



TOWN OF WELLINGTON

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PLANNING COMMISSION

January 4, 2016 MEETING
7:00 P.M.

Leeper Center, 3800 Wilson Ave., Wellington

AGENDA

CALL TO ORDER / ROLL CALL

ADDITIONS OR DELETIONS FROM THE AGENDA

PUBLIC COMMENT

Public invited to be heard on (items not on Agenda)

PRESENTATIONS

CONSENT AGENDA

- Planning Commission Meeting Minutes from December 7, 2015

OLD BUSINESS

1. Preliminary Plat Wellington Downs PUD

NEW BUSINESS

1. Election of Officers
2. Conditional Use/Site Plan Lots 5 & 6, Block 2, Bonfire 2nd - for storage units and outdoor storage
3. Temporary use Bonfire Lot - for temporary concrete plant.
4. Minor Subdivision – Replat Lots 4, 5, 9 and 10 Block 9 Boxelder Commons Filing 2.
5. Conditional Use/Site Plan for Subdivision Pool –Replat Lots 4, 5, 9 and 10 Block 9, Boxelder Commons Filing 2.
6. Conditional Use/Site Plan - Redmon Storage Units

TOWN ADMINISTRATOR UPDATE

SCHEDULE WORK SESSION

OTHER

ADJOURN

PLANNING COMMISSION
REGULAR MEETING
January 4, 2016

The Planning Commission for the Town of Wellington, Colorado, met on January 4, 2016 at the Leeper Center, 3800 Wilson Ave., Wellington, Colorado at 7:02 p.m.

COMMISSIONERS PRESENT: LARRY NOEL, JACK BRINKHOFF, BERT MCCAFFREY, BARRY FRIEDRICHS, ERIC KESELBURG and MATT MICHEL (arrived at 7:04pm)

COMMISSIONERS ABSENT: NONE

PRESIDING: BERT MCCAFFREY, CHAIRMAN

ALSO PRESENT: LARRY LORENTZEN, TOWN ADMINISTRATOR
CYNTHIA SULLIVAN, DEPUTY CLERK

Additions or Deletions from the Agenda

None

Public to be heard on non-agenda items

Becky Riley, of 7703 Fox Chase Lane, asked that the Planning Commission to postpone all major developments in the Town of Wellington until you revisit the Planned Unit Development (PUD) criteria.

Chairman McCaffrey asked if this would go to the Board of Trustees. Mr. Lorentzen said that the Planning Commission could recommend changes to the zoning code in regard to PUD's or the overall code. Mr. Lorentzen gave a history on the code. This could be addressed in a work session.

Presentations

None

Consent Agenda:

- Planning Commission Meeting Minutes from December 7, 2015.

COMMISSIONER BRINKHOFF MOVED AND COMMISSIONER FRIEDRICHS SECONDED to approve the consent agenda. Roll call was taken and the motion passed unanimously.

OLD BUSINESS

1. Preliminary Plat Wellington Downs PUD

Applicant J & J Construction represented by Andrew Gerk

Recommendation from Staff:

- 1) *The PUD Plan include restrictions on Tract A to commercial uses (no residential)*

- 2) *A trail system connection between Tract C and Tract F, and between Tract F and Tract E be accomplished with a modified street section with a combination of a detached 5 foot wide sidewalk and street bicycle lanes.*
- 3) *A Traffic Study and CDOT access permit application be completed prior to submitting for final plat.*
- 4) *A trail system be shown on the PUD Plan and run through and connect Tracts A, B and C and the pocket park.*
- 5) *A Traffic Study and CDOT access permit application be completed prior to submitting for final plan.*

Mr. Gerk addressed the changes that were made to the subdivision from public comment and the work session on December 14, 2015. The following are the changes that were made.

- Reduction in multifamily from 80 to 70 units.
- Relocation of the property for future fire station so it is next to the commercial lots.
- All the multi family has single family between it and the other subdivisions.
- Location of park and trail system including bicycle lane.
- Open space on south side of subdivision was taken out.

The following public spoke regarding this item: Ron Goldberg, Becky Riley, Don Coty, Chuck Cross, Jason Meyers, Juliann Harvey, Jim Curwood, Mark Smith, Rob MacNaughton, Jim Dawdy, Ted Gantek, Scott Sampson, Lou Kinzli, Kathy Thornton, Paul Cox, and Bonnie Dawdy.

