



**TOWN OF WELLINGTON
PLANNING COMMISSION
July 13, 2026
6:30 PM**

Leeper Center, 3800 Wilson Avenue, Wellington CO

Individuals wishing to make public comments must attend the meeting in person or submit comments by sending an email to planning@wellingtoncolorado.gov. The email must be received by 3:00 p.m. the Friday prior to the meeting . After that time, written public comments cannot be accepted. The comments will be provided to the Commissioners at the meeting. Emailed comments will not be read during the meeting.

The Zoom information below is for online viewing and listening only.

Please click the link below to join the webinar:

<https://us06web.zoom.us/j/88628197940>

Webinar ID: 886 2819 7940

Or Telephone: US: +1 719 359 4580 or +1 720 707 2699

-
1. CALL TO ORDER
 2. ROLL CALL
 3. ADDITIONS TO OR DELETIONS FROM THE AGENDA
 4. PRESENTATION
 - A. Introduce New Planning Commissioner - Troy Spraker
 5. PUBLIC FORUM
 6. CONSIDERATION OF MINUTES
 - A. Regular Meeting Minutes of April 6, 2026
 7. NEW BUSINESS
 - A. Application for Major Subdivision, Tract D, Sage Meadows Subdivision
 - B. Application for Minor Subdivision, Tract D2, Sage Meadows Subdivision and Rezone to P - Public District
 8. COMMUNICATIONS
 - A. 2nd Quarter 2026 Residential Building Permit Activity and Lot Inventory Report
 9. ADJOURNMENT

The Town of Wellington will make reasonable accommodations for access to Town services, programs, and activities and special communication arrangements. Individuals needing special accommodation may request assistance by contacting at Town Hall or at 970-568-3381 at least 24 hours in advance.

Planning Commission Meeting

Date: July 13, 2026
Submitted By: Aidan Checkett, Planner 1
Subject: Regular Meeting Minutes of April 6, 2026

EXECUTIVE SUMMARY

N/A

BACKGROUND / DISCUSSION

N/A

STAFF RECOMMENDATION

Move to approve the regular meeting minutes of April 6, 2026, as presented.

ATTACHMENTS

1. Regular Meeting Minutes of April 6, 2026



**TOWN OF WELLINGTON
PLANNING COMMISSION
April 6, 2026**

**MINUTES
REGULAR MEETING – 6:30 PM**

1. CALL REGULAR MEETING TO ORDER – 6:31 p.m.

The Planning Commission for the Town of Wellington, Colorado, met on April 6, 2026, at the Wilson Leeper Center, 3800 Wilson Avenue, Wellington, Colorado at 6:31 p.m.

2. ROLL CALL

Commissioners Present:

Eric Sartor, Chair
Tim Whitehouse
Sherman Stringer
Bert McCaffrey
Eric Stahl
Lisa Chollet

Linda Knaack

Absent:

Town Staff Present:

Cody Bird, Planning Director
Aidan Checkett, Planner I
Brittany Lenoir, Planner III

3. ADDITIONS TO OR DELETIONS FROM THE AGENDA

None

4. PUBLIC FORUM

There was no public comment.

5. CONSIDERATION OF MINUTES

Commissioner McCaffrey moved to approve the regular meeting minutes of March 2, 2026, as presented. Commissioner Stringer seconded.

Yeas – Chollet, Stringer, Whitehouse, Stahl, McCaffrey, Sartor

Nays-

Abstain-

Motion carried.

6. NEW BUSINESS

A. Site Development Plan – Wellington Community Services Center, 3520 Harrison Ave.

Cody Bird, Planning Director, introduced the item. He thanked the project team for their cooperation and communication during the review project. Bird invited Aidan Checkett, Planner I, to present Staff's findings.

Checkett presented the Staff report and findings.

Commissioner Chollet asked if the nonconformity on the rear setback of the existing building would affect the identified future building. Checkett stated that it would not. Bird noted that the existing nonconformity on the existing building is not being enlarged or expanded, and thus the nonconforming structure is permitted under the Land Use Code.

Chair Sartor invited the applicant to speak on the matter.

Steve Sarno, a member of the Wellington Community Services Center Board, outlined the history of the organization and noted that the permanent location was important for their operations. He also stated that Larimer County Health and Human Services had committed to staffing two positions in the social services offices.

Mark Gabbert, chair of the Wellington Community Services Center Board, said that he was hopeful the project would help address the lack of mental health professionals in Wellington.

Commissioner Whitehouse moved to approve the Site Development Plan for a commercial building development at Lot 12A, Wellington Place Lot Line Adjustment, based on the findings in the Staff report and subject to the conditions of approval outlined by Staff. Commission McCaffrey seconded.

Yeas – Chollet, Stringer, Whitehouse, Stahl, McCaffrey, Sartor

Nays-

Abstain-

Motion carried.

7. COMMUNICATIONS

A. 1st Quarter 2026 Residential Building Permit and Lot Inventory Report

Bird presented the report. Commissioner Whitehouse asked what the 2026 housing projections were based on and if they were ever changed. Bird stated that projections in the report are based on budget and revenue modeling that has not been updated mid-year.

Whitehouse asked if Staff had any idea what construction permit numbers might look like for the year. Bird said Town staff is in conversation with developers and builders and expects some projects already started will continue to advance. He stated that his bigger concern is the shortage of lots that are permit-ready.

B. Kaufman & Robinson, Inc.

Bird noted that Staff had received an application from Kaufman & Robinson, Inc. to make minor changes to their approved site at 4102 Glow Ave. The changes would involve an expansion of the parking lot and landscaping changes. Staff believes at this point that all changes would meet criteria for an administrative review and approval.

Commissioner Chollet asked if Bird had an update on HB26-1001 now that it has been passed. Bird said he would provide the Commission with an update.

8. ADJOURNMENT

Chair Sartor adjourned the regular meeting at 7:04 PM

9. WORK SESSION

A. Transportation and Mobility Plan Update and Discussion

Chair Sartor opened the work session at 7:18 PM.

Chair Sartor closed the work session at 8:30 PM.

Approved this 13th day of July, 2026.

