

# First Presbyterian Church Cell Tower Conditional Use

City Council – September 4, 2018

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**Property Owner:** First Presbyterian Church (Crown Castle Lessee)  
**Applicant:** Wyco Field Services (for Crown Castle)  
**City Staff Representative:** Joshua M. Tetzlaff, AICP – Senior Planner

# Strategic Focus Area

## Supportive, Sustainable Infrastructure

- Brighton, Colorado is committed to investing in existing and future transportation, water, wastewater, storm water, and technology networks while planning for sustainable growth.



# Review Process



# Background

- Annexed in 1980
  - Leeper-Erger Property Annexation
- Zoned as part of First Presbyterian Church PUD
- Church, Parking Lot, and Cell Tower Existing on Site
- Medical Office Immediately to the South
- Primarily Single-Family Residential to the North, East, and West





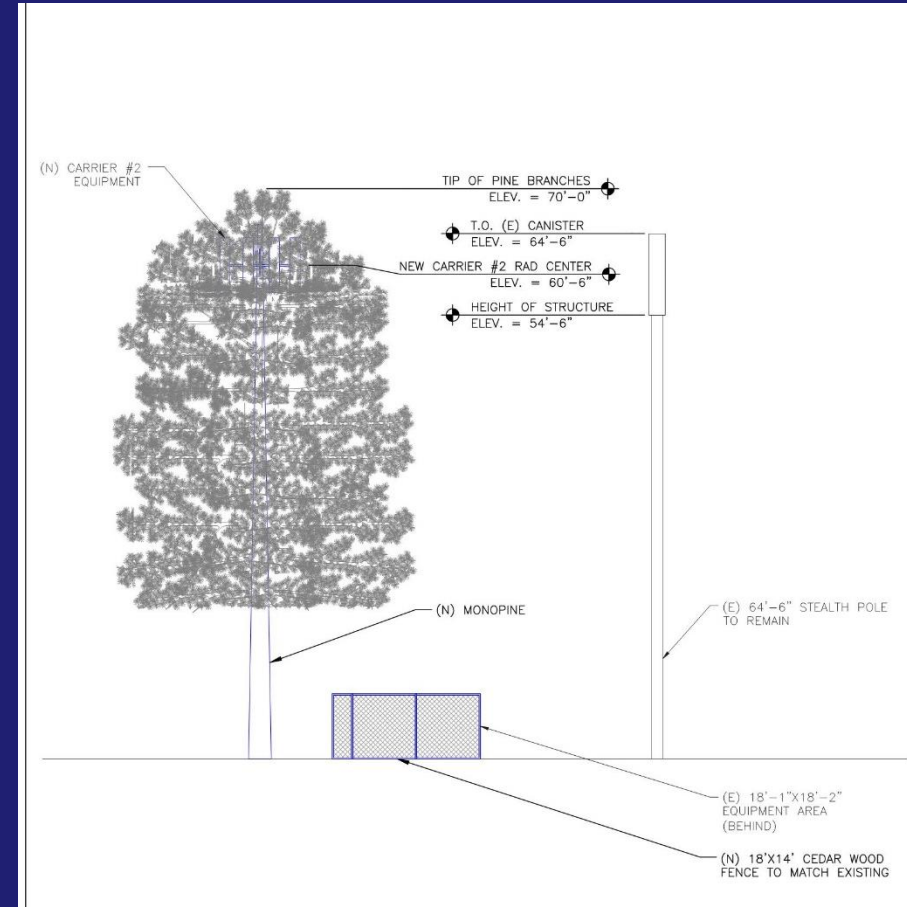
## Conditional Use and Lease Applications

- Tower will be on Private Property
- All Terms of the Lease are Between the Applicant and the Property Owner
- New Tower has been Designed to Look Like a Pine Tree
- Existing Cedar Fencing will be Extended to Enclose new Equipment



