



**TOWN OF WELLINGTON
PLANNING COMMISSION
August 7, 2023**

**MINUTES
REGULAR MEETING – 6:30 PM**

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

The Planning Commission for the Town of Wellington, Colorado, met on August 7, 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
Bert McCaffrey
Stephen Carman
Lowrey Moyer
Linda Knaack
Tim Whitehouse

Absent:

Town Staff Present:

Cody Bird, Planning Director
Paul Whalen, Planner III
Patty Lundy, Planning Analyst
Bob Gowing, Public Works Director (online)

3. ADDITIONS TO OR DELETIONS FROM THE AGENDA

None

4. PUBLIC FORUM

None

5. CONSIDERATION OF MINUTES

A. Meeting Minutes of July 10, 2023

Commissioner McCaffrey moved to approve the meeting minutes of July 10, 2023.
Commissioner Chollet seconded.

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

Nays – None

Motion carried

6. NEW BUSINESS

A. Site Plan Review – The Well (8121 First Street)

Cody Bird, Planning Director gave a brief introduction. He mentioned that this site includes the grain silo on First Street and staff has been working with the applicant on their

application to help prepare for this site plan review. He mentioned that some current standards could not be met because of existing conditions on site, but that the spirit and intent of the overall site plan is there. Paul Whalen, Planner III gave the presentation on the site plan. The applicant is Twila Soles with Soles² LLC and she is looking to add a use to the location and needs to update the site plan. Whalen gives a brief history of what the building was originally used for as well as explaining that it is currently Ms. Soles malting business. He explained that she is looking to add a tap room / event space to the building. He explains that she has already gone through the variance process and was granted a setback for a reduced separation setback to 140 feet from the standard of 500 feet for a bar/tavern from residential property. The Board of Adjustments approved the variance subject to conditions which are listed in the staff report. He showed pictures of what the site currently looks like and explained that the proposed site plan would be an improvement. He shows how the landscaping will help with buffering and appearance. He explained the applicant desired to keep the existing architectural character of the existing structures, and the landscaping will add to this character. He explained that the parking lot is proposed to include a portion that will be gravel instead of being paved for the purpose of addressing storm drainage and constraints for the site. Whalen shared that public utilities need a certain level of protection because of the food preparation that might need to take place for the liquor license requirements. If food production is proposed on the site, then a grease interceptor is required. The applicant has expressed that no food preparation is proposed at this time, so staff has requested showing the location for a future grease interceptor on the revised plans so that the area is available if needed in the future. Whalen went over the findings and said that staff recommends approval of the site plan with revisions/corrections completed to the satisfaction of the Town Engineers and the Planning staff prior to issuance of building permits.

Commissioner Carman made it known that he was on the Board of Adjustments at the time the variance was heard for this property.

Twila Soles, property owner said that her business Grouse Malt House has been in business for over 10 years. She gave a description of the current business activity on the property. There are currently 6 employees and a few part-time. The building has been around for 101 years and she desires to provide this space for the community. She stated that The Well in Wellington, in short The Well, has been in existence since 2020. It has been discussed at the Town of Wellington staff and planning level since 2021. It is registered as a trade name in the state of Colorado for a business that offers bar services featuring beer, wine, spirits, and non-alcoholic beverages. It also has a federal trademark pending. She said the site is permitted by right and the property has been used in the past for a tap room.

Commissioner Chollet asked if the landscaping was meeting the requirements that the Board of Adjustments had for significant screening. She thought it might be a fence instead of plants. Bird said that the Board of Adjustments did not evaluate the landscaping specifically and they wanted to make sure the site plan review process did not remove any of the landscaping that was proposed on the site plans shared with the Board. Commissioner Carman confirmed that they looked at the setback variance and not the landscaping. Whalen mentioned that the plants that have been picked will help with the screening as the species that are listed will be adequate.

Commissioners Whitehouse and McCaffrey asked about the parking lot not meeting the current requirements. All the parking lot should be paved with no gravel. Bird said that to meet the storm drainage requirements there needed to be some gravel which was agreed with the Town Engineers could be the east side of the property. Shane Ritchie, designer, agreed that there needed to be some location to help with the storm drainage and due to the flat site, the south area of the parking lot was the best location. He also said they would have survey whiskers [markers] to show where the parking lines would be instead of paint on the gravel.