Recording Secretary

Planning Commission Meeting

Date: July 13, 2026
Submitted By: Cody Bird, Planning Director
Subject: Application for Major Subdivision, Tract D, Sage Meadows Subdivision

EXECUTIVE SUMMARY

This subdivision request includes a Preliminary Plat and Final Plat to subdivide existing Tract D of the Sage Meadows Subdivision into Tracts D and D1. The proposal does not intend any new development, site modifications, or changes in land use. Town staff recommends concurrent review of the Preliminary and Final Plats. The subdivision is intended to implement obligations of the developer contained within the Memorandum of Agreement for Public Improvements for Sage Meadows Subdivision (Development Agreement) by establishing separate ownership and long-term maintenance responsibilities for existing public improvements and HOA facilities.

Following a public hearing, the Planning Commission will consider the applicable findings for approval in Section 15-2-170 of the Wellington Land Use Code and forward a recommendation to the Board of Trustees. Staff finds the application satisfies the applicable findings for approval and recommends the Planning Commission forward a recommendation of approval for both the Preliminary Plat and Final Plat to the Board of Trustees.

BACKGROUND / DISCUSSION

Background:

- SH Development Company, LLC, owner of the property, has submitted an application for a Major Subdivision.
- The applicant requests approval of a Preliminary and Final Plat to subdivide existing Tract D of the Sage Meadows Subdivision into Tracts D and D1. The proposal does not involve new development or physical site changes but establishes separate ownership and long-term maintenance responsibilities for existing public improvements and HOA facilities in accordance with the Sage Meadows Development Agreement.
- Major Subdivisions require both a Preliminary Plat and a Final Plat. Each application is first reviewed by the Planning Commission, which forwards a recommendation to the Board of Trustees. The Board of Trustees then reviews and takes action on the plats (Sec. 15-2-170(c)(3)).
- Staff recommends concurrent review of the Preliminary and Final Plats because the proposal does not include physical changes to the site and changes to proposed property boundaries and utility easement dedications are not expected to be needed between the preliminary and final plat stages.
- Sage Meadows Subdivision was originally considered in 2015 by the Planning Commission and Board of Trustees. Following approval of the subdivision plat, a development agreement was subsequently considered and approved, and the plat and development agreement were recorded in 2018.
- Tract D, located on the east side of the subdivision, consists of approximately 17 acres and is intended for open space to accommodate drainage, utility and access easements.

- The Sage Meadows Development Agreement, approved at the time of plat, anticipated that the Town and Developer would need to coordinate to establish mechanisms to separate the ownership and maintenance responsibilities for improvements within Tract D.
- The applicant, through this subdivision request, is implementing the provisions of the Development Agreement for Sage Meadows Subdivision.
- A representative of the Sage Meadows Homeowners Association (HOA) has also been included in conversations regarding obligations for long-term maintenance responsibilities for improvements within Tract D, and has expressed support for the subdivision.
- The Preliminary and Final Plat were advertised for public hearings before the Planning Commission and Board of Trustees in accordance with law and with Town Land Use Code requirements for advertising public hearings.
- Staff has not received any verbal or written public comments as of the date of this report.
- The Planning Commission will need to consider any testimony presented during the public hearing.

Major Subdivision Plan Process and Findings for Approval:

A major subdivision review request is submitted to Town staff for review in accordance with Section 15-2-170 of the Land Use Code. Town staff reviews the proposed plat, grading and drainage, utilities, landscape plans, traffic study, proposed covenants, soils report, and mineral, oil, and gas rights documentation in accordance with the Land Use Code and applicable developmental standards.

- Staff works with the applicant and design team to address needed design criteria and development standards.
- Following staff review, the applicant addresses applicable planning and engineering comments as necessary. The Preliminary and Final Plats are then presented to the Planning Commission for consideration before final action by the Board of Trustees.
- In reviewing a Preliminary Plat, the Planning Commission considers the Findings for Approval contained in Section 15-2-170(d) of the Land Use Code:
 1. The preliminary plat represents a functional system of land use and is consistent with the rationale and criteria set forth in this Code and the Comprehensive Plan.
 2. The land use mix within the project conforms to the Town's Zoning District Map and furthers the goals and policies of the Comprehensive Plan including:
 - a. The proposed development promotes the Town's small town, rural character;
 - b. Proposed residential development adds diversity to the Town's housing supply;
 - c. Proposed commercial development will benefit the Town's economic base;
 - d. Parks and open space are incorporated into the site design;
 - e. The proposed project protects the Town's environmental quality; and
 - f. The development enhances cultural, historical, educational and/or human service opportunities.
 3. The utility design is adequate at a capacity that promotes the Town's character while strengthening the Town's vitality.
 4. The transportation design meets the intent of the Comprehensive Plan to provide increased connectivity, reduce traffic impacts, and encourage walkability.
 5. Negative impacts on adjacent land uses have been identified and satisfactorily mitigated.

6. There is a need or desirability within the community for the applicant's development and the development that will help achieve a balance of land use and/or housing types within the Town, according to the Town's goal.
- Following its review of the Preliminary Plat, the Planning Commission may take one of the following actions:
 - Recommend to the Board of Trustees approval of the preliminary plat;
 - Recommend to the Board of Trustees approval of the preliminary plat with conditions;
 - Do not recommend to the Board of Trustees approval of the preliminary plat application.
 - In reviewing a Final Plat, the Planning Commission considers the Findings for Approval contained in Section 15-2-170(g) of the Land Use Code:
 1. The final plat conforms with the approved preliminary plat and incorporates recommended changes, modifications and conditions attached to the approval of the preliminary plat unless otherwise approved by the Town Board.
 2. The development will substantially comply with the Design and Development Standards as set forth in Article 5 of this code.
 3. All applicable technical standards have been met.
 - Following its review of the Final Plat, the Planning Commission may take one of the following actions:
 - Recommend to the Board of Trustees approval of the final plat;
 - Recommend to the Board of Trustees approval of the final plat with conditions;
 - Do not recommend to the Board of Trustees approval of the final plat.

Staff Comments (Preliminary Plat)

The Findings for Approval for a Preliminary Plat are listed below, along with Staff's analysis of each finding.

