



**TOWN OF WELLINGTON  
PLANNING COMMISSION  
September 11, 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 September 11, 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  
Linda Knaack  
Tim Whitehouse

Absent:

Stephen Carman  
Lowrey Moyer

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. CONSIDERATION OF MINUTES

A. Meeting Minutes of August 7, 2023

Commissioner Whitehouse moved to approve the meeting minutes of August 7, 2023.  
Commissioner McCaffrey seconded.

**Yeas – McCaffrey, Whitehouse, Chollet, Knaack, Sartor**

**Nays – None**

**Motion carried**

6. NEW BUSINESS

A. Final Plat – Saddleback Subdivision First Replat

Cody Bird, Planning Director gave a brief introduction. He mentioned that this came before the Planning Commission back in June at the special meeting as a preliminary replat and rezone. He reminded them that they voted to recommend approval to the Board of Trustees for the rezone to R-3 and the preliminary replat. The Board of Trustees also voted to

approve an ordinance to rezone the property to R-3 and approve the preliminary plat. Bird mentioned the preliminary replat showed 211 lots, and it has now been updated to have 205 lots. This was based on the discussion at the Board of Trustees meeting. The discussion was to get the lot sizes closer to the minimum lot size of R-2 zone district which is 6,600 square feet. The applicant did this by increasing the average lot widths from 54 feet to 56 feet. The updates resulted in eliminating 6 lots from the south end of the interior blocks. By having smaller lots, it will help reduce the amount of area in yards to reduce water usage. A corresponding landscaping plan is in the packet. The landscape plan meets the requirements that were adopted in the Landscape and Irrigation Design Manual best practices. The Findings for Approval for a final plat includes 1) the final plat conforms with the approved preliminary plat with the recommended changes, modifications and conditions; 2) The development will substantially comply with the Design and Development Standards as set forth in Article 5 of the code; and 3) All the applicable technical standards have been met. There are minor revisions to public improvement plans that are being coordinated with Town Engineers, however, Engineering staff has indicated the revisions would not likely impact the plat drawing. Staff recommend approval of the final plat. If a recommendation for approval is granted, the final plat is anticipated to go before the Board of Trustees on October 24<sup>th</sup> if it is ready.

Daren Roberson, with SH Holding of Colorado said that Bird got all the information right but wanted to correct one thing. There were 2 lots that were short of reaching the desired 6,600 square feet. They are located in Block 3, Lots 37 & 38. Chairman Sartor asked if the changes were specific recommendations, or was it just a general suggestion to see bigger lots. Roberson said that he believed it to be a general suggestion. Bird agreed. Chairman Sartor said that R-3 has a smaller square footage minimum. Bird agreed - The reason for the zoning request to R-3 was more for the lot width reduction than the lot size. R-2 width is 60 feet and R-3 is 50. So the applicant is showing a little narrower lot width but tried to keep the lot size up like the Board of Trustees asked.

Chairman Sartor opened it up for public comment.

Chairman Sartor closed the public comment section seeing no one came up to speak.

Commissioner Chollet asked about the covenants, if they would be created by the HOA or by the applicant. Roberson said that it would be created by him, the developer, and recorded with the county before any lots were sold. He also plans to have a separate sheet for the landscaping requirements for the front yard that will be put in by the builders. This will make sure they are using the landscape manual and make the lots have plans for the front yards that should use less water.

Commissioner Chollet asked if the open space will be usable or just for drainage. Roberson said it is for drainage, but that parts of it is part of the trail system with a nice walking path. He also mentioned that the Parks Board wanted to see some lighting along the trail, so he is looking into some solar lights that will not affect the housing areas but that will still light the trail.

Commissioner Chollet asked if the pocket park was reduced in size with the lot width adjustments. Roberson said he did not recall the exact numbers, but that he believed the park was reduced slightly, but by less than 5 feet.

Commissioner Chollet asked about bike lanes in the subdivision. Roberson said he would have to talk with the engineers. He had not recommended any changes to any of the road or sidewalk designs from the original plat plans. Bird said they would talk with the engineers. The subdivision roads do not have bike lanes in accordance with Town standards, but he would work with the engineers to look into the north and south roads to see if they will have bike lanes.

Commissioner Chollet asked to make sure that the items on page 11 of the agenda packet (comments on Design and Development Standards of Article 5 of the Land Use Code) would be taken care of if the final plat is approved.

Commissioner Whitehouse said that he had started to talk to the applicant before the meeting and stopped but wanted to let the applicant know that his question was answered during the meeting and that it had to do with why there were 6 fewer lots than in the preliminary plat. Roberson acknowledged the comment and was glad the question was answered.

Commissioner Chollet moved to forward a recommendation to the Board of Trustees to approve the Final Plat for Saddleback Subdivision First Replat.

Motion seconded by Commissioner Whitehouse.

**Yeas – McCaffrey, Whitehouse, Chollet, Knaack, Sartor**

**Nays – None**

**Motion carried**

## 7. COMMUNICATIONS

Bird said the next meeting is scheduled for October 2, 2023. There was an item tabled from the August meeting that is the only item for the October meeting. The applicant has not currently resubmitted their plans and staff is reaching out to see where things are at to make sure Town staff has time to review the plans prior to the meeting. Chairman Sartor asked when the deadline was and Bird said it had already past, but they we are willing to work with the applicant to still try to meet the October meeting timeframe.

Bird also mentioned that Chairman Sartor and Commissioner Chollet had expressed interest in attending the Colorado Planning Conference that was mentioned at the previous meeting. He is working on getting the arrangements worked out for registration so they can attend.

## 8. ADJOURNMENT

Chairman Sartor adjourned the regular meeting at 7:07 PM.

Approved this 2nd day of October, 2023

  
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Recording Secretary