



**TOWN OF WELLINGTON
PLANNING COMMISSION**

**REGULAR MEETING MINUTES
October 7, 2019**

The Planning Commission for the Town of Wellington, Colorado, met on October 7, 2019, at the Leeper Center, 3800 Wilson Ave., Wellington, Colorado at 6:30 p.m.

Commissioners Present: Bert McCaffrey, Chairperson
Dan Sattler
Tim Whitehouse
Rebekka Kinney
Troy Hamman

Commissioners Absent: Bonnie Dawdy
Barry Friedrichs

Town Staff Present: Cody Bird, Town Planner
Patty Lundy, Development Coordinator
Ed Cannon, Town Administrator

3. ADDITIONS TO OR DELETIONS FROM THE AGENDA

None

4. PUBLIC FORUM

None

5. CONSIDERATION OF MINUTES

5.A. Planning Commission Meeting Minutes of September 9, 2019

Moved by Commissioner Sattler, seconded by Commissioner Hamman to approve the minutes as presented.

Motion passed 5-0 (Dawdy absent, Friedrichs absent)

6. NEW BUSINESS

6.A. Site Plan Review – Lot 2, Boxelder Commons

Cody Bird, Town Planner presented the staff report. He explained that the site had previously been approved for commercial development and many of the utilities, parking and sidewalks were constructed. However, due to changes in the economy in the mid-2000's, the property has remained vacant for a number of years. The applicant is proposing to develop the site for commercial, much like it was originally intended. The site plans intended to utilize as much of the existing infrastructure as possible, though the applicant will make repairs where necessary. The applicant is proposing to develop the property in phases, beginning with approximately 10,000 square feet of building space on

the north end first. Subsequent phases will require site plan review and approval.

Kahlil Deerman, Hauser Architects, representing the applicant, provided material samples of the architectural metal panels proposed for the building. Samples were passed amongst Commissioners while the building elevations were discussed.

Commissioner Hamman asked how many tenants were proposed. He pointed out that there were four doors shown on the building elevation.

Devin Ferrey, FR Companies, applicant, explained that in the current marketplace, many tenants are only interested in a small space. The plans considered for this first building phase will likely include four tenants. The middle space would be divided into two tenants to accomplish this.

Commissioner Whitehouse asked if the number of tenants proposed affects the approval of the site plan.

Bird replied that in this case, three tenants vs. four tenants would likely not affect the site plans.

Commissioner Kinney asked if it was normal to have the entire east side of the site seeded and asked if this was consistent with other commercial projects.

Bird replied that the seed was selected due to the large drainage swale along the east side of the site. Native grass is proposed for this area and is common in large drainage areas throughout Town.

Commissioner Whitehouse asked about the condition of the underground utilities and if they are still functional since they have been unused for a while.

Bird said that most of the underground pipes should have weathered fairly well. We haven't seen any noticeable problems with utilities yet. The Town's Engineering Division has asked that question as well, and it will be examined further when civil engineering plans are submitted for review.

Commissioner Whitehouse noted that the staff report includes a comment about potential conditional uses. He asked what would require a conditional use.

Bird responded that a bar or tavern might be desirable at this location, but would require a conditional use approval. Other uses may have similar requirements and staff added the comment in the staff report to draw attention to the possibility for additional approval requirements for certain tenants.

Commissioner Sattler asked when phase two of the project might be ready to start.

Deerman responded that it will likely depend on how fast the first phase can be completed and how fast it fills up.

Ferrey added that he believes that by year end they will have contracts with at least three tenants. They will be letting tenants buy or lease.

Bird reminded the Commission and the applicant that each phase would require a separate site plan review.

Chairman McCaffery opened the floor to public comment.

Melissa Whitehouse, resident, shared that it might be useful to investigate a possible roundabout on Fifth Street due to the curve of the road and it creates a blind corner. She also mentioned that it would be advisable to provide adequate service drives for larger trucks delivering to these tenants.

Seeing no further comments, McCaffrey closed the public hearing.

Commissioner Sattler asked Chief Green, Wellington Fire Protection District if he had any concerns with the proposed site plans.

Chief Green replied that the Fire District did not have concerns.

Moved by Commissioner Kinney, seconded by Sattler to approve the site plans for Lot 2, Block 1, Boxelder Commons, subject to engineering review and approval and subject to staff comments.

Motion passed 5-0 (Dawdy absent, Friedrichs absent).

6.B. Annexation – Country Lane Acres

Bird presented the staff report. He noted that this annexation case had been brought up several years ago, but was not completed due to some technical challenges. As a result, the annexation was not filed of record, and therefore was never completed. The property owner now desires to start the process anew and is requesting to annex the property into the Town.

Bird pointed out that the original annexation request only included a part of the property, but this newest request is proposing to annex the entire property (35.6 acres). The master plan identifies two phases. Phase 1 is proposed to be 21 single-family lots and Phase 2 is one large tract that could be subdivided in the future. Phase 2 would likely consist of approximately 20 lots.

Commissioner Kinney asked to talk about any concerns about odors from the wastewater treatment facility nearby.

Bird explained that in the notes from the staff report from the prior effort to annex this property, there was a suggestion that a written notice be provided to potential buyers of these lots that there was a potential for odors due to proximity to the wastewater facility. **Bird** suggested that this was likely still going to be the case.

Les Crawford, Site Development Solutions, representing the applicant, said that the surrounding properties were still zoned agricultural and can create their own smells in addition to potential for some hours of operation concerns as well.

Crawford went on to explain that the development is proposed to have a road that will have barrow ditches on either side instead of a curb and gutter system. The alternative road section is proposed to allow more space for bigger lots.

Steve Lane, owner recalled for the Commission that he had worked with FEMA to obtain a Letter of Map Revision (LOMR) to remove portions of the property from the flood plain. The only portion of the property that is still in the flood plain is the part along Boxelder Creek that is proposed to be dedicated to the Town for an extension of the trail system.

Lane added that he believes larger lots will help provide housing options that will allow residents to remain in the community.

Commissioner Kinney referenced the Larimer County online interactive map as still showing the properties adjacent to the annexation property as still being in the flood plain. She asked if the FEMA process that was completed only got the one property out of the flood plain.

Bird replied that the Lane property is higher than the other surrounding properties. The LOMR was obtained by using a more accurate method of measuring topography to show that the property is higher than FEMA had originally shown. The more accurate elevation data allowed the property to be out of the flood plain.

Chairman McCaffery opened the floor for public comments. Seeing no public comments, he closed the public comments.

Chairman McCaffery asked the Fire District if they had any concerns.

Chief Green said he wants to be sure the proposed roads have adequate turning radii for fire engines to maneuver at the end of the cul-de-sac.

Crawford stated there would be sufficient room for turning movements.

Moved by Whitehouse, seconded by Kinney to forward a recommendation of approval to the Board of Trustees to annex the Country Lane Acres Annexation into the Town of Wellington and to amend the official zoning map of the Town to include the annexation as R2 Single-family Residential, Medium Density based on the analysis and findings contained in the staff report.

Motion passed 5-0 (Dawdy absent, Friedrichs absent).

7. ANNOUNCEMENTS

- No announcements.

8. ADJOURNMENT

Moved by Hamman, seconded by Sattler to adjourn the meeting at 8:00 p.m.

Motion passed 5-0 (Dawdy absent, Friedrichs absent).

Respectfully Submitted by:



Patty Lundy
Development Coordinator