Findings for Approval (Land Use Code Section 15-2-170(d))

1) The preliminary plat represents a functional system of land use and is consistent with the rationale and criteria set forth in this Code and the Comprehensive Plan.

- The proposed plat divides the existing Tract D into two tracts: Tract D and Tract D1. The subdivision is intended to establish separate ownership and maintenance responsibilities for existing public improvements and HOA-owned infrastructure. Tract D will be owned and maintained by the Town and includes the stormwater detention pond, stormwater pumping station, stormwater force main, drainage outfall structure, fencing, and portions of the non-potable irrigation system. Tract D1 will be owned and maintained by the Sage Meadows Homeowners Association and includes the non-potable irrigation system, the Hehn Water Well, irrigation pond, trail/sidewalk, and neighborhood entrance feature. The proposed subdivision is consistent with the ownership intent established in the Sage Meadows Development Agreement.
- The property will continue to function as open space. Existing uses, including the trail, irrigation facilities, and stormwater infrastructure, will remain unchanged. The proposed replat would not

change the existing uses but will establish clear ownership and maintenance responsibilities for both the Town and the HOA.

- Many of the subdivision design standards contained in the Land Use Code are not directly applicable because no new development or site modifications are proposed. At a broader level, the purpose of the Land Use Code is to "create a vital, cohesive, well-designed community in order to enhance the Town's small-town character and further the residents' goals as identified in the Comprehensive Plan." Staff finds the proposal most directly supports the Comprehensive Plan goal of "Reliable and Resilient Public Services (Facilities & Programs). The subdivision of Tract D helps to clearly define the long-term ownership and maintenance responsibilities for existing public infrastructure and open space.

2) The land use mix within the project conforms to the Town's Zoning District Map and furthers the goals and policies of the Comprehensive Plan including:

- a. The proposed development promotes the Town's small town, rural character;**
- b. Proposed residential development adds diversity to the Town's housing supply;**
- c. Proposed commercial development will benefit the Town's economic base;**
- d. Parks and open space are incorporated into the site design;**
- e. The proposed project protects the Town's environmental quality; and**
- f. The development enhances cultural, historical, educational and/or human service opportunities.**

- The property is zoned P - Public. The intent of the P - Public District is to "identify and perpetuate the existence of public parks, playgrounds, recreation facilities, and public and quasi-public buildings..." The Future Land Use Map in the Comprehensive Plan identifies the property as "Parks and Open Space." Open spaces are identified as "providing passive recreation opportunities on undeveloped, non-irrigated lands."
- The proposed subdivision does not alter the property's zoning, land use, or open space function. Instead, it supports the long-term preservation and maintenance of these existing uses by establishing ownership responsibilities.
- Although the proposal does not directly affect housing diversity or commercial development, well-maintained parks and open space contribute to the Town's small-town character, environmental quality, neighborhood livability, and overall attractiveness to residents and businesses. Staff finds the proposal is consistent with both the zoning designation and the Future Land Use Map recommendation of the Comprehensive Plan by enabling a long-term future for the open space uses of the property.

3) The utility design is adequate at a capacity that promotes the Town's character while strengthening the Town's vitality.

- Tract D is already developed for open space and includes existing improvements and utility infrastructure. There are no changes proposed to the existing utility infrastructure associated with this replat.

- The site contains an existing irrigation system that will continue to serve both Tract D and Tract D1. The site also contains a stormwater drainage system and pumping system. The maintenance responsibilities of the existing utilities will be defined in a proposed Operating, Maintenance and Easement Agreement that will be considered by the Board of Trustees along with the subdivision plat. Maintenance responsibilities will be allocated between the Town and the HOA in accordance with the Operating, Maintenance and Easement Agreement.
- Because the subdivision does not create additional development or utility demand, the existing infrastructure remains adequate. The proposed replat strengthens long-term operation and maintenance by clearly assigning ownership and maintenance responsibilities between the Town and the HOA.

4) The transportation design meets the intent of the Comprehensive Plan to provide increased connectivity, reduce traffic impacts, and encourage walkability.

- The proposed subdivision does not include any changes to the existing transportation network and will not generate additional traffic. Existing streets, sidewalks, and trails will remain unchanged.
- The existing trail on the property serves both Sage Meadows residents and the Town's broader trail system. The proposed Operating, Maintenance and Easement Agreement provides that the trail/sidewalk will continue to be maintained in accordance with Town standards. While no physical changes are proposed, the subdivision of the Tract establishes clear ownership and maintenance responsibilities that support the long-term functionality of the trail infrastructure.

5) Negative impacts on adjacent land uses have been identified and satisfactorily mitigated.

- The proposed subdivision will not adversely affect adjacent properties. No physical improvements, changes in land use, or changes to the operation of existing facilities are proposed.
- Existing open space, trail/sidewalk, irrigation facilities, and stormwater infrastructure will remain and continue to serve the surrounding neighborhood. By clarifying ownership and maintenance responsibilities between the Town and the Sage Meadows Homeowners Association, the proposal supports the continued maintenance of these facilities and benefits both adjacent property owners and the community as a whole.

6) There is a need or desirability within the community for the applicant's development and the development that will help achieve a balance of land use and/or housing types within the Town, according to the Town's goals.

- The proposed subdivision will not change the existing development pattern of the area. The subdivision will provide a clear division of ownership and maintenance responsibilities for the improvements existing within the Tract. Defining the maintenance responsibilities supports the long-term operation and maintenance of public infrastructure and preserves existing amenities that benefit Wellington residents.
- Because the proposal is not intending to change existing land uses, it maintains the community's established balance of land uses.
- The proposed subdivision implements a requirement of the approved Sage Meadows Development Agreement by establishing separate ownership of public and HOA facilities, thereby reducing the potential for future uncertainty regarding maintenance responsibilities.

Staff Comments (Final Plat)

The Findings for Approval for a Final Plat are listed below along with Staff's recommendation for each finding.

Findings for Approval (Land Use Code Subsection 15-2-170(g))

1) The final plat conforms with the approved preliminary plat and incorporates recommended changes, modifications and conditions attached to the approval of the preliminary plat unless otherwise approved by the Town Board.

