



**TOWN OF WELLINGTON
PLANNING COMMISSION
September 8, 2025
6:30 PM**

Leeper Center, 3800 Wilson Avenue, Wellington CO

REGULAR MEETING

Individuals wishing to make public comments must attend the meeting in person or submit comments by sending an email to checkettai@wellingtoncolorado.gov. The email must be received by 3:00 p.m. on Friday, September 5, 2025. After that time, written public comments cannot be accepted. The comments will be provided to the Commissioners at the meeting. Emailed comments will not be read during the meeting.

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

Please click the link below to join the webinar:

<https://us06web.zoom.us/j/83942324094>

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1. CALL TO ORDER
 2. ROLL CALL
 3. ADDITIONS TO OR DELETIONS FROM THE AGENDA
 4. PUBLIC FORUM
 5. CONSIDERATION OF MINUTES
 - A. Regular Meeting Minutes of August 4, 2025
 6. NEW BUSINESS
 - A. Presentation: Legislative Requirements for Landscaping Practices
 7. COMMUNICATIONS
 8. ADJOURNMENT

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 970-568-3381 at least 24 hours in advance.

Planning Commission Meeting

Date: September 8, 2025
Submitted By: Aidan Checkett, Planner 1
Subject: Regular Meeting Minutes of August 4, 2025

EXECUTIVE SUMMARY

N/A

BACKGROUND / DISCUSSION

N/A

STAFF RECOMMENDATION

Move to approve the regular meeting minutes of the August 4, 2025 Planning Commission meeting, as presented.

ATTACHMENTS

1. Regular Meeting Minutes of August 4, 2025



**TOWN OF WELLINGTON
PLANNING COMMISSION
August 4, 2025**

**MINUTES
REGULAR MEETING – 6:30 PM**

1. CALL REGULAR MEETING TO ORDER – 6:31 p.m.

The Planning Commission for the Town of Wellington, Colorado, met on August 4 2025, at the Wilson Leeper Center, 3800 Wilson Avenue, Wellington, Colorado at 6:30 p.m.

2. ROLL CALL

Commissioners Present:

Tim Whitehouse, Vice Chair
Sherman Stringer
Bert McCaffrey
Lisa Chollet
Linda Knaack

Absent:

Eric Sartor, Chair

Town Staff Present:

Cody Bird, Planning Director
Aidan Checkett, Planner I
Brittany Lenoir, Planner III

3. ADDITIONS TO OR DELETIONS FROM THE AGENDA

None

4. PUBLIC FORUM

There was no public comment.

5. CONSIDERATION OF MINUTES

Commissioner McCaffrey moved to approve the regular meeting minutes of June 2, 2025. Commissioner Knaack seconded.

Yeas – Chollet, Stringer, Whitehouse, McCaffrey, Knaack

Nays-

Motion carried.

6. NEW BUSINESS

A. Presentation: Legislative Requirements for Electric Vehicle (EV) Charging Systems Review

Cody Bird, Planning Director, introduced the item. HB1173 requires municipalities to take one of three options on EV charging land use permitting: adopt a model code, adopt the minimum requirements set out in the legislation, or pass an ordinance declaring their intention to not take either of the above options. Bird recommended that the Town take the second option.

Commissioner Chollet asked if not allowing EV charging as a use by right in the C-2 district would prevent the Town from allowing EV charging in a hypothetical downtown parking garage. Bird stated that scenario would likely be considered an accessory use, which would be allowed under Staff's current proposed changes. Commissioner Knaack asked if Bird was aware of the State's intent behind the bill. Bird said he was not aware of all the specific intents, but generally electric vehicles are becoming increasingly common and that electric vehicle charging companies may be running into procedural inconsistencies and road blocks in Colorado communities.

Commissioner Stringer asked if there would be any impact on the electrical grid. Bird stated he did not anticipate any but that Staff was intending to speak with electric utility providers as part of the process. Stringer asked if any of the requirements would impact housing affordability. Bird noted that HB1173 was unlikely to have an impact on housing since it is about the permitting process, but that Stringer may be thinking of changes required for building codes to address Solar Ready and Electric Ready, a different requirement and a different adoption process.

Vice Chair Whitehouse asked if the three day turnaround required in the legislation would be feasible based on current staffing levels. Bird clarified that the three day turnaround referred to a notification process after a decision was made, which is already being met with current Staff practices.