Example of New Pine Tree Tower Near Littleton, CO

## Example of New Pine Tree Towers (Near Littleton, CO)



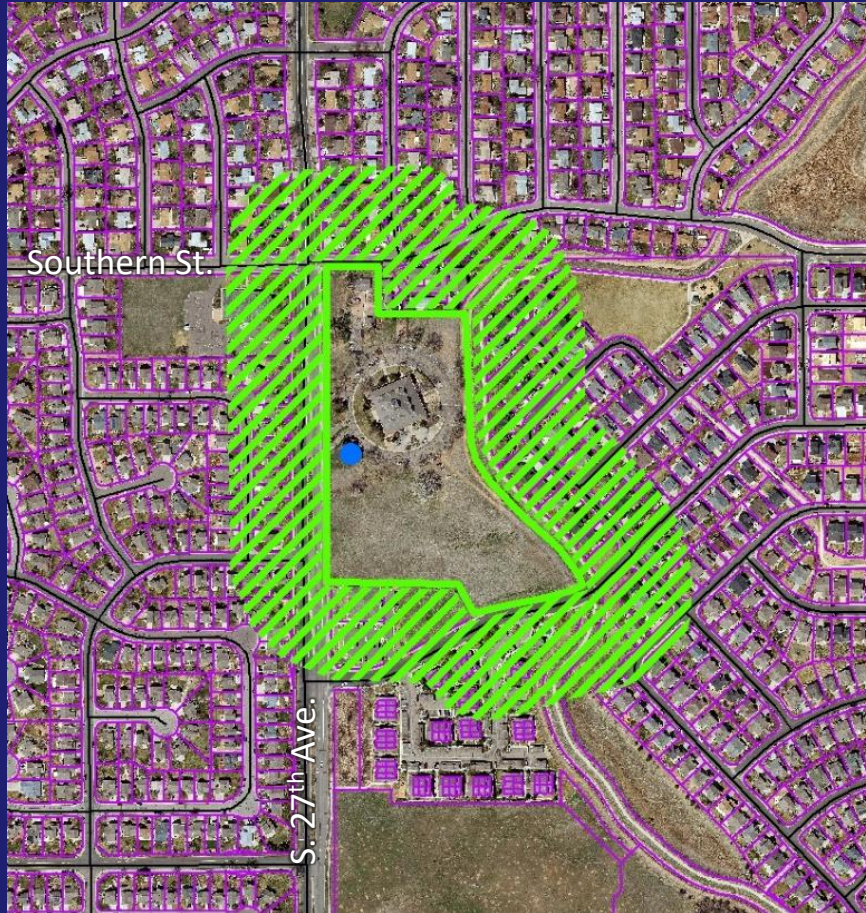
# Review Criteria

## Conditional Use Permit (CUP) Review Criteria in Summary (*Section 17-8-60*):

1. *Consistent with the Brighton Comprehensive Plan and other master plans;*
2. *Compatible with the existing and future land uses within the general area and will not be detrimental to neighboring uses. Allows for conditions to be placed on approval to mitigate impacts.*
3. *Site shall be physically suitable for the type and intensity of the proposal;*
4. *Not adversely affect traffic flow or parking in the neighborhood; and*
5. *Consistent with the purpose and intent of the zoning district.*