- The Preliminary and Final Plats are being reviewed concurrently because the proposal does not include physical changes to the site or modifications between the preliminary and final plat stages. As submitted, the Preliminary and Final Plats are aligned. Any conditions required by the Planning Commission or the Board of Trustees can be reflected on the Final Plat prior to recording.

2) The development will substantially comply with the Design and Development Standards as set forth in Article 5 of this Code.

- The proposed subdivision does not include any proposed changes to the existing site. Existing improvements were reviewed and approved as part of the original Sage Meadows Subdivision and will remain unchanged. The proposed replat does not affect compliance with the applicable Design and Development Standards.

3) All applicable technical standards have been met.

- The proposed subdivision does not require construction of new public improvements or modifications to existing infrastructure. Staff has reviewed the Final Plat and finds that it satisfies the applicable technical requirements of the Land Use Code for a subdivision of this nature. Minor revisions are requested to text and labels on the plat for clarity and to reflect proper naming and signature blocks, and can be addressed on the final plat prior to signing and recording.

STAFF RECOMMENDATION

Staff finds that the application satisfies the applicable approval criteria contained in Section 15-2-170 of the Wellington Land Use Code. Staff recommends that the Planning Commission forward a recommendation of approval of the Preliminary Plat and Final Plat for Tract D, Sage Meadows Subdivision to the Board of Trustees, subject to the following condition:

1. Acceptance of revised drawings addressing all Planning and Engineering comments.

Recommended Motion:

Move to recommend approvals of the Preliminary Plat for Tract D, Sage Meadows Subdivision and the Final Plat for Tract D, Sage Meadows Subdivision based on the Findings for Approval in the staff report and forward the recommendation to the Board of Trustees, subject to the following condition:

1. Acceptance of revised drawings addressing all Planning and Engineering comments.

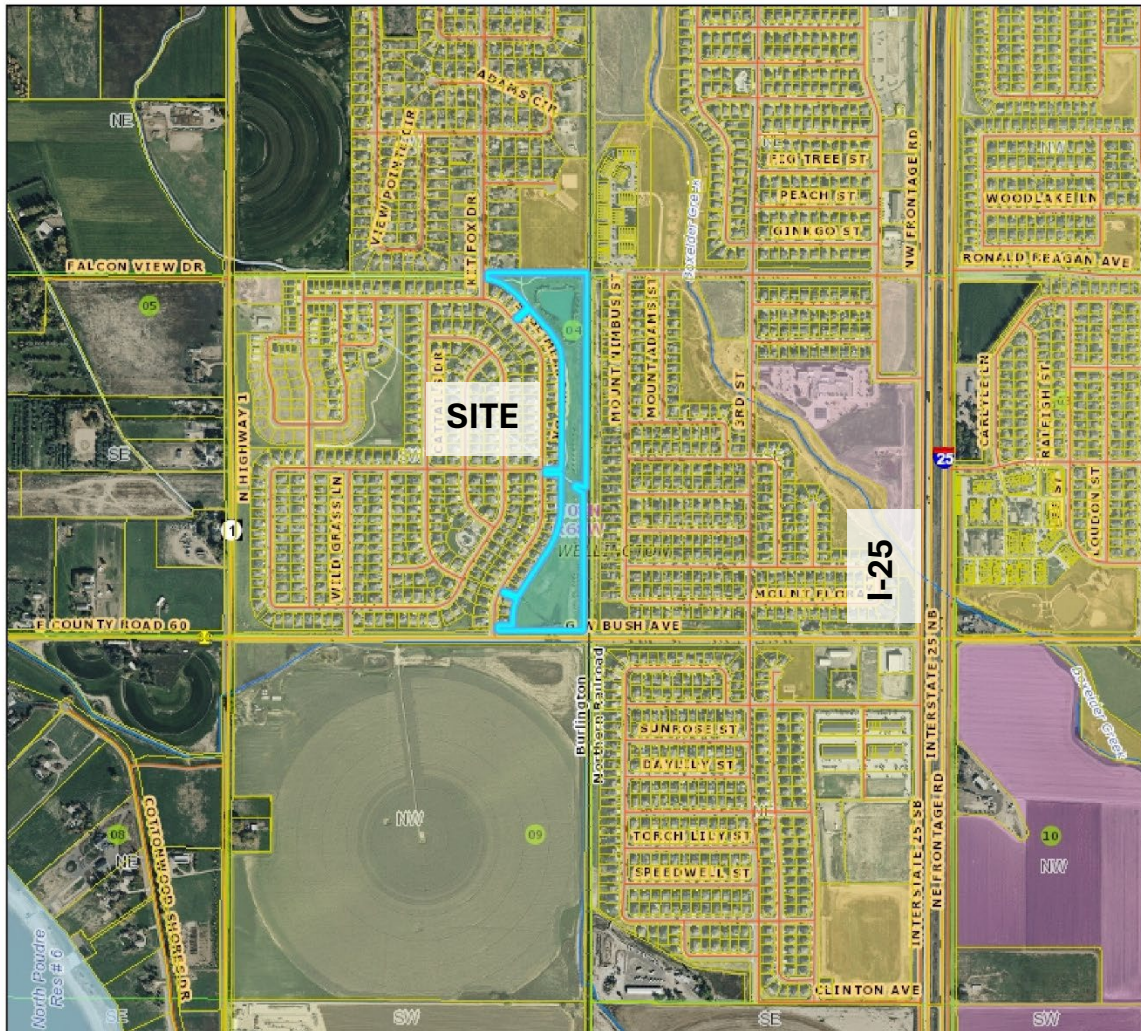
ATTACHMENTS

1. Location Map
2. Subdivision Plat
3. Presentation Slides

LOCATION MAP: 3500 GW Bush Ave, Wellington, CO



Larimer County Web Map



Legend			Notes
Tax Parcels	Incorporated Areas	Red: Band_1	
Railroads	PLSS Township and Range	Green: Band_2	
Major Road System	PLSS Sections	Blue: Band_3	
Road System	PLSS Quarter Sections		
Lakes and Ponds	City or Town		

0.1 0 0.1 Miles
Date Prepared: 5/5/2026 11:08:39 AM

Scale
1: 12,000



This map was created by Larimer County GIS using data from multiple sources for informal purposes only. This map may not reflect recent updates prior to the date of printing. Larimer County makes no warranty or guarantee concerning the completeness, accuracy, or reliability of the content represented.

