



BOARD OF TRUSTEES
September 17, 2024
6:30 PM

Leeper Center, 3800 Wilson Avenue, Wellington, CO

Work Session Agenda

The Zoom information below is for online viewing and listening only.

Join Zoom Meeting

<https://us06web.zoom.us/j/84871162393?pwd=UkVaaDE4RmhJaERnalleEK1hvNHJ5Zz09>

Meeting ID: 848 7116 2393

Passcode: 726078

One tap mobile

+17207072699,,84871162393# US (Denver)

+17193594580,,84871162393# US

Dial by your location

+1 720 707 2699 US (Denver)

+1 719 359 4580 US

+1 669 444 9171 US

+1 253 205 0468 US

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 386 347 5053 US

+1 507 473 4847 US

+1 564 217 2000 US

+1 646 558 8656 US (New York)

+1 646 931 3860 US

+1 689 278 1000 US

+1 301 715 8592 US (Washington DC)

+1 305 224 1968 US

+1 309 205 3325 US

+1 312 626 6799 US (Chicago)

+1 360 209 5623 US

Meeting ID: 848 7116 2393

Find your local number: <https://us06web.zoom.us/j/84871162393?pwd=UkVaaDE4RmhJaERnalleEK1hvNHJ5Zz09>

A. ITEMS

1. Discussion on Intergovernmental Agreement for Growth Management Area with Larimer County

- Presentation: Cody Bird, Director of Planning

2. Board of Trustee Planning Calendar

The Town of Wellington will make reasonable accommodations for access to Town services, programs, and activities and special communication arrangements. Individuals needing special accommodation may request assistance by contacting at Town Hall or at 970-568-3380 ext. 110 at least 24 hours in advance.



Board of Trustees Meeting

Date: September 17, 2024

Subject: Discussion on Intergovernmental Agreement for Growth Management Area
with Larimer County

- **Presentation: Cody Bird, Director of Planning**

BACKGROUND / DISCUSSION

See attached presentation.

STAFF RECOMMENDATION

ATTACHMENTS

1. Presentation Slides

Intergovernmental Agreement (IGA) Growth Management Area (GMA)

Board of Trustees
Work Session

September 17, 2024



Discussion Topics Included:

Intergovernmental Agreements (IGA)
Growth Management Areas (GMA)
Town/County Key Focus Topics

Intergovernmental Agreements

Intergovernmental Agreements (IGA)

- An Intergovernmental Agreement (IGA) is:
 - A tool to establish how two or more governmental entities will work together
 - Authorized by Colorado State Statutes
 - Used by governments to cooperate to solve problems of mutual concern

Intergovernmental Agreements (IGA)

- Purpose
 - Planning or regulating the development of land
 - Create mutually binding and enforceable plans for areas within the jurisdictions
 - Protect legislative powers of each jurisdiction
 - Promoting and achieving a shared vision

Intergovernmental Agreements (IGA)

- Identify Specific Objectives:
 - Define decision-making authority
 - Implement a plan
 - Establish annexation policies
 - Define processes and procedures
 - Identify common standards
 - Establish financial responsibilities
 - Others
- Apply to a defined area:
 - Planning area
 - Intersection or transportation corridor
 - Neighborhood
 - River or stream corridor
 - Drainage basin
 - Others

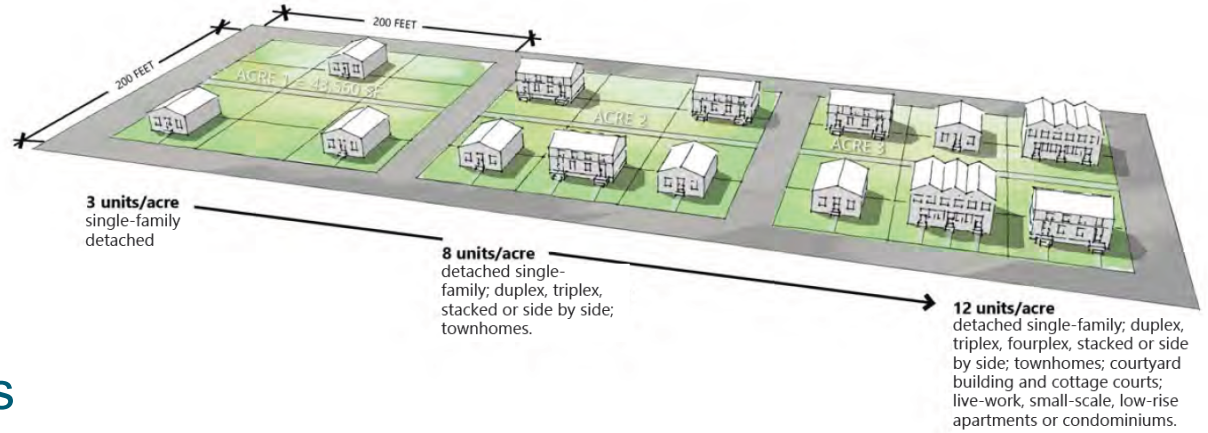
Growth Management Areas

Growth Management Area (GMA)