# Notice of Public Hearing



Mailed Notices – August 8, 2018

- Property Owners within 300 feet

On-Site Sign Notice – August 9, 2018

Newspaper Notice – August 15, 2018

- Staff did not receive any formal comments

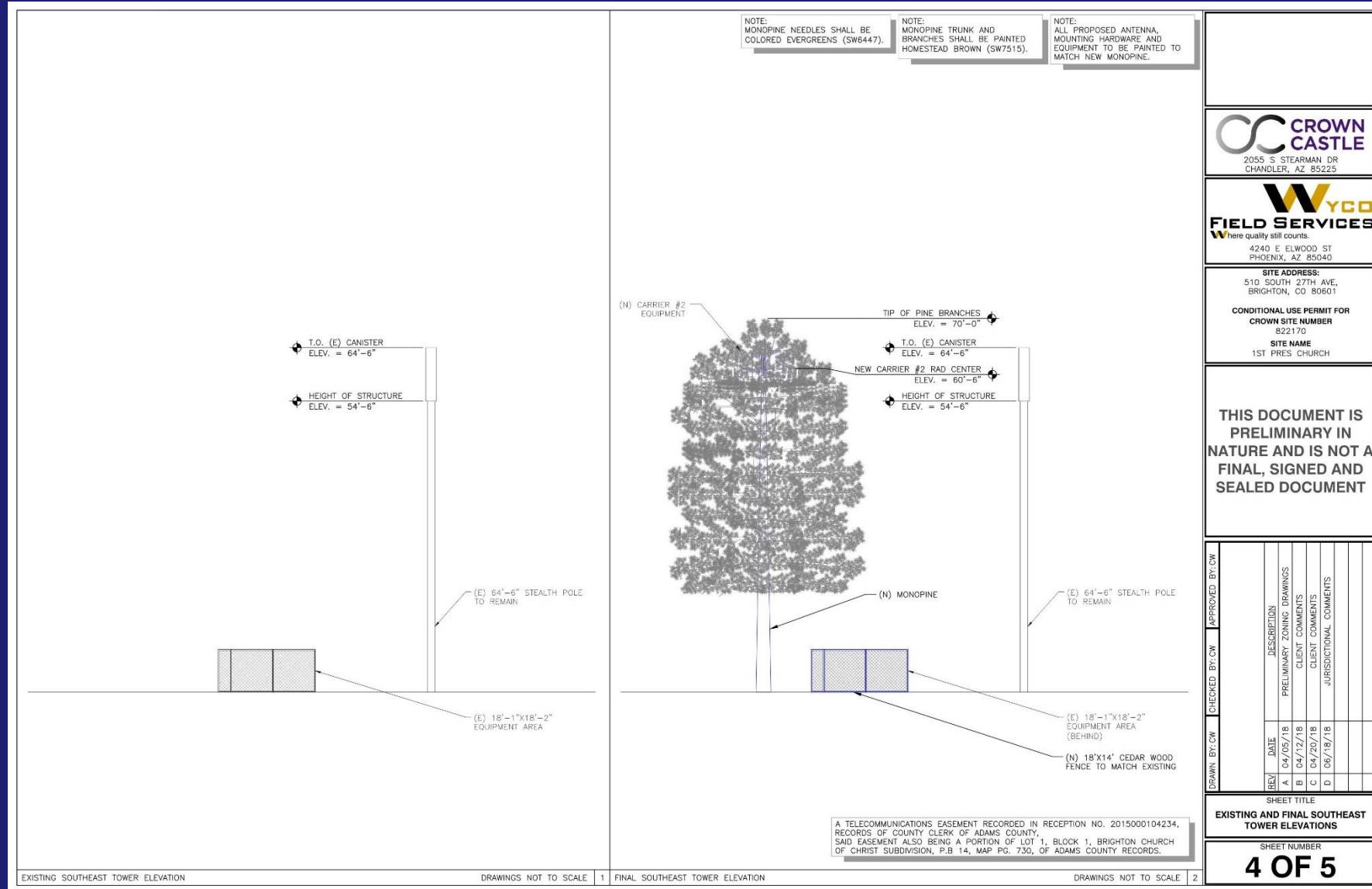


# Findings and Recommendation

Due to meeting the review criteria of Section 17-8-60 of the City of Brighton *Land Use and Development Code*, staff recommends approval of the Conditional Use Permit.

# First Presbyterian Church Cell Tower









August 8, 2018

Dear Property Owner:

I am writing this letter to inform you of an upcoming public hearing, which you may be inclined to attend. The hearing provides citizens, especially adjacent landowners such as yourself, the opportunity to voice their opinion on the proposed project to the approving body. The input and opinions of citizens and adjacent property owners provides valuable feedback to the City Council, city staff, and the applicant. The following is some basic information which pertains to the project.

**Project Application Type:** Conditional Use: An additional use of land, structures, or both that may be allowed with restrictions deemed necessary upon the review and approval of City Council.

**Project Summary:** This project consists of a 70' tall Commercial Mobile Radio Service facilities (Cell Tower).

**Project Location/Site Plan:** Immediately east of S. 27<sup>th</sup> Avenue and south of Southern Street – See reverse side for vicinity map.

**Reviewing Body:** The City Council makes a final determination on this Conditional Use after the Public Hearing (details below) has been held.