Commissioner McCaffrey stated that he believed option 2 was the most viable choice. Commissioners Chollet, Stringer, and Knaack agreed. Vice Chair Whitehouse expressed his opinion that option 1 would be too specific for Wellington and that option 2 seemed the most appropriate for the Town.

B. Presentation: Legislative Requirements for Housing Affordability and Funding Opportunities

Bird introduced the item. Brittany Lenoir, Planner III spoke in more detail about housing requirements and grants available. The Town is exploring a variety of options to meet housing affordability goals. Some are required by the State of Colorado and some are voluntary. Some potential options include opting into Proposition 123, adopting a Housing Action Plan (required by the state), adopting a fast track review process, modifying the Comprehensive Plan to include a water supply element and a strategic growth element (both required), and pursuing a variety of grant opportunities.

Commissioner Knaack asked for more details about the nature and potential uses of the grants Staff is considering. Bird explained that there are a variety of grants available with different funding sources and different eligibility requirements. Some are specific, such as for creating the required Housing Action Plan, and others are more general to meet staffing capacity such as hiring professional services, and other funding sources such as mortgage downpayment assistance for buyers.

Commissioners Knaack and Chollet expressed their support for Staff's recommendations.

Vice Chair Whitehouse asked Bird if he believed the fast-tracking timeline was feasible. Bird stated that he believed it was. Whitehouse asked if Staff had had any conversations with developers about whether the required affordable unit minimum to meet Proposition 123 goals was viable. Bird stated that simply through counting naturally occurring affordable housing (NOAH), it was likely, and that there were other potential developments that could be contributing as well. The goal for Proposition 123 for this reporting cycle is 2 additional affordable units by end of 2026.

Vice Chair Whitehouse expressed that he is in support of Staff's recommendations and recalled metrics from the Housing Needs Assessment that identified the severity of the affordable housing shortage in Wellington. Commissioner McCaffrey expressed his belief in the importance of moving ahead with these efforts.

7. COMMUNICATIONS

Bird presented the 2nd Quarter 2025 Residential Building Permit and Lot Inventory Report.

Bird stated that Stephen Carman had resigned from his position on the Planning Commission for family reasons. Bird thanked Carman for his years of service on the Commission, and stated that Staff had advertised a vacancy.

Bird noted that in September, Staff will present State legislation on turfgrass and residential irrigation requirements to the Commission.

8. ADJOURNMENT

Chairman Sartor adjourned the regular meeting at 8:01 PM

Approved this 8th day of September, 2025.

Recording Secretary



Planning Commission Meeting

Date: September 8, 2025
Submitted By: Cody Bird, Planning Director
Subject: Presentation: Legislative Requirements for Landscaping Practices

EXECUTIVE SUMMARY

Colorado House Bill 24-005 (HB24-005) and Senate Bill 25-1113 (SB25-1113) require municipalities to prohibit the installation of "nonfunctional" turf in new developments and re-developments (greater than 50%). SB25-1113 also requires municipalities to regulate irrigation standards for turfgrass on residential properties. Prohibitions on installation of nonfunctional turf are required to be in place by December 31, 2025. Regulations for irrigation of residential turfgrass is required to be in place by December 31, 2027.

BACKGROUND / DISCUSSION

The Town is required to prohibit installation of nonfunctional turf in new developments and redevelopment projects (greater than 50%) by December 31, 2025. The prohibitions can be accomplished by making amendments to the Land Use Code. The Town is also required to implement regulations for irrigation of turf on residential properties by December 31, 2027. Policies for regulation of irrigation practices on residential properties should be based on guidance from the Water Supply Element that is required to be adopted into the Comprehensive Plan by December 31, 2026. Policies and codes for the aforementioned prohibitions and new regulations for irrigation of turf will need to be incorporated into the Town's Landscape and Irrigation Design Manual.

Planning Staff also recommends preparing and adopting Land Use Code amendments prohibiting nonfunctional turf as required by HB24-005 by December 31, 2025. Staff suggests including residential projects over 12 units in the first action by December 31, 2025 at the same time (required by SB25-1113). Other requirements of SB25-1113 are recommended to be evaluated and establish new regulations for irrigation, including updating the Town's Landscape and Irrigation Design Manual prior to December 31, 2027.

