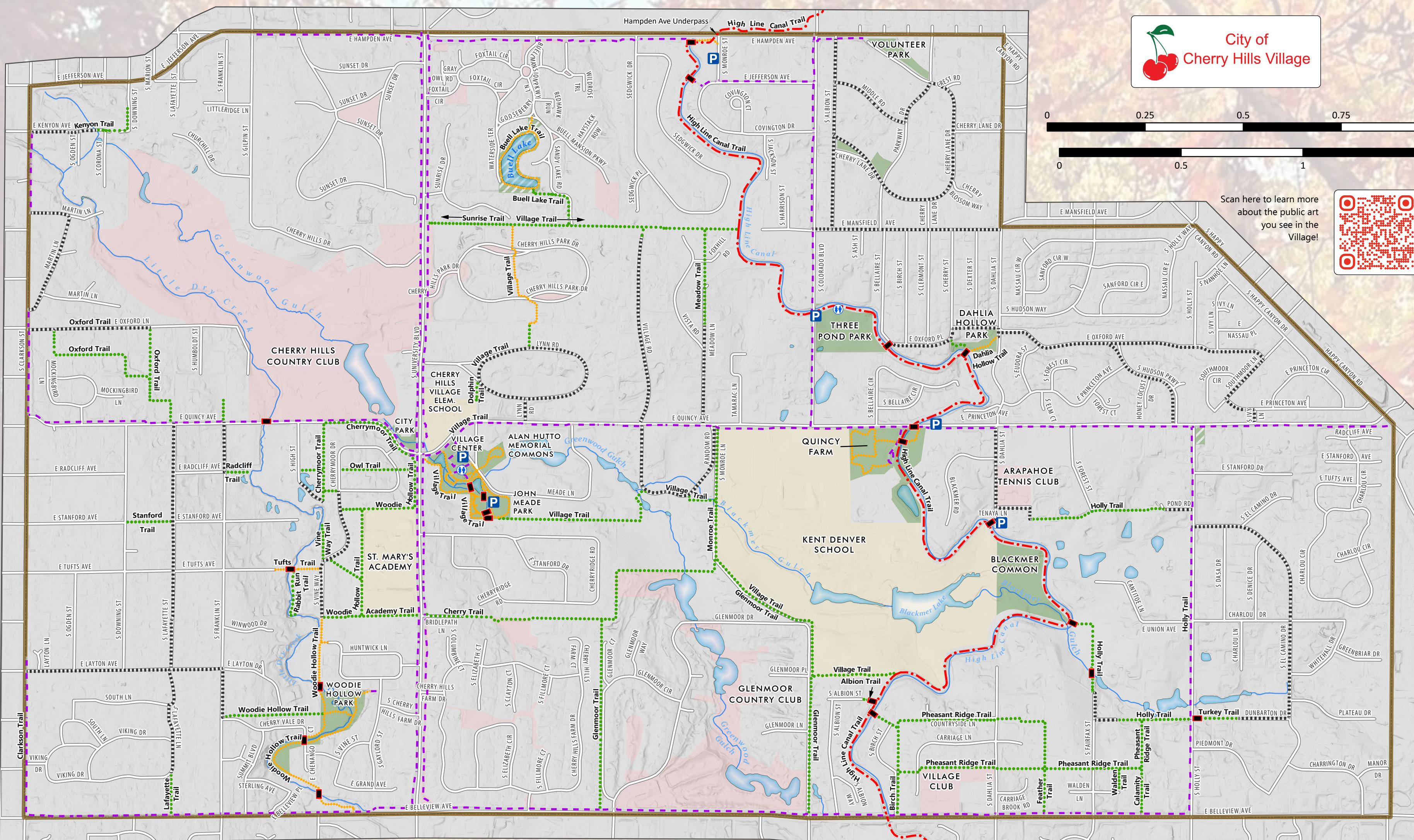
Exhibit A: 2025 Parks and Trails Map approved by PTRC

Exhibit B: Existing Parks & Trail Map (2009)

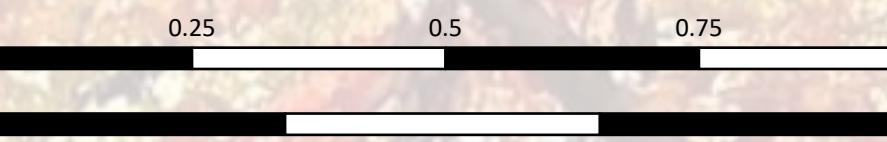
Trail Route Lengths	
Trail Name	Length (mi)
Academy Trail	0.15
Albion Trail	0.26
Birch Trail	0.11
Buell Lake Trail	0.69
Calamity Trail	0.12
Cherry Trail	0.45
Cherrymoor Trail	0.38
Clarkson Trail	0.4
Dahlia Hollow Trail	0.17
Dolphin Trail	0.05
Feather Trail	0.11
Glenmoor Trail	1.73
High Line Canal Trail*	3.79
Holly Trail **	2.06
Kenyon Trail	0.31
Lafayette Trail	0.11
Meadow Trail	0.25
Monroe Trail	0.33
Owl Trail	0.19
Oxford Trail	0.86
Pheasant Ridge Trail	1.47
Rabbit Run Trail	0.14
Radcliff Trail	0.09
Sunrise Trail	0.22
Tufts Trail	0.06
Turkey Trail	0.11
Vine Way Trail	0.1
Walden Trail	0.05
Woodie Hollow Trail	1.63
Village Trail **	6.1

* Length within Cherry Hills Village
** Including High Line Canal Portion

Z-CARD®, PocketMedia®, US patent 5945195 # J4474



City of
Cherry Hills Village



Scan here to learn more about the public art you see in the Village!

Trail Types and Features

- Bridle Trail (Grass)
- Crusher Fine Trail
- High Line Canal Trail (Soft Surface)
- Paved Trail
- On Street Connection
- Street
- Stream
- Lake
- Bridge
- Restroom
- Trail Parking

Land Use

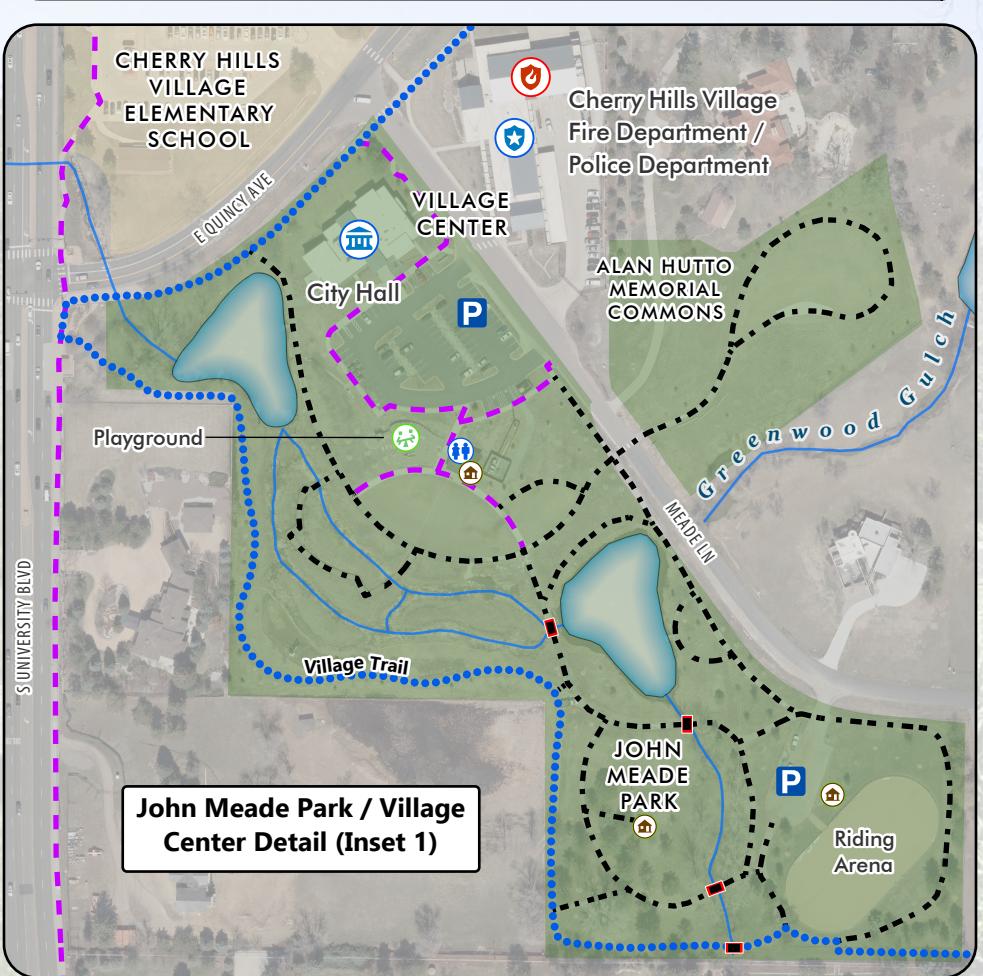
- Cherry Hills Village Park
- Cherry Hills Village Open Space Easement
- Country Club/HOA Open Space
- Schools
- City of Cherry Hills Village Boundary

This map was created to provide general references to public trails, parks, and recreational amenities. This map is for general informational purposes only and does not represent a legal survey. Routes, access points, and availability may change without notice. The City makes no guarantee as to the accuracy, completeness, or condition of the information on this map. Use of trails and facilities shown on this map is at the user's own risk. The City assumes no responsibility for injuries, accidents, or damages from use of trails, parks, and recreational amenities. Nothing on this map alters the immunities, defenses, or protections provided under the Colorado Governmental Immunity Act. This map is the property of the City, is not safe, and may not be reproduced for commercial purposes without express, written permission by the City.

