



**TOWN OF WELLINGTON  
PLANNING COMMISSION  
June 12, 2023**

**MINUTES  
SPECIAL MEETING – 6:30 PM**

1. CALL SPECIAL MEETING TO ORDER – 6:30 p.m.

The Planning Commission for the Town of Wellington, Colorado, met on June 12, 2023, at the Wilson Leeper Center, 3800 Wilson Avenue, Wellington, Colorado at 6:30 p.m.

2. ROLL CALL

Commissioners Present:

Eric Sartor, Chairperson  
Lisa Chollet  
Tim Whitehouse  
Stephen Carman  
Lowrey Moyer  
Linda Knaack

Absent:

Bert McCaffrey

Town Staff Present:

Cody Bird, Planning Director  
Paul Whalen, Planner III  
Patty Lundy, Planning Analyst

3. ADDITIONS TO OR DELECTIONS FROM THE AGENDA

None

4. PUBLIC FORUM

None

5. NEW BUSINESS

A. Rezone and Preliminary Plat – Replat Saddleback Subdivision

Chairman Sartor asked if there were any conflicts of interest or any ex parte communications.

Chairman Sartor said he sits on his HOA board that has connections with the applicant for the proposed development changes. It will not impact his judgement of the proposed project.

Cody Bird, Planning Director showed the location of the proposed rezone and replat and explained that it is existing with R-2 Residential Low Density zoning. It is proposed to be rezoned as R-3 Residential Medium Density along with the replat of the subdivision which will run concurrently. The reason for the changes is that we have updated the Land Use Code and the Zoning Map and this will achieve smaller lot sizes and narrow lot widths to accommodate an additional 58 more lots. The proposed project density is 3.72 dwelling units per acre that is consistent with the Comprehensive Plan recommendations for

Residential Low Density areas identified on the Future Land Use Map. Open spaces will have low-water native plants. The findings for approval are in the staff report in detail. Staff assessment is to rezone and replat the subdivision. This is a different way of looking at this area and rethinking having smaller lots. The reduction in lot size will allow more area to be dedicated for open space and utilize native vegetation that requires less irrigation water treated by the Town. The reduction in lot size will allow for more efficient use for the Town's water resources.

Commissioner Carman asked if the water concern was only for irrigation. Bird said more homes is also more indoor demand. But when a permit is pulled the builder must provide raw water. The Town can provide irrigation water, but we do not think it is appropriate use of Town water resources. Commissioner Carman also wanted to know how much the open space has increased from the original proposal. Bird did not have the exact numbers but said it is in the staff report and believes that it is about 4.5 acres of increase for the open areas.

Commissioner Chollet was interested in knowing what the minimum lot size is for R-2. Bird said it is 6,600 square feet for detached units.

Commissioner Whitehouse wanted to mention that the Town has been limiting building permits to about 100 a year and that the water and wastewater plants will be coming online around the time these lots would be ready and the development lots will be needed.

Commissioner Knaack wanted to know what the 53 more lots would do for impact fees. Bird said it will increase the revenue side but we also have to provide the town services that they are paying for.

Tom Dugan with SH Holding of Colorado shared maps of the existding plat and then he also shared the new proposed plat. The average lot size on the old plat is about 11,000 square feet and the average size of the lots on the new proposal is 6,500 square feet.

Commissioner Chollet wanted to know if the applicant had looked at lot sizes like 6,600 square feet. Dugan said it was based on what builders were interested in building their homes on. Commissioner Chollet asked if there would be more than one builder. Dugan said there were no contracts yet, but that DR Horton was interested.

Commissioner Moyer asked if there were going to be any road improvements. Dugan said that Ronald Reagan would be paved going east to the entry of the subdivision with sidewalks and curb and gutter. G.W. Bush Ave. would be paved to the east to the edge of the property line with the same improvements.

Commissioner Carman asked about Outlots A, B, and C. Dugan said they are not part of this plat. Bird said that Outlot C is not a change, as there is someone that has subsurface mineral rights. Dugan provided a letter that the developer received from the mineral interest holder saying that they did not object to the proposed plat.

Commissioner Carman asked how the 4.5 acres of open space came about. Dugan said it was the park interior as well as the backside of some of the lots that got smaller.

Commissioner Knaack asked if the property values would be higher or lower than what they have going now. Dugan said he estimates that they should not be lower. He believes

the homes will be in the \$500,000 range.

Commissioner Chollet asked who approves the builders. Dugan said that the developer Daren Roberson, approves the builders and does so in accordance with restrictive covenants and neighborhood standards.

Chairman Sartor opened the floor for public comment.

Nick Johnson thinks that the water issue is a moot point. He believes that there will be a negative impact on the current property values in the area. Other than profits he would like to know why it needs to change.

Bill Emery is concerned that the 211 more homes accessing only 2 roads to the frontage road and the already long backup to get on to I-25 is a mess and adding more cars won't help. Will they fix this. Also, will the drainage east of McClelland and Ronald Reagan get fixed?

Chris LaPole was wondering like Emery how it will look getting in and out of the neighborhood and if the Town will improve the interchange at I-25.

Tom Childers is worried since they are already reduced to water 2 days a week and traffic is already an issue about what that will look like in the future. Also did we design the new water and wastewater plant projects to accommodate all the growth.

