



TOWN OF WELLINGTON

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PLANNING COMMISSION

March 15, 2010 MEETING

7:00 P.M.

Leeper Center, 3800 Wilson Ave., Wellington

AGENDA

CALL TO ORDER / ROLL CALL

ADDITIONS OR DELETIONS FROM THE AGENDA

PUBLIC COMMENT

Public invited to be heard on (items not on Agenda)

NEW BUSINESS

1. Discussion – Buffalo Creek Park Facility Layout and Themes
2. Recommendation to Board of Trustees

TOWN ADMINISTRATOR UPDATE

SCHEDULE WORK SESSION

OTHER

ADJOURN

**PLANNING COMMISSION SPECIAL MEETING
MINUTES
March 15, 2010**

The Planning Commission for the Town of Wellington, Colorado, met on March 15, 2010 at the Leeper Center, 3800 Wilson Ave., Wellington, Colorado at 7:02 p.m.

COMMISSIONERS PRESENT: BERT MCCAFFREY, LARRY NOEL, TRAVIS VIEIRA,
WAYNE STERLER and BARRY FRIEDRICHS

COMMISSIONERS ABSENT: DAVID NOE

PRESIDING: CHUCK MAYHUGH, CHAIRMAN

ALSO PRESENT: LARRY LORENTZEN, TOWN ADMINISTRATOR
CYNTHIA SULLIVAN, DEPUTY CLERK

Additions or Deletions from the Agenda

None

Public to be heard on non-agenda items

None

Presentations

None

Consent Agenda:

None

NEW BUSINESS

1. Discussion – Buffalo Creek Park Facility Layout and Themes

Roger Sherman, of BHA Design, said following a meeting with Larry, Jake and Justin design two concept plans. He said they want to get input on what items are liked and disliked so we can move on to create a preferred plan.

David Kasprzak, of BHA Design, gave an overview of the existing design and then went through each piece of the new designs. The following are parts of both designs: 2 baseball fields, the existing batting cages, 5-12 playground, 2-5 playground, splash pad, 2 multi-purpose fields 2 tennis courts, BMX bike trail, dog park and walk/bike trail. Both plans also have several picnic shelters and restrooms. The differences between the two designs are the orientation of the fields, the location of the playgrounds, the use of the detention pond and the location of the BMX track. He said there are entry features across from the openings to the side streets. They are looking at redesigning the shape of the pond. He described the kind of landscaping that would be used. The parking set up as diagonal and parallel along the west side of the park on Buffalo Creek Parkway. There would be bulb outs to protect the cars when they are parked diagonally.

Mr. Sherman said in both designs they have changed the design on the pond so it looks more natural and less hazardous around the edges.

Mr. Kasprzak gave a list of the pros and cons for concept 1. He pointed out the differences in concept 2. The biggest is the use for the detention area for a lawn area with seating for outdoor programs. It also

has a multi-sport golf. He also mentioned that the trail system would end at the corner instead of mid block. He mentioned the lighting of the activities. He pointed out the pros and con of concept 2.

Chairman Mayhugh opened the meeting for public comments.

James Beason, Buffalo Creek resident, had concerns about the following items. The location of the playgrounds around the water features, the parking in front of the playgrounds, and the size of the playgrounds. He felt more trees should be placed between the ball fields and the homes. He did not understand why the ball fields were so important. He also suggested that parking lots be looked at instead of parking on the street.

Jake Reynolds, Recreation Coordinator, said with the amount of teams we currently have there is no space to allow practices on the fields. We are also limited because the current fields do not have lighting. He said for our programs to expand, we need additional fields. Once we have games up next to the Batting Cages they will be used more.

Lonnie Brockman, Buffalo Creek resident, asked how far the back of the ball field fence was from the parking. Mr. Kasprzak said about 30 feet. Mr. Brockman asked what a splash pad is. He also asked if there would be awnings over the playground equipment to keep it from getting hot. Mr. Kasprzak said a splash pad is where water shoots up and the kids can run through it. He said the park equipment has not been selected. He said they would look at that in the next step. Mr. Brockman asked if there would be a time limit on the lighting. Mr. Kasprzak said that it would be set up so the lights would shut off automatically at a certain time.

Joel Rigby, Buffalo Creek resident, commented on the area in the flood plain. He asked if there was a time frame for completion. Mr. Lorentzen said currently we do not have the money and will have to look at grant money once the plans are complete and we look at how to phase in the park.

Chairman Mayhugh addressed the parking. He felt that the south parking lot on concept one would not work because of cross traffic. He said that Buffalo Creek Parkway was its current width to allow bike lanes and it will be extended to the north. The traffic pulling out of the parking would have to go through the neighborhood to leave the area unless a u-turn is made. He said the crossing over the ditch to the south of the subdivision needed to be addressed with the ditch company. Mr. Lorentzen said that project was taken out of the design do to money constraints.

Chairman Mayhugh was concerned about the water usage in the splash pad and the path going along on the top of the burm.

There was further discussion about parking and the possibility of an interior parking lot. Chairman Mayhugh asked if we could look at changing the channel of the Boxelder to gain back some of that property. Mr. Lorentzen explained that because we had limited funds that BHA was asked only to look at the land west of the burm and east of Buffalo Creek Parkway.

Commissioner Friedrichs had concerns about the ability to keep kids out of the ponds. He would like to see bike parking and a tree free hill for sledding in the winter. He said it was mentioned that some climbing or cutout would be place on the burm. Snakes like these type of areas. Would the kids be safe?

Chairman Mayhugh asked why there were no basketball courts. Mr. Lorentzen said because we have courts in Downtown Park, Viewpointe Park, and open ones at the school. We do not have any tennis courts.

Mr. Kasprzak asked for some clarity on which activities from which plans were liked or disliked. He went back through the list of activities. The following are items that the Commission would like to see in the preferred plan. Orientation of the ball fields be as concept one with a slight rotation of the northern field. Add parking lots internally in the park and leave street parking as parallel only. Rearrange smaller multi-purpose fields to accommodate parking and north of the batting cages. Detention pond on south end should be designed like concept two. Move the playgrounds and water park away from the pond.

Chairman Mayhugh asked if the concession stand could be moved to the south between the fields and the batting cages. He said the vendors could have closer access then pushing carts in from the street.

Chairman Mayhugh suggested looking into changing the flow of the creek and reclaim more space for the park.

Mr. Lorentzen suggested planting trees on the burm to help buffer between the neighborhood and industrial park.

Commissioner Friedrichs asked if the Fourth of July might be held in this park and is there anything we should look at now to allow for it. Mr. Lorentzen said the problem is that the locations now are more centrally located and most people can walk to the fireworks. There might be a possibility once the subdivision to the north goes in.

Mr. Kasparzak said they would use the input from tonight and put together a preferred plan. Mr. Lorentzen said the next meeting should be a joint work session with the Planning Commission and the Town Board.

2. Recommendation to Board of Trustees

No action was taken.

Town Administrators Update

No update

Schedule Work Session

None

Other

None

COMMISSIONER VIEIRA MOVED AND COMMISSIONER STERLER SECONDED to adjourn at 9:00pm. Roll call was taken and the motion passed unanimously.

ATTEST:

Cynthia Sullivan, CMC
Deputy Town Clerk