Welcome to Cherry Hills Village

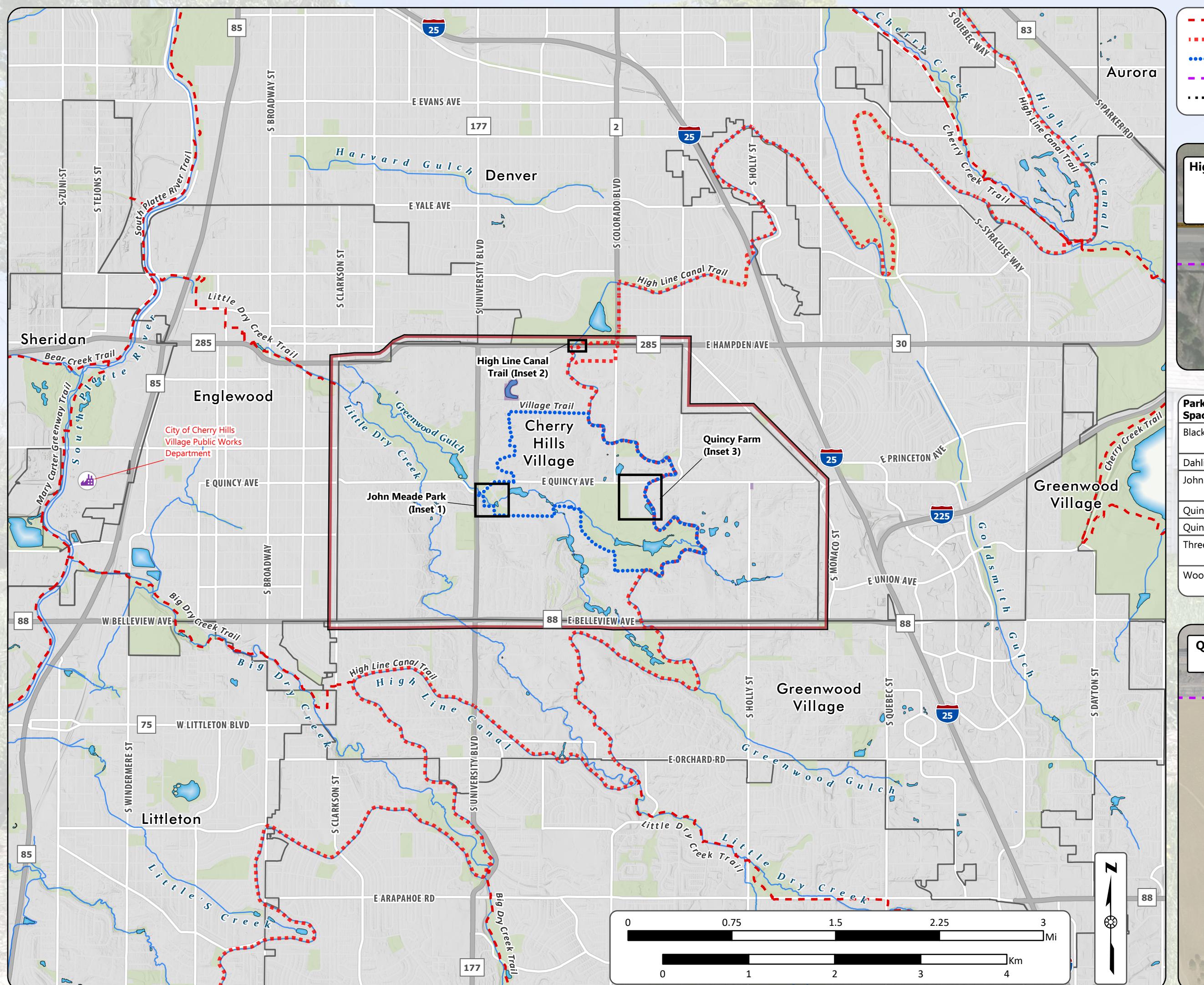
Cherry Hills Village includes nearly 74 acres of publicly owned parks and open space (including John Meade Park, Blackmer Common, Dahlia Hollow Park, Three Pond Park, Woodie Hollow Park, and Quincy Farm) and 25 miles of trails. The Village's open spaces, trails, and parks help define the character of the community. Neighborhoods are linked by convenient trails and open spaces. Families can stroll along paths and catch glimpses of wildlife. The unpaved surfaces and breathtaking panoramas welcome horseback riders of all ages. Children, as well as adults, have miles of trails for bicycle riding.

You're invited to share in the beauty of this place. Watch for the diverse wildlife who make their homes here, including many species of songbirds, raptors, waterfowl, small mammals, foxes, and coyotes. Enjoy natural features that range from age-old cottonwoods to wetland areas. Always remember that all who pass through this land are ultimately its guardians and caretakers. Together we can keep these open spaces special.



Park & Trail Rules

- Open daily 6am to 11pm.
- Dogs must be on a leash no longer than 6 feet and under the physical control of the owner or handler at all times.
- The maximum speed limit on all trails is 15 mph.
- Use provided trash cans; littering or dumping is prohibited.
- No alcoholic beverages are permitted.
- Operation of unauthorized motor vehicles is prohibited.
- Swimming, tubing, boating, or rafting is prohibited.
- Camping, fires, and cooking are prohibited.
- Projectiles and fireworks are prohibited.



Extent of map on reverse side

- Regional Trail
- High Line Canal Trail
- Village Trail
- Sidewalk/Paved Trail
- Other Cherry Hills Village Trails

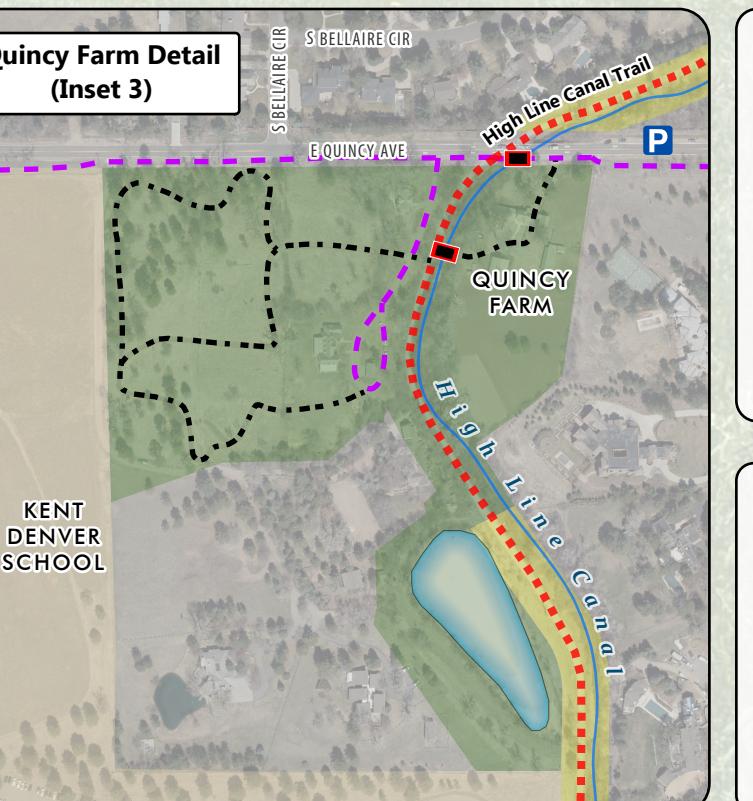
P Trail Parking
Bridge
Restroom
Shelter



High Line Canal

Originally designed and built as an irrigation ditch in the 1880's, the High Line Canal now serves as a recreational amenity. At 71 miles in length, the Canal trail is one of the longest continuous urban trails in the United States. Stretching from Douglas County on the south to Adams County on the north, more than a million people use the Canal for recreational purposes annually. Cherry Hills Village is proud to have nearly four miles of the trail within its jurisdiction, and to collaborate across 11 jurisdictions (in coordination with the High Line Canal Conservancy) to care for the Canal.

