



**TOWN OF WELLINGTON
PLANNING COMMISSION**

**August 1, 2022
5:30 PM**

Work Session

Individuals wishing to make public comments must attend the meeting in person or may submit comments by sending an email to birdca@wellingtoncolorado.gov. The email must be received by 4:00 p.m. Monday, August 1, 2022. The comments will be provided to the Commissioners and added as an addendum to the packet. 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/83024669181?pwd=bFBocXp5N2NkcHdzWHQ4RDJkOUJYUT09>

Passcode: 956222

Webinar ID: 830 2466 9181

Or One tap mobile:

US: +17207072699,,87576162114# or +12532158782,,87576162114# Or Telephone: US: +1
720 707 2699 or +1 253 215 8782 or +1 346 248 7799

1. ITEMS

A. Town Zoning Map

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



Planning Commission Meeting

Date: August 1, 2022
Submitted By: Cody Bird, Planning Director
Subject: Town Zoning Map

EXECUTIVE SUMMARY

The Planning Commission adopted the Wellington Comprehensive Plan on August 2, 2021. The Comprehensive Plan provides the long-range vision and recommendations for the growth and development of the Town and is the basis for zoning, subdivision regulations and other land use codes. The Town Board of Trustees, following recommendations from the Planning Commission, passed Ordinance No. 07-2022 adopting updates to the Land Use Code to bring the codes and development standards into alignment with the recommendations of the Comprehensive Plan and to bring codes into compliance with changes to regulatory requirements, emerging technologies, changes in development practices, water conservation and more. The Official Zoning Map of the Town will be updated to align with the updated Land Use Codes. Public hearings before the Planning Commission and the Board of Trustees will be held before any changes to the Zoning Map are made.

Work sessions are for general presentation and discussion, but no action will be taken.

BACKGROUND / DISCUSSION

The adopted Land Use Code updated some of the zoning district classifications, uses within the zoning districts, and development standards applicable to the zoning districts. Changes to the Land Use Code should also be reflected in updates to the Town's Official Zoning Map, the legal document that identifies which zoning district standards are applicable to properties within the Town limits.

The Planning Commission provides guidance for recommended changes to the Zoning Map to align with the updated Land Use Code districts. At the June and July Planning Commission meetings, the Commission met in work sessions and discussed possible updates to the Town's Official Zoning Map. Following discussions in the work sessions and upon receiving guidance from the Planning Commission, Town staff has prepared the attached updated draft of the zoning map. Following any additional guidance from the Planning Commission, Town staff will notify owners of properties that are identified for possible changes. Town staff will communicate with interested property owners to identify the owners' desires for zoning and will bring information obtained back to the Planning Commission for consideration.

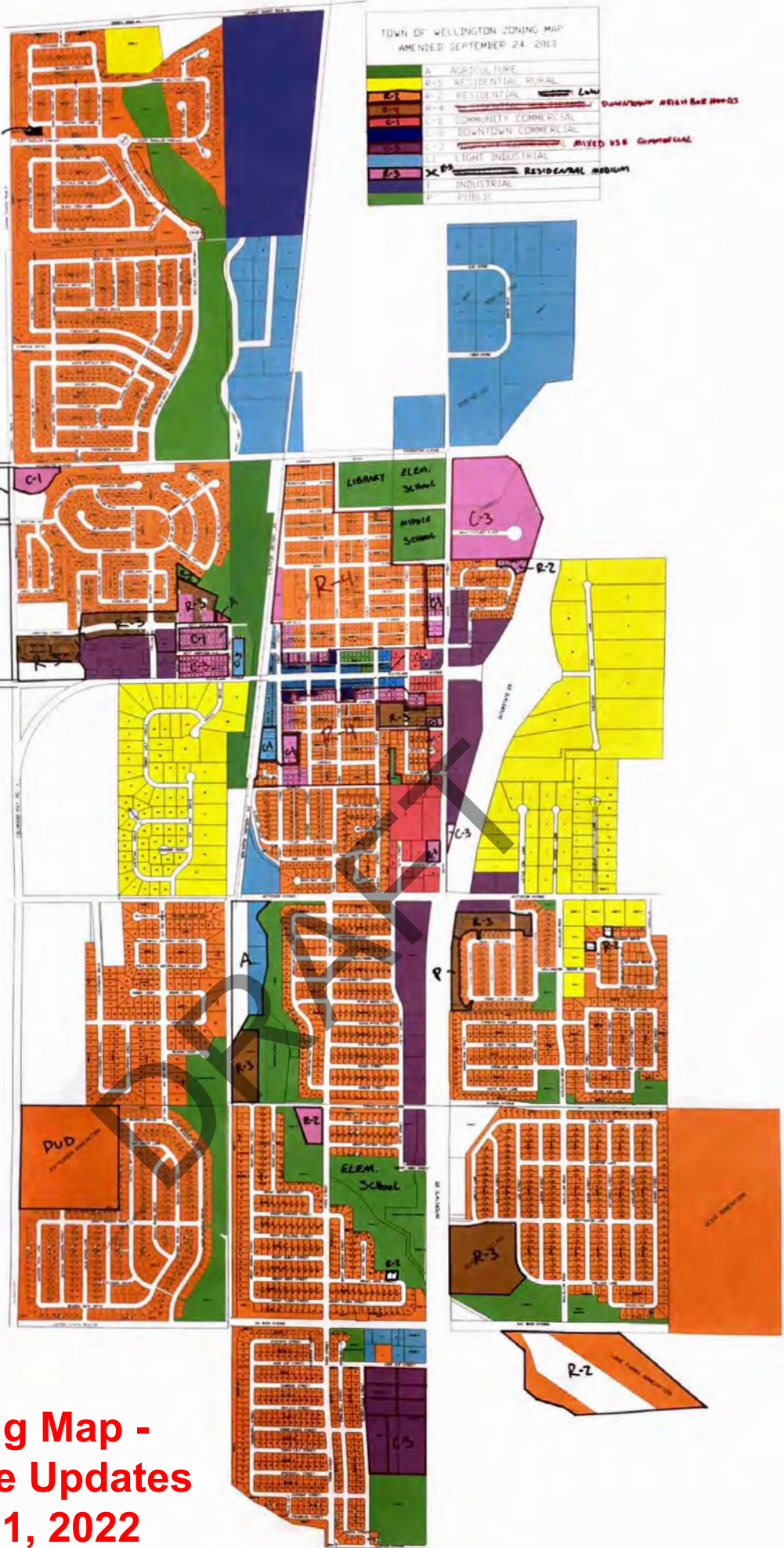
Public hearings are required before making any changes to the Official Zoning Map. The Planning Commission will conduct a public hearing in the future, date to be determined. Following the public hearing, the Commission will make a recommendation to the Board of Trustees. The Board of Trustees has the authority to adopt changes to the Official Zoning Map following receipt of the Planning Commission recommendation and conducting a public hearing.

STAFF RECOMMENDATION

Discuss recommendations for possible changes to the Official Zoning Map and provide guidance to Town staff.

ATTACHMENTS

1. Zoning Map - Possible Updates



**Zoning Map -
Possible Updates
Aug. 1, 2022**