STAFF RECOMMENDATION

Consider alternatives for compliance with SB24-005 (Landscape Practices) and SB25-1113 (Residential Landscape Practices) and provide direction to Town Staff.

ATTACHMENTS

1. Presentation Slides

SB 24-005 and HB 25-1113 Turf Regulations Discussion and Recommendations

Presented By the Town of Wellington Planning Department
Monday, September 8, 2025



Background

- SB24-005 and HB25-1113 require municipalities to prohibit the installation of “nonfunctional” turf (natural and artificial) in new development and redevelopments (greater than 50%) applications.
- Regulations prohibiting nonfunctional turf for most commercial and civic applications must be in effect by January 1, 2026.
- Regulations for irrigation of turf on residential properties must be in effect by January 1, 2028.

Requirements

- Beginning January 1, 2026, Municipalities:
 - o May not install or allow the installation of nonfunctional turf, nonfunctional artificial turf, or invasive plant species as part of a **new development project or redevelopment project on industrial, commercial, or institutional properties.**
- Beginning January 1, 2028, Municipalities:
 - o May not install or allow the installation of nonfunctional turf, nonfunctional artificial turf, or invasive plant species as part of a **new development project or redevelopment project on multifamily residential housing premises property with more than twelve dwelling units**
 - o Shall impose regulations or standards for the use of turfgrass on **other residential properties.**

Definitions

- “Turf” is “continuous plant coverage consisting of nonnative grasses or grasses that have not been hybridized for arid conditions and which, when regularly mowed, form a dense growth of leaf blades and roots.”
- “Artificial Turf” is “an installation of synthetic materials developed to resemble natural grass”
- “Invasive Plant Species” are “plants that are not native to the state and that are introduced into the state accidentally or intentionally, have no natural competitors or predators in the state because the state is outside of their competitors’ or predators’ range and have harmful effects on the state’s environment or economy or both”

Definitions

Functional Turf

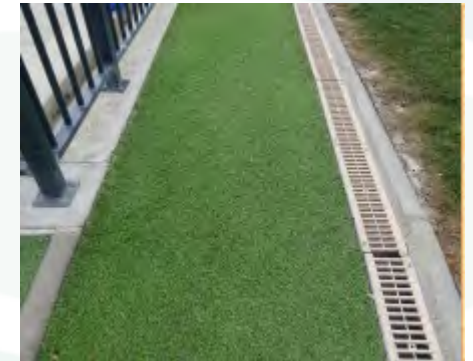
- “Functional Turf” is “turf that is located in a recreational use area or other space that is regularly used for civic community, or recreational purposes, which may include playgrounds; sports fields; picnic grounds; amphitheaters; portions of parks; and the playing areas of golf courses...”



Functional natural (left) and artificial (right) turf (courtesy of Western Resource Advocates, Brendle Group, and the Colorado Department of Natural Resources)

Nonfunctional Turf

- “Nonfunctional Turf” is “turf that is not functional turf”, including turf located in the street right-of-way, parking lots, medians, or transportation corridors



- Nonfunctional natural (left) and artificial (right) turf (courtesy of Western Resource Advocates, Brendle Group, and the Colorado Department of Natural Resources)

Compliance Options

- Adopt an ordinance amending the Land Use Code Section 15-5-40 “Landscaping and Screening” to include definitions and prohibitions
- Update the Wellington Waterwise Landscape and Irrigation Design Manual
- Require compliance with the updated Landscape and Irrigation Design Manual for residential landscapes (currently recommended, but not required)



Existing Conditions

- Wellington does not currently prohibit the installation of non-functional turf or invasive species as defined in the legislative acts.
- There is existing language in the Land Use Code restricting or discouraging the use of high-water turfgrass in new developments and for parks
- The Landscape and Irrigation Design Manual recommends installation of low-water and natural grasses rather than high-water turfgrasses.



Recommended Implementation Timeline

By December 31, 2025:

- Adopt changes to Land Use Code prohibiting nonfunctional turfgrass on new and redevelopment projects for commercial, industrial, institutional, and multi-family (greater than 12 units) projects.

By December 31, 2026:

- Update Comprehensive Plan for Water Supply Element planning

By December 31, 2027:

- Public engagement on policies affecting residential turfgrass requirements
- Update Landscape and Irrigation Design Manual with new policy/standards
- Update code to require residential permits to comply with the Landscape and Irrigation Design Manual (currently only recommended)

Questions/Discussion