Parks & Open Spaces	Parking	Restrooms	Playground	Equestrian Facilities	Park Shelter	Drinking Water	Ponds & Wetlands	Fishing
Blackmer Common	Dahlia Street parking lot							
Dahlia Hollow Park	On street		Yes					
John Meade Park	Parking lot	Yes	Yes	Riding arena with jumps	Yes	Yes	Ponds & wetlands	Yes
Quincy Farm							Pond	
Quincy & Holly							Seasonal	
Three Pond Park	Limited parking lot	Yes		Cross country jumps			Seasonal	
Woodie Hollow Park	On street			Riding arena with jumps	Yes		Little Dry Creek	



Quincy Farm

Quincy Farm is a 17.5-acre property in the heart of Cherry Hills Village, spanning both sides of the High Line Canal. The Farm is listed on the National Register of Historic Places, and the buildings and pastures are a picturesque part of the region's past. Quincy Farm was placed under a conservation easement and generously gifted to the City of Cherry Hills Village by its previous owner, Catherine ("Cat") H. Anderson, with the intention that it become an amenity for the whole community.

Village Trail

The Village Trail is a loop trail that meanders through the city, connecting points of interest such as the High Line Canal, Quincy Farm, the Village Center, and John Meade Park, to name a few. The total distance of the Village Trail is about 6 miles; approximately two miles are on the High Line Canal Trail. The whole Village Trail takes approximately 2 hours to walk.



Regional Parks and Trails

Legend

High Line Canal Trail

Paved Trail

On Street Trail

Unpaved Trail

Municipal Boundary

Park

Golf Course / Country Club

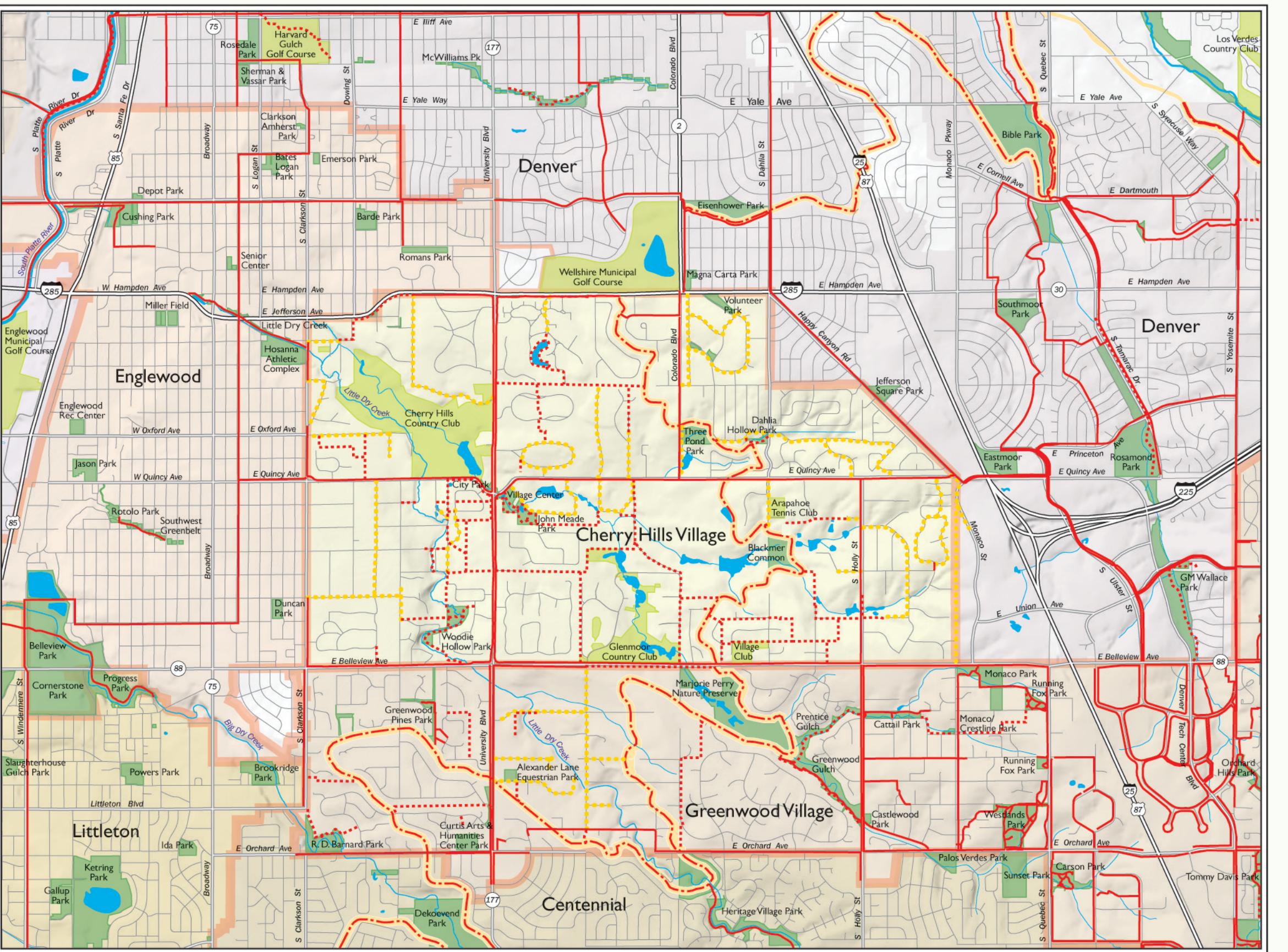
High Line Canal

January 2007



Miles

0 0.25 0.50 0.75 1.00



Welcome to Cherry Hills Village

Cherry Hills Village's natural setting helps define the community's character. Over half a century of careful planning has resulted in livable residential areas complemented by preserved undeveloped spaces. Neighbors are linked by convenient trails and open spaces. Families can stroll along paths and catch glimpses of wildlife. The paved surfaces and breathtaking panoramas welcome horseback riders of all ages. Children, as well as adults, have miles of safe trails for bicycle riding.



You're invited to share in the beauty of this place. Watch for the diverse wildlife, which including many species of birds, waterfowl, small woodland animals, foxes and coyotes. Enjoy natural features that range from age-old cottonwoods to cattail marshes. Always remember that all who pass through this land are ultimately its guardians and caretakers. Together we can keep Cherry Hills Village special.



Parks & Facilities

Blackmer Common

Dahlia St. at the High Line Canal

Dahlia Hollow Park

S. Dahlia St. at E. Oxford Ave.

John Meade Park

E. Quincy Ave. at Meade Lane

Three Pond Park

S. Colorado Blvd. at High Line Canal

Woodie Hollow Park

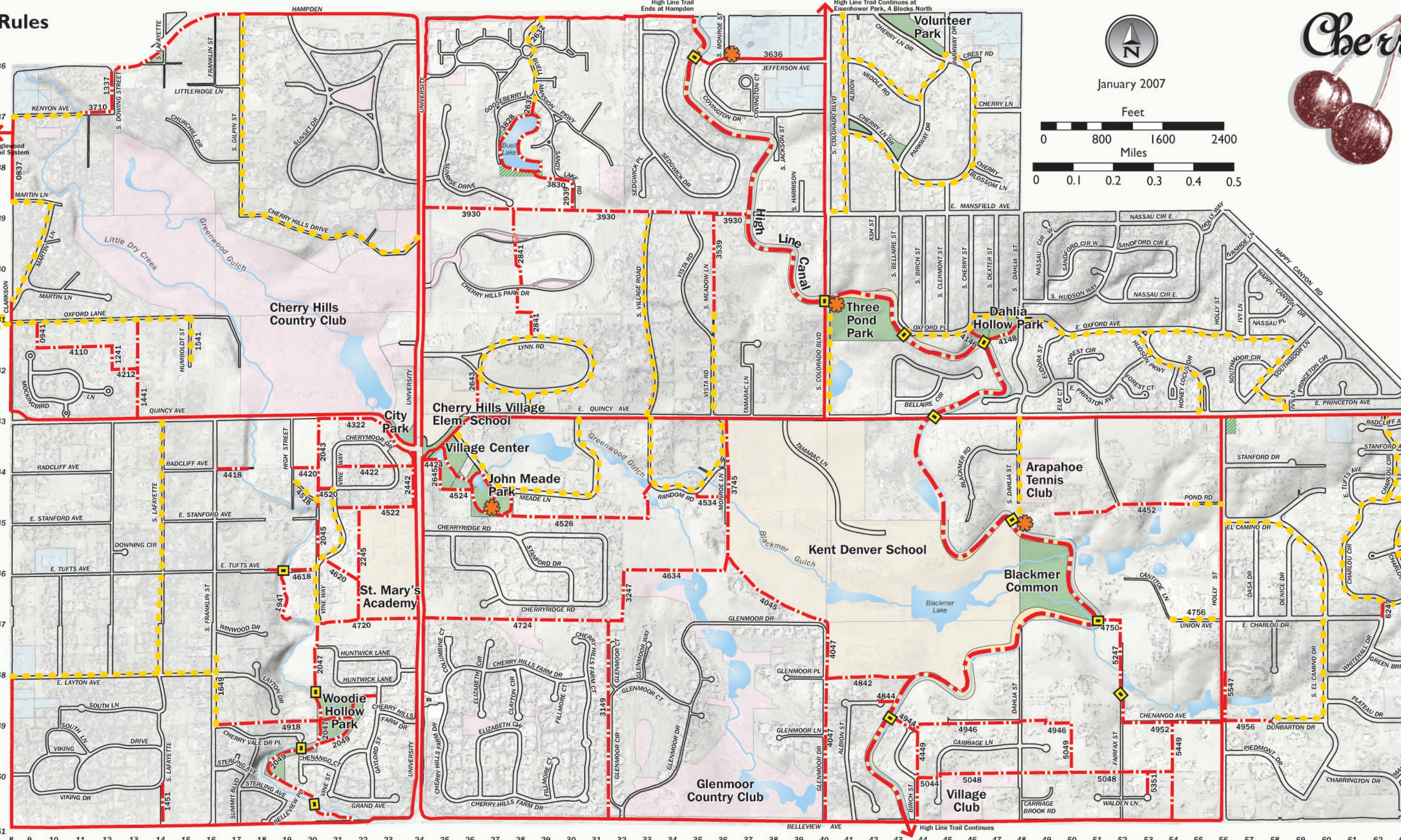
N.W. of S. University Blvd. & E. Bellevue Ave.



