



**TOWN OF WELLINGTON  
PLANNING COMMISSION**

**REGULAR MEETING MINUTES  
September 9, 2019**

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The Planning Commission for the Town of Wellington, Colorado, met on September 9, 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  
Barry Friedrichs  
Troy Hamman

**Commissioners Absent:** Bonnie Dawdy

**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**

**5. CONSIDERATION OF MINUTES**

**5.A. Planning Commission Meeting Minutes of June 3, 2019**

Moved by Commissioner Sattler, seconded by Commissioner Whitehouse to approve the minutes as presented. Motion passed 5-0 (Dawdy absent, Friedrichs abstained)

**6. NEW BUSINESS**

**6.A. Conditional Use – Motor Vehicle Service and Repair Business at 9062 W First Street**

**Cody Bird, Town Planner** presented the following background information:

- Applicant is interested in putting a motor vehicle service and repair business at this address which is zoned Light Industrial.
- This property is zoned LI – Light Industrial District in which this type of business is identified as a conditional use.
- This address currently has a building which was designed for multiple tenants.
- The applicant will be in the southernmost unit of the building.
- This location is appropriate and there are other types of automotive businesses in the LI district.

- The conditional use will require a tenant finish for review as well as any building permit procedures and inspections including fire inspections.
- Public Works staff commented that measures would be needed to prevent oil and grease from the operations from entering the Town's sanitary sewer treatment facility. Measures can be determined and included with the building permit.

**Commissioner Sattler** asked if there is a building there since the area view provided didn't show one. **Bird** responded there is. The site was developed in 2018 as a multi-tenant building.

**Chairman Mc Caffrey** opened the public hearing. Seeing no public comments, the public hearing was closed.

**Commissioner Sattler** moved to forward a recommendation to the Board of Trustees to approve the conditional use request for a motor vehicle service and repair business at 9062 W First Street, subject to conditions, seconded by Friedrichs.

Roll call was taken and the motion passed unanimously.

#### **6.B. Conditional Use – In-home Child Care Center (7 or more children) at 7079 Loudon Street**

**Commissioner Whitehouse** asked if these applicants are redoing this process when there were some cases that came before the Commission last year. Will this be good for as long as they have their business?

**Bird** replied that during the process last year the conditional uses were good for one year which puts them at the correct time frame to apply again. Also, there are new codes as of August 1<sup>st</sup> so we need to do them again.

**Bird** explained that the building and fire codes were recently modified to lessen the restriction from five children in care to eight children in care without the need for major home modifications. Without the code amendments, most home childcare facilities would have required fire sprinklers or some other safety modification in order to operate at the levels of the basic State License. The applicants have satisfactorily addressed the conditional use requirements and all local, state and federal permits have or will be obtained. The hours of operation are within the 7am to 6pm range with adequate capacity for traffic for drop-off and pick-up.

**Lisa Stevens** said that she only has eight kids in care at one time. She was worried about times that her husband may be at home and that might put her over the limit for people in the home.

**Bird** replied that her husband would not be counted against the number of children in care and would not have to leave.

**Chairman Mc Caffrey** opened the public hearing.

**Lisa Sadar** Quality Resources Manager for Early Childhood Council of Larimer County Talked about the limited resources in Larimer County for young child care as well as places that could take several family members so that families could stay together. She has stories of an infant going to a different place every day of the week. Larimer County needs more child care providers so there are places for these families to go.

**Sadar** explained that the basic State License is a 6 plus 2 (6 children in care, plus 2 school-aged children during non-school times). Her concern was that every person who holds this license may be asked to go through this review process. She identified that there are about 15 people in Wellington who have this license.

**Commissioner Kinney** complimented all the providers for what they are doing and for participating in this process.

**Chairman McCaffery** seeing there were no more public comments, closed the public hearing.

**Commissioner Kinney** moved to forward a recommendation of approval for a conditional use to allow an in-home child care center on Lot 11, Block 5, The Meadows, subject to conditions, seconded by Whitehouse.

Roll call was taken and the motion passed unanimously.

**6.C. Conditional Use – In-home Child Care Center (7 or more children) at 7078 McClellan Road**

**Bird** presented the staff report. The request is for 8 occupants in care. The applicant is licensed for 12 in care through the State. Staff reviewed the request in accordance with the Town's conditional use review criteria. Staff is recommending approval subject to a few standard practices for termination of a conditional use such as abandonment of the use, change in ownership or change in use.

If the applicant desires to have more than eight children in care, the conditional use approval would support that; however, they would need to meet current building and fire codes which would include fire sprinklers.

**Chairman Mc Caffrey** opened the public hearing. Seeing no public comments, the public hearing was closed.

**Commissioner Kinney** moved to forward a recommendation of approval for a conditional use to allow an in-home child care center on Lot 2, Block 7, The Meadows, subject to conditions, seconded by Hamman.

Roll call was taken and the motion passed unanimously.

**6.D. Conditional Use – In-home Child Care Center (7 or more children) at 6900 Loudon Street**

**Bird** Presented the staff report. Staff evaluated the request based on the conditional use review criteria. Staff recommends approval subject to the same kind of general conditional use terms as stated for the prior cases. The applicant for this request had initially asked for approval for nine children in care which would violate the adopted building and fire code amendments. She also said that if she couldn't meet the fire sprinkler requirement, she would just reduce her request to comply with the eight children in care to meet the requirements.

If the applicant would like to have more than eight children in care, the recommended approval would support that with the addition of the fire sprinklers to meet the building and fire codes.

**Angie Billington** said she would love to put in the fire sprinklers, however she cannot because she does not own the home. She put having more children in care on her application so she wouldn't have to pay the conditional use fee again. Since she won't be able to meet the fire code requirements, she would like to just ask for the eight children in care. Mrs. Billington goes on to explain the hours and classes she has put in, in order to get the license with the State of Colorado and with Larimer County to be an Experienced Family Child Care Home licensed provider. Mrs. Billington also expressed there is a need for these types of licenses and that there are not very many in Larimer County.

**Chairman Mc Caffrey** opened the public hearing.

**Lisa Sadar** said that one thing that wasn't pointed out is the requirements from the federal government all the way down to the local government that has experienced child care providers goes to classes, they provide a disaster/emergency procedure, they do fire drills, lock down drills as well as other items to hold this license. They must meet all state requirements as well.

**Chairman McCaffery** seeing there was no more public comments, closed the public hearing.

**Commissioner Kinney** moved to forward a recommendation of approval for a conditional use to allow an in-home child care center on Lot 9, Block 15, The meadows, subject to conditions, seconded by Whitehouse.

Roll call was taken and the motion passed unanimously.

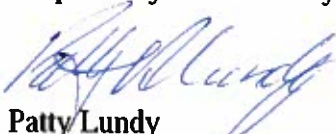
## 7. ANNOUNCEMENTS

- Bird announced that the professional consultant firm of Logan Simpson was selected and awarded the contract to facilitate the Comprehensive Plan process and Land Use Code Update.

## 8. ADJOURNMENT

Moved by Sattler, seconded by Whitehouse to adjourn the meeting at 8:00 p.m. Roll call was taken, and the motion passed unanimously.

Respectfully Submitted by:



Patty Lundy  
Development Coordinator