SUBDIVISION PLAT OF
SAGE MEADOWS TRACT D REPLAT
A REPLAT OF TRACT D, SAGE MEADOWS SUBDIVISION
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 8 NORTH, RANGE 68 WEST OF THE 6TH P.M.
TOWN OF WELLINGTON, COUNTY OF LARIMER, STATE OF COLORADO

LEGAL DESCRIPTION:

A parcel of land located in the Southwest Quarter of Section 4, Township 8 North, Range 68 West of the 6th Principal Meridian, Town of Wellington, County of Larimer, State of Colorado and being more particularly described as follows:

Tract D, Sage Meadows Subdivision, as recorded on February 16, 2018 as Reception No. 20180009840 of the Larimer County records.

Said parcel contains 17.29 acres (753,163 square feet), more or less, and maybe subject to easements and right-of-ways now on record or existing.

DEDICATION OF PUBLIC PROPERTY:

Know all men by these presents that SH Development Company, LLC, a Colorado Limited Liability Company, being the owner(s) of the real property described in this Plat has caused the real property to be surveyed, laid out and subdivided under the name of SAGE MEADOWS TRACT D REPLAT, and does hereby sell, grant, dedicate and convey to the Town of Wellington in fee simple, free and clear of all liens and encumbrances, and set apart, and the Town of Wellington hereby accepts such conveyance and dedication of, all of the easements and public rights-of-way as shown on the accompanying plat to the use of the public forever. The owner shall be responsible for construction and maintenance of all improvements of said streets, easements, public ways and places, until acceptance of maintenance therefor by the Town as provided in the Wellington Municipal Code.

CERTIFICATE OF OWNERSHIP:

I certify that SH Development Company, LLC, a Colorado Limited Liability Company is/are the owner(s) of the property and hereby consent to this plat and to the conveyance and dedication all of the streets, roads, alleys, easements, public ways, and places shown hereon.

OWNER: SH Development Company, LLC, a Colorado Limited Liability Company

BY: _____
Daren L. Roberson, Manager

STATE OF COLORADO)
)ss.
COUNTY OF LARIMER)

The foregoing instrument was acknowledged before me this _____ day of _____, 2025, by Daren L. Roberson as Manager of SH Development Company, LLC, a Colorado Limited Liability Company.

Witness my hand and official seal

My commission expires: _____

Notary Public

ASSOCIATION:

I certify that Sage Meadows of Wellington HOA, Inc., a Colorado nonprofit corporation, is/are the owner(s) of the property and hereby consent to this plat and to the conveyance and dedication all of the streets, roads, alleys, easements, public ways, and places shown hereon.

OWNER: Sage Meadows of Wellington HOA, Inc., a Colorado nonprofit corporation

BY: _____
X, Manager

STATE OF COLORADO)
)ss.
COUNTY OF LARIMER)

The foregoing instrument was acknowledged before me this _____ day of _____, 2025, by X as Manager of Sage Meadows of Wellington HOA, Inc., a Colorado nonprofit corporation.

Witness my hand and official seal

My commission expires: _____

Notary Public

BOARD OF TRUSTEES CERTIFICATE

Approved this _____ day of _____, 2025, by the Board of Trustees, Wellington, Colorado. This approval is conditional upon all expenses involving necessary improvements for all utility services, paving, grading, landscaping, curbs, gutter, street lights, street signs, and sidewalks shall be financed by others and not the Town.

Mayor

PLANNING COMMISSION CERTIFICATE

Approved this _____ day of _____, 2025,

By the Town Planning and Zoning Commission, Wellington, Colorado.

Chairperson

ATTORNEY'S CERTIFICATION

I, Jeffrey J. Johnson, an attorney licensed to practice law in the State of Colorado, certify that I have examined title to the above described land dedicated to the Town of Wellington, Colorado, with such land described in Order No. FCIF25215097, Policy No. PIB25215097.28723725, dated July 15, 2025, prepared by Land Title Guarantee Company and Old Republic National Title Insurance Company and that based solely on such property information binder, all persons executing the dedication of this plat are the owners or duly authorized signatories of such land in fee simple, such land is free and clear of all liens and encumbrances, EXCEPT encumbrances set forth in such property information binder (and, for avoidance of doubt, taxes not yet due and payable).

Attorney: _____

Address: 323 South College Avenue, #1 Fort Collins, Colorado 80524

Registration No.: 19,821

SURVEYOR NOTES:

