



BOARD OF TRUSTEES  
September 27, 2022  
6:00 PM

Leeper Center, 3800 Wilson Avenue, Wellington, CO

## MINUTES

A video recording of this meeting is available on the Town of Wellington's YouTube page at <https://www.youtube.com/channel/UCPgB1-EYjaSam4hF3mkoFNA>

### A. CALL TO ORDER

Mayor Pro Tem Macdonald called the meeting to order at 6:30 p.m.

1. Pledge of Allegiance

Mayor Pro Tem Macdonald asked that all rise for the pledge of allegiance.

2. Roll Call

Mayor Pro Tem Ashley Macdonald

Trustee Jon Gaiter

Trustee Brian Mason

Trustee Rebekka Kinney – joined meeting at 6:33 p.m. through Zoom

Trustee Shirrell Tietz

Trustee David Wiegand – joined meeting at 6:33 p.m.

Absent: Mayor Calar Chaussee

3. Amendments to Agenda

Mayor Pro Tem Macdonald asked if there were any amendments to the agenda; there were no amendments.

4. Conflict of Interest

Mayor Pro Tem Macdonald asked if there were any conflicts of interest on the agenda; there were no conflicts of interest.

### B. COMMUNITY PARTICIPATION

1. Public Comment

Mayor Pro Tem Macdonald opened the meeting for public comment to which there was none.

### C. PRESENTATION

1. Larimer County Sheriff's Office - 2023 Budget Presentation

- Presentation - Lieutenant Troy Badberg and Sergeant Matt Cherry

Members of the Larimer County Sheriff's Office were present to provide an overview of the draft 2023 budget for the Town of Wellington. Various items were discussed including the option to add an additional corporal or community impact deputy in 2023 and the cost of vehicles owned by the Larimer County fleet.

## D. CONSENT AGENDA

1. Minutes from September 13, 2022 Board of Trustees Meeting  
This item was postponed to the October 11, 2022 Consent Agenda for consideration.

## E. ACTION ITEMS

1. Public Hearing: Rezone Request from LI - Light Industrial District to C-2 - Downtown Core Commercial District on Lot 1 and the north 15 feet of Lot 2, Block 9, Wellington Place 1st Subdivision (8141 First Street)

Trustee Dailey recused herself from the discussion as she was participating in the meeting remotely.

Cody Bird, Planning Director, presented this item and provided guidance to the Trustees regarding any conflicts of interest or ex parte communications related to this item; the Trustees reported that there was nothing of substance to report. Mr. Bird provided a brief history of the property noting the recent condemnation and the owner's efforts to come into compliance. Mr. Bird also reviewed the Planning Commission recommendation based on finding of facts listed in the staff memo.

The applicant addressed the Trustees and noted the plan to have one commercial/retail space and three residential on the property.

The Trustees commented on the use presented and the requirements of the C-2 zoning which is a primary use of commercial and not residential.

Mayor Pro Tem Macdonald opened the public hearing. There was no public comment provided and the public hearing was closed.

2. Ordinance No. 15-2022: An Ordinance Concerning a Rezone Request from LI - Light Industrial District to C-2 - Downtown Core Commercial District on Lot 1 and the North 15 Feet of Lot 2, Block 9, Wellington Place 1st Subdivision (8141 First Street)

Cody Bird, Planning Director, noted this was the ordinance related to the previous agenda item for the rezoning of 8141 First Street and stated the current building is being repurposed.

Mayor Pro Tem Macdonald asked the applicant if they had any further comments to which there were none.

The Trustees discussed the ordinance noting that C2 zoning use is intended to be primarily commercial and residential is to be the secondary use. This property will be mostly residential with a minor commercial component. The Trustees also expressed concern regarding parking availability.

The Trustees requested that for future applications that it be determined what the percentage of residential and commercial would be appropriate for this zone district.

**Trustee Gaiter moved to adopt Ordinance No. 15-2022 approving C-2 - Downtown Core Commercial District zoning for Lot 1 and north 15 feet of Lot 2, Block 9, Wellington Place 1<sup>st</sup> Subdivision based on the Board's findings for approval and updating the official maps of the Town and the following findings of fact:**

- **The rezone will not result in adverse impacts to the natural environment (including air,**

**water, noise, stormwater management, wildlife, and vegetation or such impacts will be mitigated.**

- **The rezone of the subject property will not result in material adverse impacts to the surrounding properties.**
- **Facilities and services (roads, transportation, water, gas, electricity, police, fire protection, and sewage and waste disposal) are available to serve the subject property while maintaining adequate levels of service to existing development.**
- **The rezone is consistent with any other prior approvals and official plans and policies created under the guidance of that plan for those areas (e.g., the Comprehensive Plan, specific area plans like a Downtown Corridor Study, etc.)**

**Trustee Mason seconded the motion.**

**Yays – Gaiter, Dailey, Mason, Tietz, Wiegand, Macdonald**

**Nays – None**

## **F. REPORTS**

1. Town Attorney – Mr. Sapienza reported he had attended the Colorado Municipal League Law Conference the past week.
2. Town Administrator – No report.
3. Staff Communications
  - a. Larimer County Sheriff's Office Monthly Report - August 2022
  - b. Utility Monthly Report through 9/1/2022
  - c. Fee Schedule report
4. Board Reports
  - Trustee Gaiter reported on the transportation pilot program, the October 5 staff appreciation luncheon and his scheduled "office hours" at Ziggy's on October 15 from 11-12.
  - Trustee Dailey reported on the Wellington Middle/High School homecoming on October 4 and the work being done on the Main Street agreement.
  - Trustee Tietz reported on the ideas for the Community Activities Commission that she is working on.

The Trustees discussed the Chamber Annual Dinner and the four tickets that the Town receives due to their membership. The Trustees determined that the tickets are to be provided to the Board of Trustees and staff.

## **G. ADJOURN**

Upon a motion duly made, the meeting was adjourned at 8:01 p.m.



Patti Garcia  
Patti Garcia, Town Administrator/Interim Town Clerk

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.