



**TOWN OF WELLINGTON
PLANNING COMMISSION**

October 6, 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, October 3, 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>

Webinar ID: 839 4232 4094

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Telephone: US: +1 720 707 2699 or +1 253 215 8782 or +1 346 248 7799

-
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
 - B. Regular Meeting Minutes of September 8, 2025
 6. NEW BUSINESS
 - A. Public Hearing to consider amendments to the Land Use Code regarding permitting for Electric Vehicle (EV) Charging Sites to comply with HB 24-1173
 - B. Public Hearing to consider amendments to the Land Use Code regarding Prohibiting Certain Landscaping Practices to comply with SB24-005 and HB25-1113
 7. COMMUNICATIONS
 - A. Third Quarter 2025 Residential Building Permit and Lot Inventory Report
 8. ADJOURNMENT

Planning Commission Meeting

Date: October 6, 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. 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: October 6, 2025
Submitted By: Aidan Checkett, Planner 1
Subject: Regular Meeting Minutes of September 8, 2025

EXECUTIVE SUMMARY

N/A

BACKGROUND / DISCUSSION

N/A

STAFF RECOMMENDATION

Move to approve the regular meeting minutes of the September 8, 2025 Planning Commission meeting, as presented.

ATTACHMENTS

1. Meeting Minutes of September 8, 2025



**TOWN OF WELLINGTON
PLANNING COMMISSION
September 8, 2025**

**MINUTES
REGULAR MEETING – 6:30 PM**

1. CALL REGULAR MEETING TO ORDER – 6:32 p.m.

The Planning Commission for the Town of Wellington, Colorado, met on September 8 2025, at the Wilson Leeper Center, 3800 Wilson Avenue, Wellington, Colorado at 6:30 p.m.

2. ROLL CALL

Commissioners Present:

Eric Sartor, Chair
Lisa Chollet

Absent:

Tim Whitehouse
Sherman Stringer
Bert McCaffrey
Linda Knaack

Town Staff Present:

Cody Bird, Planning Director
Aidan Checkett, Planner I

3. ADDITIONS TO OR DELETIONS FROM THE AGENDA

None

4. PUBLIC FORUM

There was no public comment.

5. CONSIDERATION OF MINUTES

Due to lack of a quorum, no action could be taken. The August 4, 2025 Planning Commission meeting minutes will be considered at the October 6, 2025 meeting.

6. NEW BUSINESS

A. Presentation: Legislative Requirements for Landscaping Practices

Cody Bird, Planning Director, presented the item. Colorado SB24-005 and HB-1113 require municipalities to prohibit the installation of nonfunctional natural and artificial turf in new developments and redevelopments in commercial and civic projects by January 1, 2026. The latter bill also requires municipalities to adopt regulations for the irrigation of turf on residential properties by January 1, 2028. The Town will need to take action to update regulations to address these requirements.

Commissioner Chollet asked why the State was interested in restricting artificial turf. Bird replied that artificial turf still requires some water usage for maintenance, and water efficiency is a goal. Use of plastic and environmental impacts may also be of concern. Chollet asked if Staff would require permits for landscaping and if there would be an associated fee. Bird replied that landscape plan review is already considered at the time of site plan review for projects that this new legislation would impact, including projects for commercial, multi-family, and civic developments. When the residential irrigation regulations component of the bill is under discussion, consideration can be given to what procedure is appropriate, but Town staff does not desire to impose any onerous process.

Chollet asked what other requirements Staff expected to see from the State. Bird said Staff is tracking 11 legislative acts on topics including housing, land use, energy, building codes, and more.

Chair Sartor stated his support for meeting the 2026 requirements and then delving into the 2028 requirements at a later date.

7. COMMUNICATIONS

Bird stated that he expected public hearings at the October 6, 2025 Planning Commission Meeting for code changes related to the prohibition of the installation of nonfunctional natural and artificial turf in new developments and redevelopment as well as defining and incorporating procedures for review of electric vehicle charging sites.

8. ADJOURNMENT

Chairman Sartor adjourned the regular meeting at 7:05 PM

Approved this 6th day of October, 2025.

Recording Secretary



Planning Commission Meeting

Date: October 6, 2025
Submitted By: Cody Bird, Planning Director
Subject: Public Hearing to consider amendments to the Land Use Code regarding permitting for Electric Vehicle (EV) Charging Sites to comply with HB 24-1173

EXECUTIVE SUMMARY

The Town must take action on HB24-1173 to meet state requirements regarding EV Charging land use permitting. Staff is proposing changes to Chapter 15 of the Municipal Code which would ensure compliance with the State's requirements.

The Planning Commission is responsible for reviewing and making recommendations on any update to the Land Use Code. In forming a recommendation, the Planning Commission must conduct a public hearing to hear and consider testimony on the proposed changes to the Land Use Code. Following the required public hearing, the Planning Commission may deliberate and form its recommendation. The recommendation of the Planning Commission is forwarded to the Board of Trustees, and the Board may take final action for adoption of any changes to the Land Use Code.

The Planning Commission may adopt the updates to the Land Use Code, may direct additional revisions to be made, or may continue the public hearing to a later date to allow additional public comment. Motion options are included in the staff recommendation section below.

BACKGROUND / DISCUSSION

In 2024, the State Legislature passed HB24-1173 which requires certain municipalities, including Wellington, to take one of three pathways regarding EV Charging land use regulations. These three pathways are:

1. To adopt a Model Code created by the Colorado Energy Office with specific definitions and standards required for municipalities;
2. To meet standards regarding application timelines, process requirements, and information availability;
or
3. To pass a resolution stating the municipality's intent not to take either of the above options.

The Planning Commission and Board of Trustees, during their respective August 4 and August 12 meetings, directed Staff to pursue the second option. Planning Staff met with the Town's Building and Public Works Departments, Wellington Fire Protection District, Xcel Energy, and Poudre Valley Rural Electric Association (PVREA) to discuss the Electric Vehicle Charging permitting process and to solicit feedback from these entities to inform recommendations on proposed code changes. Staff also submitted draft code amendments to representatives of the Colorado Energy Office for technical assistance review. Staff has incorporated feedback from the Colorado Energy Office in the attached proposed code amendments.

Staff has prepared recommendations that address the requirements of HB24-1173. They incorporate appropriate elements of the Colorado Energy Office's Model Code but are tailored for Wellington's specific circumstances.



HB24-1173 specifically requires municipalities to:

1. Administratively approve EV Charging Projects
2. Notify applicants within three days of a decision on an EV Charging Project application
3. Track all decisions made on EV Charging Project applications in 2026 and report them to the Colorado Energy Office
4. Make decisions regarding EV Charging Project applications based on objective standards
5. Provide a publicly available checklist containing all evaluation criteria for EV Charging Projects.
6. Notify applicants of the status of their application completeness within three days of that determination.

The proposed code amendments, combined with existing sections within the code accounts for requirements 1, 2, 4, and 6. Staff will track the necessary information for requirement 3 and prepare the checklist for requirement 5.

The request for amendments to the Land Use Code was advertised for public hearing for the October 6 Planning Commission meeting. No public comment was received.

Attachment A is a draft of the Proposed Land Use Code Amendments with the revisions or changes identified using the “track changes” feature, and a clean version with no revisions is provided in Attachment B for the same code sections.

STAFF RECOMMENDATION

Town staff prepared the draft amendments to the Land Use Code based on the requirements of HB24-1173, direction from the Planning Commission and Board of Trustees, and consultation with stakeholder groups and the Colorado Energy Office. Town staff supports and recommends approval of the proposed Land Use Code amendments.

Below are possible motion options:

1. Move to adopt the Land Use Code amendments related to Electric Vehicle (EV) Charging Sites and forward a recommendation of approval to the Board of Trustees.
2. Move to adopt the Land Use Code amendments with revisions to section(s) _____ and forward a recommendation to the Board of Trustees to approve with the noted revisions.
3. Move to continue the public hearing for consideration of adoption of the Land Use Code to the next regular meeting of the Planning Commission to be held November 3, 2025 at 6:30pm at the Wilson Leeper Center, 3800 Wilson Ave., Wellington, Colorado.

ATTACHMENTS

1. Proposed Amendments for Electric Vehicle Charging Projects Changes Tracked
2. Proposed Amendments for Electric Vehicle Charging Projects Clean Version
3. Presentation Slides

ARTICLE 2 - Application Procedures

Sec. 15-2-10. – Purpose and Organization

- (a) *Purpose.* This article describes the review procedures for land use applications and development activity in the Town of Wellington (the Town). This article ensures consistency and efficiency in the administration of the Town’s land use regulations and compliance with applicable state laws, including House Bill 24-1173 concerning streamlining the process for permitting electric motor vehicle charging systems, approved May 21, 2024.

Sec 15-2-30. – Procedures Table

- (a) *Overview.* The following table summarizes the major review procedures for land use applications and development activity in the Town of Wellington. Not all procedures addressed in this article are summarized in this table (see subsequent sections of this article for additional details on each procedure).

Application Type	Pre-application Conference Required	Authority			
		Staff Review	Planning Commission	Town Board of Trustees	Board of Adjustment
	Y = Yes O = Optional	R = Recommendation D = Decision			
Plans					
Site Plan	Y	R	D	--	--
Plot Plan	O	D	--	--	--
<u>EV Charging Site, Primary</u>	<u>Y</u>	<u>R</u>	<u>D</u>	<u>--</u>	<u>--</u>
<u>EV Charging Site, Accessory, Eight or Fewer DCFC Chargers</u>	<u>O</u>	<u>D</u>	<u>--</u>	<u>--</u>	<u>--</u>
<u>EV Charging Site, Accessory, Nine or More DCFC Chargers</u>	<u>O</u>	<u>R</u>	<u>D</u>	<u>--</u>	<u>--</u>

Sec 15-2-40. – General Application Procedures

General Review Procedures

- (a) *Purpose.* This section outlines the general application procedures and review process for all land use applications.
- (b) *Applicability.* This section applies to all land use applications unless an exception to the general procedures is expressly identified in subsequent sections of this article.
- (c) *Procedure.*

[some sections left out if not proposed for amendments]

(3) *Determination of Completeness*

- a. Following receipt of a development application, the Planning Director or designee shall certify that the development application submittal is complete.
- b. If the application is determined to be incomplete, the Planning Director or designee shall, within three (3) business days, return the application to the applicant and provide a statement in writing written statement to the applicant detailing all of the deficiencies with the application and any additional information required for the application to be considered complete specifying the additional information required. No further review activities will proceed until a completed application is accepted. Returned applications that are not resubmitted and accepted within sixty (60) days shall be determined to be abandoned and of no further effect. A new application may be submitted, including applicable fees.

