



**TOWN OF WELLINGTON  
PLANNING COMMISSION  
August 2, 2021**

**MINUTES**

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1. CALL TO ORDER

The Planning Commission for the Town of Wellington, Colorado, met on August 2, 2021, at the Wilson Leeper Center, 3800 Wilson Avenue, Wellington, Colorado at 6:30 p.m.

2. ROLL CALL

Commissioners Present: Bert McCaffrey, Chairperson  
Tim Whitehouse  
Rebekka Kinney  
Eric Sartor  
Troy Hamman  
Barry Friedrichs

Absent: Linda Knaack

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

Christine Gaiter wanted to thank the staff for taking the time to meet residents who lived in the downtown core to explain what the new comprehensive plan means for them. She also clarified a statement she had made at a prior Planning Commission meeting regarding rental properties.

5. CONSIDERATION OF MINUTES

A. Meeting Minutes of July 12, 2021

Moved by Commissioner Sartor, seconded by Commissioner Whitehouse to approve the minutes as presented. Motion passed 5-0. Commissioner Friedrichs abstained.

6. NEW BUSINESS

A. Public Hearing: Consider Adoption of Wellington Comprehensive Plan 2021

Cody Bird, Planning Director, introduced the staff report. He explained that the Comprehensive Plan is an advisory document adopted by the Town Planning Commission and is used to guide decision-making and the physical development of the community. A public hearing is required before adoption of the Comprehensive Plan. Tonight's public hearing is a continuation of the

public hearing advertised and held at the July 12, 2021 meeting. The Planning Commission should consider additional testimony presented during tonight's continuation of the public hearing.

Commissioner Whitehouse thanked staff for their hard work.

Commissioner Hamman wanted to know if anything needed to change with the Comprehensive Plan after Bird had conducted outreach with downtown residents.

Bird replied that he took a lot of notes from meetings with downtown residents and those notes are included in the agenda packet. During those meetings, he also explained a lot of the draft Comprehensive Plan's recommendations and what those recommendations may mean for the residents. He also reiterated that the next step in the update process will be the land use code updates which will also address some of the downtown residents' concerns on the regulation side of things.

Commissioner Sartor said that there seems to be a lot of layers to what needs to be accomplished and asked if changes should be made to the Comprehensive Plan or somewhere else.

Bird replied that the Comprehensive Plan is long-range in nature and is intended to provide a 20-year or longer vision of how the Town may grow and change. The Comprehensive Plan does not change zoning requirements because that is part of the Land Use Code. The Land Use Code will be the next document to review. The Land Use Code are the regulations that support the vision and recommendations of the Comprehensive Plan and goes into more detail of defining "when" and "how."

Chairman McCaffrey opened the public hearing.

Sherry Leeper said she is still opposed to the Harrison Ave. and McKinley Ave. proposal. This is where she lives, and this will change our small quiet neighborhoods into something completely different. We should value our history and that includes a lot of the older homes downtown. This area should stay residential not be transitional or commercial.

Alyssa Ratzloff shared that she loves all the large shade trees and likes the small-town feel of the downtown. The character of the community might be priced out because new homes are more expensive. The parking is very limited downtown so having multi-family will put even more cars on the side streets. She would like to see buildings in the area that match what is existing.

Christine Gaiter would like to see buildings in the downtown area honor and complement the existing structures. Apartments could be allowed but would like to see 4 to 6 dwelling units per acre, not up to 12 that is identified in the Comprehensive Plan. She would like to see only up to 2 stories allowed instead of 3 stories.

Kathy Wydallis said that the plan vision reads funny. She said the one from 2014 is too long and boring but this new one does not sound like a vision statement. She mentioned that she had driven around some other places and that not every town has a park downtown, most have homes around.

Karen March said that by changing the downtown it will risk losing older homes if these streets become more businesses. She won't just lose the neighborhood, but she would lose neighbors. She does not want to see apartments, just homes. She wanted to know if the Town allowed 3 stories, what uses would be allowed on each story and where would they all park.

Chairman McCaffrey, seeing no more public comments, closed the public hearing.

Chairman McCaffrey mentioned that the transitional zoning that is downtown has always been there. Bird reminded that the Comprehensive Plan does not change the zoning. The Land Use

Code includes the zoning regulations and that would be considered in the next step of updates.

Commissioner Friedrichs would like to see larger parking spaces for the big pickup trucks. Bird agreed and said that can be addressed in the Land Use Code updates.

Commissioner Sartor brought up the fact that since the COVID-19 pandemic, there have been a lot more home-based businesses. We do not want to say no to letting people operate a business just because they live downtown.

Commissioner Whitehouse wants to make sure we are protecting everyone equally.

Chairman McCaffrey said that it seems most of the concerns will be taken care of in the Land Use Code with the guidance from the Comprehensive Plan.

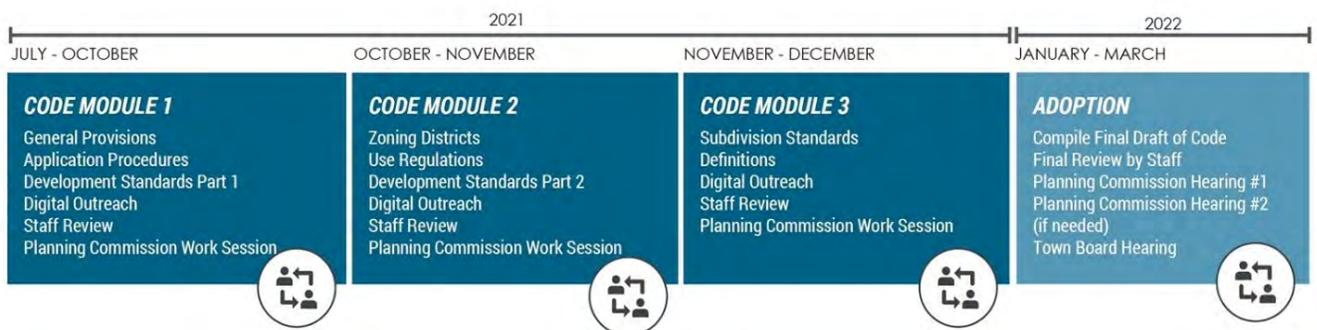
Commissioner Whitehouse moved to adopt Resolution PC-01-2021 adopting the Wellington Comprehensive Plan 2021 as the official Master Plan for the Town of Wellington. Commissioner Kinney seconded. Motion passed 5-1.

## 7. ANNOUNCEMENTS

Bird said that the next steps in the update process will be looking at the land use code which includes zoning, subdivision regulations and annexation. One of the tasks will be evaluating all of the existing code, evaluating permitted land uses by zoning district, and creating a draft of all the recommendations. He would like to start rolling this out in sections as there is a lot of text to cover. The Planning Commission will get the whole completed draft document to consider before the public hearing when that time comes.

Work sessions will be scheduled every month at 5:30pm before the regular Planning Commission meeting begins at 6:30pm so we can begin covering these various sections.

Jennifer Gardner with Logan Simpson has been working on preparing some of the draft language for certain sections. She also shared a proposed schedule of the sections that were anticipated being discussed at the upcoming work sessions.



Commissioner Hamman wants to see McKinley and Harrison Avenues addressed in the Land Use Code.

Commissioner Kinney would like to see more images incorporated in the regulations, not just text.

## 8. ADJOURNMENT

Chairman McCaffrey adjourned the meeting at 8:55 PM.

Approved this 13th day of September, 2021

*PATTY LUNDY*

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Recording Secretary