- A Growth Management Area (GMA) is:
 - An area outside of a community's current boundaries where the community is likely to expand
 - A guide for future land use goals and strategies
 - Established through development and adoption of a Comprehensive Plan
- A GMA is not a regulatory tool
 - A GMA can become a regulatory tool if adopted as part of an IGA and terms of enforcement agreed to in the IGA

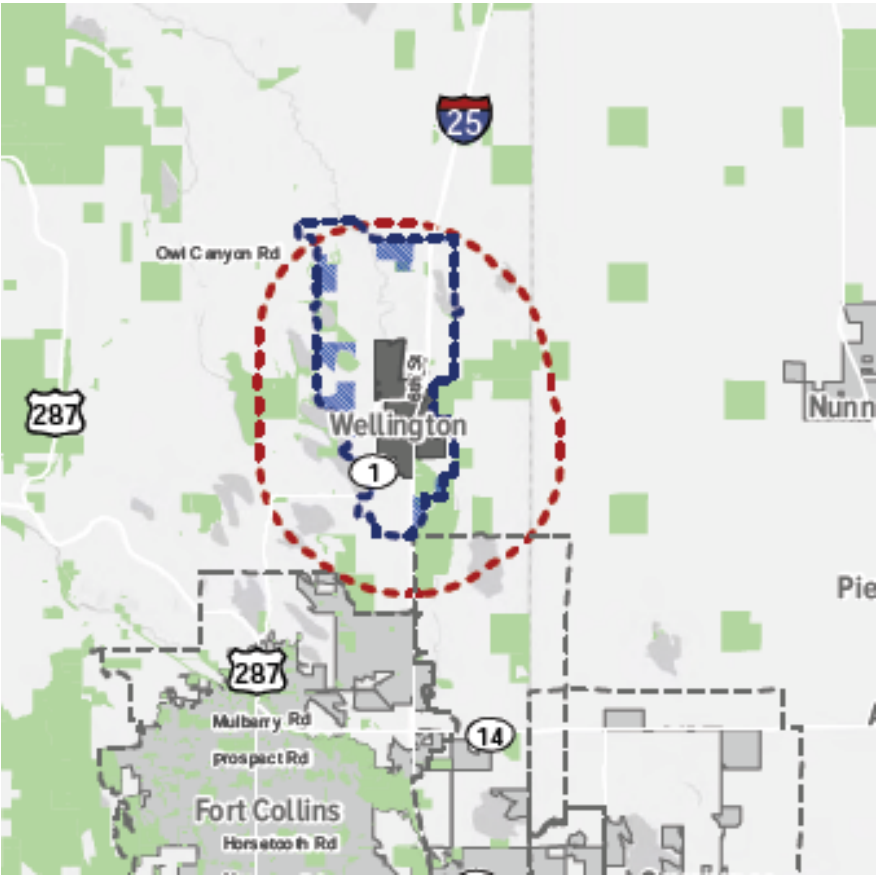
Growth Management Area (GMA)

- Purpose:
 - Efficient extension and financing of municipal services
 - Avoid duplication of services
 - Implement local land use regulations
- Create clear expectations for:
 - Future land uses
 - Development pattern and intensity
 - Design and infrastructure standards
 - Town boundaries and annexation policies
 - Infrastructure maintenance and management



Wellington Growth Management Area (GMA)

- Adopted in 2021 with Comprehensive Plan
- Relationship to statutory 3-mile plan



FUTURE LAND USE MAP

- ✿ Gateway
- ✱ Proposed Regional Park
- ~ Existing Trails
- ~ Proposed Trails
- ~ Future Roads
- ~ Canal
- ~ Streams
- ⦿ Activity Center
- ▨ Boxelder Sanitation District
- ▨ 100-Year Floodplain
- ▭ Town Boundary
- ⬢ Growth Management Area