Christy Wagner said the traffic is already bad. There is a lot of water that flows through the subdivision and with more homes there will be less places for the water to get soaked up naturally. Also, there is no fire department on the east side of the I-25 which is a huge concern especially if we will be adding more homes. She asked if the proposed pocket park have anything for the children?

Chairman Sartor said that this was everyone that had signed up to speak during the public comment but asked if there was anyone else who would like to speak. There were no further public comments.

Following the public comment Chairman Sartor allowed staff and the applicant to address any of the questions that they heard.

Bird addressed some of the items that he heard. The Town required a traffic impact study update for both the original proposal and the new one and there was not a requirement identified for any other roads to be improved. The existing development agreement contemplates improving Ronald Reagan Ave. and G.W. Bush Ave. . The I-25 interchange is something the Town has asked to be on CDOT's review. The drainage will be addressed with a U-shaped channel. The Town has to approve any changes to the plat. The new plants being built right now were sized for growth for the next 15-20 years. It is true that there is not currently a fire station on the east side. The fire department does have land on that side just south of Bomgaars. The increase in lots will have the same setbacks. There will be access to a park and to a trail system.

Commissioner Moyer said that this is a 4 to 6 year build out. Daren Roberson with SH Holding of Colorado LLC said it will depend on the market. He also said that the builders will do the landscaping of the front and side yards. Depending on the market, he sees this being about 60 homes per phase.

Commissioner Chollet asked if multi-family can be developed on this property. Bird said that multi-family cannot be developed on this lot configuration proposed with the replat. Commissioner Chollet also wanted to know who has the responsibility for the roads at the intersection located at the frontage roads. Bird said that would be the Town to work with CDOT. Development is responsible for the road improvements, but it is not just for one development's responsibility.

Commissioner Carman was interested in knowing what the average home cost will be. Roberson said that 2,500 square foot home for and 85,00 square foot lot would be the same as a 2,500 square foot home on a 54 wide lot. Same house just on a different lot size. The housing cost would be the same, it would be the land that would be different since there would be more land.

Commissioner Whitehouse mentioned that the Town did adopt a design guide for landscaping. Dugan said that is correct. He also said that the open spaces will have native plants to keep the water low.

Commissioner Whitehouse also asked about smart controls for the I-25 interchange. Bird said that adaptive controls at the lights are being looked at by CDOT. They are installed, but they are still needing adjustments to get them best dialed-in..

Chairman Sartor asked if the Commissioners had finished their discussion and asked if there was any motion.

Commissioner Chollet moved to forward a recommendation to the Board of Trustees to approve the rezone to R-3 Residential Medium Density District and the Preliminary Plat for Saddleback Subdivision First Replat.

Commissioner Whitehouse seconded the motion.

**Yeas – Chollet, Moyer, Whitehouse, Sartor**

**Nays – Knaack, Carman**

**Motion carried**

**B. Amended Site Plan for Lot 4, Block 1, Wellington Business Center**

Paul Whalen, Planner III gave a brief overview of the project. This property is in the southern part of town in the Light Industrial area. This is a for an amended site plan with minor changes. The changes proposed are adding 20 feet to the south side of the building to give them more square footage and adding a loading dock to the west side of the building. The landscaping will stay the same with the addition of a few evergreen trees to block the new loading dock. Lighting and parking will stay the same. The elevation will match the other buildings in the area and is the same as what was originally proposed. This project is consistent with the Comprehensive Plan and the intent stated in the Land Use Code.

Chairman Sartor was interested to know if the extra 20 feet would impact the circulation flow. Whalen that there was a truck turning radius done and it would not be an issue.

Commissioner Chollet wanted to know if it was the same owner for both lots. Whalen said that it was the same owner. Commissioner Chollet also wanted to double check that the cover of the loading dock wasn't over the lot line. Whalen said that even though it is the same owner, he has asked for a consent letter from applicant to owner saying it was ok so if the property was to sell it was recorded.

Commissioner Whitehouse asked if it was just one loading dock. Eric Larsen said that it is just one.

Eric Larsen, with Summit Partners said that there is only one area that is encroaching on the lot lines and that is the trash enclosures. Larsen mentioned that Whalen was correct in the traffic circulation that the fire trucks will be able to get through.

Commissioner Carman wanted to know if there were not any tenants, why a prompt for this particular design change. Larsen said that the building was to match the building to the east and all the buildings were increased. So, this was just updating the site plan to match the rest.

Chairman Sartor asked for a motion on the amended site plan.

Commissioner Moyer moved to approve the amended site plan for Lot 4, Block 1, Wellington Business Center, subject to staff report comments and Town Engineer approvals.

Motion seconded by Commissioner Carman.

**Yeas – Chollet, Moyer, Knaack, Carman, Whitehouse, Sartor**

**Nays – None**

**Motion carried**

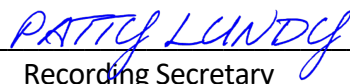
## 6. COMMUNICATIONS

Bird mentioned that due to the Fourth of July holiday the next Planning Commission Meeting will be held on July 10<sup>th</sup>, 2023

## 7. ADJOURNMENT

Chairman Sartor adjourned the regular meeting at 8:55 PM.

Approved this 10<sup>th</sup> day of July, 2023

  
Recording Secretary