[some sections left out if not proposed for amendments]

(7) *Final Approvals*

- a. Decision. After consideration of the application, the staff report, comments received by the public and other reviewers, and the public hearing, the decision-making body shall either approve, approve with conditions, or deny the application based on the applicable approval criteria. Written notification of the decision shall be provided by the Planning Director or designee to the applicant within ten (10) three (3) business days following the decision and shall become part of the public record. All decisions shall include:

Attachment A
Proposed Amendments for Electric Vehicle Charging Projects
Changes Tracked

1. A clear written statement of approval, approval with conditions, or denial (whichever is appropriate); and

2. A clear statement of the basis upon which the decision was made, including specific findings of fact with reference to the relevant standards.

b. Approval Criteria. The decision-making body shall find that the application complies with all applicable standards of the Land Use Code and applicable approval criteria.

c. Conditions of Approval. The decision-making body may approve the application with conditions as necessary to bring the proposed development into compliance with this Land Use Code or other regulations, or to mitigate the impacts of that development to the surrounding properties and streets.

1. All conditions of approval shall be reasonably related to the anticipated impacts of the proposed development or use or shall be based upon standards duly adopted by the Town.

2. Any condition of approval that requires an applicant to dedicate land or pay money to a public entity in an amount that is not calculated according to a formula applicable to a broad class of applicants shall be roughly proportional in nature and extent to the anticipated impacts of the proposed development, as shown through an individualized determination of impacts.

3. Unless otherwise provided in this Land Use Code, any representations of the applicant in submittal materials or during public hearings shall be binding as conditions of approval.

[some sections left out if not proposed for amendments]

Administrative Review Procedures

(d) *Purpose*. This section outlines the review process for all administrative land use applications which do not require a public hearing.

(e) *Applicability*. This section applies to all administrative land use applications not requiring a public hearing unless an exception is expressly identified in subsequent sections of this article.

(f) *Procedure*.

[some sections left out if not proposed for amendments]

(6) *Final Approvals.*

a. Decision. After consideration of the application, the Planning Director or designee shall either approve, approve with conditions, or deny the application based on the applicable approval criteria. Written notification of the decision shall be provided by the Planning Director or designee to the application within three (3) business days following the decision.

b. Approval Criteria. The Planning Director or designee shall find that the application complies with all applicable standards of the Land Use Code and applicable approval criteria.

c. Conditions of Approval. The Planning Director or designee may approve the application with conditions as necessary to bring the proposed development into compliance with this Land Use Code or other regulations, or to mitigate the impacts of that development to the surrounding properties and streets.

1. All conditions of approval shall be reasonably related to the anticipated impacts of the proposed development or use or shall be based upon standards duly adopted by the Town.
2. Any condition of approval that requires an applicant to dedicate land or pay money to a public entity in an amount that is not calculated according to a formula applicable to a broad class of applicants shall be roughly proportional in nature and extent to the anticipated impacts of the proposed development, as shown through an individualized determination of impacts.
3. Unless otherwise provided in this Land Use Code, any representations of the applicant in submittal materials shall be binding as conditions of approval.

Article 4 – Use Regulations

Sec 15-4-20. – Table of Allowable Uses

The article shall follow the requirements established in Table 4.02-1, Table of Allowable Uses.

Attachment A
Proposed Amendments for Electric Vehicle Charging Projects
Changes Tracked

Table 4.02-1 Table of Allowable Uses														
Use	Zoning District													
	Open	Residential					Commercial			Industrial		Misc.	Use Specific Standards	
	A	R-1	R-2	R-3	R-4	MH	C-1	C-2	C-3	LI	I	P		
Commercial/Office														
Automotive														
EV Charging Site, Primary							P		P	P		P		Y
Accessory Uses														
EV Charging Site, Accessory	P	P	P	P	P	P	P	P	P	P		P	P	Y

Sec 15-4-30. – Use Specific Standards

[some sections left out if not proposed for amendments. A new subsection (o) is created. Subsequent subsections are renumbered sequentially.]

(o). Electric Vehicle Charging Site, Primary

(1) Primary Use Electric Vehicle Charging Sites must meet the landscape standards found in section 15-4-40(o) (Parking Lot Landscape Standards)

(2) Overhead canopies or weather protection structures shall not be less than ten (10) feet from any right-of-way line or property line.

(3) Electric Vehicle Charging Stations and Equipment are subject to the following setbacks:

(a.) In the R-1, R-2, R-3, R-4, MH, and any other Residential Zoning Districts, the “Accessory Building, Detached Accessory Dwelling Units and Detached Garage Setbacks” apply.

(b.) In the C-1, C-2, C-3, I, LI, and P zoning districts, the “Building Setbacks” apply.

(4) Parking spaces served by an Electric Vehicle Charging Port are subject to the Parking Space Dimension requirements outlined in table 5.05.12-1.

Attachment A
Proposed Amendments for Electric Vehicle Charging Projects
Changes Tracked

[some sections left out if not proposed for amendments. Existing subsection (t) will be renumbered as subsection (u) as a result of adding a new subsection above.]

(~~t~~u) Home Occupation

(2) A home Occupation shall not include the following:

- a. Animal hospital;
- b. Long-term care facility;
- c. Restaurant;
- d. Bed and breakfast;
- e. Group home;
- f. Pawn shop;
- g. Adult-oriented use; ~~or~~
- h. Vehicle repair, servicing, detailing or towing if vehicles are:
 - 1. Dispatched from the premises;
 - 2. Are brought to the premises; or
 - 3. Are parked or stored on the premises or on an adjacent street; ~~or~~.

g. Electric Vehicle Charging Site

Sec 15-4-40. – Accessory Uses and Structures

[some sections left out if not proposed for amendments]

(e) Supplemental Accessory Use Standards

[some sections left out if not proposed for amendments. A new subsection (3) is created. Current subsections (3) and (4) are renumbered as (4) and (5), respectively.]

(3) Electric Vehicle Charging Site, Accessory

a. Electric Vehicle Charging Stations, Equipment, and overhead canopies or weather protection structures are subject to the following setbacks:

(i.) In the R-1, R-2, R-3, R-4, MH, and any other Residential Zoning Districts, the “Accessory Building, Detached Accessory Dwelling Units and Detached Garage Setbacks” apply.

(ii.) In the C-1, C-2, C-3, I, LI, and P zoning districts, the “Building Setbacks” apply.

b. All Accessory Electric Vehicle Charging Sites in which there are nine (9) or more automobile parking spaces served by a Direct Current Fast Charging (DCFC) EV Charging Port require a Site Plan Application. Accessory Electric Vehicle Charging Sites with eight (8) or fewer automobile parking spaces served by a Direct Current Fast Charging (DCFC) EV Charging Port shall be approved or denied via the normal administrative approval process. Level 1 and Level 2 Charging Ports do not contribute to the threshold for a Site Plan Application.

c. Parking spaces served by an Electric Vehicle Charging Port are subject to Parking Design requirements of Section 15-5-50(m).

Article 5 – Development Standards

Sec. 15-5-20. – Exterior Lighting

[some sections left out if not proposed for amendments]

(c) Standards

(1) *Lighting Levels.* Light levels shall follow the standards prescribed in Table 5.02.3-1.

Table 5.02.3-1: Exterior Lighting Levels

Exterior Lighting Levels		
Area	Minimum foot-candles	Maximum foot-candles
Under-canopy fueling <u>or Electric Vehicle Charging (C-1, C-2, C-3, LI, I, P Zone Districts)</u> area	20	40
<u>Under-canopy Electric Vehicle Charging (R-1, R-2, R-3, R-4, MH) area</u>	<u>1</u>	<u>10</u>

(2) *Design Standards.* The lighting plan shall meet the following design standards:

- a. Prohibited Lighting. Site Lighting that may be confused with warning, emergency, or traffic signals is prohibited.
- b. Shielding. Light sources shall be concealed and fully shielded and shall feature sharp cut-off capability minimizing up-light, spill-light, glare, and

Attachment A
Proposed Amendments for Electric Vehicle Charging Projects
Changes Tracked

diffusion. Under-canopy fueling or Under-canopy Electric Vehicle Charging areas shall feature flush mount, flat lens light fixtures.

c. Light Spillover. All outdoor lighting systems shall be designed and operated so that the area ten (10) feet beyond the property line of the premises receives no more than one (1) foot-candle in nonresidential zoned areas, and one-quarter (¼) of a foot-candle for properties adjoining residential districts.

Sec. 15-5-50. – Off-Street Parking and Loading

[some sections left out if not proposed for amendments]

(g) *Off-Street Parking Requirements.* Off-street parking shall be provided in accordance with the minimum ratios specified in Table 5.05.701.

Table 5.05.7-1: Minimum Parking Requirements

Use	Minimum Parking Ratio
Automotive	
Car Wash	1/stall
<u>Electric Vehicle Charging Site</u>	<u>--</u>
Heavy Equipment Sales and Rental	2/1000 sf
Motor Vehicle Dealership	2/1000 sf
Motor Vehicle Repair, Heavy	2/1000 sf
Motor Vehicle Repair, Light	2/1000 sf
Motor Vehicle Storage	1/1000 sf
Service Station	2/1000 sf

[some sections left out if not proposed for amendments. A new section (j) is created. Subsequent subsections are renumbered sequentially.]