Future Land Use Categories

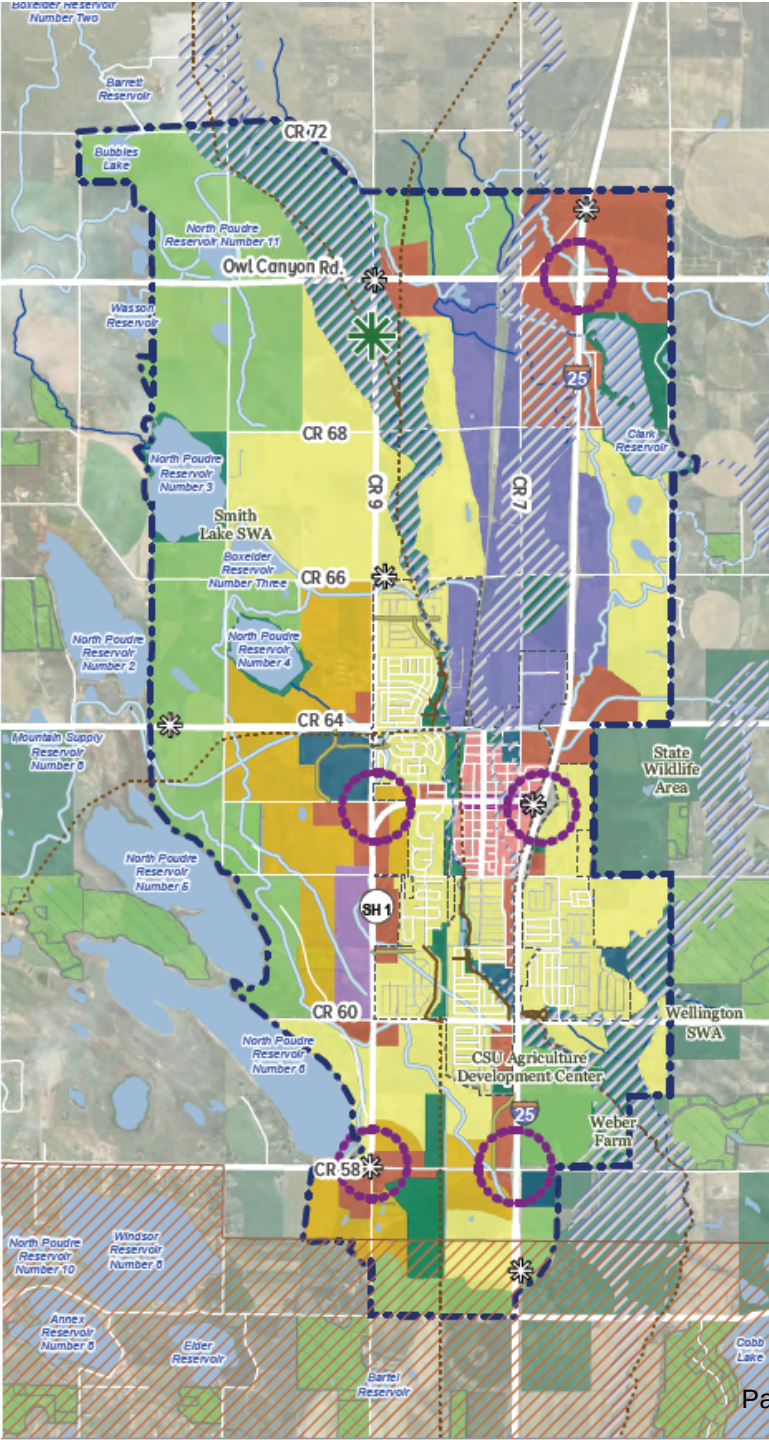
- Parks and Open Space
- Agriculture
- Low Density Residential
- Medium Density Residential
- Downtown Neighborhoods
- Downtown Core
- Commercial
- Mixed Use
- Industrial/Light Industrial
- Civic