**Public Hearing:** September 4, 2018, at 7:00 PM  
City Council Chambers (1st Floor of City Hall)  
500 South 4<sup>th</sup> Avenue, Brighton, CO 80601

**Official Notice Publication:** August 15, 2018, edition of the Brighton Standard Blade

**City Staff Project Manager:** Joshua M. Tetzlaff, AICP – Senior Planner  
(303) 655-2072  
jtetzlaff@brightonco.gov

**Applicant:** Christian Mueller  
Wyco Field Services  
(720) 244-6013  
cmueller@wycofs.com

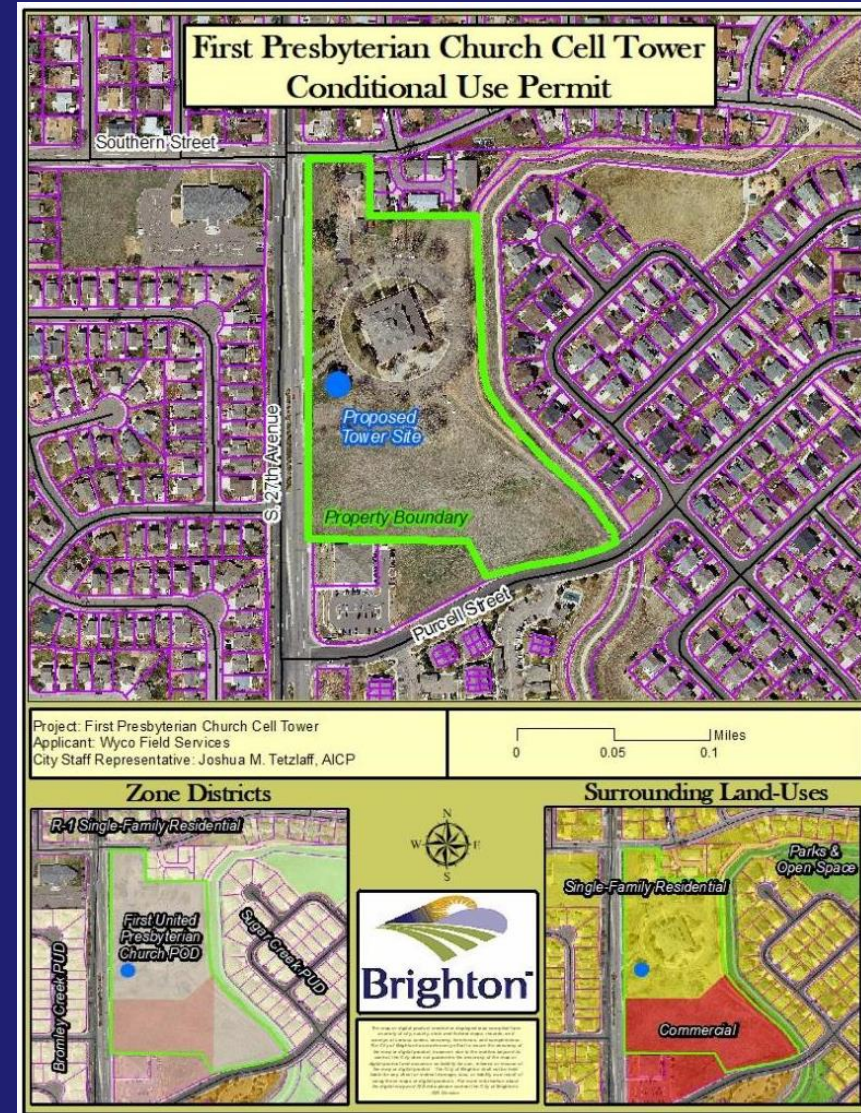
Please do not hesitate to contact me if you have any questions on this project or if you are unable to attend this hearing but would like to submit comment into the record. Thank you for your time.