(j) EV Charging Site Parking Standards

(1) Any automobile parking space served by an EV Charging Port or any automobile parking space used to site an EV Charging Station or Equipment counts as one standard automobile parking space toward applicable off-street parking requirement minimums as defined in Sec. 15-5-50(g).

(2) Any van-accessible parking space that is designed to accommodate a person in a wheelchair, is served by an EV Charging Port, and is not reserved for use only by a person with a disability, counts as two standard automobile parking spaces towards applicable off-street parking requirement minimums as defined in Sec. 15-5-50(g), pursuant to HB23-1233.

Article 9 – Definitions

Sec. 15-9-20. – Defined Terms

The words and phrases used in this Code shall have the meanings defined below unless otherwise specifically provided or unless clearly required by the context. Questions of definition or wording usage are interpreted by the Director based on the context of their usage and the intention of the section of this Code in which they occur.

[Addition of the following new terms.]

Electric Vehicle (EV) means a motor vehicle which relies partially or entirely on electrical energy to power its movement, requiring periodic electrical current charging of its battery.

EV Charging Site, Primary means a site containing Electric Vehicle charging Stations and Equipment as the primary use, which may include other supporting site elements including but not limited to landscaping, lighting, weather protection, or convenience stores.

EV Charging Site, Accessory means one or more Electric Vehicle Charging Stations and Equipment on a site as an accessory use, which may include other supporting site elements like landscaping, lighting, or weather protection.

EV Charging Station means equipment that includes one or more EV Charging Ports to provide charging for EVs, located adjacent to dedicated space(s) for the vehicle(s) while they charge. One EV Charging Station may provide power for one or more vehicles.

EV Charging Equipment means all equipment necessary to provide electrical current charging for EVs, except for EV Charging Stations. This may include power conversion equipment, electrical distribution equipment such as transformers, switchgear boxes, and distribution lines, and other supportive equipment.

EV Charging Port means a power supply device that provides electrical current charging for EVs. One EV Charging Port provides power for one vehicle.

- a. **Direct Current Fast Charging (DCFC)** means high-speed charging that provides about 50-350 kW of power per hour and uses a 480V three-phase outlet.
- b. **Level 2 Charging** means mid-speed charging that provides about 1-2 kW of power per hour and uses a 120V outlet.
- c. **Level 1 Charging** means slow charging that provides about 1-2 kW of power per hour and uses a 120V outlet.

ARTICLE 2 - Application Procedures

Sec. 15-2-10. – Purpose and Organization

- (a) *Purpose.* This article describes the review procedures for land use applications and development activity in the Town of Wellington (the Town). This article ensures consistency and efficiency in the administration of the Town’s land use regulations and compliance with applicable state laws, including House Bill 24-1173 concerning streamlining the process for permitting electric motor vehicle charging systems, approved May 21, 2024.

Sec 15-2-30. – Procedures Table

- (a) *Overview.* The following table summarizes the major review procedures for land use applications and development activity in the Town of Wellington. Not all procedures addressed in this article are summarized in this table (see subsequent sections of this article for additional details on each procedure).

Application Type	Pre-application Conference Required	Authority			
		Staff Review	Planning Commission	Town Board of Trustees	Board of Adjustment
	Y = Yes O = Optional	R = Recommendation D = Decision			
Plans					
Site Plan	Y	R	D	--	--
Plot Plan	O	D	--	--	--
EV Charging Site, Primary	Y	R	D	--	--
EV Charging Site, Accessory, Eight or Fewer DCFC Chargers	O	D	--	--	--
EV Charging Site, Accessory, Nine or More DCFC Chargers	O	R	D	--	--

Sec 15-2-40. – General Application Procedures

General Review Procedures

- (a) *Purpose.* This section outlines the general application procedures and review process for all land use applications.
- (b) *Applicability.* This section applies to all land use applications unless an exception to the general procedures is expressly identified in subsequent sections of this article.
- (c) *Procedure.*

[some sections left out if not proposed for amendments]

(3) Determination of Completeness

- a. Following receipt of a development application, the Planning Director or designee shall certify that the development application submittal is complete.
- b. If the application is determined to be incomplete, the Planning Director or designee shall, within three (3) business days, return the application to the applicant and provide a written statement to the applicant detailing all of the deficiencies with the application and any additional information required for the application to be considered complete. No further review activities will proceed until a completed application is accepted. Returned applications that are not resubmitted and accepted within sixty (60) days shall be determined to be abandoned and of no further effect. A new application may be submitted, including applicable fees.

[some sections left out if not proposed for amendments]

(7) Final Approvals

- a. Decision. After consideration of the application, the staff report, comments received by the public and other reviewers, and the public hearing, the decision-making body shall either approve, approve with conditions, or deny the application based on the applicable approval criteria. Written notification of the decision shall be provided by the Planning Director or designee to the applicant within three (3) business days following the decision and shall become part of the public record. All decisions shall include:

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Clean Version

1. A clear written statement of approval, approval with conditions, or denial (whichever is appropriate); and
2. A clear statement of the basis upon which the decision was made, including specific findings of fact with reference to the relevant standards.

b. Approval Criteria. The decision-making body shall find that the application complies with all applicable standards of the Land Use Code and applicable approval criteria.

c. Conditions of Approval. The decision-making body may approve the application with conditions as necessary to bring the proposed development into compliance with this Land Use Code or other regulations, or to mitigate the impacts of that development to the surrounding properties and streets.

1. All conditions of approval shall be reasonably related to the anticipated impacts of the proposed development or use or shall be based upon standards duly adopted by the Town.
2. Any condition of approval that requires an applicant to dedicate land or pay money to a public entity in an amount that is not calculated according to a formula applicable to a broad class of applicants shall be roughly proportional in nature and extent to the anticipated impacts of the proposed development, as shown through an individualized determination of impacts.
3. Unless otherwise provided in this Land Use Code, any representations of the applicant in submittal materials or during public hearings shall be binding as conditions of approval.

[some sections left out if not proposed for amendments]

Administrative Review Procedures

- (d) *Purpose.* This section outlines the review process for all administrative land use applications which do not require a public hearing.
- (e) *Applicability.* This section applies to all administrative land use applications not requiring a public hearing unless an exception is expressly identified in subsequent sections of this article.
- (f) *Procedure.*

[some sections left out if not proposed for amendments]

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(6) *Final Approvals.*

a. Decision. After consideration of the application, the Planning Director or designee shall either approve, approve with conditions, or deny the application based on the applicable approval criteria. Written notification of the decision shall be provided by the Planning Director or designee to the application within three (3) business days following the decision.

b. Approval Criteria. The Planning Director or designee shall find that the application complies with all applicable standards of the Land Use Code and applicable approval criteria.

c. Conditions of Approval. The Planning Director or designee may approve the application with conditions as necessary to bring the proposed development into compliance with this Land Use Code or other regulations, or to mitigate the impacts of that development to the surrounding properties and streets.

1. All conditions of approval shall be reasonably related to the anticipated impacts of the proposed development or use or shall be based upon standards duly adopted by the Town.

2. Any condition of approval that requires an applicant to dedicate land or pay money to a public entity in an amount that is not calculated according to a formula applicable to a broad class of applicants shall be roughly proportional in nature and extent to the anticipated impacts of the proposed development, as shown through an individualized determination of impacts.

3. Unless otherwise provided in this Land Use Code, any representations of the applicant in submittal materials shall be binding as conditions of approval.

Article 4 – Use Regulations

Sec 15-4-20. – Table of Allowable Uses

The article shall follow the requirements established in Table 4.02-1, Table of Allowable Uses.

Table 4.02-1 Table of Allowable Uses

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Use	Zoning District												
	Open	Residential					Commercial			Industrial		Misc .	Use Specific Standards
	A	R-1	R-2	R-3	R-4	MH	C-1	C-2	C-3	LI	I	P	
Commercial/Office													
Automotive													
EV Charging Site, Primary							P		P	P	P		Y
Accessory Uses													
EV Charging Site, Accessory	P	P	P	P	P	P	P	P	P	P	P	P	Y

Sec 15-4-30. – Use Specific Standards

[some sections left out if not proposed for amendments. A new subsection (o) is created. Subsequent subsections are renumbered sequentially.]

(o). *Electric Vehicle Charging Site, Primary*

(1) Primary Use Electric Vehicle Charging Sites must meet the landscape standards found in section 15-4-40(o) (*Parking Lot Landscape Standards*)

(2) Overhead canopies or weather protection structures shall not be less than ten (10) feet from any right-of-way line or property line.

(3) Electric Vehicle Charging Stations and Equipment are subject to the following setbacks:

(a.) In the R-1, R-2, R-3, R-4, MH, and any other Residential Zoning Districts, the “Accessory Building, Detached Accessory Dwelling Units and Detached Garage Setbacks” apply.

(b.) In the C-1, C-2, C-3, I, LI, and P zoning districts, the “Building Setbacks” apply.

(4) Parking spaces served by an Electric Vehicle Charging Port are subject to the Parking Space Dimension requirements outlined in table 5.05.12-1.

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[some sections left out if not proposed for amendments. Existing subsection (t) will be renumbered as subsection (u) as a result of adding a new subsection above.]

(u) Home Occupation

(2) A home Occupation shall not include the following:

- a. Animal hospital;
- b. Long-term care facility;
- c. Restaurant;
- d. Bed and breakfast;
- e. Group home;
- f. Pawn shop;
- g. Adult-oriented use;
- h. Vehicle repair, servicing, detailing or towing if vehicles are:
 - 1. Dispatched from the premises;
 - 2. Are brought to the premises; or
 - 3. Are parked or stored on the premises or on an adjacent street; or
- g. Electric Vehicle Charging Site

Sec 15-4-40. – Accessory Uses and Structures

[some sections left out if not proposed for amendments]

(e) *Supplemental Accessory Use Standards*

[some sections left out if not proposed for amendments. A new subsection (3) is created. Current subsections (3) and (4) are renumbered as (4) and (5), respectively.]