Conserved Lands

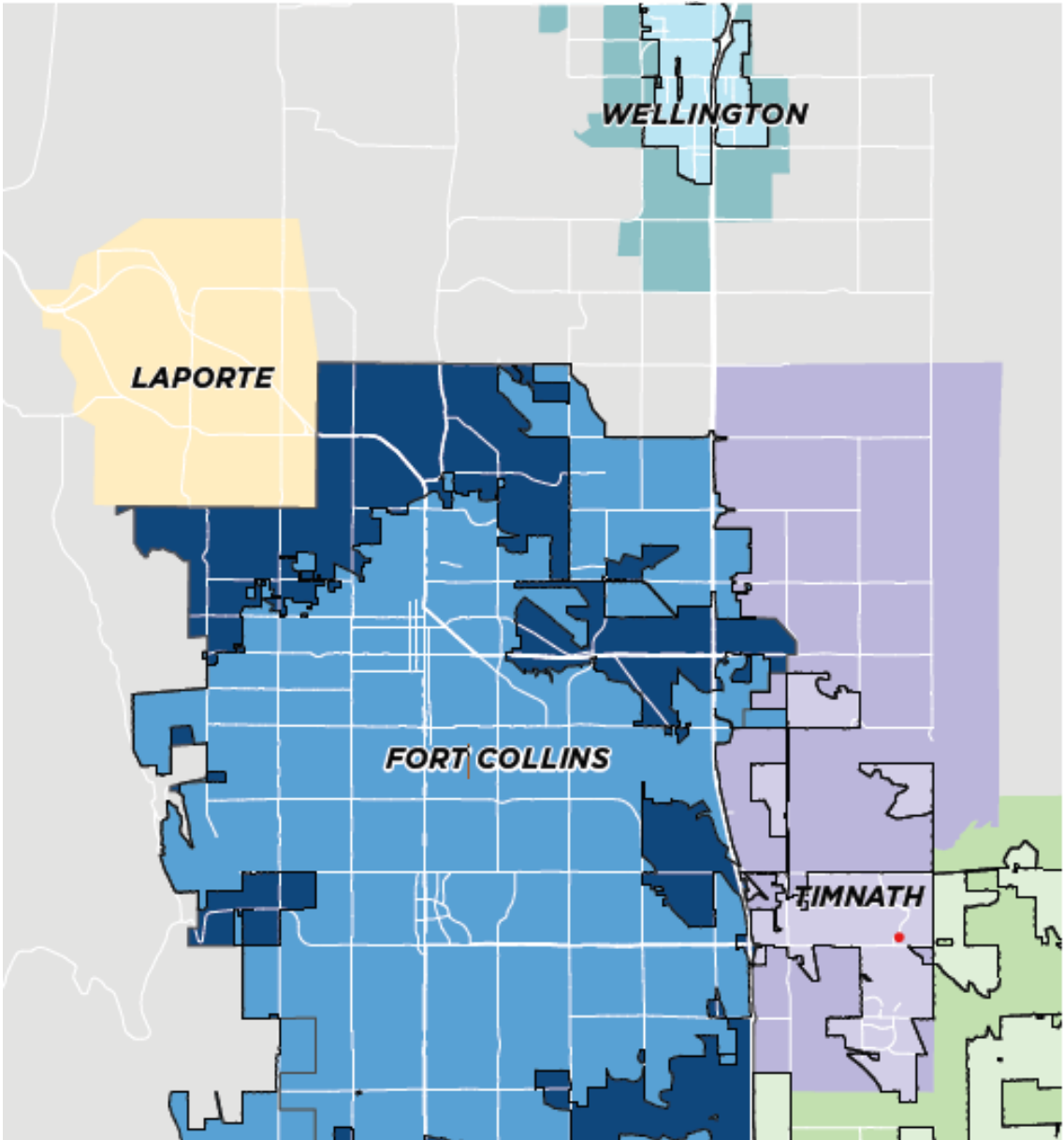
- Private Conservation
- State Owned Conservation