Mr. Lorentzen explained the process for the development of the property. He addressed the issue of the overpass and said other highway interchanges are being upgraded with the addition of developer moneys. Addition of traffic lights on the overpass would probably be the next step to relieve traffic.

Main Issues

- Multi-Family – Eliminate
- Commercial – Increase size
- Fire Station - location
- Traffic – Widen McClellan and Jefferson
- Drainage Plan – Off the south side of the subdivision – Make sure not to interfere with homes south of development. Town would be responsible for maintenance after warrantee period.
- Drainage across Jefferson
- Water issues
- Overpass Traffic issues
- Single family lot size
- Suggestions for use of commercial or multi-family area.

Mr. Gerk said they have no current plans for the commercial lots. With regard to the multi-family they want to diversify the use of the property. He addressed the lot size question and said they did increase from the minimum 5500 square feet (sq. ft.) to 5804 sq. ft. and the average lot size was increased from 6400 sq. ft. to 6835 sq. ft.

Commissioner Brinkhoff asked that Mr. Lorentzen explain the impact fees. Mr. Lorentzen said we have impact fees for Water, Sewer, Road, Library, Park, Trails and Storm Drainage that are assessed for each building permit.

Commissioner Brinkhoff asked what would warrant traffic lights. Mr. Lorentzen said traffic lights on the overpass are warranted. There is a minimum count in peak hours to warrant a traffic light. That will be looked at as part of the traffic study. He gave a comparison of the commercial property to those properties already developed on the west side.

There was a question as to who would own the multi-family homes. Journey Homes would rent the multi-family. There was concern about section 8 housing. Commissioner Friedrichs asked for a description of the multi-family units. Mr. Gerk said there would be 6 and 8 plex buildings that would be no taller than the 2-story homes. They would be 1 & 2 bedroom units.

COMMISSIONER BRINKHOFF MOVED AND COMMISSIONER NOEL SECONDED to approve the preliminary subdivision for Wellington Downs. Roll call was taken and the motion passed Commissioner Keselburg voted against.

Mr. Lorentzen said this is a recommendation to the Board of Trustees and would be heard at the January 26th Board of Trustees meeting.

NEW BUSINESS

1 Election of Officers

COMMISSIONER BRINKHOFF NOMINATED AND COMMISSIONER KESSELBURG SECONDED to appoint Bert McCaffrey as chairman and Barry Friedrichs as Chair Pro-tem. Roll call was taken and the motion passed unanimously.

2 Conditional Use / Site Plan Lots 5 & 6 Block 2 Bonfire 2nd - storage

Applicant: Doug Walker

Recommendation from Staff:

- 1) No building permit shall be issued prior to construction acceptance of the on-site and off-site public infrastructure and paving of at least the portion of Bonfire Drive accessing the property.
- 2) All stored vehicles to have current license plates/tags, and be operable. The standard rental agreement must contain language that failure of the vehicle owner to maintain this status will be considered a default.
- 3) Design requirements, sewer tap and service fees for a proposed RV dump station will have to be separately negotiated and approved by the Town.
- 4) A photometric lighting plan and landscape plan indicating type and number of plantings complying with town standards be submitted for approval by staff prior to building permit for storage units or use of outdoor storage spaces.

Commissioner Brinkhoff asked about fencing requirements. Mr. Lorentzen said the property for the storage was not adjacent to County road 7. Mr. Walker said the enclosed units would be a buffer between the road and the outdoor storage. There would be a gate at the entrance.

COMMISSIONER BRINKHOFF MOVED AND COMMISSIONER NOEL SECONDED to approve Conditional use/site plan lots 5 & 6, Block 2 Bonfire 2nd. Roll call was taken and the motion passed unanimously.

3 Temporary use Bonfire Lot - concrete

Applicant: Doug Walker

Mr. Walker said the plant would be temporary for use on site and to see if there is a need in the community. They are requesting use for one year.

Dwayne Hodges, of 9507 NCR 7, had concern about dust from the plant and traffic on the roads north of town. Commissioner Brinkhoff said we do have dust mitigation requirements in place. The town would limit the traffic to for deliveries only. Most of the traffic would exit I-25 at Owl Canyon and come down County Road 7.

Mr. Hodges, asked what would happen after the first year. Commission Brinkhoff said if they feel there is a need in the town they would look at locating a plant in an industrial zone.

Pam Marshall, of 9217 NCR 7, asked why they would not put the temporary plant on the industrial property. Chairman McCaffrey said that the major portion of the work they would be supplied on site. Mr. Walker explained that by processing and using the concrete on site it would reduce the amount of traffic compared to bringing mixed concrete onto the site from other plants or an offsite plant.