(3) Electric Vehicle Charging Site, Accessory

- a. Electric Vehicle Charging Stations, Equipment, and overhead canopies or weather protection structures are subject to the following setbacks:
 - (i.) In the R-1, R-2, R-3, R-4, MH, and any other Residential Zoning Districts, the “Accessory Building, Detached Accessory Dwelling Units and Detached Garage Setbacks” apply.

(ii.) In the C-1, C-2, C-3, I, LI, and P zoning districts, the “Building Setbacks” apply.

b. All Accessory Electric Vehicle Charging Sites in which there are nine (9) or more automobile parking spaces served by a Direct Current Fast Charging (DCFC) EV Charging Port require a Site Plan Application. Accessory Electric Vehicle Charging Sites with eight (8) or fewer automobile parking spaces served by a Direct Current Fast Charging (DCFC) EV Charging Port shall be approved or denied via the normal administrative approval process. Level 1 and Level 2 Charging Ports do not contribute to the threshold for a Site Plan Application.

c. Parking spaces served by an Electric Vehicle Charging Port are subject to Parking Design requirements of Section 15-5-50(m).

Article 5 – Development Standards

Sec. 15-5-20. – Exterior Lighting

[some sections left out if not proposed for amendments]

(c) Standards

(1) *Lighting Levels.* Light levels shall follow the standards prescribed in Table 5.02.3-1.

Table 5.02.3-1: Exterior Lighting Levels

Exterior Lighting Levels		
Area	Minimum foot-candles	Maximum foot-candles
Under-canopy fueling or Electric Vehicle Charging (C-1, C-2, C-3, LI, I, P Zone Districts) area	20	40
Under-canopy Electric Vehicle Charging (R-1, R-2, R-3, R-4, MH) area	1	10

(2) *Design Standards.* The lighting plan shall meet the following design standards:

- a. Prohibited Lighting. Site Lighting that may be confused with warning, emergency, or traffic signals is prohibited.
- b. Shielding. Light sources shall be concealed and fully shielded and shall feature sharp cut-off capability minimizing up-light, spill-light, glare, and

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diffusion. Under-canopy fueling or Under-canopy Electric Vehicle Charging areas shall feature flush mount, flat lens light fixtures.

c. Light Spillover. All outdoor lighting systems shall be designed and operated so that the area ten (10) feet beyond the property line of the premises receives no more than one (1) foot-candle in nonresidential zoned areas, and one-quarter ($\frac{1}{4}$) of a foot-candle for properties adjoining residential districts.

Sec. 15-5-50. – Off-Street Parking and Loading

[some sections left out if not proposed for amendments]

(g) *Off-Street Parking Requirements.* Off-street parking shall be provided in accordance with the minimum ratios specified in Table 5.05.701.

Table 5.05.7-1: Minimum Parking Requirements

Use	Minimum Parking Ratio
Automotive	
Car Wash	1/stall
Electric Vehicle Charging Site	--
Heavy Equipment Sales and Rental	2/1000 sf
Motor Vehicle Dealership	2/1000 sf
Motor Vehicle Repair, Heavy	2/1000 sf
Motor Vehicle Repair, Light	2/1000 sf
Motor Vehicle Storage	1/1000 sf
Service Station	2/1000 sf

[some sections left out if not proposed for amendments. A new section (j) is created. Subsequent subsections are renumbered sequentially.]

(j) *EV Charging Site Parking Standards*

(1) Any automobile parking space served by an EV Charging Port or any automobile parking space used to site an EV Charging Station or Equipment counts as one standard automobile parking space toward applicable off-street parking requirement minimums as defined in *Sec. 15-5-50(g)*.

(2) Any van-accessible parking space that is designed to accommodate a person in a wheelchair, is served by an EV Charging Port, and is not reserved for use only by a person with a disability, counts as two standard automobile parking spaces towards applicable off-street parking requirement minimums as defined in *Sec. 15-5-50(g)*, pursuant to HB23-1233.

Article 9 – Definitions

Sec. 15-9-20. – Defined Terms

The words and phrases used in this Code shall have the meanings defined below unless otherwise specifically provided or unless clearly required by the context. Questions of definition or wording usage are interpreted by the Director based on the context of their usage and the intention of the section of this Code in which they occur.

[Addition of the following new terms.]

Electric Vehicle (EV) means a motor vehicle which relies partially or entirely on electrical energy to power its movement, requiring periodic electrical current charging of its battery.

EV Charging Site, Primary means a site containing Electric Vehicle charging Stations and Equipment as the primary use, which may include other supporting site elements including but not limited to landscaping, lighting, weather protection, or convenience stores.

EV Charging Site, Accessory means one or more Electric Vehicle Charging Stations and Equipment on a site as an accessory use, which may include other supporting site elements like landscaping, lighting, or weather protection.

EV Charging Station means equipment that includes one or more EV Charging Ports to provide charging for EVs, located adjacent to dedicated space(s) for the vehicle(s) while they charge. One EV Charging Station may provide power for one or more vehicles.

EV Charging Equipment means all equipment necessary to provide electrical current charging for EVs, except for EV Charging Stations. This may include power conversion equipment, electrical distribution equipment such as transformers, switchgear boxes, and distribution lines, and other supportive equipment.

EV Charging Port means a power supply device that provides electrical current charging for EVs. One EV Charging Port provides power for one vehicle.

- a. **Direct Current Fast Charging (DCFC)** means high-speed charging that provides about 50-350_kW of power per hour and uses a 480V three-phase outlet.
- b. **Level 2 Charging** means mid-speed charging that provides about 1-2 kW of power per hour and uses a 120V outlet.
- c. **Level 1 Charging** means slow charging that provides about 1-2 kW of power per hour and uses a 120V outlet.

Planning Commission

Electric Vehicle Charging: Land Use Code Amendments

Presented By the Town of Wellington Planning Department
Monday, October 6, 2025



Background

- HB24-1173 requires municipalities to take one of the below actions:
 - To adopt a Model Code created by the Colorado Energy Office with specific definitions and standards required for municipalities;
 - To meet standards regarding application timelines, process requirements, and information availability; or
 - To pass a resolution stating the municipality's intent to take neither of the above options.
- The Planning Commission, on August 4, and the Board of Trustees, on August 12, directed Staff to pursue the second option.

Compliance Requirements

Changes to Application Timelines and Procedures

Publication of a Checklist

Reporting Application Results to the State

Code Changes: Application Procedures

- Process EV Charging Sites, Primary as normal Site Plan Review
- Process EV Charging Sites, Accessory as administrative approval if eight or fewer DCFC charging spaces, site plan review if nine or more DCFC charging spaces
- Add language ensuring that applicants are notified within three days of a determination of application completeness
- Reduce the timeline for notifying applicants of an application decision from ten to three days

Code Changes: Allowable Uses

- Add “EV Charging Site, Primary” and “EV Charging Site, Accessory” as uses in the Table of Allowable uses

Table 4.02-1 Table of Allowable Uses													
Use	Zoning District												
	Open	Residential					Commercial			Industrial		Misc.	Use Specific Standards
	A	R-1	R-2	R-3	R-4	MH	C-1	C-2	C-3	LI	I	P	
Commercial/Office													
Automotive													
EV Charging Site, Primary							P		P	P	P		Y
Accessory Uses													
EV Charging Site, Accessory	P	P	P	P	P	P	P	P	P	P	P	P	Y

Code Changes: Use Specific Standards

Primary EV Charging Site

- Require compliance with parking lot landscaping standards and parking space dimensional standards
- Setbacks from the right-of-way for overhead canopies and weather protection structures
- EV Charging Stations and Equipment are subject to the “Accessory Building” setbacks in residential districts and the “Building” setbacks in commercial, industrial, and public districts

Accessory EV Charging Site

- EV Charging Stations and Equipment are subject to the “Accessory Building” setbacks in residential districts and the “Building” setbacks in commercial, industrial, and public districts
- Accessory Use EV Charging Sites with nine or more spaces served by a Direct Current Fast Charging (DCFC) port must undergo site plan review
- Require compliance with typical parking space design standards

Code Changes: Development Standards

- Exterior Lighting standards for EV Charging areas
- EV Charging Port automobile spaces count as standard automobile spaces toward parking minimums
 - An EV Charging Port space designed to meet ADA accessibility, but which is not restricted exclusively for ADA, can be counted towards meeting both ADA and EV parking minimum counts
- Home Occupations cannot include EV Charging Sites

Code Changes: Definitions

Adding definitions for:

- Electric Vehicle (EV)
- EV Charging Site, Primary
- EV Charging Site, Accessory
- EV Charging Station
- EV Charging Equipment
- EV Charging Port
 - Direct Current Fast Charging (DCFC)
 - Level 2 Charging
 - Level 1 Charging



Staff Recommendation:

Staff recommends motion option #1:

Move to adopt the Land Use Code amendments related to permitting for EV Charging Sites and forward a recommendation of approval to the Board of Trustees.

Questions or Comments?



Planning Commission Meeting

Date: October 6, 2025
Submitted Cody Bird, Planning Director
By:
Subject: Public Hearing to consider amendments to the Land Use Code regarding Prohibiting Certain Landscaping Practices to comply with SB24-005 and HB25-1113

EXECUTIVE SUMMARY

The Town must make changes to the Land Use Code to meet the provisions of Senate Bill 24-005 (SB24-005) and House Bill 25-1113 (HB25-1113). These bills require municipalities to prohibit the installation of nonfunctional turf and nonfunctional artificial turf. Staff is proposing changes to Chapter 15 of the Municipal Code which would ensure compliance with the State's requirements.

The Planning Commission is responsible for reviewing and making recommendations on any update to the Land Use Code. In forming a recommendation, the Planning Commission must conduct a public hearing to hear and consider testimony on the proposed changes to the Land Use Code. Following the required public hearing, the Planning Commission may deliberate and form its recommendation. The recommendation of the Planning Commission is forwarded to the Board of Trustees, and the Board may take final action for adoption of any changes to the Land Use Code.