Commissioner Chollet wanted to know why the patio was not paved as she thought it needed to be for ADA requirements. Ritchie and Bird both explained there were some areas of the patio that would meet the requirements and not every area has to be ADA accessible as long as there are ADA accommodations available.

Zach Yendra shared some information about the parking lot and terrain and said water will flow down the street to other properties if it was all paved with no gravel areas.

Commissioner Chollet wanted to know about the on-street parking. Ms. Soles said that she did not want commercial trucks to park on the street in front of her property for days on end and that is why she was proposing the paint parking spots. Bird mentioned that truck parking is allowed in town, and the Town cannot prevent them from parking there.

Commissioner Chollet asked about the property to the south if it was going to be used for parking. Ms. Soles said that it was a different lot, and nothing was going to be built there. Chairman Sartor wanted to know if the drainage could go there so all the parking could be paved. Ritchie replied that the south lot was intended to be developed later, so storm drainage could not go there because then it would have to be changed again in the future.

Commissioner Knaack was interested to know what happens to the gravel parking area when there is a storm. Would it just be a pond? Ritchie said it is not a huge problem, and staff agreed that it was not uncommon to have a parking area hold water for drainage.

Chairman Sartor asked what the split was of how much water that went to the north and south ends of the property. Yendra did not have the exact numbers.

Commissioner Whitehouse asked about the special event center portion of this building. Ms. Soles said it is not a typical tap room. It will have non-traditional hours, open for people who want to rent the space for special occasions. Not a true event center.

Commissioner Chollet said that she heard Grouse Malting was looking to relocate, and she wanted to know if it was going to go in the south lot. Ms. Soles said that it would go to ag land which would be more appropriate, not to the south lot.

Chairman Sartor opened the meeting for public comment.

Jacob Waterman said that he supports the local business. He believes it will help the local economy and help Wellington grow.

Melissa Whitehouse said it seemed like the entire site was not being looked at. On page 24 it seemed to only show about 3/5th of the site. There does not seem to be much information about the gravel patio, where the stage is going, or which direction it will be facing. The west patio does not show the setback information and seems close to the railroad right-of-way. There are not any identifiers on the other structures on the plans, so we do not know what they are used for. There should be hardscaping on the east side not just plants to block the lights and noise.

Seeing no further comments, Chairman Sartor closed the public comment section.

Ms. Soles addressed the comments about the landscaping on the east side and said that is 30 inches of hedging and should be ok for blocking the lights. She also addressed the stage saying it would face southeast.

Commissioner Chollet asked about food. Ms. Soles said that there will be catering and food trucks. There is a specific spot inside the fencing where a food truck would go and would not take any of the parking spaces.

Commissioner Knaack asked about the lighting plan. Ms. Soles said there would be solar lights.

Commissioner Moyer did not feel comfortable approving the site plan as the plan says it is a tap room but also talks about special events. There was not a lighting plan provided and that is something needed for their review. She asked for more information showing where the stage would be located.

Ms. Soles again said that this business does not fit a box. It will not have regular operating hours. They hope to sell tickets to specific bands. They need the tap room to brew and get a liquor license.

Chairman Sartor would like to see the parking lot all paved and what that would look like for drainage.

Ms. Soles asked about the condition number 4.c. – Revise the proposed curb/gutter/sidewalk design to remove the existing pan and build new curb/gutter/sidewalk to town standards. She said this seems new and she has a problem with doing it. Bird replied that the curb/gutter/sidewalk was related to drainage and was non-negotiable as these are Town Standards. The Town received plans last Wednesday and expedited review to have the item on the agenda, however, Engineering staff needed additional details. The plans from last Wednesday could not be accepted. The engineers have to accept the modification and that has not occurred at this time.

Ms. Soles also asked for explanation on condition 4.d. – Extend the proposed curb/gutter/sidewalk to the southern property corner. She questioned why this was required when she is not doing any work on the south lot. Bird said that it was related to the drainage and it all needed to be done at the same time. Commissioner Carman asked if she did not own the south lot, would it still be required. Bob Gowing, Public Works Director said that the new plans he received showed a road on the south lot that was not there before, so the curb and gutter was required.

The Commission stated they would like to continue their review at another meeting. They would like to see all of the recommended conditions in the staff report addressed. They want to see what it would look like if most of the parking lot was paved, but still met the drainage requirements. The lighting plan needs to be provided.