Josh Blackett, of 8431 6th St., was concerned about road conditions in the future. Commissioner Brinkhoff said when a portion of land is added into the town the road must meet our standards. This item would be reviewed by the town attorney and sent to the Board of Trustees.

COMMISSIONER BRINKHOFF MOVED AND COMMISSIONER FRIEDRICHS SECONDED to recommend temporary use of Bonfire lot for concrete plant. Roll call was taken and the motion passed unanimously.

4 Minor Subdivision – Replat Lots 4, 5, 9 & 10 Block 9 Boxelder Commons Filing 2

Applicant: Harvest Village Holdings – represented by Craig Russell

Mr. Russell explained that they want to take these four lots and convert them into one lot for the construction of a subdivision pool. He described how it would look and would include a clubhouse.

COMMISSIONER BRINKHOFF MOVED AND COMMISSIONER FRIEDRICHS SECONDED to approve Minor Subdivision Replat lots 4, 5, 9 and 10 Block 9 of Boxelder Commons Filing 2. Roll call was taken and the motion passed unanimously.

5 Conditional Use/Site Plan for Subdivision Pool

Mr. Russell gave the details of the facility including parking, bicycle racks, fencing and landscaping.

Commissioner Noel asked if the pool would be a membership. Mr. Russell said their intent was for subdivision residents only. Once it is transferred to the Homeowners Association it will be up to them on how it is run.

Commissioner Keselburg asked if there would be off street parking. Mr. Russell said all the parking would be on the street.

COMMISSIONER BRINKHOFF MOVED AND COMMISSIONER FRIEDRICHS SECONDED to approve the conditional use/site plan for Subdivision Pool – Replat lots 4, 5, 9 and 10 Block 0 Boxelder Commons Filing 2. Roll call was taken and the motion passed unanimously.

6 Conditional Use/Site Plan – Redmon Storage

Applicant Travis Redmon

Mr. Redmon explained how the property would be developed.

Recommendation from Staff:

- 1) The driveway be paved with asphalt or concrete through the gate to keep from tracking onto Washington Ave.
- 2) The fence along Washington and CR 9 be straightened with wood or steel posts other than the existing t-posts.
- 3) On-site Stormwater detention be designed and constructed as approved by the Town Engineer.
- 4) Photometric plan be approved by staff before units would go in.

Commissioner Brinkhoff asked if the leach field for the septic system failed would they have to tie into the town's sewer. Mr. Redmon said he did not know where the closest sewer line is. They are proposing to move the current leach field and the containers are movable.

Mr. McNaughton, said the bushes along County Road 9 block the view around the corner. There was discussion about removing the bushes 50 feet back from the intersection.

Mr. McNaughton, asked if they have permission to drain into the ditch. Commissioner Brinkhoff said as long as it is not more than historical and provide a drainage pond. Mr. Redmon said they would be doing drainage design for a detention pond.

Ms. Bustos asked why the town was allowing so many storage facilities. Chairman McCaffrey said there is a market for storage. Commissioner said some HOA's don't allow the storage of RV's and Boats within the subdivision.

Commissioner Friedrichs asked about the distance from the corner of trees and plants. Mr. Lorentzen said the trees and bushes need to be trimmed.

Commissioner Friedrichs was concerned that if they decided to expand would they stack the containers. Mr. Lorentzen said that they are only showing one layer of containers, but we could put that as a condition.

COMMISSIONER FRIEDRICHS MOVED AND COMMISSIONER BRINKHOFF SECONDED to approve with staff recommendations and only one container high. Roll call was taken and the motion passed unanimously.

TOWN ADMINISTRATOR UPDATE

Mr. Lorentzen updated the Commission on the following:

- Sage Meadows
- Bonfire 2nd
- Application for Outlot A in the Knolls for March.

Commissioner Friedrichs asked about the NAPA. Mr. Lorentzen said we are waiting for them to get final inspection from Safebuilt.

SCHEDULE WORK SESSION

Work session was scheduled to review the language for multi-family in commercial districts at 6:30pm.

COMMISSIONER NOEL MOVED AND COMMISSIONER BRINKHOFF SECONDED to adjourn the meeting. Roll call was taken and the motion passed unanimously. Meeting adjourned at 9:19pm.

Respectfully Submitted by:

Cynthia Sullivan, CMC
Deputy Town Clerk