The Planning Commission may adopt the updates to the Land Use Code, may direct additional revisions to be made, or may continue the public hearing to a later date to allow additional public comment. Motion options are included in the staff recommendation section below.

BACKGROUND / DISCUSSION

SB 24-005 and HB 25-1113 require municipalities to prohibit the installation of nonfunctional turf, nonfunctional artificial turf and invasive plant species in civic, industrial, and commercial developments by January 1, 2026. The bills also require municipalities do the same for new multi-family housing developments (more than 12 dwelling units) by January 1, 2028. An overview of the bills and staff's preliminary recommendations were presented to the Planning Commission and Board of Trustees at the September 8, 2025 and August 12, 2025 meetings, respectively. Staff recommended and the Planning Commission and Board of Trustees directed staff to prepare draft Land Use Code amendments to meet the prohibition requirements of the bills.

HB25-1113 also includes a requirement that municipalities adopt regulations for the installation of turf to reduce irrigation water demand for all residential real properties by January 1, 2028. Staff recommends that additional discussion and public engagement is needed to evaluate regulations necessary to comply with this bill and should be considered along with updates to the Town's Waterwise Landscape and Irrigation Design Manual in 2026 and 2027.

Staff spoke with a representative of the Synthetic Turf Council in Colorado about the bills and requirements affecting artificial turf. The representative and Staff shared the same understanding of the bills requirements, and the representative also expressed the importance of allowing synthetic turf when in accordance with the bills and when installed properly in accordance with manufacturer specifications. Staff supports this position when in compliance with the bills definitions for functional turf.



Staff also spoke with Colorado State University Extension Service about the invasive plant species requirements of these bills. The Extension Service directed Staff to lists of invasive plant species managed by the Department of Agriculture and Larimer County. References to these lists of invasive plant species are included in the draft Land Use Code amendments.

The request for amendments to the Land Use Code was advertised for public hearing for the October 6 Planning Commission meeting. No public comment was received.

Attachment A is a draft of the Proposed Land Use Code Amendments with the revisions or changes identified using the “track changes” feature, and a clean version with no revisions is provided in *Attachment B* for the same code sections.

STAFF RECOMMENDATION

Town staff prepared draft amendments to the Land Use Code based on the requirements of SB24-005 and HB25-1113 and direction from the Planning Commission and Board of Trustees. Town staff supports and recommends approval of the proposed Land Use Code amendments.

Below are motion options for the Planning Commission's consideration:

1. Move to adopt the Land Use Code amendments related to prohibiting certain landscaping practices and forward a recommendation of approval to the Board of Trustees.
2. Move to adopt the Land Use Code amendments with revisions to section(s) _____ and forward a recommendation to the Board of Trustees to approve with the noted revisions.
3. Move to continue the public hearing for consideration of adoption of the Land Use Code to the next regular meeting of the Planning Commission to be held November 3, 2025 at 6:30pm at the Wilson Leeper Center, 3800 Wilson Ave., Wellington, Colorado.

ATTACHMENTS

1. Attachment A: Proposed Amendments for Prohibiting Certain Landscaping Practices - Changes Tracked
2. Attachment B: Proposed Amendments for Prohibiting Certain Landscaping Practices - Clean Version
3. Presentation Slides

Chapter 15 – Land Use Code

Article 5 – Development Standards

Sec. 15-5-40. – Landscaping and Screening

(a) *Purpose.*

- (1) The purpose of the landscape standards is to preserve the Town’s special character and integrate and enhance new development by promoting quality landscape design that:
- a. Reinforces the identity of the community and each neighborhood;
 - b. Provides tree-lined streets;
 - c. Anchors new buildings in the landscape;
 - d. Provides adequate vegetation for screening and buffering between land uses;
 - e. Provides tree canopies to reduce urban heat island effect;
 - f. Preserves existing trees and establishes procedures for replacing removed trees;
 - g. Is conscientious of water usage;
 - h. Identifies climate appropriate landscape material;
 - i. Protects natural resources such as valuable wildlife habitat; and
 - i-j. Meets the requirements of SB24-005, HB25-1113, and Colorado Revised Statutes.

(d) *Landscape and Irrigation Design Manual*

(1) These landscape standards were developed in tandem with the Wellington Waterwise Landscape and Irrigation Design Manual (herein referenced as the Design Manual) which includes additional information on the principles of waterwise landscape design. Included are:

- a. A series of landscape typologies illustrated to show how varying levels of water use in the landscape effect water savings.
- b. Images to further represent the desired landscape character of streetscapes, parks and open space, and residential, commercial and industrial developments.

Attachment A
Proposed Amendments for Prohibiting Certain Landscaping Practices
Changes Tracked

c. Suggested plant list organized by water use including high, medium, low and very low water use plant suggestions which match the water requirements.

(2) If the Design Manual and the Land Use Code conflict, the Land Use Code shall govern.

(e) *Plant Material Specifications*

(3) Prohibited plant species.

a. The following trees are prohibited in the Town:

1. Russian olive (an invasive species that threatens native trees in riparian ecosystems).
2. Lombardy poplar (susceptible to canker-forming fungi for which there are no available controls).
3. Siberian elm (can dominate native vegetation, especially in disturbed areas; is weak-wooded and subject to continuous dieback when large; can be devastated by the elm leaf beetle).
4. Boxelder maple (primary host plant of the boxelder bug).
5. Cotton-bearing cottonwood (often considered a public nuisance).

~~6b.~~ Ash, *Fraxinus* species (primary host to the destructive Emerald Ash Borer)

~~cb. Plants listed as an invasive species by the Colorado State University Extension Service are prohibited. Invasive plant species meeting the definition of C.R.S. 37-60-135(2)(e), are prohibited.~~

~~dc.~~ Plants listed on the Colorado Department of Agriculture Noxious Weed List or the Larimer County Noxious Weed Management Plan Colorado Noxious Weed List are prohibited.

(g) *Streetscape Landscape Standards*

(1) *Purpose and Intent:* Local streetscapes shall be tree lined and include a waterwise and balanced approach to design of plant material for year-round visual interest. These standards shall comply with the requirements of SB24-005, HB25-1113 and Colorado Revised Statutes.

(2) *Applicability:* The following requirements shall apply to all proposed commercial and multi-family development along collector and arterial streets as well as any single-family subdivisions with tree lawns along local streets.

Attachment A
Proposed Amendments for Prohibiting Certain Landscaping Practices
Changes Tracked

(3) *General design standards:*

~~a. No more than fifty percent (50%) of the total landscaped area shall be comprised of high water use plant material such as irrigated turfgrass. Nonfunctional turf and nonfunctional artificial turf are not permitted for new development and redevelopment. Nonfunctional turf and nonfunctional artificial turf installed prior to January 1, 2026 may be maintained, pursuant to C.R.S. 37-99-103.~~

(h) *Park and Open Space Landscape Standards*

(1) *Purpose and Intent:* Landscaping in park and open space areas that are commonly used by the public for passive and active recreation shall be appropriate to the use and function of the area, respectful of water conservation practices, and include trees, shrubs, ground cover, and site furnishings appropriate to the use.

~~These standards shall comply with the requirements of SB24-005, HB25-1113 and Colorado Revised Statutes.~~

(2) *Applicability:* The following requirements shall apply to all new development of public parks, pocket parks, detention ponds, trail connections and common open space areas for both public and HOA use.

(3) *General Design Standards*

a. All parks shall be landscaped and programmed to create a balance of plant material with no more than fifty percent (50%) of the total landscaped area comprised of ~~functional turf high water plant species~~.

b. ~~Nonfunctional turf and nonfunctional artificial turf are not permitted for new development and redevelopment. Nonfunctional turf and nonfunctional artificial turf installed prior to January 1, 2026 may be maintained, pursuant to C.R.S. 37-99-103.~~

c. All park and open space areas shall include site trees at a rate of a minimum of one (1) tree per one thousand (1,000) square feet of landscaped area, distributed appropriately throughout the site.

~~ed.~~ Required trees shall be placed in upland areas, above the anticipated high-water mark or floodway of detention ponds or drainage ways.

Attachment A
Proposed Amendments for Prohibiting Certain Landscaping Practices
Changes Tracked

de. Only high traffic areas such as sport fields and informal play space adjacent to playgrounds shall contain functional turf or high water turf.

ef. Park periphery and detention pond areas shall consist of low water or native plant material and grass seed mix.

fg. Common open spaces and trail connections shall be landscaped with a balance of low water or native plant material and grass seed mix to reduce the need for supplemental irrigation in hard to reach areas.

gh. The retention of native areas for purposes of maintaining viewsheds or healthy existing ecosystems are highly encouraged.

1. Existing plant material shall be identified on the Landscape Plan with a statement explaining how the native area will be protected from construction.

2. These areas shall be excluded from the landscape area used to calculate required site trees per subsection (3)a. above.

hi. Parking lots shall be landscaped per Section 15-4-150.

ij. Development shall provide a mechanism such as a homeowners' association and covenants for long-term maintenance of parks, detention ponds, and common open space, in order to ensure the continued upkeep of the property.

(k) Multi-Family Residential Development Landscape Standards

(1) *Purpose and Intent:* To ensure that all multi-family developments contain water conscious, consistent landscapes that are designed to enhance the overall appearance and functionality of the development while integrating the project into the surrounding neighborhood. These standards shall comply with the requirements of SB24-005, HB25-1113 and Colorado Revised Statutes.

(2) *Applicability:* In addition to right-of-way landscaping, multi-family developments and attached single family developments grouped with common areas and/or streetscape improvements that require a site plan application shall meet the following standards.