Sincerely,



Joshua M. Tetzlaff, AICP  
Senior Planner

ADMINISTRATION • BUILDING • ENGINEERING • PLANNING  
OUR MISSION . . . INTEGRITY + VISION + STEWARDSHIP = A PROGRESSIVE COMMUNITY



# Mailing Addresses

FIRST PRESBYTERIAN CHURCH OF BRIGHTON 510 S 27TH AVE BRIGHTON, CO 806013446	BROMLEY CREEK HOMEOWNERS ASSOCIATION INC 5855 WADSWORTH BYPASS BLDG B NO. 100	BROMLEY CREEK HOMEOWNERS ASSOCIATION INC 5855 WADSWORTH BYPASS BLDG B NO. 100	MICHAELS JOSEPH W AND CORREEN A 2656 KIOWA CREEK DR BRIGHTON, CO 80601	CUSHING ADAM AND CUSHING SHANNA 2696 KIOWA CREEK DR BRIGHTON, CO 80601	VILLA JOHN J AND VILLA JULIA M 373 S 27TH AVE BRIGHTON, CO 806012615	SHAW COREY V AND SHAW JOHNELLE N 401 RIO RANCHO WAY BRIGHTON, CO 80601	WAGNER ERNEST F AND WAGNER MARY K PO BOX 685 BRIGHTON, CO 80601	WALTER BARBARA J AND WALTER MICHAEL F 421 RIO RANCHO WAY BRIGHTON, CO 80601	ESCARCEGA ARMANDO AND ESCARCEGA SADIE 3401 WATADA STREET BRIGHTON, CO 80601	SELPH BENJAMIN J AND SELPH CLARA E 412 RIO RANCHO WAY BRIGHTON, CO 806013419	O SHIELDS SHARON A AND HOGAN DOROTHY 422 RIO RANCHO WAY BRIGHTON, CO 806013419
JOHNSTON DEANNA 2694 COMANCHE CREEK DR BRIGHTON, CO 806013408	SCOTT ROBERT AND SCOTT CLAIRESSA 2612 COMANCHE CREEK DR BRIGHTON, CO 806013416	WAGNER ERIC AND WAGNER AMBER I 2605 COMANCHE CREEK DR BRIGHTON, CO 806013409	SCHLITT RON E 383 S 27TH AVE BRIGHTON, CO 806012615	NORTON MOORE RADLEY 36763 COUNTY ROAD 22 ROGGEN, CO 806529509	RODRIGO BERYL K AND OWEN JENNIFER A 362 S 26TH AVE BRIGHTON, CO 806012613	BECKER WILLIAM A AND BECKER THERESA 431 RIO RANCHO WAY BRIGHTON, CO 80601	WOLFE DUSTIN R AND WOLFE ASHLEY N 25422 E INDORE DR AURORA, CO 800162443	DEMAREST MARVALEE AND DEMAREST ARCHIE 451 RIO RANCHO WAY BRIGHTON, CO 80601	WAGNER ERNEST F AND WAGNER MARY K PO BOX 685 BRIGHTON, CO 80601	MAES JOHN E MAES STEPHANIE J 3407 WATADA ST BRIGHTON, CO 806013437	CITY OF BRIGHTON 500 S 4TH AVE BRIGHTON, CO 806013165
MAJOR JESSE AND BAARS SHARA L 2591 COMANCHE CREEK DR BRIGHTON, CO 806013422	ELESON MELANIE 2688 COMANCHE CREEK DR BRIGHTON, CO 806013408	MCWILLIAMS JEFFREY THOMAS 2676 COMANCHE CREEK DR BRIGHTON, CO 806013408	DAVIES WILLIAM G AND DONNA J 471 RIO RANCHO WAY BRIGHTON, CO 806013539	NELSON ERIC C 19783 E 108TH PL COMMERCE CITY, CO 800229780	ORTEGA JERRY R AND ORTEGA ISABELL C 789 S 13TH AVE BRIGHTON, CO 806013305	CARDENAS VICTOR AND OEHMKE JULIE 461 RIO RANCHO WAY BRIGHTON, CO 806013539	DAVIES WILLIAM G AND DAVIES DONNA J 471 RIO RANCHO WAY BRIGHTON, CO 806013539	ALTERRA HOLDINGS LLC 94 CROWN POINT PL CASTLE ROCK, CO 801089002	HUTCHINGS SCOTT R AND HUTCHINGS TERESA A 415 S 28TH LN BRIGHTON, CO 806013447	MEZZACAPO PAUL J 425 S 28TH LN BRIGHTON, CO 806013447	ROYBAL JERRY L 425 S 28TH LN BRIGHTON, CO 806013447
