



TOWN OF WELLINGTON
BOARD OF ADJUSTMENTS

REGULAR MEETING MINUTES
February 24, 2022

1. CALL TO ORDER

The Board of Adjustments for the Town of Wellington, Colorado, met on February 24, 2022, at the Wilson Leeper Center at 5:00 p.m.

2. ROLL CALL

Members Present: Christine Gaiter, Vice-Chair
Kathy Wydallis
Eric Stahl
Stephen Carman
Wyatt Knutson

Members Absent: John Jerome

Town Staff Present: Cody Bird, Planning Director
Dan Sapienza, Town Attorney

3. ADDITIONS TO OR DELETIONS FROM THE AGENDA - None

4. PUBLIC FORUM

- Shirrell Tietz, 4525 Ingalls Dr., commented that she does not like the idea of allowing members of the Board of Adjustments to also serve as a member of the Planning Commission that is under consideration by the Board of Trustees.

5. CONSIDERATION OF MINUTES

A. Meeting minutes of June 24, 2021 regular Board meeting

Moved by Member Wydallis to approve the regular meeting minutes of June 24, 2021; Member Carman seconded the motion. Roll call on the vote resulted as follows:

**Yeas – Gaiter, Wydallis, Stahl, Carman
Nays – None
Motion carried 4-0**

6. NEW BUSINESS

A. Elect Chair and Vice Chair

Member Wydallis nominated Member Gaiter for Chair, seconded by Member Carman.

**Yeas – Gaiter, Wydallis, Stahl, Carman
Nays – None
Approved 4-0**

Member Gaiter nominated Member Stahl for Vice Chair, seconded by Member Wydallis.

Yeas – Gaiter, Wydallis, Stahl, Carman
Nays – None
Approved 4-0

Member Knutson arrived, 5:16pm.

B. Presentation – Possible Updates to Board Membership

Dan Sapienza, Town Attorney, presented a draft ordinance the Board of Trustees is considering that includes possible changes to membership on the Board of Adjustments. One of the considerations is to allow a member of the Board of Adjustments to also serve on the Planning Commission at the same time.

Member Carman expressed that there may be some challenges with public perceptions if the overlap is allowed. Internal controls may also be a consideration.

Vice Chair Gaiter asked about the limitations to the number of Town boards or commissions that a resident can serve on simultaneously and asked about Town staff serving on public boards.

Sapienza replied that those considerations are up to the Board of Trustees to define in the membership requirements for each board and commission.

There was additional general discussion about the perception of possible conflicts of interest if members of the Board of Adjustments also served as a member of the Planning Commission.

No action necessary.

C. Discussion – Quasi-Judicial Proceedings

Overview of general guidelines and best practices for quasi-judicial proceedings.

No action necessary.

D. Discussion – Bob's Rules

Overview of the use of "Bob's Rules" as the Town's recognized public meeting procedures manual.

No action necessary.

7. ANNOUNCEMENTS

Bird announced there are no action items scheduled for public hearing for the March meeting.

8. ADJOURNMENT

Vice-chair Gaiter closed the meeting at 6:12pm.

Approved this 28TH day of JULY, 2022



Recording Secretary