- The lineal unit of measurement for this plat is U.S. Survey Feet.
- The Basis of Bearings is the easterly-most line of Tract D, Sage Meadows Subdivision, as bearing South 00° 31' 12" West, with the North end being monumented by a found #4 rebar, and the South end being monumented by a found #4 rebar with a plastic cap, stamped LS 14823; with all bearings contained herein relative thereto.
- For all information regarding easements, right-of-way or title of record, EPS Group relied upon Order No. FCIF25215097, Policy No. PIB25215097.28723725, dated July 15, 2025, prepared by Land Title Guarantee Company and Old Republic National Title Insurance Company.
- FLOOD ZONE DESIGNATION: Said described property is located within "Zone X" (area of minimal flood hazard), according to Federal Emergency Management Agency (FEMA) Flood Map No. 08069C0767F and Flood Map No. 08069C0759F, both with an effective date of December 19, 2006.
- Neither EPS Group nor the Professional Land Surveyor listed hereon has the expertise to address mineral rights, and recommends the owner retain an expert to address these matters. EPS Group and the Professional Land Surveyor listed hereon assumes no responsibility for the mineral rights upon the subject property.
- A copy of the title commitment and the documents contained therein were provided to the owner, client and attorney listed hereon for their use and review.
- Not all documents listed in the title commitment are plottable or definable by their terms. All easements that are definable by their descriptions are shown hereon with sufficient data to establish their position. Owner, Client and others should refer to the title commitment and those documents listed therein for a true understanding of all rights of way, easements, encumbrances, interests and title of record concerning the subject property.
- For easements created by separate document and shown hereon refer to record document for specific terms.
- Easements and other record documents shown or noted hereon were examined as to location and purpose and were not examined as to restrictions, exclusions, conditions, obligations, terms, or as to the right to grant the same.
- Adjacent property owner information per the Larimer County Land Information Locator.
- Per C.R.S. 38-51-105 (3)(a), (3)(b), (4)(b), (4)(c), & 5, the Developer/Owner of the subdivision plat has the requirement of providing monumentation of the interior corners created by this platting procedure within one year of the effective date of a sales contract. The Surveyor of record of said subdivision plat has only the required responsibility of providing for the on the ground monumentation of the external boundary of the subdivision plat.
- The Professional opinion of the Surveyor is not a determination of law, nor a matter of fact.
- Tract D and Tract D1 are subject to the terms and conditions of that certain Maintenance and Water Storage Facility Agreement recorded with the Larimer County Clerk and Recorder, Colorado on _____, 2025 at Reception Number _____ ("Maintenance Agreement"). Tract D shall be owned and maintained by the Town of Wellington, Colorado pursuant to the Maintenance Agreement. Tract D-1 shall be owned and maintained by Sage Meadows of Wellington HOA, Inc., a Colorado nonprofit corporation pursuant to the Maintenance Agreement.

APPLICANT

SH Development Company, LLC
395 Delozier Drive, Unit 110
Fort Collins, Colorado 80524
Phone: (970) 224-3103

SITE ENGINEER

EPS Group, Inc.
Blaine Mathisen, PE
301 North Howes Street, Suite 100
Fort Collins, Colorado 80521
Phone: (970) 488-3901

SITE SURVEYOR

EPS Group, Inc.
Tharen Helgerson, PLS
301 North Howes Street, Suite 100
Fort Collins, Colorado 80521
Phone: (970) 221-4158



VICINITY MAP
1" = 2000'

Land Use Table			
Parcel	Description	Dedication	Intended Ownership/Maintenance By
D	Open Space	Drainage, Irrigation, Utility & Access Easement	Town of Wellington
D1	Open Space	Drainage, Irrigation, Utility & Access Easement	HOA

SURVEYOR'S STATEMENT

I, Tharen J. Helgerson, a Colorado Professional Land Surveyor do hereby certify that this Subdivision Plat was prepared from an actual survey under my personal supervision, that the monumentation as indicated hereon were found or set as shown, and that the foregoing plat is an accurate representation thereof, all this to the best of my knowledge, information and belief.

PRELIMINARY
03/12/26
FOR REVIEW ONLY

Tharen J. Helgerson
Colorado Professional Land Surveyor No. 38882
For and on behalf of EPS Group, Inc.

NOTICE:
According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years after the date of the certificate shown hereon.

SECTION:
4
TOWNSHIP:
8 NORTH
RANGE:
68 WEST OF 6TH P.M.

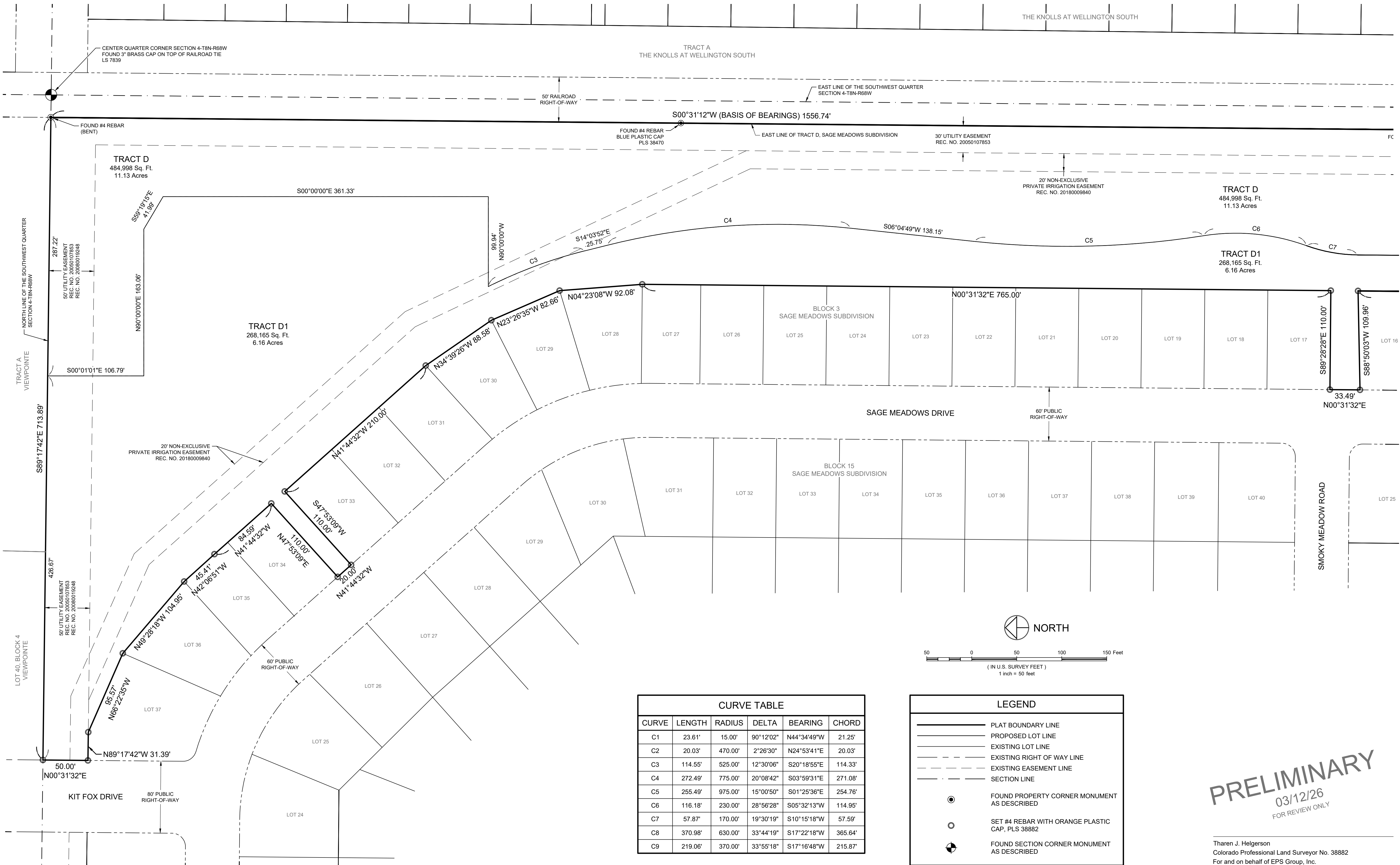
PROJECT:
992-002
CLIENT:
SH DEVELOPMENT
DRAWN BY:
T. HELGERSON
DATE:
03/12/26
SCALE:
1" = 50'
REVIEWED BY:
R. TESSELY