AH4R I CO LLC 30601 AGOURA RD STE 200 AGOURA HILLS, CA 913012013	WIEBERG DOUGLAS KEITH AND WIEBERG MICHELLE JEAN 2658 COMANCHE CREEK DRIVE BRIGHTON, CO 80601	CHRISTOFFERSEN WILLIAM P 2654 COMANCHE CREEK DR BRIGHTON, CO 80601	CITY OF BRIGHTON 500 S 4TH AVE BRIGHTON, CO 806013165	MARTINEZ ANGELINA M 394 S 27TH AVE BRIGHTON, CO 806012616	MONGE RICARDO H 365 S 28TH AVE BRIGHTON, CO 806012740	PHILLIPS GEORGE AND PHILLIPS JO-ANN B TRUSTEES OF THE PHILLIPS RESIDENTIAL TRUST 3412 ROCK ST BRIGHTON, CO 806013419	GRAY KERRI R AND MCKEE JACOB M 482 RIO RANCHO WAY BRIGHTON, CO 806013419	ROTHFUSS ROBERT M JR AND ROTHFUSS JOSEPHINE R 462 RIO RANCHO WAY BRIGHTON, CO 80601	THOMAS DAVID ALAN AND THOMAS MARIANNE 435 S 28TH LN BRIGHTON, CO 80601	FERNANDEZ ARLINE D 408 S 28TH LN BRIGHTON, CO 80601	PACKER DOUG AND PACKER STACY 418 S 28TH LN BRIGHTON, CO 806013448
KIMMEY BERNADETTE J 2648 COMANCHE CREEK DR BRIGHTON, CO 80601	SAUCEDO VALENTIN JR AND SAUCEDO MARTHA E 2636 COMANCHE CREEK DR BRIGHTON, CO 80601	ALBRANDT DONNA S AND ALBRANDT RICHARD D 2624 COMANCHE CREEK DR BRIGHTON, CO 806013416	CHURCH BETTY J 375 S 28TH AVENUE BRIGHTON, CO 80601	MORDECAI GARY L AND MORDECAI KATHERINE A 385 S 28TH AVE BRIGHTON, CO 806012740	DERBY DELORIS VALINE 395 S 28TH AVE BRIGHTON, CO 806012740	CLEVERINGA DANIELLE M JOHNSON JAMES C 472 RIO RANCHO WAY BRIGHTON, CO 806013419	PRESS MARIA L AND MWAMBA JONABELLE S 3412 PURCELL ST BRIGHTON, CO 806013483	HOFFMAN DAVID AND HOFFMAN SARAH 3406 PURCELL ST BRIGHTON, CO 806013483	FERNANDEZ ARLINE D 408 S 28TH LN BRIGHTON, CO 80601	PACKER DOUG AND PACKER STACY 418 S 28TH LANE BRIGHTON, CO 80601	THOMAS DAVID ALAN AND THOMAS MARIANNE 435 S 28TH LN BRIGHTON, CO 80601
BRUGGENTHIES HENRY G JR 2643 COMANCHE CREEK DR BRIGHTON, CO 806013409	ROWLEY MICHAEL PATRICK 2639 COMANCHE CREEK DR BRIGHTON, CO 80601	TREVINO ROSALINDA 2628 COMANCHE CREEK DR BRIGHTON, CO 806013407	CHRISMER RANDALL L 386 S 28TH AVE BRIGHTON, CO 806012741	SUMMERS STACY L 376 S 28TH AVE BRIGHTON, CO 806012741	COWDERY JEFF AND COWDERY LINDSAY 366 S 28TH AVE BRIGHTON, CO 806012741	CITY OF BRIGHTON 500 S 4TH AVE BRIGHTON, CO 806013165	SUGAR CREEK HOMEOWNERS ASSOCIATION INC 390 INTERLOCKEN CRESCENT SUITE 500 BROOMFIELD, CO 80021	SUGAR CREEK HOMEOWNERS ASSOCIATION INC 390 INTERLOCKEN CRESCENT SUITE 500 BROOMFIELD, CO 80021	ROYBAL JERRY L 425 SOUTH 28TH LANE BRIGHTON, CO 80601	HUTCHINGS SCOTT R AND HUTCHINGS TERESA A 415 S 28TH LN BRIGHTON, CO 806013447	MEZZACAPO PAUL J 405 S 28TH LN BRIGHTON, CO 806013447
IPPOLITO PERRY AND IPPOLITO DEBORAH W 2693 COMANCHE CREEK DR BRIGHTON, CO 806013409	TNT INVESTMENTS LLC 14140 N WATKINS RD BRIGHTON, CO 806038360	RUSCH JEFFREY E AND APRIL L 2675 COMANCHE CREEK DR BRIGHTON, CO 80601	HARCOURT CLINT AND HARCOURT JAMIE LAMPH 384 S 27TH AVE BRIGHTON, CO 806012616	SANCHEZ ALFRED AND SANCHEZ JODY S 374 S 27TH AVE BRIGHTON, CO 806012616	HEIDT MARK E AND JULIE R 387 S 29TH AVE BRIGHTON, CO 806012738	CITY OF BRIGHTON 500 S 4TH AVE BRIGHTON, CO 806013165	CITY OF BRIGHTON 500 S 4TH AVE BRIGHTON, CO 806013165	HANLON COLETTE K 3461 ROCK ST BRIGHTON, CO 806013497	HILL MISTY L 2900 PURCELL ST UNIT A-1 BRIGHTON, CO 806013475	BACA HENRY/LUCILLE/LESJIE D 2900 PURCELL STREET UNIT A-2 BRIGHTON, CO 80601	KRANCE JAMES A 2900 PURCELL STREET NO. A-3 BRIGHTON, CO 80601