General Park & Trail Rules

- Open daily 6 a.m. to 11 p.m.
- Stay to the right.
- Dogs must be on a leash at all times.
- No alcoholic beverages are permitted.
- Use provided litter receptacles; littering or dumping is prohibited.
- Unauthorized motorized vehicles are prohibited.
- Swimming, tubing, boating or rafting is prohibited.
- Weapons, including any projectiles and fireworks are prohibited.
- Golf practice is prohibited.
- Tree houses and rope swings are prohibited.

To report accidents: Call 911.



January 2007

Feet

0 800 1600 2400
Miles

0 0.1 0.2 0.3 0.4 0.5



Cherry Hills Village

Parks and Trails Map

This map was created to provide general references to public trails, parks and recreation amenities. Although the City of Cherry Hills Village has taken every reasonable effort to ensure the accuracy of this information, the City cannot be responsible for consequences resulting from omissions or errors, including but not limited to issues of property lines and easements. We welcome suggestions or corrections from our users for possible inclusion in future efforts. This map is not for sale.

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US patent 5156898 CA RD® North America, Inc.
Z CAD 2-1945-0 www.cad.com Job no.

Land Dedication: The Key to Preserving Natural Settings

You can contribute to trails and open spaces by dedicating a portion of your land to be set aside to remain undeveloped. Your land contribution can help maintain our community's natural beauty and create areas that serve a variety of recreation uses. Contributions may also directly benefit you by giving you an immediate tax deduction and lowering the tax burden on your estate.

If you would like more information about the benefits of making a land donation to the Cherry Hills Village Enhancement Project, call 303-782-2541 or write to Cherry Hills Village, CO 80110. Through your generosity and goodwill, we can leave Cherry Hills Village with a legacy that will be here for future generations to enjoy and treasure.



Legend

- Paved Trail
- Unpaved Trail
- On Street Trail
- Bridge
- Trail Head / Parking
- Lakes & Waterways

Current Landuse

- Cherry Hills Village park
- Cherry Hills Village Open Space easement
- High Line Canal
- Churches
- Schools
- Country Club / Homeowners Association Open Space

DRAFT**DRAFT****DRAFT**

Councilor Heller wanted qualitative factors like the chilling effect on people getting permits if fees got too high factored into consideration.

Mayor Brown summarized that when staff reviews fees next year, they will do analysis on a subset of fees (probably not building code fees). She directed any Council member who believed specific fees were too low to provide that information to staff for consideration.

Councilor Maguire moved, seconded by Councilor Robinson, to approve Resolution 32, Series 2025, amending the fee schedule.

The motion passed unanimously.

**RECESS OF THE CITY COUNCIL
TO CONVENE AS THE CHERRY HILLS VILLAGE CHARLOU PARK 3RD FILING
GENERAL IMPROVEMENT DISTRICT BOARD**

Mayor Brown recessed the City Council meeting and convened the meeting of the Cherry Hills Village Charlou Park 3rd Filing General Improvement District Board.

**MEETING OF THE CHERRY HILLS VILLAGE CHARLOU PARK 3RD FILING
GENERAL IMPROVEMENT DISTRICT**

Chair Brown called the meeting to order at 8:26 PM.

ROLL CALL OF MEMBERS

The City Council for the City of Cherry Hills Village serving ex-officio as the Board of Directors of the Cherry Hills Village Charlou Park 3rd Filing General Improvement District: Mayor Katy Brown, Mayor Pro Tem Earl Hoellen, Councilors Doug Robinson, Susan Maguire, Robert Eber, and Karen Fisher were present on roll call.

Councilor Dave Heller was present by electronic participation.

Absent: none.

Also present were the administrative staff of the City serving as the administrative staff of the GID: City Manager Chris Cramer, City Attorney Kathie Guckenberger, Community Development Director Paul Workman, Finance Director Kelly Newman, Police Chief Jason Lyons, Parks Project and Operations Manager Emily Black, and City Clerk Laura Gillespie.

CONSENT AGENDA

Vice Chair Hoellen moved, seconded by Board Member Maguire, to approve the following items on the Consent Agenda:

14a. Approval of November 18, 2025 Minutes

The motion passed unanimously.

ITEMS REMOVED FROM THE CONSENT AGENDA

None.

UNFINISHED BUSINESS**Resolution 3, Series 2025; 2026 Budget**

Director Newman reported there were no changes to the proposed 2026 budget from the November 18th public hearing. The GID mill levy appropriations funded debt service, administrative, and legal costs, ensuring enough fund balance at year-end to cover debt service reserve and additional TABOR expenses.

Board Member Maguire moved, seconded by Board Member Fisher, to approve Resolution 3, Series 2025, a resolution of the Cherry Hills Village Charlou Park 3rd Filing General Improvement District Board of Directors summarizing expenditures and revenues, adopting a budget, setting the mill levy, and appropriating funds for the GID for the calendar year beginning on the first day of January 2026 and ending on the last day of December 2026.

The motion passed unanimously.

NEW BUSINESS

None.

ADJOURNMENT

The Cherry Hills Village Charlou Park 3rd Filing General Improvement District Board meeting adjourned at 8:28 PM.

MEETING OF THE CHERRY HILLS VILLAGE SOUTHMOOR CIRCLE AND HUDSON PARKWAY GENERAL IMPROVEMENT DISTRICT

Chair Brown called the meeting to order at 8:28 PM.

ROLL CALL OF MEMBERS

The City Council for the City of Cherry Hills Village serving ex-officio as the Board of Directors of the Cherry Hills Village Southmoor Circle and Hudson Parkway General Improvement District: Mayor Katy Brown, Mayor Pro Tem Earl Hoellen, Councilors Doug Robinson, Susan Maguire, Robert Eber, and Karen Fisher were present on roll call.

**CHERRY HILLS VILLAGE
COLORADO**

2450 E. Quincy Avenue
Cherry Hills Village, CO 80113
www.cherryhillsvillage.com

Village Center
Telephone 303-789-2541
FAX 303-761-9386

ITEM: 13b

MEMORANDUM

TO: THE CHERRY HILLS VILLAGE CHARLOU PARK 3RD FILING GENERAL IMPROVEMENT DISTRICT BOARD OF DIRECTORS

FROM: LAURA GILLESIPE, CITY CLERK

SUBJECT: RESOLUTION 1, SERIES 2026; DESIGNATING THE PUBLIC PLACE FOR POSTING NOTICES OF REGULAR AND SPECIAL MEETINGS

DATE: JANUARY 6, 2026

ISSUE

Shall the Charlou Park 3rd Filing General Improvement District (GID) Board approve Resolution 1, Series 2026, designating the public place for posting notices of regular and special meetings of the GID Board (Exhibit A)?

DISCUSSION

State statute requires that the public place or places for posting notice of public meetings be designated annually at the local public body's first regular meeting of each calendar year. In 2019 the Colorado Legislature passed House Bill 19-1087 with the intent "...that local governments transition from posting physical notices of public meetings in physical locations to posting notices on a website...to the greatest extent practicable."

Since 2020 the City's website has been designated as the official public notice posting location, and City Hall as the location to post a physical notice in emergency situations that prevent the public from accessing a posting on the City website. Resolution 1, Series 2026 continues that practice. Staff will continue posting public meeting notices both on the City website and on the notice board at City Hall, as well as the City's Facebook page and Nextdoor account as much as possible, as has been the practice for many years.