6/17/2021

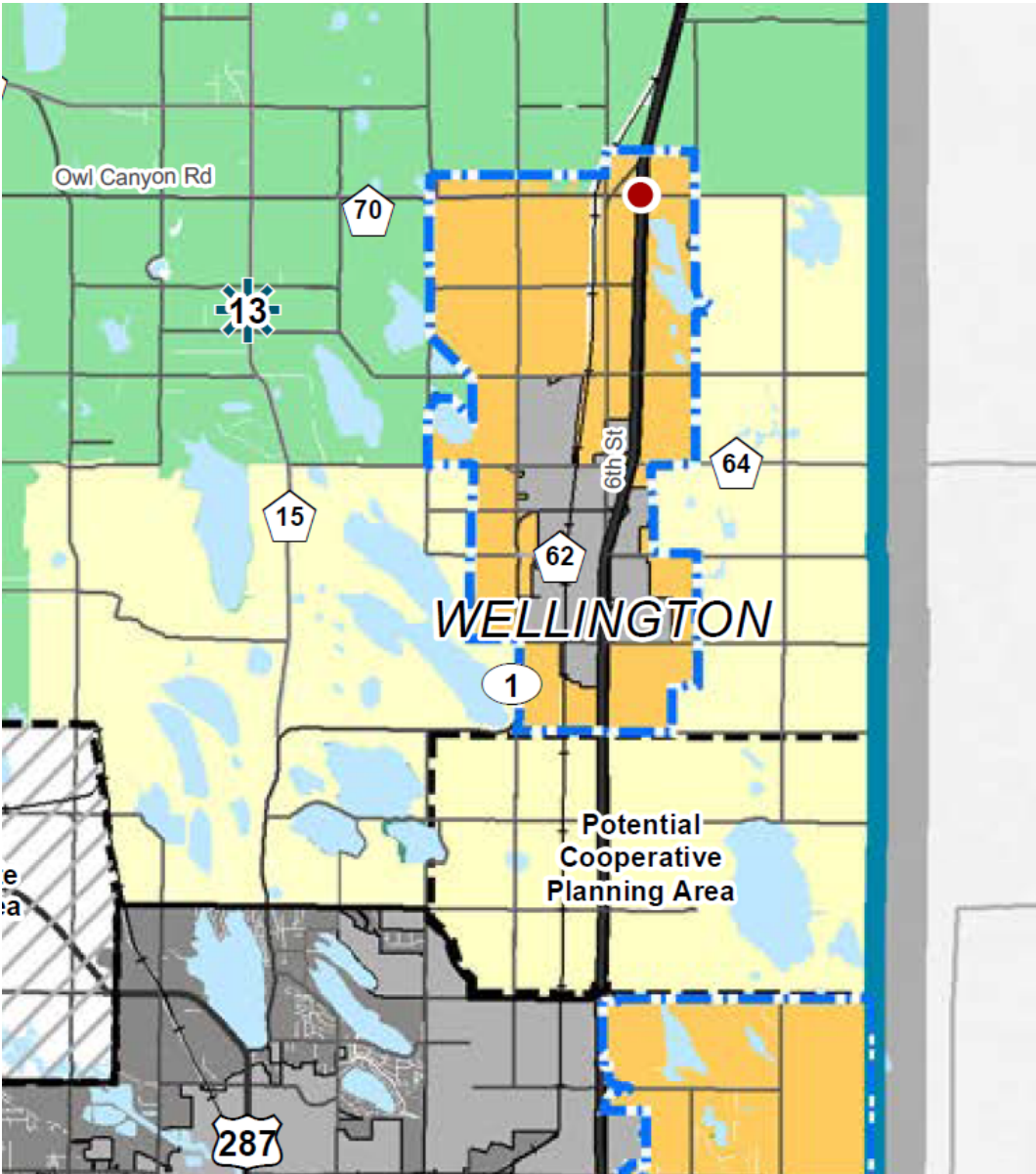
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Fort Collins Growth Management Area (GMA)



Larimer County Cooperative Planning Areas



Key Focus Topics

Wellington Key Focus Topics

- Adoption of GMA overlay district
- Development pattern and density
- Development referral and review standards
- Community Separators
- Trail connections and open space amenities
- Transportation Planning
- Infrastructure and engineering design standards
- Larimer County Urban Area Street Standards (LCUASS)
- Annexation policy (enclaves and annexation agreements)
- Water/sewer services provision
- Transfer of development rights (sending and receiving zones)
- Financing districts or fees (Tax Increment, Special Districts, Impact Fees, etc.)
- Others?



Board of Trustees Meeting

Date: September 17, 2024
Subject: Board of Trustee Planning Calendar

BACKGROUND / DISCUSSION

STAFF RECOMMENDATION

ATTACHMENTS

1. BOT Planning Calendar



BOARD OF TRUSTEES PLANNING CALENDAR

September 24, 2024 6:30 p.m.	Board of Trustees Regular Meeting
October 8, 2024 6:30 p.m.	Board of Trustees Regular Meeting
October 15, 2024	Budget BOO-nanza
October 22, 2024 6:30 p.m.	Board of Trustees Regular Meeting
November 12, 2024 6:30 p.m.	Board of Trustees Regular Meeting
November 19, 2024 6:30 p.m.	Special Board of Trustees Meeting
November 26, 2024	Meeting Cancelled
December 10, 2024 6:30 p.m.	Board of Trustees Regular Meeting
December 17, 2024 6:30 p.m.	Board of Trustees Work Session
December 24, 2024	Meeting Cancelled

Future Work Session Topics

Joint meeting with the Larimer Board of County Commissioners (post November election)
Board of Trustees Rules of Order and Procedure

Other Meetings/Events

September 18, 2024 – CML District 12 meeting – Fort Collins
September 21, 2024 – Town Clean Up
October 2, 2024 – I-25 Coalition Meeting
October 3, 2024 – Commissioner John Kefalas – Community Conversations (last one for 2024)
October 5, 2024 – LCSO Presentations to Towns of Wellington and Berthoud
October 11, 2024 – Budget Retreat
October 16, 2024 – Regional Elected Officials Meeting – Fort Collins
October 31, 2024 – Trick or Treat Down Main Street

This document is subject to change without notice