MOORE MICHAEL R AND MOORE STEPHANIE A 2663 COMANCHE CREEK DR BRIGHTON, CO 806013409	POWER RICHARD S AND MYRA D 2657 COMANCHE CREEK DR BRIGHTON, CO 80601	BEEZUB DUSTIN J 2442 WOLF CREEK DR BRIGHTON, CO 80601	JUHL RAYMOND R 397 S 29TH AVE BRIGHTON, CO 806012738	VARGAS MATTHEW B AND VARGAS ISABEL M 364 S 27TH AVE BRIGHTON, CO 80601	YOUNG DENNIS L AND YOUNG VICTORIA J 2908 SOUTHERN ST BRIGHTON, CO 806012757	GREMEL DAVID C AND GREMEL SARA S 406 BUENA VIST COURT BRIGHTON, CO 80601	FOLKERT JESSE 404 BUENA VISTA CT BRIGHTON, CO 806013498	BOJORQUEZ AMBER L AND BOJORQUEZ RAUL I 405 BUENA VISTA CT BRIGHTON, CO 806013499	HAGER CYNTHIA 2900 PURCELL ST UNIT A-4 BRIGHTON, CO 806013475	PEKETZ SAMUEL J AND PEKETZ JOSIAH 2900 PURCELL ST UNIT K-1 BRIGHTON, CO 806013478	CAHALL BRIAN AND SANDOVAL DONNA 3420 W 131ST AVE BROOMFIELD, CO 800205233
ROGERS ROBERT E AND ROGERS BELINDA G 2436 WOLF CREEK DR BRIGHTON, CO 80601	ZORNES ROBERT AND ZORNES GAIL 2435 WOLF CREEK DR BRIGHTON, CO 806013469	GUSTAFSON KRISTEN A 2433 WOLF CREEK DR BRIGHTON, CO 806013469	HANSON JOHN R II AND HANSON NANCY L 2998 E SOUTHERN ST BRIGHTON, CO 806012757	PEGTON BUILDING LLC THE 3465 COUNTY ROAD 23 FORT LUPTON, CO 806218409	PEGTON BUILDING LLC THE 3465 COUNTY ROAD 23 FORT LUPTON, CO 806218409	KNUDSON LARRY T AND KNUDSON SHARON A 403 BUENA VISTA COURT BRIGHTON, CO 80601	BOJORQUEZ AMBER L AND BOJORQUEZ RAUL I 405 BUENA VISTA CT BRIGHTON, CO 806013499	SMITH JAY 407 BUENA VISTA CT BRIGHTON, CO 806013499	GIBSON SAMANTHA L AND ESQUIBEL ELOY M 2900 PURCELL ST UNIT K-3 BRIGHTON, CO 806013478	WANROW JOSHUA D AND WANROW JULIA R 10693 LEWISTON STREET COMMERCE CITY, CO 80022	LOVATO ANDREW 2900 PURCELL ST UNIT L-1 BRIGHTON, CO 806013478
LUCERO OLIVIA A 2431 WOLF CREEK DR BRIGHTON, CO 806013469	MUNIZ ADRIANNE A 2572 KIOWA CREEK DRIVE BRIGHTON, CO 80601	ACKERMAN KELLY 2630 KIOWA CREEK DR BRIGHTON, CO 806013421	TURNER FRANKLIN G AND TURNER L LYNN 3413 ROCK ST BRIGHTON, CO 806013497	MASSEY ROBERT P AND MASSEY LINDA S 3407 ROCK STREET BRIGHTON, CO 80601	MARQUIS MARCEL F AND MARQUIS BRENDA S 3401 ROCK STREET BRIGHTON, CO 80601	ELEY DARIN E AND ELEY MARY A 551 RIO RANCHO WAY BRIGHTON, CO 80601	LEARNED JAMES W AND LEARNED VALERA D 571 RIO RANCHO WAY BRIGHTON, CO 80601	ATENCIO LEO J AND ATENCIO KELLY L 591 RIO RANCHO WAY BRIGHTON, CO 80601	GALLEGOS BRANDON 2900 PURCELL ST UNIT L-2 BRIGHTON, CO 806013478	EVANSON MONIKA 2900 PURCELL ST UNIT L-3 BRIGHTON, CO 806013479	KING CURTIS A AND KING JENNIFER Y 1518 RED CLOVER CT BRIGHTON, CO 806014115

