



TOWN OF WELLINGTON

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PLANNING COMMISSION

October 3 2016 MEETING
7:00 P.M.

Work Session – 6:30 pm – Commercial Architectural Standards
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 (time limit of 3 minutes per person)

PRESENTATIONS

CONSENT AGENDA

Planning Commission Meeting Minutes from September 12, 2016

NEW BUSINESS

1) Country Lane Farms Annexation Petition

TOWN ADMINISTRATOR UPDATE

SCHEDULE WORK SESSION

OTHER

ADJOURN

PLANNING COMMISSION
REGULAR MEETING
October 3, 2016

Following a work session on Commercial Architectural Standards the Planning Commission for the Town of Wellington, Colorado, met on October 3, 2016 at the Leeper Center, 3800 Wilson Ave., Wellington, Colorado at 7:00p.m.

COMMISSIONERS PRESENT: ASHLEY MACDONALD, JACK BRINKHOFF,
BERT MCCAFFREY, ERIC KESELBURG, BONNIE DAWDY,
BARRY FRIEDRICHS and PAUL COX arrived at 7:20pm.

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

None

Presentations

None

Consent Agenda:

- Planning Commission Meeting Minutes from September 12, 2016.

Ms. Sullivan said there was a correction on item one. The second should have been Commissioner Dawdy instead of Commissioner Friedrichs.

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

NEW BUSINESS

1. Country Lane Farms Annexation Petition

Applicants Steve and Michele Lane.

Les Crawford, civil engineer, and Jeff Goodell, builder representing the applicants.

Mr. Goodell said that the annexation is for approximately 20 acres to be developed as medium density with 21 single family lots. He said that they had looked at Rural density, but the lot widths were not wide enough. The property is a horseshoe shape that connects on the north end by GW Bush. The owners want to retain 15 acres in the middle where their home is located. The 5 acres along the Boxelder would be for Open Space.

Staff Recommendations:

- 1) *The Comprehensive Plan future land use map be amended to show the property as rural residential.*
- 2) *A requirement for proof of disclosure to prospective buyers that the properties are near a sewer plant and odors will be noticeable from time to time.*

- 3) *The Annexation Agreement to include a clause that no final Subdivision Plat will be recorded prior to removing all residential lots from the floodplain.*
- 4) *Minimum lot size to be 1/2 acre.*

Chairman McCaffrey asked if there were any questions about the recommendations. Mr. Goodell said his only concern is the clause that the final subdivision plat will not be recorded prior to removing all residential lots from the floodplain. He said the whole proposed property is in the flood plain, but the owner has started the process to get it taken out of the flood plain. He said this process could take up to 2 years. Mr. Lorentzen said that the problem isn't whether building could be done in a flood plain, does the town want to annex property that is in a flood plain. The town has spent a lot of effort in getting existing town properties out of the flood plain. There was further discussion about when the subdivision would be acceptable to submit plans. Mr. Lorentzen said his is a unique property. Our zoning shows the property as agriculture because we wanted a buffer between residential and our sewer treatment plan. It already has water and sewer lines that run through the property. Since it is a small number of lots it would probably fit in with the surrounding developments. He suggested that they be required to inform potential buyers of the closeness to the sewer treatment plant and get that in writing. Mr. Crawford asked how far the sewer treatment plant would be from this property. Mr. Lorentzen said about a quarter of a mile.

Commissioner Brinkhoff asked what the concern is with regard to the flood plain issue. Mr. Goodell said with the clarification he is comfortable with the recommendation. Mr. Lorentzen said the final recording of the plat could be part of the annexation agreement but would not hold up the subdivision process. Commissioner Dawdy asked how long the process for removing the property out of the flood plain would take. Mr. Goodell said probably about a year. Commissioner Dawdy asked when they want to get started. Mr. Goodell said they have already started the engineering to submit to FEMA. He said the flood plain issue would be the last hurdle to clear before we submit for final plat approval, hopefully within a year. Mr. Lorentzen said the annexation would take until the beginning of next year. If they continue through the process and get approvals, they could possibly be ready to build in the spring. Not taking into consideration the flood plain issue. Commissioner Dawdy thought that the town did not want to annex property in a flood plain. If we annex the property what happens if FEMA does not take them out of the flood plain. Mr. Lorentzen said it would be at their risk. Annexation does not approve development.

Commissioner Friedrichs said if the annexation was not approved, what does that do to their project. Mr. Crawford said it would depend on whether the town would allow them to connect to the water and sewer service. Mr. Lorentzen said the Board of Trustees would have to approve service use outside the town limits and the cost of the service would be one and a half times the current fee rate. Mr. Goodell said the County would allow us to develop, but they would be limited to the number of houses.

COMMISSIONER BRINKHOFF MOVED AND COMMISSIONER MACDONALD SECONDED to recommend approving the Country Lane Farms Annexation and Medium Density residential zoning with staff recommendations. Roll call was taken and the motion passed Commissioner Cox abstained.

TOWN ADMINISTRATOR UPDATE

Mr. Lorentzen updated the Commission on the following:
Meeting for November 7th

- Preliminary Plat for Geier Annexation.
- Public Hearing for Downtown Zoning District and the single family residential restriction.
- Conditional Use and Site Plan from Vessey funeral home to put in a mortuary and crematorium on the Bonfire Subdivision lot 6 that would access 6th Street. Chairman McCaffrey asked how large the lot is. Mr. Lorentzen said about one and a half acres. He said it has a drainage easement that would reduce the space to an acre and that is the size Mr. Vessey is looking at.

Sage Meadows is moving forward with the infrastructure. Still waiting on North Poudre with the drainage ditch.

A lot of interest in commercial building.

No movement on Phase 2 of Columbine Estates. D.R. Horton is fixing the streets in Phase 1.

Matt Mullet has one building up but does not have the streets in yet.

SCHEDULE WORK SESSION

No work session was scheduled.

OTHER

None

COMMISSIONER FRIEDRICHS MOVED AND COMMISSIONER DAWDY SECONDED to adjourn the meeting. Roll call was taken and the motion passed unanimously. Meeting adjourned at 7:30pm.

Respectfully Submitted by:

Cynthia Sullivan, CMC
Deputy Town Clerk