SUBDIVISION PLAT OF
SAGE MEADOWS TRACT D REPLAT
TOWN OF WELLINGTON, COUNTY OF LARIMER, STATE OF COLORADO

Sheet
1
Of 3 Sheets

SUBDIVISION PLAT OF
SAGE MEADOWS TRACT D REPLAT
A REPLAT OF TRACT D, SAGE MEADOWS SUBDIVISION
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 8 NORTH, RANGE 68 WEST OF THE 6TH P.M.
TOWN OF WELLINGTON, COUNTY OF LARIMER, STATE OF COLORADO



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	23.61'	15.00'	90°12'02"	N44°34'49"W	21.25'
C2	20.03'	470.00'	2°26'30"	N24°53'41"E	20.03'
C3	114.55'	525.00'	12°30'06"	S20°18'55"E	114.33'
C4	272.49'	775.00'	20°08'42"	S03°59'31"E	271.08'
C5	255.49'	975.00'	15°00'50"	S01°25'36"E	254.76'
C6	116.18'	230.00'	28°56'28"	S05°32'13"W	114.95'
C7	57.87'	170.00'	19°30'19"	S10°15'18"W	57.59'
C8	370.98'	630.00'	33°44'19"	S17°22'18"W	365.64'
C9	219.06'	370.00'	33°55'18"	S17°16'48"W	215.87'

LEGEND	
	PLAT BOUNDARY LINE
	PROPOSED LOT LINE
	EXISTING LOT LINE
	EXISTING RIGHT OF WAY LINE
	EXISTING EASEMENT LINE
	SECTION LINE
	FOUND PROPERTY CORNER MONUMENT AS DESCRIBED
	SET #4 REBAR WITH ORANGE PLASTIC CAP, PLS 38882
	FOUND SECTION CORNER MONUMENT AS DESCRIBED

PRELIMINARY
03/12/26
FOR REVIEW ONLY

Tharen J. Helgerson
Colorado Professional Land Surveyor No. 38882
For and on behalf of EPS Group, Inc.

NOTICE:
According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years after the date of the certificate shown hereon.

SECTION:
4

DATE:
03/12/26

PROJECT:
992-002

TOWNSHIP:
8 NORTH

SCALE:
1" = 50'

CLIENT:
SH DEVELOPMENT

RANGE:
68 WEST OF 6TH P.M.