Attachment A
Proposed Amendments for Prohibiting Certain Landscaping Practices
Changes Tracked

(3) *General Design Standards:*

a. A minimum of thirty percent (30%) of the site (gross) shall be landscaped.

b. Landscape areas shall include no more than forty percent (40%) of the total landscaped area comprised of ~~high water use plant material such as irrigated turf~~ grass functional turf.

c. ~~Nonfunctional turf and nonfunctional artificial turf are not permitted for new development and redevelopment. Nonfunctional turf and nonfunctional artificial turf installed prior to January 1, 2026 may be maintained, pursuant to C.R.S. 37-99-103.~~

[some sections left out if not proposed for amendments]

(l) *Commercial and Mixed-Use Development Landscape Standards.*

(1) *Purpose and Intent:* To ensure water conscious landscape improvements that are designed to enhance the overall appearance of the development and integrate the project with adjacent land uses and into the surrounding neighborhood. All improvements shall consider the people who will use the site, travel through or by the site and adjacent land uses. ~~These standards shall comply with the requirements of SB24-005, HB25-1113 and Colorado Revised Statutes.~~

(2) *Applicability:* All development in Commercial Zone Districts C1 and C3 shall meet the following standards.

(3) *General Design Standards*

a. A minimum of fifteen percent (15%) of the site (gross) shall be landscaped area.

b. Landscape areas shall include no more than thirty percent (30%) of the total landscaped area comprised of ~~high water use plant material such as irrigated turf~~ grass functional turf.

c. ~~Nonfunctional turf and nonfunctional artificial turf are not permitted for new development and redevelopment. Nonfunctional turf and nonfunctional artificial turf installed prior to January 1, 2026 may be maintained, pursuant to C.R.S. 37-99-103.~~

[some sections left out if not proposed for amendments]

Attachment A
Proposed Amendments for Prohibiting Certain Landscaping Practices
Changes Tracked

(n) *Industrial Development Landscape Standards*

(1) *Purpose and Intent:* To ensure landscape improvements are designed primarily at the public facing building entry to be consistent with commercial landscape standards and at the perimeter for purposes of screening industrial activities from the exterior of the property. These standards shall comply with the requirements of SB24-005, HB25-1113 and Colorado Revised Statutes.

(2) *Applicability:* All development in Light Industrial (LI) and Industrial (I) Zone Districts shall meet the following standards.

(3) *General Design Standards*

a. Landscape areas shall include no more than thirty percent (30%) of the total landscaped area comprised of ~~high water use plant material such as irrigated turf~~ grass functional turf.

b. Nonfunctional turf and nonfunctional artificial turf are not permitted for new development and redevelopment. Nonfunctional turf and nonfunctional artificial turf installed prior to January 1, 2026 may be maintained, pursuant to C.R.S. 37-99-103.

[some sections left out if not proposed for amendments]

(o) *Parking Lot Standards*

(1) *Purpose and Intent:* Parking lot landscaping is intended to break up large expanses of pavement, create shade, buffer views of parking lots from adjacent streets and development, and enhance the overall appearance of each project. These standards shall comply with the requirements of SB24-005, HB25-1113 and Colorado Revised Statutes.

(2) *Applicability:* All parking lots with ten (10) spaces or more shall be subject to the following requirements.

(3) *General Design Standards*

a. All parking lot landscape areas shall include no more than twenty percent (20%) of the total landscaped area comprised of ~~high water use plant material~~ functional turf.

b. Nonfunctional turf and nonfunctional artificial turf are not permitted for new development and redevelopment. Nonfunctional turf and nonfunctional

Attachment A
Proposed Amendments for Prohibiting Certain Landscaping Practices
Changes Tracked

artificial turf installed prior to January 1, 2026 may be maintained, pursuant to C.R.S. 37-99-103.

[some sections left out if not proposed for amendments]

Article 9 – Definitions

Sec. 15-9-20. – Defined Terms

[Addition or modification of the following terms]

Turf means 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 (see High-water use plant material).

High-Water Use Plant Material means plants which fall under the “high water use” category as defined in the Wellington Waterwise Landscape and Irrigation Design Manual.

Artificial Turf means an installation of synthetic materials developed to resemble natural grass

Functional Turf means 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, such as driving ranges, chipping and putting greens, tee boxes, greens, fairways, and roughs.

Functional Artificial Turf means Artificial 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, such as driving ranges, chipping and putting greens, tee boxes, greens, fairways, and roughs.

Nonfunctional Turf means Turf that is not functional.

Nonfunctional Artificial Turf means Artificial Turf that is not functional.

Invasive Plant Species means 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, as defined in C.R.S. 37-60-135, and as may be amended from time to time.

Attachment A
Proposed Amendments for Prohibiting Certain Landscaping Practices
Changes Tracked

Chapter 15 – Land Use Code

Article 5 – Development Standards

Sec. 15-5-40. – Landscaping and Screening

(a) *Purpose.*

- (1) The purpose of the landscape standards is to preserve the Town's special character and integrate and enhance new development by promoting quality landscape design that:
- a. Reinforces the identity of the community and each neighborhood;
 - b. Provides tree-lined streets;
 - c. Anchors new buildings in the landscape;
 - d. Provides adequate vegetation for screening and buffering between land uses;
 - e. Provides tree canopies to reduce urban heat island effect;
 - f. Preserves existing trees and establishes procedures for replacing removed trees;
 - g. Is conscientious of water usage;
 - h. Identifies climate appropriate landscape material;
 - i. Protects natural resources such as valuable wildlife habitat; and
 - j. Meets the requirements of SB24-005, HB25-1113, and Colorado Revised Statutes.

(d) *Landscape and Irrigation Design Manual*

(1) These landscape standards were developed in tandem with the Wellington Waterwise Landscape and Irrigation Design Manual (herein referenced as the Design Manual) which includes additional information on the principles of waterwise landscape design. Included are:

- a. A series of landscape typologies illustrated to show how varying levels of water use in the landscape effect water savings.
- b. Images to further represent the desired landscape character of streetscapes, parks and open space, and residential, commercial and industrial developments.

Attachment B
Proposed Amendments for Prohibiting Certain Landscaping Practices
Clean Version

c. Suggested plant list organized by water use including high, medium, low and very low water use plant suggestions which match the water requirements.

(2) If the Design Manual and the Land Use Code conflict, the Land Use Code shall govern.

(e) *Plant Material Specifications*

(3) Prohibited plant species.

a. The following trees are prohibited in the Town:

1. Russian olive (an invasive species that threatens native trees in riparian ecosystems).
2. Lombardy poplar (susceptible to canker-forming fungi for which there are no available controls).
3. Siberian elm (can dominate native vegetation, especially in disturbed areas; is weak-wooded and subject to continuous dieback when large; can be devastated by the elm leaf beetle).
4. Boxelder maple (primary host plant of the boxelder bug).
5. Cotton-bearing cottonwood (often considered a public nuisance).
6. Ash, *Fraxinus* species (primary host to the destructive Emerald Ash Borer)

b. Invasive plant species meeting the definition of C.R.S. 37-60-135(2)(e), are prohibited.

c. Plants listed on the Colorado Department of Agriculture Noxious Weed List or the Larimer County Noxious Weed Management Plan are prohibited.

(g) *Streetscape Landscape Standards*

(1) *Purpose and Intent:* Local streetscapes shall be tree lined and include a waterwise and balanced approach to design of plant material for year-round visual interest. These standards shall comply with the requirements of SB24-005, HB25-1113 and Colorado Revised Statutes.

(2) *Applicability:* The following requirements shall apply to all proposed commercial and multi-family development along collector and arterial streets as well as any single-family subdivisions with tree lawns along local streets.

(3) *General design standards:*

Attachment B
Proposed Amendments for Prohibiting Certain Landscaping Practices
Clean Version

- a. Nonfunctional turf and nonfunctional artificial turf are not permitted for new development and redevelopment. Nonfunctional turf and nonfunctional artificial turf installed prior to January 1, 2026 may be maintained, pursuant to C.R.S. 37-99-103.

(h) *Park and Open Space Landscape Standards*

(1) *Purpose and Intent:* Landscaping in park and open space areas that are commonly used by the public for passive and active recreation shall be appropriate to the use and function of the area, respectful of water conservation practices, and include trees, shrubs, ground cover, and site furnishings appropriate to the use. These standards shall comply with the requirements of SB24-005, HB25-1113 and Colorado Revised Statutes.

(2) *Applicability:* The following requirements shall apply to all new development of public parks, pocket parks, detention ponds, trail connections and common open space areas for both public and HOA use.

(3) *General Design Standards*

- a. All parks shall be landscaped and programmed to create a balance of plant material with no more than fifty percent (50%) of the total landscaped area comprised of functional turf .
- b. Nonfunctional turf and nonfunctional artificial turf are not permitted for new development and redevelopment. Nonfunctional turf and nonfunctional artificial turf installed prior to January 1, 2026 may be maintained, pursuant to C.R.S. 37-99-103.
- c. All park and open space areas shall include site trees at a rate of a minimum of one (1) tree per one thousand (1,000) square feet of landscaped area, distributed appropriately throughout the site.
- d. Required trees shall be placed in upland areas, above the anticipated high-water mark or floodway of detention ponds or drainage ways.
- e. Only high traffic areas such as sport fields and informal play space adjacent to playgrounds shall contain functional turf or high water turf.
- f. Park periphery and detention pond areas shall consist of low water or native plant material and grass seed mix.

Attachment B
Proposed Amendments for Prohibiting Certain Landscaping Practices
Clean Version

g. Common open spaces and trail connections shall be landscaped with a balance of low water or native plant material and grass seed mix to reduce the need for supplemental irrigation in hard to reach areas.

h. The retention of native areas for purposes of maintaining viewsheds or healthy existing ecosystems are highly encouraged.

1. Existing plant material shall be identified on the Landscape Plan with a statement explaining how the native area will be protected from construction.

2. These areas shall be excluded from the landscape area used to calculate required site trees per subsection (3)a. above.

i. Parking lots shall be landscaped per Section 15-4-150.

j. Development shall provide a mechanism such as a homeowners' association and covenants for long-term maintenance of parks, detention ponds, and common open space, in order to ensure the continued upkeep of the property.