ENGLISH JULIE 2900 PURCELL ST UNIT L-5 BRIGHTON, CO 806013479	GIPSON CHELSEA 2900 PURCELL ST UNIT L6 BRIGHTON, CO 806013474	HUNT JOHNNA 13550 WASHINGTON ST UNIT 6B THORNTON, CO 804211011
NELSON JAMES 26096 WCR 4 KEENESBURG, CO 806439439	KUNGLER DALLAS A 2900 PURCELL ST UNIT M-3 BRIGHTON, CO 806013479	JOHNSON JULIE 2900 PURCELL ST UNIT M-4 BRIGHTON, CO 806013479
ADAMS WILLIAM GEORGE AND ADAMS TELISSA J 19603 E 42ND AVE DENVER, CO 802496557	DRISCOLL JERRY JOSEPH 1324 FAIRMONT ST NW APT A WASHINGTON, DC 200097337	ZION CONGREGATIONAL CHURCH OF BRIGHTON PO BOX 159 BRIGHTON, CO 80601



**NOTICE OF A PUBLIC HEARING  
OF THE CITY OF BRIGHTON CITY COUNCIL**

**FIRST PRESBYTERIAN CHURCH CELL TOWER  
CONDITIONAL USE**

The City Council of the City of Brighton will hold a public hearing regarding a conditional use permit for a commercial mobile radio service facility (Cell Tower). The Cell Tower will be located immediately east of S. 27<sup>th</sup> Avenue, south of Southern Street at 510 S. 27<sup>th</sup> Avenue, generally described as the southwest quarter of Section 9, Township 1 South, Range 66 West, 6<sup>th</sup> Principal Meridian, City of Brighton, County of Weld, State of Colorado.

Notice is hereby given that the City Council of the City of Brighton will hold its public hearing regarding the proposed conditional use application on Tuesday, September 4, 2018. The City Council public hearing will be held at 7:00 p.m. in the Council Chambers, on the 1<sup>st</sup> floor of City Hall, 500 S. 4<sup>th</sup> Avenue, in Brighton. The City Council will hear evidence from interested parties and make a final determination regarding the conditional use.

Further information may be obtained from the Planning Division at the above address or by calling (303) 655-2059.