RECOMMENDED MOTION

"I move to approve Resolution 1, Series 2026; a resolution of the Cherry Hills Village Charlou Park 3rd Filing General Improvement District Board of Directors designating the public place for posting notices of regular and special meetings."

ATTACHMENTS

Exhibit A: Resolution 1, Series 2026

**RESOLUTION NO. 1
SERIES 2026**

**INTRODUCED BY:
SECONDED BY:**

**A RESOLUTION
OF THE CHERRY HILLS VILLAGE
CHARLOU PARK 3RD FILING GENERAL IMPROVEMENT DISTRICT
BOARD OF DIRECTORS DESIGNATING THE PUBLIC PLACE
FOR POSTING NOTICES OF REGULAR AND SPECIAL MEETINGS**

WHEREAS, the Cherry Hills Village Charlou Park 3rd Filing General Improvement District ("GID") was duly organized in accordance with City of Cherry Hills Village Ordinance 1, Series 2019, and the statutes of the State of Colorado; and

WHEREAS, pursuant to C.R.S. § 31-25-609 the City Council for the City of Cherry Hills Village (the "City") serves ex officio as the Board of Directors of the GID (the "GID Board") and, by practice and convenience, the administrative staff of the City serves as the administrative staff of the GID; and

WHEREAS, C.R.S. §24-6-402(2)(c) requires the annual designation of the GID Board's official public posting location for notices of regular and special public meetings.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CHERRY HILLS VILLAGE, COLORADO, SITTING EX OFFICIO AS THE BOARD OF DIRECTORS OF THE CHERRY HILLS VILLAGE CHARLOU PARK 3RD FILING GENERAL IMPROVEMENT DISTRICT, THAT:

Section 1. The City of Cherry Hills Village website, www.cherryhillsvillage.com, is hereby designated as the place at which notices of regular and special meetings of the GID Board shall be posted for purposes of compliance with the Colorado Open Meetings Law, C.R.S. §24-6-402(2)(c).

Section 2. In exigent or emergency circumstances that prevent the GID Board from posting a meeting notice on the City's website, the following location is hereby designated as the place at which notices of regular and special meetings of the GID Board shall be posted for purposes of compliance with the Colorado Open Meetings Law, C.R.S. §24-6-402(2)(c):

City of Cherry Hills Village City Hall
2450 East Quincy Avenue
Cherry Hills Village, Colorado 80113

Section 3. The meeting notices, and specific agenda information if available, will be posted at the location identified in Section 1 or Section 2 above, as applicable, not less than 24 hours before the commencement of the posted meeting.

Section 4. This Resolution shall be effective immediately.

ADOPTED by a vote of ____ in favor and ____ against this
____ day of ____ , 2026.

(SEAL)

Kathleen Brown, GID Chairperson

ATTEST:

APPROVED AS TO FORM

Laura Gillespie, GID Secretary

Kathie B. Guckenberger, Attorney for GID

**CHERRY HILLS VILLAGE
COLORADO**

2450 E. Quincy Avenue
Cherry Hills Village, CO 80113
www.cherryhillsvillage.com

Village Center
Telephone 303-789-2541
FAX 303-761-9386

ITEM: 13c

MEMORANDUM

TO: THE CHERRY HILLS VILLAGE CHARLOU PARK 3RD FILING GENERAL IMPROVEMENT DISTRICT BOARD OF DIRECTORS

FROM: KELLY NEWMAN, DIRECTOR OF FINANCE & ADMINISTRATION

SUBJECT: RESOLUTION 2, SERIES 2026; ADOPTING A BUDGET CALENDAR FOR THE 2027 BUDGET

DATE: JANUARY 6, 2026

ISSUE

Shall the District Board approve Resolution 2, Series 2026, adopting a budget calendar for the 2027 budget (Exhibit A)?

DISCUSSION

Staff has prepared Resolution 2, Series 2026, to set the budget calendar for the Cherry Hills Village Charlou Park 3rd Filing General Improvement District and to advise the public of its budget preparation schedule.

The attached resolution states that a proposed 2027 budget will be presented to the Board of Directors on or before September 20, 2026. A public hearing will be held on or before November 30, 2026, and the final 2027 budget will be adopted on or before December 15, 2026.

RECOMMENDED MOTION

“I move to approve Resolution 2, Series 2026, a resolution adopting a budget calendar for the 2027 budget for the Cherry Hills Village Charlou Park 3rd Filing General Improvement District.”

ATTACHMENTS

Exhibit A: Resolution 2, Series 2026

**RESOLUTION NO. 2
SERIES OF 2026**

**INTRODUCED BY:
SECONDED BY:**

**A RESOLUTION OF THE CHERRY HILLS VILLAGE CHARLOU PARK 3RD FILING
GENERAL IMPROVEMENT DISTRICT (GID) BOARD OF DIRECTORS ADOPTING A
BUDGET CALENDAR FOR THE 2027 BUDGET**

WHEREAS, the Cherry Hills Village Charlou Park 3rd Filing General Improvement District (“GID”) has been duly organized in accordance with City of Cherry Hills Village Ordinance 1, Series 2019, and the statutes of the State of Colorado; and

WHEREAS, pursuant to Section 31-25-609, C.R.S., the City Council for the City of Cherry Hills Village serves ex-officio as the Board of Directors of the GID and, by practice and convenience, the administrative staff of the City serves as the administrative staff of the GID; and

WHEREAS, the Board of Directors of the GID has appointed appropriate staff to prepare and submit the 2027 budget calendar to the Board of Directors at the proper time; and

WHEREAS, the Board of Directors of the GID desires to set such budget calendar and to advise the public of its budget preparation schedule.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CHERRY HILLS VILLAGE, COLORADO, SITTING EX-OFFICIO AS THE BOARD OF DIRECTORS OF THE CHERRY HILLS VILLAGE CHARLOU PARK 3RD FILING GENERAL IMPROVEMENT DISTRICT, THAT:

The following calendar be adopted as the budget calendar for the adoption of the GID’s 2027 annual budget.

1. The City Manager or designee submits the Proposed 2027 Budget to the Board of Directors of the GID on or before September 20, 2026.
2. A Public Hearing will be held concerning the Proposed 2027 Budget on or before November 30, 2026.
3. The Board of Directors of the GID will consider a resolution adopting the 2027 annual budget and setting the GID’s mill levy on or before December 15, 2026 as required by the Arapahoe County Assessor’s Office.

ADOPTED by a vote of ____ in favor and ____ against this
____ day of January, 2026.

(SEAL)

Kathleen Brown, GID Chairperson

ATTEST:

Laura Gillespie, GID Secretary

APPROVED AS TO FORM:

Kathie B. Guckenberger, Attorney for GID

DRAFT**DRAFT****DRAFT**

14a. Approval of November 18, 2025 Minutes

The motion passed unanimously.

ITEMS REMOVED FROM THE CONSENT AGENDA

None.

UNFINISHED BUSINESS**Resolution 3, Series 2025; 2026 Budget**

Director Newman reported there were no changes to the proposed 2026 budget from the November 18th public hearing. The GID mill levy appropriations funded debt service, administrative, and legal costs, ensuring enough fund balance at year-end to cover debt service reserve and additional TABOR expenses.

Board Member Maguire moved, seconded by Board Member Fisher, to approve Resolution 3, Series 2025, a resolution of the Cherry Hills Village Charlou Park 3rd Filing General Improvement District Board of Directors summarizing expenditures and revenues, adopting a budget, setting the mill levy, and appropriating funds for the GID for the calendar year beginning on the first day of January 2026 and ending on the last day of December 2026.

The motion passed unanimously.

NEW BUSINESS

None.

ADJOURNMENT

The Cherry Hills Village Charlou Park 3rd Filing General Improvement District Board meeting adjourned at 8:28 PM.

MEETING OF THE CHERRY HILLS VILLAGE SOUTHMOOR CIRCLE AND HUDSON PARKWAY GENERAL IMPROVEMENT DISTRICT

Chair Brown called the meeting to order at 8:28 PM.

ROLL CALL OF MEMBERS

The City Council for the City of Cherry Hills Village serving ex-officio as the Board of Directors of the Cherry Hills Village Southmoor Circle and Hudson Parkway General Improvement District: Mayor Katy Brown, Mayor Pro Tem Earl Hoellen, Councilors Doug Robinson, Susan Maguire, Robert Eber, and Karen Fisher were present on roll call.

Councilor Dave Heller was present by electronic participation.

Absent: none.

Also present were the administrative staff of the City serving as the administrative staff of the GID: City Manager Chris Cramer, City Attorney Kathie Guckenberger, Community Development Director Paul Workman, Finance Director Kelly Newman, Police Chief Jason Lyons, Parks Project and Operations Manager Emily Black, and City Clerk Laura Gillespie.