(k) Multi-Family Residential Development Landscape Standards

(1) Purpose and Intent: To ensure that all multi-family developments contain water conscious, consistent landscapes that are designed to enhance the overall appearance and functionality of the development while integrating the project into the surrounding neighborhood. These standards shall comply with the requirements of SB24-005, HB25-1113 and Colorado Revised Statutes.

(2) Applicability: In addition to right-of-way landscaping, multi-family developments and attached single family developments grouped with common areas and/or streetscape improvements that require a site plan application shall meet the following standards.

(3) General Design Standards:

a. A minimum of thirty percent (30%) of the site (gross) shall be landscaped.

b. Landscape areas shall include no more than forty percent (40%) of the total landscaped area comprised of functional turf.

Attachment B
Proposed Amendments for Prohibiting Certain Landscaping Practices
Clean Version

c. Nonfunctional turf and nonfunctional artificial turf are not permitted for new development and redevelopment. Nonfunctional turf and nonfunctional artificial turf installed prior to January 1, 2026 may be maintained, pursuant to C.R.S. 37-99-103.

[some sections left out if not proposed for amendments]

(l) Commercial and Mixed-Use Development Landscape Standards.

(1) *Purpose and Intent:* To ensure water conscious landscape improvements that are designed to enhance the overall appearance of the development and integrate the project with adjacent land uses and into the surrounding neighborhood. All improvements shall consider the people who will use the site, travel through or by the site and adjacent land uses. These standards shall comply with the requirements of SB24-005, HB25-1113 and Colorado Revised Statutes.

(2) *Applicability:* All development in Commercial Zone Districts C1 and C3 shall meet the following standards.

(3) General Design Standards

- a. A minimum of fifteen percent (15%) of the site (gross) shall be landscaped area.
- b. Landscape areas shall include no more than thirty percent (30%) of the total landscaped area comprised of functional turf.
- c. Nonfunctional turf and nonfunctional artificial turf are not permitted for new development and redevelopment. Nonfunctional turf and nonfunctional artificial turf installed prior to January 1, 2026 may be maintained, pursuant to C.R.S. 37-99-103.

[some sections left out if not proposed for amendments]

(n) Industrial Development Landscape Standards

(1) *Purpose and Intent:* To ensure landscape improvements are designed primarily at the public facing building entry to be consistent with commercial landscape standards and at the perimeter for purposes of screening industrial activities from the exterior of the property. These standards shall comply with the requirements of SB24-005, HB25-1113 and Colorado Revised Statutes.

Attachment B

Proposed Amendments for Prohibiting Certain Landscaping Practices

Clean Version

(2) *Applicability:* All development in Light Industrial (LI) and Industrial (I) Zone Districts shall meet the following standards.

(3) *General Design Standards*

a. Landscape areas shall include no more than thirty percent (30%) of the total landscaped area comprised of functional turf.

b. Nonfunctional turf and nonfunctional artificial turf are not permitted for new development and redevelopment. Nonfunctional turf and nonfunctional artificial turf installed prior to January 1, 2026 may be maintained, pursuant to C.R.S. 37-99-103.

[some sections left out if not proposed for amendments]

(o) *Parking Lot Standards*

(1) *Purpose and Intent:* Parking lot landscaping is intended to break up large expanses of pavement, create shade, buffer views of parking lots from adjacent streets and development, and enhance the overall appearance of each project. These standards shall comply with the requirements of SB24-005, HB25-1113 and Colorado Revised Statutes.

(2) *Applicability:* All parking lots with ten (10) spaces or more shall be subject to the following requirements.

(3) *General Design Standards*

a. All parking lot landscape areas shall include no more than twenty percent (20%) of the total landscaped area comprised of functional turf.

b. Nonfunctional turf and nonfunctional artificial turf are not permitted for new development and redevelopment. Nonfunctional turf and nonfunctional artificial turf installed prior to January 1, 2026 may be maintained, pursuant to C.R.S. 37-99-103.

[some sections left out if not proposed for amendments]

Article 9 – Definitions

Sec. 15-9-20. – Defined Terms

[Addition or modification of the following terms]

Attachment B

Proposed Amendments for Prohibiting Certain Landscaping Practices

Clean Version

Turf means 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 (see High-water use plant material).

High-Water Use Plant Material means plants which fall under the “high water use” category as defined in the Wellington Waterwise Landscape and Irrigation Design Manual.

Artificial Turf means an installation of synthetic materials developed to resemble natural grass

Functional Turf means 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, such as driving ranges, chipping and putting greens, tee boxes, greens, fairways, and roughs.

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Planning Commission

Functional and Nonfunctional Turf: Land Use Code Amendments

Presented By the Town of Wellington Planning Department
Monday, October 6, 2025



Background

- SB24-005 and HB25-1113 require municipalities to:
 - Prohibit the installation of nonfunctional turf and artificial turf in new developments and redevelopment of industrial, commercial, and civic projects by January 1, 2026.
 - Prohibit the installation of nonfunctional turf and artificial turf in new developments and redevelopment of some multi-family housing projects (more than 12 dwelling units) by January 1, 2028.
 - Regulate the installation of turf on all residential real properties by January 1, 2028.
- The Planning Commission, on September 8, and the Board of Trustees, on August 12, directed Staff to pursue the first two actions, and defer the third action to a later date to allow more community input and update the Landscape and Irrigation Design Manual.

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)



Code Changes: Landscaping

- Add language prohibiting the installation of nonfunctional turf and nonfunctional artificial turf in commercial, industrial, civic, and multi-family developments and redevelopments, as well as streetscapes and parking lots
- Keep existing language for total area restrictions on functional turf
- Update language on prohibition of invasive species
- Add new definitions
- Minor changes to formatting, punctuation, numbering and wording to improve clarity and effect

Code Changes: Definitions

Adding definitions for:

- Turf
- High-Water Use Plant Material
- Artificial Turf
- Functional Turf
- Functional Artificial Turf
- Nonfunctional Turf
- Nonfunctional Artificial Turf
- Invasive Plant Species



Staff Recommendation:

Staff recommends motion option #1:

Move to adopt the Land Use Code amendments related to prohibiting certain landscaping practices and forward a recommendation of approval to the Board of Trustees.

Questions or Comments?

Planning Commission Meeting

Date: October 6, 2025
Submitted By: Cody Bird, Planning Director
Subject: Third Quarter 2025 Residential Building Permit and Lot Inventory Report

EXECUTIVE SUMMARY

This quarterly report on residential building activities provides an update of the current development trends and expected trends within the Town. It also identifies the number of buildable lots remaining within the Town, and future lots that will be available for permits once public infrastructure is installed.

Attached is a report of residential building permits issued through the 3rd Quarter 2025 (January 1, 2025 to September 30, 2025). Also included is a report of new residential dwelling permits issued since 2010. The report also includes projected residential dwelling permits based on expected development trends. The annual total number of residential building permits is used to identify trends and project future permits. An inventory report is included to show available residential lots by subdivision, the number of lots remaining for permits, and the status of zoning, platting and infrastructure availability. Residential lot supply and inventory is depicted graphically to show trends over time.

Also included in this report is a summary of the available platted and buildable lots for commercially zoned properties within the Town. The inventory includes lots that are currently undeveloped (some lots have been approved for commercial site development plans, but may not have been constructed yet - development lots that are currently vacant at the time of this report are included in the inventory).

BACKGROUND / DISCUSSION

N/A

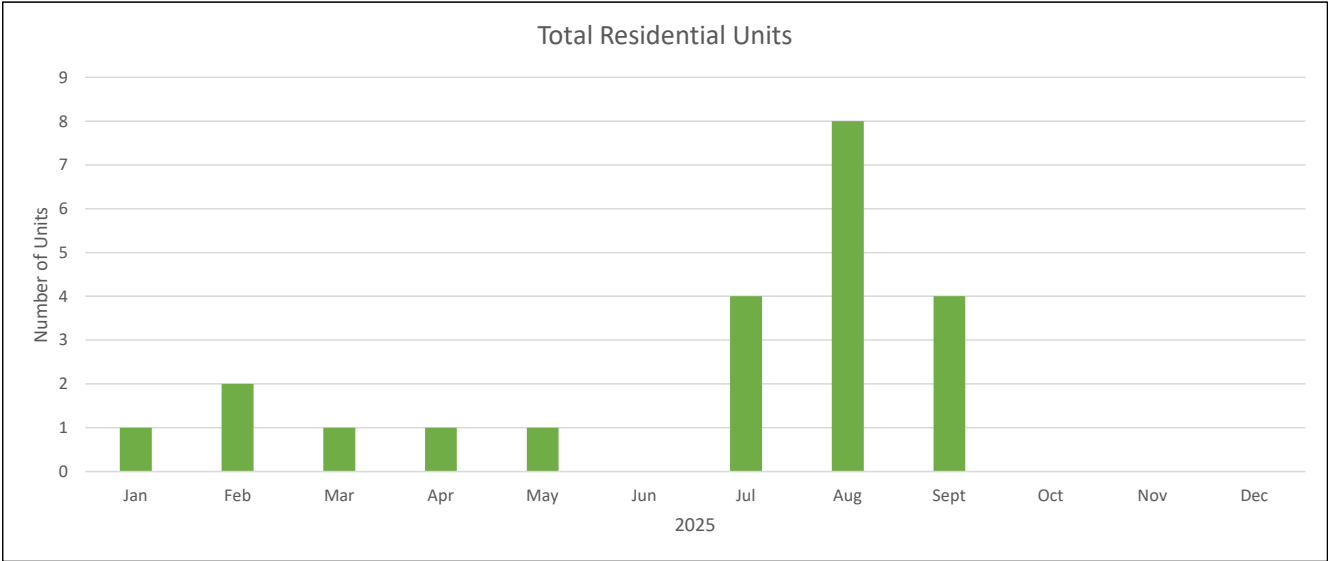
STAFF RECOMMENDATION

Review and retain report.

