



**TOWN OF WELLINGTON  
PLANNING COMMISSION  
October 6, 2025**

**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 October 6, 2025, at the Wilson Leeper Center, 3800 Wilson Avenue, Wellington, Colorado at 6:30 p.m.

2. ROLL CALL

Commissioners Present:

Eric Sartor, Chair  
Lisa Chollet  
Tim Whitehouse  
Linda Knaack  
Sherman Stringer

Absent:

Bert McCaffrey

Town Staff Present:

Cody Bird, Planning Director  
Aidan Checkett, Planner I

3. ADDITIONS TO OR DELETIONS FROM THE AGENDA

None

4. PUBLIC FORUM

There was no public comment.

5. CONSIDERATION OF MINUTES

Commissioner Whitehouse moved approved the regular meeting minutes of August 4, 2025, and September 8, 2025. Commissioner Chollet seconded.

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

**Nays-**

**Motion carried.**

6. NEW BUSINESS

- A. Public Hearing to consider amendments to the Land Use Code regarding permitting for Electric Vehicle (EV) Charging Sites to comply with HB 24-1173

Chair Sartor invited Cody Bird, Planning Director, to present the item. Bird outlined changes to the Land Use Code Staff recommended for compliance with HB24-1173.

Commissioner Chollet asked if Staff considered adopting a percentage-based threshold rather than a numerical threshold of spaces served by DCFC chargers in an accessory EV Charging Site to trigger a site plan review. Bird stated that Staff had considered a percentage-based threshold but thought it may not work as a consistent standard for very large and very small parking lots.

Commissioner Chollet asked about the review process. Bird stated that the administrative review process is much quicker than a site plan review process. Chollet asked if not allowing EV Charging as a use by right in the Public District would prevent the Town from deploying an EV fleet. Bird noted that Staff could process it as a parking lot with an accessory EV Charging Site, and that the Town could add EV charging as an on-street amenity.

Commissioner Whitehouse asked how many EV land use applications Staff receives during a typical year. Bird said that the average is zero, but there are a number of in-home applications, which do not go through a Planning review process.

Chair Sartor asked the Commission if there were any conflicts of interest or ex parte communications. There were none.

Chair Sartor opened the Public Hearing at 6:55.

Melissa Whitehouse asked if the new code language regarding the double-counting of accessible spaces with access to EV Charging was limited to DCFC charging and if it applied to both primary and accessory EV Charging Sites.

Chair Sartor closed the Public Hearing at 6:56.

Bird stated that the requirement was not limited to DCFC charging and applied to both primary and accessory EV Charging Sites.

Commissioner Chollet asked if the double-counted spaces would be restricted to vehicles that both were accessible and EV-capable. Bird said the Town would not regulate the restriction of parking spaces for EV vehicles.

Commissioner Whitehouse moved to adopt the Land Use Code amendments related to Electric Vehicle (EV) Charging Sites and forward a recommendation of approval to the Board of Trustees.

Commissioner Chollet seconded.

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

**Nays-**

**Motion carried.**

- B. Public Hearing to consider amendments to the Land Use Code regarding Prohibiting Certain Landscaping Practices to comply with SB24-0005 and HB25-1113.

Sartor invited Bird to present the item. Bird outlined changes to the Land Use Code Staff recommended for compliance with SB24-0005 and HB25-1113.

Commissioner Whitehouse asked if artificial turf would be restricted in residential areas. Bird clarified that the

prohibitions on nonfunctional artificial turf would apply to multifamily properties and HOA common areas.  
Whitehouse

Whitehouse asked what other communities in the Front Range had been doing regarding landscaping and water conservation prior to these requirements. Bird explained that Wellington had adopted a Waterwise Landscape and Irrigation Manual which has informed the Town's process on these code changes.

Commissioner Chollet asked what "redevelopment" entailed. Bird stated that redevelopment is defined by the State as a change of more than fifty percent.

Chair Sartor asked the Commission if there were any conflicts of interest or ex parte communications. There were none.

Chair Sartor opened the Public Hearing at 7:22.

Eriks Lindemanis, who represents the Colorado Turf Council, stated that his group had assisted the Legislature with the drafting of these bills and that he and his group were available to assist the Town with any questions regarding this matter.

Chair Sartor closed the Public Hearing at 7:24.

Commissioner Chollet moved to adopt the Land Use amendments related to prohibiting certain landscaping practices and forward a recommendation of approval to the Board of Trustees.

Commissioner Whitehouse seconded.

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

**Nays-**

**Motion carried.**

## 7. COMMUNICATIONS

### A. Third Quarter 2025 Residential Building Permit and Lot Inventory Report

Bird presented the report. Commissioner Whitehouse stated he understood the economy was struggling and asked how Staff forecasted a higher number of units in 2026. Bird stated that the forecasts are based on a development pipeline tracker and the Town's cost model in the budget, and that they are Staff's best estimate.

## 8. ADJOURNMENT

Chairman Sartor adjourned the regular meeting at 7:30 PM

Approved this 8th day of December, 2025.

*Aidan Checkett*

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Recording Secretary