CONSENT AGENDA

Vice Chair Hoellen moved, seconded by Board Member Maguire, to approve the following items on the Consent Agenda:

14a. Approval of November 18, 2025 Minutes

The motion passed unanimously.

ITEMS REMOVED FROM THE CONSENT AGENDA

None.

UNFINISHED BUSINESS

Resolution 3, Series 2025 - 2026 Budget

Director Newman reported there were no changes to the proposed 2026 budget from the November 18th public hearing. The GID would have sufficient fund balance to cover both debt reserve and TABOR reserves at year-end.

Board Member Maguire moved, seconded by Board Member Fisher, to approve Resolution 3, Series 2025, a resolution of the Cherry Hills Village Southmoor Circle and Hudson Parkway General Improvement District Board of Directors summarizing expenditures and revenues, adopting a budget, setting the mill levy, and appropriating funds for the GID for the calendar year beginning on the first day of January 2026 and ending on the last day of December 2026.

The motion passed unanimously.

NEW BUSINESS

None.

ADJOURNMENT

The Cherry Hills Village Southmoor Circle and Hudson Parkway General Improvement District Board meeting adjourned at 8:30 PM.

RECONVENE THE CITY COUNCIL MEETING

The City Council meeting was reconvened at 8:30 PM.

REPORTS**Mayor**

Mayor Brown reported on the increasing concerns about e-bikes, noting that Cherry Hills Village has long prohibited them on trails. She mentioned recent news articles about e-bike accidents and shared that she had learned about a serious incident in neighboring Greenwood Village involving a 15-year-old on an e-bike who was hit by a car and severely injured. She emphasized the importance of continuing to educate the public about these risks.

Members of City Council

Councilor Robinson mentioned that he had heard about potential state legislation concerning e-bikes being developed by Representative Kyle Brown.

Councilor Eber thanked City staff for their hard work throughout the year and invited everyone to the Winter Celebration that Friday from 6 to 8 PM. He extended holiday wishes to the community and encouraged safe driving habits.

Mayor Pro Tem Hoellen echoed the thanks to staff, particularly those he works with frequently, and wished everyone happy holidays.

Councilor Maguire also thanked staff and suggested that the Council consider appointing a liaison for the judicial system, which City Manager Cramer noted could be added to a future agenda, likely in February.

Councilor Robinson acknowledged the residents who had expressed concerns about the Franklin and Bellevue traffic light issue and indicated that the Council should address this topic in the new year. Mayor Brown agreed that the issue warranted Council discussion to determine next steps.

Councilor Fisher wished everyone happy holidays.

Councilor Heller reported on the Centennial Airport Community Noise Roundtable meeting from December 3rd, which included updates on noise maps and levels, discussions about inviting the FAA to future meetings, and the closure of the comment

**CHERRY HILLS VILLAGE
COLORADO**

2450 E. Quincy Avenue
Cherry Hills Village, CO 80113
www.cherryhillsvillage.com

Village Center
Telephone 303-789-2541
FAX 303-761-9386

ITEM: 20b

MEMORANDUM

TO: CHERRY HILLS VILLAGE SOUTHMOOR CIRCLE AND HUDSON PARKWAY GENERAL IMPROVEMENT DISTRICT BOARD OF DIRECTORS

FROM: LAURA GILLESIPE, GID SECRETARY

SUBJECT: RESOLUTION 1, SERIES 2026; DESIGNATING THE PUBLIC PLACE FOR POSTING NOTICES OF REGULAR AND SPECIAL MEETINGS

DATE: JANUARY 6, 2026

ISSUE

Shall the Southmoor Circle and Hudson Parkway General Improvement District (GID) Board approve Resolution 1, Series 2026, designating the public place for posting notices of regular and special meetings of the GID Board (Exhibit A)?

DISCUSSION

State statute requires that the public place or places for posting notice of public meetings be designated annually at the local public body's first regular meeting of each calendar year. In 2019 the Colorado Legislature passed House Bill 19-1087 with the intent "...that local governments transition from posting physical notices of public meetings in physical locations to posting notices on a website...to the greatest extent practicable."

Beginning in 2022 when the GID was organized, the GID Board has designated the City's website as the official public notice posting location, and City Hall as the location to post a physical notice in emergency situations that prevent the public from accessing a posting on the City website. Resolution 1, Series 2026 continues that practice. Staff will continue posting public meeting notices both on the City website and on the notice board at City Hall, as well as the City's Facebook page and Nextdoor account as much as possible.

RECOMMENDED MOTION

"I move to approve Resolution 1, Series 2026; a resolution of the Cherry Hills Village Southmoor Circle and Hudson Parkway General Improvement District Board of Directors designating the public place for posting notices of regular and special meetings."

ATTACHMENTS

Exhibit A: Resolution 1, Series 2026

**RESOLUTION NO. 1
SERIES 2026**

**INTRODUCED BY:
SECONDED BY:**

**A RESOLUTION
OF THE CHERRY HILLS VILLAGE
SOUTHMOOR CIRCLE AND HUDSON PARKWAY GENERAL IMPROVEMENT
DISTRICT BOARD OF DIRECTORS
DESIGNATING THE PUBLIC PLACE FOR POSTING NOTICES
OF REGULAR AND SPECIAL MEETINGS**

WHEREAS, the Cherry Hills Village Southmoor Circle and Hudson Parkway General Improvement District (the “GID”) was duly organized in accordance with City of Cherry Hills Village Ordinance 1, Series 2022, and the statutes of the State of Colorado; and

WHEREAS, pursuant to C.R.S. § 31-25-609 the City Council for the City of Cherry Hills Village (the “City”) serves ex officio as the Board of Directors of the GID (the “GID Board”) and, by practice and convenience, the administrative staff of the City serves as the administrative staff of the GID; and

WHEREAS, C.R.S. §24-6-402(2)(c) requires the annual designation of the GID Board's official public posting location for notices of regular and special public meetings.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CHERRY HILLS VILLAGE, COLORADO, SITTING EX OFFICIO AS THE BOARD OF DIRECTORS OF THE CHERRY HILLS VILLAGE SOUTHMOOR CIRCLE AND HUDSON PARKWAY GENERAL IMPROVEMENT DISTRICT, THAT:

Section 1. The City of Cherry Hills Village website, www.cherryhillsvillage.com, is hereby designated as the place at which notices of regular and special meetings of the GID Board shall be posted for purposes of compliance with the Colorado Open Meetings Law, C.R.S. §24-6-402(2)(c).

Section 2. In exigent or emergency circumstances that prevent the GID Board from posting a meeting notice on the City's website, the following location is hereby designated as the place at which notices of regular and special meetings of the GID Board shall be posted for purposes of compliance with the Colorado Open Meetings Law, C.R.S. §24-6-402(2)(c):

City of Cherry Hills Village City Hall
2450 East Quincy Avenue
Cherry Hills Village, Colorado 80113

Section 3. The meeting notices, and specific agenda information if available, will be posted at the location identified in Section 1 or Section 2 above, as applicable, not less than 24 hours before the commencement of the posted meeting.

Section 4. This Resolution shall be effective immediately.

ADOPTED by a vote of in favor and against this day of , 2026.

By: _____
Kathleen Brown, GID Chairperson

ATTEST:

By: _____
Laura Gillespie, GID Secretary

Approved as to Form:

By: _____
Attorney for GID

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ITEM: 20c

MEMORANDUM

TO: THE CHERRY HILLS VILLAGE SOUTHMOOR CIRCLE AND HUDSON PARKWAY GENERAL IMPROVEMENT DISTRICT BOARD OF DIRECTORS

FROM: KELLY NEWMAN, DIRECTOR OF FINANCE & ADMINISTRATION

SUBJECT: RESOLUTION 2, SERIES 2026; ADOPTING A BUDGET CALENDAR FOR THE 2027 BUDGET

DATE: JANUARY 6, 2026

ISSUE

Shall the District Board approve Resolution 2, Series 2026, adopting a budget calendar for the 2027 budget (Exhibit A)?

DISCUSSION

Staff has prepared Resolution 2, Series 2026, to set the budget calendar for the Cherry Hills Village Southmoor Circle and Hudson Parkway General Improvement District and to advise the public of its budget preparation schedule.

The attached resolution states that a proposed 2027 budget will be presented to the Board of Directors on or before September 20, 2026. A public hearing will be held on or before November 30, 2026, and the final 2027 budget will be adopted on or before December 15, 2026.

RECOMMENDED MOTION

“I move to approve Resolution 2, Series 2026, a resolution adopting a budget calendar for the 2027 budget for the Cherry Hills Village Southmoor Circle and Hudson Parkway General Improvement District.”