Commissioner McCaffrey moved to table the site development plans for The Well located at 8121 First Street until the regular meeting on October 2, 2023.

Motion seconded by Commissioner Chollet.

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

Nays – None

Motion carried

B. Recommendation on Annexation and Zoning Request: Sage Farms Annexation and Village at Sage Farms Annexation and Planned Unit Development (PUD) Zoning

Bird explained that this is an annexation of 300.52 acres of land that also proposes a Planned Unit Development (PUD) for zoning. He reviewed the findings for approval that is in the packet. He showed the location and explained that it is within the Town's growth management area and Future Land Use Map identified in the Comprehensive Plan. He showed a map of the proposed zoning sections throughout the property that includes a mix of residential and commercial areas. There is also an area for single-family attached units. He explained the PUD zoning. The PUD proposes a mix of residential and commercial land uses generally consistent with the pattern contemplated in the Comprehensive Plan. The Future Land Map identifies the area as primarily Low Density Residential (up to 6 dwelling units per acre) as well as some Medium Density Residential (6-12 dwelling units per acre). The Conceptual Master Plan and Proposed PUD generally meets the intent of providing a mix of large lot, small lot and multi-family zoning areas with residential densities within the recommended densities identified in the Comprehensive Plan.

Daren Roberson, applicant, said that Bird did a great job giving information about the property and their ideas in the packet. He shared that he had developed the Sage Meadows Subdivision and he had upsized the sewer line for that property for this future development. This has been a project that he and his team have been working on for several years. He is in talks with UCHHealth to be an anchor in the south commercial area. He said that DR Horton is interested in bringing their single-family attached models to part of the area. Bird shared slides of the possible DR Horton housing elevations on the screen to illustrate what those could look like. Roberson wanted to bring some diversification to this large property. There will be about 9 acres of commercial land available. He sees this being a 15–20-year project before all 300 acres are built out. It will be a phased project with multi-family and commercial development first.

Commissioner Moyer asked about home costs. Roberson said that it of course depends, but that he thought they would start around \$400,000.

Commissioner Chollet asked about there being a zoning for the buffers from residential to commercial. Tom Dugan said that it is hard to see on the map, but that there will be landscaping buffers and space between residential and commercial. Chollet said that C-1 zoning is a natural buffer and she would like to see more of that. Dugan said that there will be some of those types of uses down south in the C-3 area. Bird referenced the PUD zoning and the PUD document with the list of allowed uses.

Commissioner Chollet asked why houses were by the railroad and multi-family not by main transportation areas. Roberson said there is a 30–50-foot buffer. He puts houses in the best places for them to sell and they do sell by railroad tracks.

Commissioner Chollet was interested to know what the difference between treated water vs. surface water was. Bird said that a simple way to think about it is treated water is done at the water plant and the surface water is water in a ditch.

Commissioner Chollet wanted to know if the fire department had seen this plan and if they had any comments or concerns. Bird said that there has not been an official response from the Fire Department at this time. Roberson said the Fire District will get impact fees from building permits from this development.

Commissioner Knaack asked about the school district's comments, if they wanted land. Bird said that they have purchased enough to meet the needs of this future growth and they also get fees for each new home. Their comment letter expressing a desire for fees in-lieu of land was included in the report.

Commissioner Whitehouse wanted to know if the date of the letter from Northern Colorado Water Association was correct. Dugan said that it was correct.

Commissioner Moyer moved to forward a recommendation of approval to the Board of Trustees to annex the Sage Farms Annexation and the Village at Sage Farms Annexation into the Town of Wellington and to amend the official zoning map of the Town to include the annexations as PUD – Planned Unit Development based on the findings for approval.

Motion seconded by Commissioner Chollet.

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

Nays – None

Motion carried

7. COMMUNICATIONS

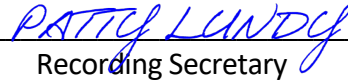
Bird said the next meeting is scheduled for September 11th, which is the second Monday of the month due to the Labor Day holiday on the first Monday. There are not currently any new site plans, scheduled. The final plat for Saddleback Subdivision is anticipated, which the Commission has already reviewed the preliminary plat at a prior meeting.

There is a state-wide planning conference later in September. Bird asked for any Commissioners interested in attending to let him know.

8. ADJOURNMENT

Chairman Sartor adjourned the regular meeting at 8:51 PM.

Approved this 11th day of September, 2023


Recording Secretary