ATTACHMENTS

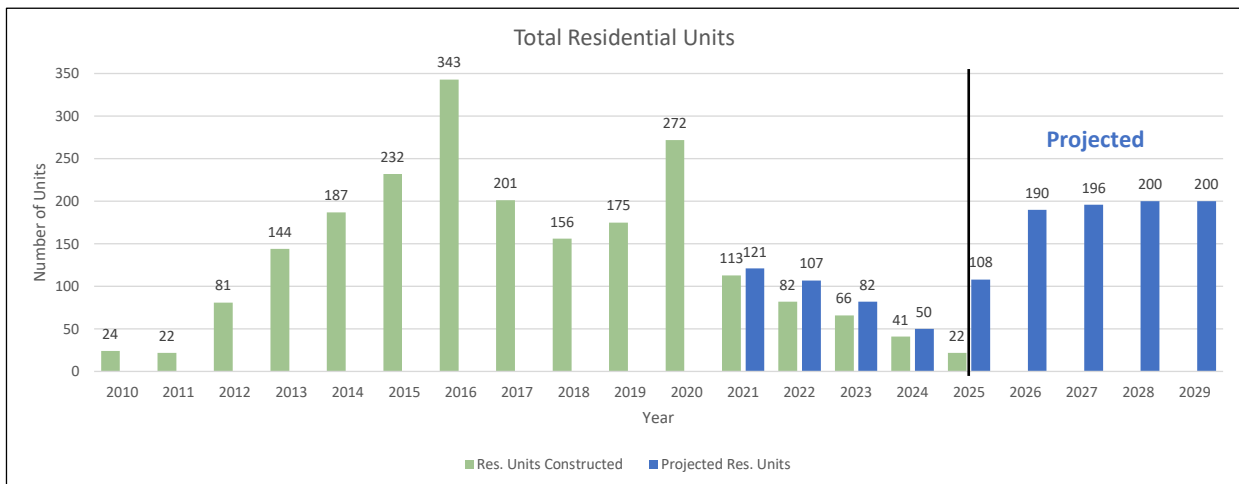
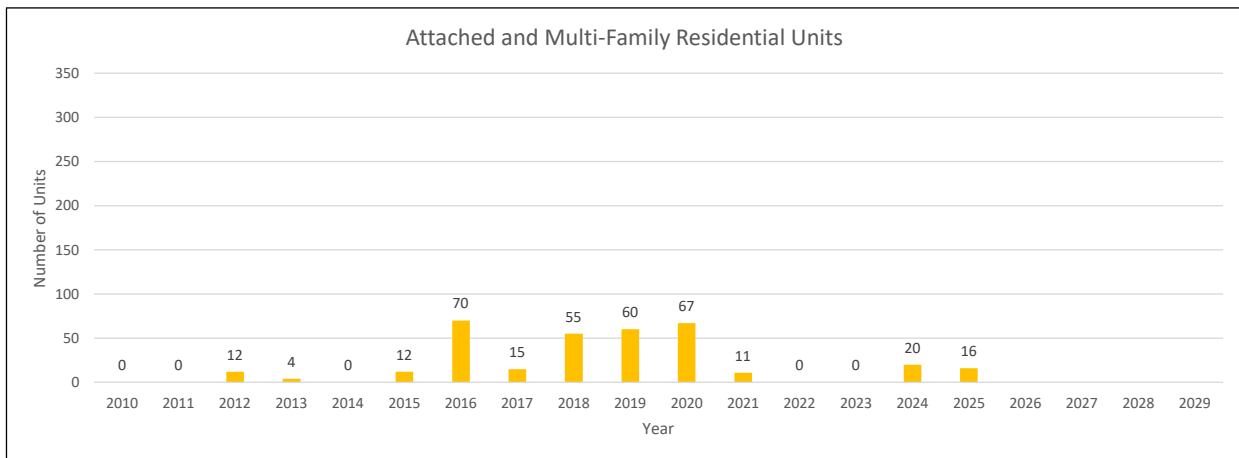
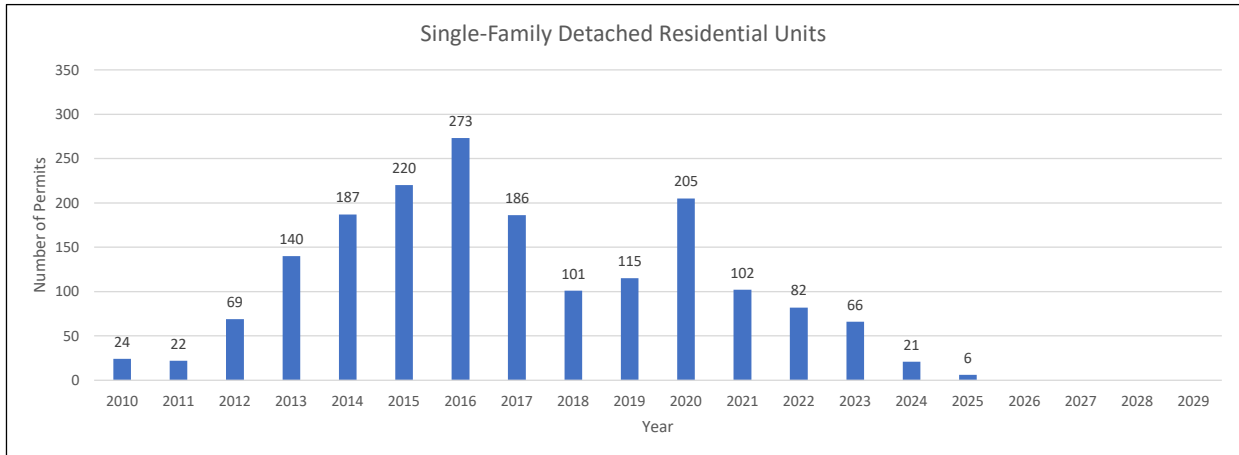
1. 3rd Quarter 2025 Residential Building Permit and Lot Inventory Report

New Residential Permits Issued by Month
2025



2025	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec
Single-Family Units	1	2	1	1	1	0	0	0	0	0	0	0
Attached Units	0	0	0	0	0	0	4	8	4	0	0	0
TOTAL RES. UNITS	1	2	1	1	1	0	4	8	4	0	0	0
	4			2			16			0		
	Total											22

Residential Dwelling Units - Historic and Projected



	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
Single-Family Detached	24	22	69	140	187	220	273	186	101	115	205	102	82	66	21	6				
Attached and Multi-Family	0	0	12	4	0	12	70	15	55	60	67	11	0	0	20	16				
Res. Units Constructed	24	22	81	144	187	232	343	201	156	175	272	113	82	66	41	22				
Projected Res. Units												121	107	82	50	108	190	196	200	200

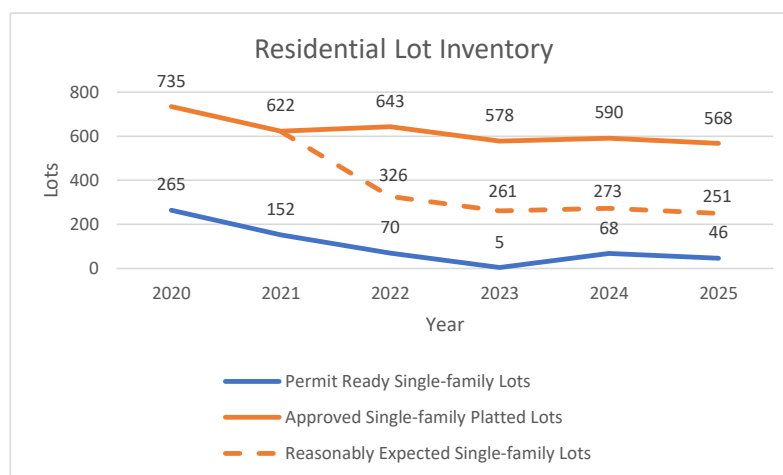
* Attached and Multi-family unit counts manually adjusted to reflect changes in the way permits were entered over time

** Years 2021, 2022 and 2023 - Permits limited due to capacity constraints during construction of water and wastewater treatment plant expansions

Subdivision Name	Remaining Lots/Units	Annexed	Zoned	Platted	Infrastructure
Infill (the Knolls)	2	Yes	Single-family	Yes	Yes
Infill (Fifth St.)	1	Yes	Single-family	Yes	Yes
Infill (Garfield Ave.)	1	Yes	Single-family	Yes	Yes
Sage Meadows 2nd	42	Yes	Single-family	Yes	Yes
Saddleback	205	Yes	Single-family	Yes	No
Sage Farms Filing 1 (expected)	241	Yes	Single-family	No	No
Sage Farms Phase 1B (estimated)	200	Yes	Multi-family	No	No
Sage Farms Phase 1C (estimated)	200	Yes	Multi-family	No	No
Sundance Phase 1A	60	Yes	Single-family	Yes	No
Sundance Phase 1B	91	Yes	Single-family	Yes	No
Sundance Phase 2	101	Yes	Single-family	Yes	No
Sundance Phase 3	65	Yes	Single-family	Yes	No
Country Lane Acres	41	Yes	Single-family	No	No
Sage Farms (Future Phases)	705	Yes	Mixed densities	No	No

ESTIMATED TOTAL UNITS 1955

Platted Lots	568
Buildable Lots (with infrastructure)	46



Zoning	Acres (total)	Parcels	Acres (buildable)	Lots (buildable)
C-1 - Neighborhood Commercial	6.1	11	4.8	9
C-2 - Downtown Commercial	0.6	4	0.6	4
C-3 - Mixed-Use Commercial	56.3	22	27.9	18
LI - Light Industrial	37.0	11	37.0	11
I - Industrial	59.5	2	0.0	0
PUD - Planned Unit Development	64.2	4	0.0	0

* "Buildable" indicates lots are platted and have public infrastructure installed and ready for permit.