ATTACHMENTS

Exhibit A: Resolution 2, Series 2026

**RESOLUTION NO. 2
SERIES OF 2026**

**INTRODUCED BY:
SECONDED BY:**

**A RESOLUTION OF THE CHERRY HILLS VILLAGE SOUTHMOOR CIRCLE AND HUDSON PARKWAY GENERAL IMPROVEMENT DISTRICT (GID) BOARD OF DIRECTORS
ADOPTING A BUDGET CALENDAR FOR THE 2027 BUDGET**

WHEREAS, the Cherry Hills Village Southmoor Circle and Hudson Parkway General Improvement District ("GID") has been duly organized in accordance with City of Cherry Hills Village Ordinance 1, Series 2022, and the statutes of the State of Colorado; and

WHEREAS, pursuant to Section 31-25-609, C.R.S., the City Council for the City of Cherry Hills Village serves ex-officio as the Board of Directors of the GID and, by practice and convenience, the administrative staff of the City serves as the administrative staff of the GID; and

WHEREAS, the Board of Directors of the GID has appointed appropriate staff to prepare and submit the 2027 budget calendar to the Board of Directors at the proper time; and

WHEREAS, the Board of Directors of the GID desires to set such budget calendar and to advise the public of its budget preparation schedule.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CHERRY HILLS VILLAGE, COLORADO, SITTING EX-OFFICIO AS THE BOARD OF DIRECTORS OF THE CHERRY HILLS VILLAGE SOUTHMOOR CIRCLE AND HUDSON PARKWAY GENERAL IMPROVEMENT DISTRICT, THAT:

The following calendar be adopted as the budget calendar for the adoption of the GID's 2027 annual budget.

1. The City Manager or designee submits the Proposed 2027 Budget to the Board of Directors of the GID on or before September 20, 2026.
2. A Public Hearing will be held concerning the Proposed 2027 Budget on or before November 30, 2026.
3. The Board of Directors of the GID will consider a resolution adopting the 2027 annual budget and setting the GID's mill levy on or before December 15, 2026 as required by the Arapahoe County Assessor's Office.

ADOPTED by a vote of ____ in favor and ____ against this
____ day of January, 2026.

(SEAL)

Kathleen Brown, GID Chairperson

ATTEST:

Laura Gillespie, GID Secretary

APPROVED AS TO FORM:

Kathie B. Guckenberger, Attorney for GID

ITEM: 25c(i)

MEMORANDUM

TO: HONORABLE MAYOR BROWN AND MEMBERS OF CITY COUNCIL
FROM: JAY GOLDIE, DEPUTY CITY MANAGER/DIRECTOR OF PUBLIC WORKS
SUBJECT: PUBLIC WORKS DEPARTMENT MONTH END REPORT FOR NOVEMBER 2025
DATE: JANUARY 6, 2026

Streets Division

- **Concrete Repairs**
 - Demoed and repoured 15-foot section of curb and gutter on Jefferson Ave. 23 80lb. bags for half yard repair. 1 ton of demoed concrete. 70 hours.
- **Sign Maintenance**
 - Fixed speed limit sign on S. Colorado Blvd.
 - Replaced downed stop sign at Radcliff Ave and Downing. 10 hours.
- **Purchasing Materials**
 - Performed inventory of tools and supplies and made a list for end of year purchases.
 - Purchased hand tools, electric hedge trimmers, grease gun, hot mix asphalt supplies (lute rakes, tack, slide out, crack seal, DeTack), roll up street signs, slow/stop paddles, hydraulic hoses and couplers, concrete.
 - Received demonstration of mobile asphalt machine for purchase in 2026. 57 hours.
- **Equipment**
 - Met with Bruckner and Buyers to get Mack truck's hydraulics calibrated.
 - Purchased, stocked and replaced wiper blades, tow chains and jumper cables on all trucks.
 - Cleaned and organized all trucks.
 - Repaired and cleaned electric grease gun and small engine water pump.
 - New truck plow installed, installed snow deflector to plow, seat covers and floormats and delivered to Englewood for beacon light installation.
 - Put snowplows on all pickup trucks, greased, checked fluids and hoses and blades.
 - Removed and replaced old worn hydraulic hoses on dump trucks 48 and 88.
 - Delivered loader to Englewood for service. 158.5 hours.

- **Shop Maintenance**
 - Routine shop maintenance and bi-weekly cleaning of shop. 16 hours.
- **Shouldering Work**
 - Shouldered Holly St. after CIP. Road base 85 tons. 119 hours.
- **Training**
 - Jakob attended CDL Driving School. 25 hours.
 - Crew attended LTAP drainage class (Dominic and Daniel completed Road Scholar 1). 50 hours.
 - Plow training. 16 hours.
 - Sweeper training. 10 hours.
- **Sweeper Operations and Cleanup**
 - Daniel trained Reed in sweeper operations. 10 hours.
 - Swept all city streets west of University.
 - Swept half of city streets on east side of city, east of Colorado and south of Quincy.
 - Sweepings 43 tons. Water 2970 gallons. 59 hours.
- **Thermoplastics**
 - Installed stop bar at Bellaire Circle entrance. 2 boxes. 10 hours.
- **Snow Removal Operations**
 - First storm of the season. 3.5 tons of Ice Slicer. 8 hours.
- **Tree Trimming**
 - Clearance trimming for snow plowing throughout the city. 5 truckloads. 76 hours.
- **Administrative**
 - Dominic completed end of month report and employees' annual end of year reviews. 32 hours.

Parks Division

- **Hazard Inspection**
 - Parks and Public Works supervisors drove around and inspected parks, trails, and right of ways for potential hazards and regular maintenance needs.
- **Projects**
 - Parks crew built a form and poured concrete for a wall in the new material storage bay.
 - Parks staff worked diligently to clean, repaint, decorate, and build new holiday props for the Winter Celebration event.
 - Parks also spent a week and a half hanging holiday lights around the Village Center.
- **Tree Care**
 - Parks workers spent three full days and utilized roughly 3,000 gallons of water to water small trees in all open space parks for drought operations.
 - Finished clearance pruning maintenance on hardscape trails, adding another 12 truck loads of branches and chipping it into roughly 8 yards of wood chips to be recycled.
- **Flower Bed Maintenance**
 - The Parks horticulturalist spent roughly one week prepping flower beds with end of the year maintenance.

- **Quincy Farm Care**
 - Parks Division spent four days to remove buckthorn and Russian olives growing around the Quincy Farm pond.
 - Chipping roughly 10 yards of wood chips.
- **ROW Upkeep**
 - Parks crew made one final round of mowing side streets (Happy Canyon and Bellevue between Monaco and Holly).
- **Equipment**
 - All snowplow equipment was thoroughly checked for maintenance and made ready for snowplow operations.
- **Training/Education**
 - Parks Crew Chief spent three days with the three new Parks employees (one day for each) training them on proper procedure for snow removal and all necessary tasks required.

ATTACHMENTS

November 2025 Streets Activity Log

November 2025 Parks Activity Log

November 2025 Right of Way Log

November 2025 Code Enforcement in Rights of Way Log

NOVEMBER 2025 STREETS LOG

		Week 45	Week 46	Week 47	Week 48	TOTALS
ad - Administrative Office Work		0	0	16	16	32
as - Asphalt patching operations		0	0	0	0	0
bm - Building Maintenance		0	0	0	0	0
cn - Concrete repairs		0	70	0	0	70
cp - Overseeing contractor operations		0	0	0	0	0
cr - Sealing Operation		0	0	0	0	0
dr - Drainage Work		0	0	0	0	0
em - Equipment Maintenance		6	38	108.5	6	158.5
gm - General Maintenance		0	0	0	0	0
gr - Grounds Maintenance		0	0	0	0	0
gv - Gravel road maintenance		0	0	0	0	0
hl-d - Loads to dump		0	0	0	0	0
hl-po - Materials hauled to shop		0	0	0	0	0
hl-r - Loads to recycle plant		0	0	0	0	0
hl-s - Loads to shop		0	0	0	0	0
ir - Irrigation repairs		0	0	0	0	0
In - Landscape Repairs		0	0	0	0	0
ms - Material Stockpiling		0	0	0	0	0
Misc		10	4	4	0	18
oc - On Call		0	0	0	0	0
pm - Preventative Maintenance		0	0	0	0	0
po - Purchasing materials		0	22	35	0	57
pt - Painting Street		0	0	0	0	0
sg - Sign Work		4	0	0	6	10
sh - Shouldering Work		119	0	0	0	119
shp - Shop Maintenance		0	0	4	12	16
sn - Snow removal operations		0	0	0	8	8
sp - Specal Event		0	0	0	0	0
sw - Sweeper operations & cleanup		8	5	36	10	59
tp - Thermo Plastic		0	10	0	0	10
tr - Training		53	5	3	20	81
tr-pl - Plow Training		0	16	0	0	16
tr-sw - Sweeper Training		0	10	0	0	10
tr-sa - Safety Training		0	0	0	0	0
tr-he - Heavy Equipment Training		0	0	0	0	0
wo - Work Order		0	0	0	0	0
tt - Tree Trimming		0	30	32	14	76
pto - Paid time off		0	30	1.5	52	83.5
Hol - Holiday		0	0	0	96	96
TOTALS		200	240	240	240	920

