



**TOWN OF WELLINGTON  
PLANNING COMMISSION  
September 13, 2021**

**MINUTES  
WORK SESSION – 5:30pm**

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1. WORK SESSION – 5:30pm

The Planning Commission for the Town of Wellington, Colorado, met on September 13, 2021, at the Wilson Leeper Center, 3800 Wilson Avenue, Wellington, Colorado at 5:30 p.m. in a work session to discuss draft language relating to land use code updates and landscape and irrigation standards updates.

Cody Bird, Planning Director introduced a proposed new outline for the land use code, draft descriptions for zoning districts, and a draft list of land uses.

Commissioners inquired if the land use code updates would be made retro-active and if residents would have to change properties to come into compliance with the new codes.

Bird replied that any new code provisions adopted would apply only to new projects and substantial changes or redevelopment of existing sites.

Commissioners commented that they liked the new code format and it is easier to find what they were looking for compared to the current code.

Commissioners asked to consider medical care uses including uses such as elder care and urgent care facilities.

Jennifer Gardner, Logan Simpson introduced draft provisions for the landscape standards and irrigation standards. These updated standards would be applicable for new developments, and will also provide guidance and recommendations for those looking to make changes to an existing landscape. The updated landscape standards is also proposed to be supported by a landscape and irrigation design manual to provide further guidance.

Commissioners liked having examples shown in the code and the design manual to show residents what the code is describing. They felt the graphics would be very helpful.

No action was taken during the work session. The work session adjourned at 6:30pm.



**TOWN OF WELLINGTON  
PLANNING COMMISSION  
September 13, 2021**

**MINUTES  
REGULAR MEETING – 6:30pm**

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2. CALL REGULAR MEETING TO ORDER – 6:30pm

The Planning Commission for the Town of Wellington, Colorado, met on September 13, 2021, at the Wilson Leeper Center, 3800 Wilson Avenue, Wellington, Colorado at 6:30 p.m.

3. ROLL CALL

Commissioners Present: Bert McCaffrey, Chairperson  
Tim Whitehouse  
Rebekka Kinney  
Eric Sartor  
Troy Hamman  
Linda Knaack

Absent: Barry Friedrichs

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

4. ADDITIONS TO OR DELETIONS FROM THE AGENDA

None

5. PUBLIC FORUM

Christine Gaiter said that on page 6 she did not like what she was seeing for the definition for the C2 zone district description. She would like to see Harrison and McKinley Street be treated the same.

Kathy Wydallis commented that there was discussion during the Comprehensive Plan discussion that there was not going to have high density .

Sherry Leeper commented that she lives on Harrison Ave. in a residential area and wishes for it to remain low density residential.

Alyssa Ratzlaff said that she takes pride in her home and she says she likes the feeling when you drive through town that it is not big and fancy but that it is the small town feel with history. She doesn't want transitional zoning and would like the area to keep the same old character that it has now. The downtown housing is currently the most affordable.

Jon Gaiter, Trustee, said he wanted the Commissioners and staff to remember that the Town Board asked residents to trust this Commission and staff that they would do their jobs and will listen to concerns. He said that it doesn't seem that has happened.

Karen March stated she lives is on McKinley Ave. and would like it to be low density.

6. CONSIDERATION OF MINUTES

A. Meeting Minutes of August 2, 2021

Moved by Commissioner Sartor, seconded by Commissioner Whitehouse to approve the minutes as presented. Motion passed 6-0.

7. NEW BUSINESS

A. Minor Subdivision – Lot 1, Amended Lots 2 and 3, Replat of Tract 47, Wellington Place Subdivision (3837 6<sup>th</sup> St.)

Bird introduced the staff report. The proposed minor subdivision is a lot split of the existing property currently occupied by the Wellington Vet Hospital. The applicant desires to divide the lot so the Vet Hospital can remain and create a second building site for future commercial development. Staff is supportive of the request to divide the property to create a second building site. A few minor cleanup things on the drawing are identified in the staff report that can easily be corrected on the final document.

Bird explained that the site has a significant floodplain that limits the site. Staff asked the applicant to provide some conceptual drawings to illustrating that subdivision of the property would still have sufficient space to meet the building footprint needs, parking lot circulation and access, and to meet the 6<sup>th</sup> Street dedication requirements. The applicant provided the conceptual drawings requested and demonstrated that all the requirements could be satisfied. A cross-lot parking and access easement was suggested by staff to ensure the needs of both properties could be met. Staff can work with the owner and applicant on the mechanics of the parking and access dedications.

Kevin Brazelton, United Civil Design Group was in attendance to representing the applicant. He did not have anything to add to Bird's comments. The owner has reviewed the staff comments in the report and have no issues with providing the easement or addressing the comments. He is available to answer any questions.

Chairman McCaffrey wanted to know if the concept site plan provides enough parking. Bird replied that it does.

Commissioner Whitehouse asked about the drainage and the flood plain.

Bird reminded that the site plan provided for the site was conceptual only to show that there is room to build a structure and parking to support it on the property if the property is divided.

Chairman McCaffrey asked if there would still be a dog park with the vet clinic.

Brazelton replied yes, there would be.

Chairman McCaffrey opened the public hearing.

Ralph Houdeshell said that Coal Creek can't handle the water presently and wanted to know if there are any plans to remedy the situation. He said that the 24" pipe that goes across the property does not hold the water that it does not go through it but that it floods his property at 7735 Sixth Street. He said that he tried to meet with the prior Town Administrator or Town Engineer in the past, but the meeting did not happen.

Commissioner Hamman asked for him to send in some documentation and pictures and the Town would investigate the situation.

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

Commissioner Kinney moved to approve the minor subdivision for 7837 Sixth Street Subdivision, subject to staff report comments and engineering review comments, and forward a recommendation of approval to the Board of Trustees. Commissioner Whitehouse seconded. Motion passed 6-0.

8. ANNOUNCEMENTS

None

9. ADJOURNMENT

Chairman McCaffrey adjourned the meeting at 7:04 PM.

Approved this 4 day of October, 2021

*PATTY LUNDY*

Recording Secretary