



**TOWN OF WELLINGTON  
BOARD OF ADJUSTMENTS**

**REGULAR MEETING MINUTES  
January 28, 2021**

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1. CALL TO ORDER

The Board of Adjustments Meeting for the Town of Wellington, Colorado, met on January 28, 2021, in an online web conference at 7:00 p.m.

2. ROLL CALL

Members Present: Don Irwin, Chairman  
Christine Gaiter, Vice-Chair  
Eric Stahl  
Wyatt Knutson

Members Absent: John Jerome

Town Staff Present: Cody Bird, Planning Director  
Liz Young Winne, Planner II  
Patty Lundy, Development Coordinator

3. ADDITIONS TO OR DELETIONS FROM THE AGENDA

- None

4. PUBLIC FORUM

- Kathy Wydallis introduced herself as someone who is interested in being on the Board of Adjustments and is attending the meeting to learn how the Board operates.

Chairman Irwin explained the roles and responsibilities of the Board of Adjustments. The Town has rules and regulations and the Board of Adjustments hears cases such as variances when a modification to the rules is requested by an applicant. The job of this board is to hear their request and either approve it or disprove it and may make adjustments to the rules and regulations to find a solution to their situation.

Cody Bird, Planning Director added that the Board of Adjustments also serves as the Town's Construction Trades Board for the adopted International Building Code if there is a discrepancy on a building code interpretation that needs clarification. The final piece the Board of Adjustment handles is it conducts hearings if an applicant has a grievance about a decision of the Building Official or town administration, they can appeal that decision to this board. In any situation, the ruling of the Board of Adjustments is final.

5. CONSIDERATION OF MINUTES

A. Meeting minutes of May 28, 2020

Moved by Member Gaiter, seconded by Member Knutson to approve the minutes as presented. Motion passed 4-0.

## 6. NEW BUSINESS

### A. Election of Officers

Christine Gaiter nominated Don Irwin for Chair, seconded by Wyatt Knutson.  
Approved 4-0.

Don Irwin nominated Christine Gaiter for Vice-Chair, seconded by Eric Stahl.  
Approved 4-0.

### B. Variance Request – Reduce Front Yard Setback for an Attached Garage from 25 ft. to 20 ft. on Lot 15, Block 1, Boxelder Commons Subdivision, Filing 2

Cody Bird, Planning Director, explained that tonight there is a little bit of an unusual situation. There are four members present tonight and that is enough to conduct meeting business. However, one of the Board members has indicated they have a conflict of interest on this variance request and would have to abstain from the vote. With the abstention, there would only be three members to vote on the variance, and we would lose the quorum to take an action on the request. Due to the loss of quorum in this situation, staff's recommendation is to table this agenda item to be heard at the February 25, 2021 regular meeting of the Board of Adjustments when other members of the Board could be in attendance to fulfill the quorum requirements. The applicant for this request was contacted and they did not have a problem with tabling the request to a later date.

Irwin opened the public hearing.

Pam Reagan, neighbor, asked for clarification on the proposed date for the continuatio.

Bird confirmed the date and time proposed was February 25, 2021 at 7:00 p.m.

Chairman Irwin, seeing no other public comments, closed the public hearing.

Chairman Irwin moved to table the variance request to the next regular Board of Adjustments meeting on February 25, 2021 at 7:00 p.m. to be held on a web conference meeting. Member Gaiter seconded. Passed 4-0

## 7. ANNOUNCEMENTS

- Bird advised that a variance request was advertised for the February 25<sup>th</sup> meeting, in addition to the variance request that was just tabled to the same date. Therefore, there will be two variance requests on the next meeting.

### Adjournment

Moved by Stahl, seconded by Knutson to adjourn the meeting.

With all in favor, the meeting was adjourned at 7:30 pm.

Approved this 25th day of February, 2021

  
Recording Secretary