MATERIALS

as- Asphalt	tons	0	0	0	0	0
rb - Road base	tons	85	0	0	0	85
cm - Cold Mix	bags	0	0	0	0	0
cn-d - Concrete (Demo)	tons	0	1	0	0	1
cn-l - Concrete (Laid)	yards	0	0.5	0	0	0.5
cr - Crack Seal	bags	0	0	0	0	0
ts - Topsoil	yards	0	0	0	0	0
tb - Tree Branches	loads	0	2	2	1	5
cf - Crusher Fine	tons	0	0	0	0	0
ik - Ice Kicker	tons	0	0	0	0	0
is - Ice Slicer	tons	0	0	0	3.5	3.5
ms - Misc.	loads	0	0	0	0	0
sw - Sweepings	tons	8	3	32	0	43
tp - Thermo Plastic	boxes	0	2	0	0	2
Rock/Ditch Dirt	tons	0	0	0	0	0
Water	gal	330	660	1980	0	2970
Mag Chloride	gal	0	0	0	0	0
Debris	tons	0	0	0	0	0

NOVEMBER 2025 PARKS LOG

	Week 45	Week 46	Week 47	Week 48		TOTALS
ad - Administrative Office Work	10	3	7	9		29
bm - Building Maintenance	0	0	0	0		0
cn - Concrete	10	0	0	0		10
cp - Overseeing contractor project	0	0	0	0		0
cr - Crackseal trails	0	0	0	0		0
fn - Fence repair/installation	10	0	0	0		10
ft - Fertilizing Trees	0	0	0	0		0
gm - Gen. Maint to trails, parks, ROW	53	74	0	0		127
gps - GPS and Mapping	0	0	0	0		0
hlc - Work done on High Line Canal	0	0	0	0		0
hl-d - Loads to dump	0	20	0	0		20
hl-po - Materials to shop	0	0	0	0		0
hl-r - Loads to recycle shop	0	0	0	0		0
hl-s - Loads to shop	0	0	0	0		0
ir - Irrigation repair/install/maint.	0	0	0	0		0
In - Landscape Repairs	0	0	0	0		0
Misc - Miscellaneous	6	0	0	24		30
mw-p - Mowing Parks	0	0	0	0		0
mw-e - Mowing/maint. In entry features	0	0	0	0		0
mw-r - Mowing rights of ways	14	0	0	0		14
mw-t - Mowing Trails	0	0	0	0		0
pl - Planting	0	0	0	0		0
pm - Preventative maint/equip repair	0	0	0	0		0
po - Purchase materials	0	0	0	0		0
QF - Work done at Quincy Farm	8	0	117	15		140
se - Special Events	0	0	88	10		98
sg - Sign repair	0	0	0	0		0
shp - Shop Work	82	170	42	37		331
sn - Snow removal operations	0	0	0	0		0
spw - Spray Weeds	0	0	0	0		0
sw-t - Sweeping trails	0	0	0	0		0
tr - Training/Conference/safety	0	41	0	10		51
ts - Trash pickup both cans and loose	5	5	10	20		40
tt - Tree pruning/maintenance	57	0	0	0		57
wa - Watering	35	0	0	0		35
wd-m - Weed cutting mains	0	0	0	0		0
wd-p - Weed cutting parks	0	0	0	0		0
wd-r - Weed cutting rights of ways	0	0	0	0		0
wd-t - Weed cutting trails	0	0	0	0		0
pto - Paid Time Off	30	7	56	67		160
hol - Holiday Pay	0	0	0	128		128
to-c - Time off comp	0	0	0	0		0
to-w - Time off for workers comp	0	0	0	0		0
TOTAL HOURS	320	320	320	320	0	1280
MATERIALS						
is - Ice slicer- tons	0	0	0	0		0
mu - Mulch- yards	8	0	0	0		8
ts - Top soil- yards	0	0	0	0		0
sr-r - Split rail - Rails	0	0	0	0		0
sr-p - Split rail - Posts	0	0	0	0		0
tb - Tree branches- truckloads	12	0	0	0		12
Sod	0	0	0	0		0
ms - Misc materials	0	0	0	0		0
rb - Road Base- tons	0	0	0	0		0
Bollards	2	0	0	0		2
Rock	0	0	0	0		0
Construction Materials	0	0	0	0		0
Clippings	0	0	0	0		0
Trash	0	36	0	0		36
Planters Mix	0	0	0	0		0

2025 RIGHT-OF-WAY PERMITS MONTHLY REPORT

Jan-25							
UTILITY WORK	DRIVEWAY INSTALL/REPAIR	VEHICLE TRACKING PAD	OCCUPANCY	PARKS/ TRAILS	LANDSCAPE	MAJOR JOBS	TOTAL PERMITS
8		2	4	3	1		18
Feb-25							
UTILITY WORK	DRIVEWAY INSTALL/REPAIR	VEHICLE TRACKING PAD	OCCUPANCY	PARKS/ TRAILS	LANDSCAPE	MAJOR JOBS	TOTAL PERMITS
6		1	4				11
Mar-25							
UTILITY WORK	DRIVEWAY INSTALL/REPAIR	VEHICLE TRACKING PAD	OCCUPANCY	PARKS/ TRAILS	LANDSCAPE	MAJOR JOBS	TOTAL PERMITS
3		2	6	4	1	1	17
Apr-25							
UTILITY WORK	DRIVEWAY INSTALL/REPAIR	VEHICLE TRACKING PAD	OCCUPANCY	PARKS/ TRAILS	LANDSCAPE	MAJOR JOBS	TOTAL PERMITS
12		7	11	1			31
May-25							
UTILITY WORK	DRIVEWAY INSTALL/REPAIR	VEHICLE TRACKING PAD	OCCUPANCY	PARKS/ TRAILS	LANDSCAPE	MAJOR JOBS	TOTAL PERMITS
6	1	6	10				23
Jun-25							
UTILITY WORK	DRIVEWAY INSTALL/REPAIR	VEHICLE TRACKING PAD	OCCUPANCY	PARKS/ TRAILS	LANDSCAPE	MAJOR JOBS	TOTAL PERMITS
11	3	4	4		1		23
Jul-25							
UTILITY WORK	DRIVEWAY INSTALL/REPAIR	VEHICLE TRACKING PAD	OCCUPANCY	PARKS/ TRAILS	LANDSCAPE	MAJOR JOBS	TOTAL PERMITS
4	2	7	2		2		17
Aug-25							
UTILITY WORK	DRIVEWAY INSTALL/REPAIR	VEHICLE TRACKING PAD	OCCUPANCY	PARKS/ TRAILS	LANDSCAPE	MAJOR JOBS	TOTAL PERMITS
5	1	3	8	1			18
Sep-25							
UTILITY WORK	DRIVEWAY INSTALL/REPAIR	VEHICLE TRACKING PAD	OCCUPANCY	PARKS/ TRAILS	LANDSCAPE	MAJOR JOBS	TOTAL PERMITS
5	1	15	5	1		1	28
Oct-25							
UTILITY WORK	DRIVEWAY INSTALL/REPAIR	VEHICLE TRACKING PAD	OCCUPANCY	PARKS/ TRAILS	LANDSCAPE	MAJOR JOBS	TOTAL PERMITS
12	3	6	8	1			30

Nov-25

UTILITY WORK	DRIVEWAY INSTALL/REPAIR	VEHICLE TRACKING PAD	OCCUPANCY	PARKS/ TRAILS	LANDSCAPE	MAJOR JOBS	TOTAL PERMITS
7	1	5	2	2			17

Dec-25

UTILITY WORK	DRIVEWAY INSTALL/REPAIR	VEHICLE TRACKING PAD	OCCUPANCY	PARKS/ TRAILS	LANDSCAPE	MAJOR JOBS	TOTAL PERMITS
							0

2025 YEAR END TOTALS

UTILITY WORK	DRIVEWAY INSTALL/REPAIR	VEHICLE TRACKING PAD	OCCUPANCY	PARKS/ TRAILS	LANDSCAPE	MAJOR JOBS	TOTAL PERMITS
79	14	62	62	10	5	1	233

CHV Right of Way Log	
November	
Location	Notes
Vista Rd	Materials in ROW - removed
Hudson Way	Signs in ROW - removed
Cherryridge Road	Site parking - moved
E Tufts Ave	Tree trimmers in ROW - contacted warned - moved
S Colorado Blvd	Site parking - moved
Carriage Lane	Site parking - moved
Manor Dr	POD in ROW - notice issued - moved
E Layton Ave	Site parking - moved
S Franklin St	vehicle tracking - new VTC installed
S Downing St	Site parking - moved
E Princeton Ave	Driveway tracking - warned - cleaned
Cherry Hills Farms West	Portable toilet in ROW - moved
Manor Dr	POD in ROW - notice issued - removed