REVIEWED BY:
R. TESSELY

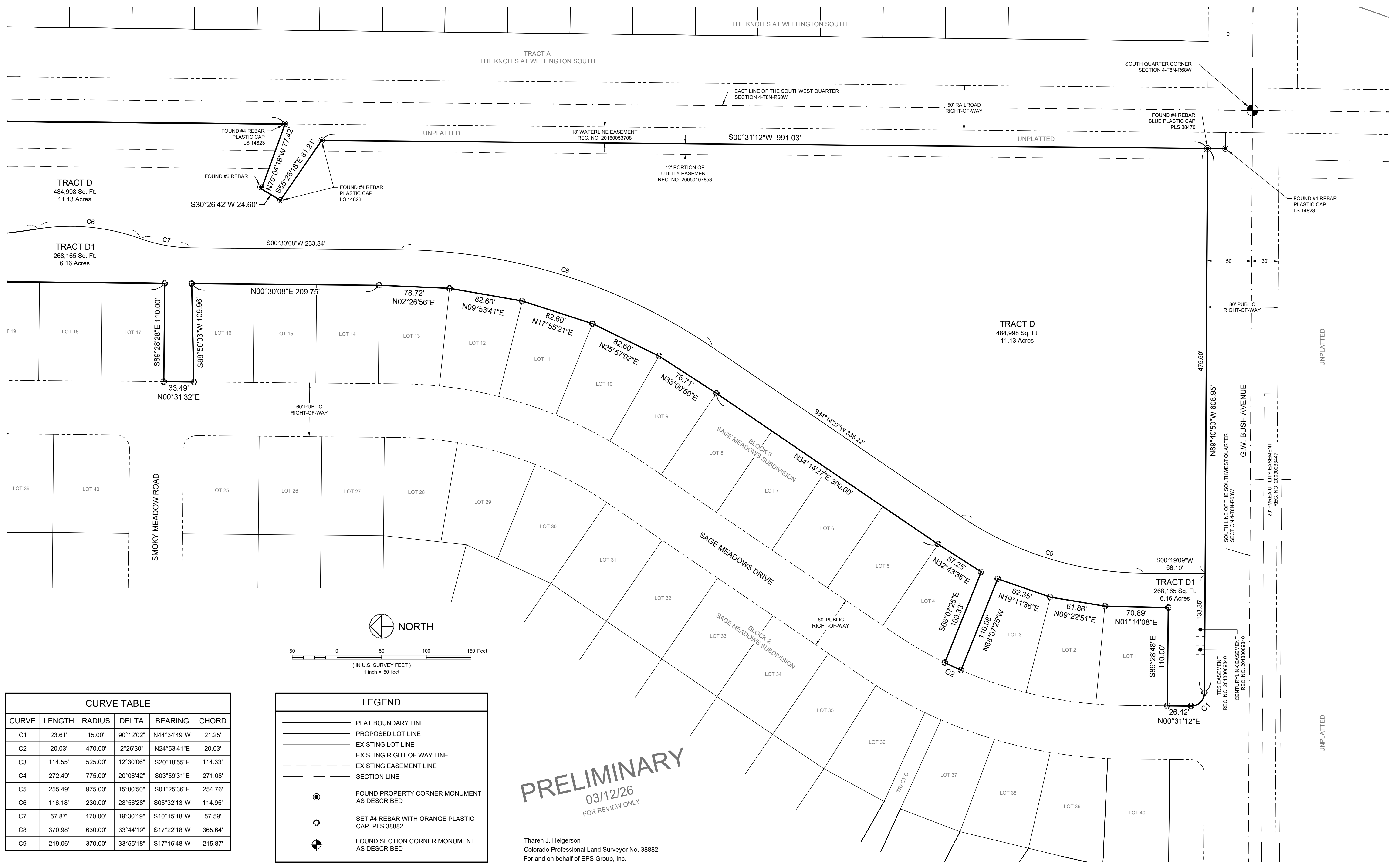
DRAWN BY:
T. HELGERSON

790.221.4158
eps@epsinc.com
ARIZONA | COLORADO

SUBDIVISION PLAT OF
SAGE MEADOWS TRACT D REPLAT
TOWN OF WELLINGTON, COUNTY OF LARIMER, STATE OF COLORADO

Sheet
2
Of 3 Sheets

SUBDIVISION PLAT OF
SAGE MEADOWS TRACT D REPLAT
A REPLAT OF TRACT D, SAGE MEADOWS SUBDIVISION
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 8 NORTH, RANGE 68 WEST OF THE 6TH P.M.
TOWN OF WELLINGTON, COUNTY OF LARIMER, STATE OF COLORADO



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	23.61'	15.00'	90°12'02"	N44°34'49"W	21.25'
C2	20.03'	470.00'	2°26'30"	N24°53'41"E	20.03'
C3	114.55'	525.00'	12°30'06"	S20°18'55"E	114.33'
C4	272.49'	775.00'	20°08'42"	S03°59'31"E	271.08'
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LEGEND	
	PLAT BOUNDARY LINE
	PROPOSED LOT LINE
	EXISTING LOT LINE
	EXISTING RIGHT OF WAY LINE
	EXISTING EASEMENT LINE
	SECTION LINE
	FOUND PROPERTY CORNER MONUMENT AS DESCRIBED
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1" = 50'

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SH DEVELOPMENT

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68 WEST OF 6TH P.M.

REVIEWED BY:
R. TESSELY

DRAWN BY:
T. HELGERSON

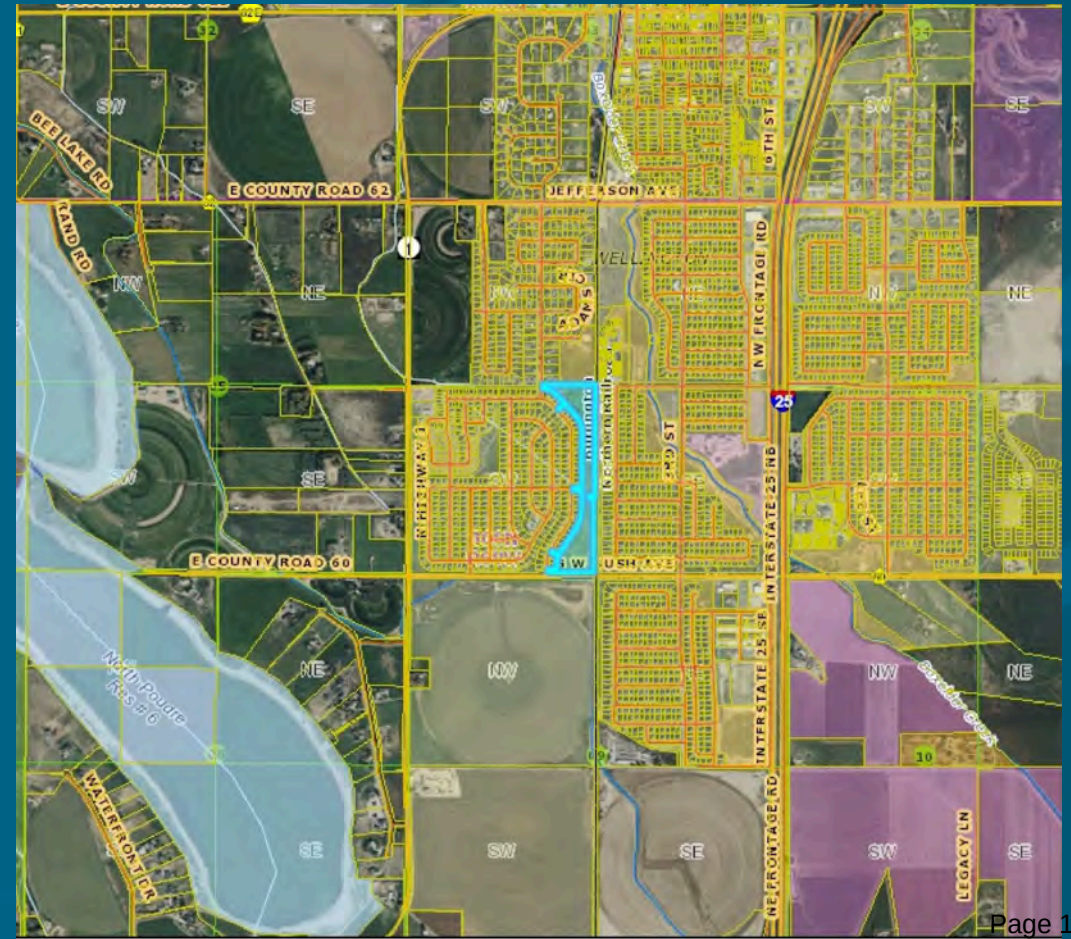
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SUBDIVISION PLAT OF
SAGE MEADOWS TRACT D REPLAT
TOWN OF WELLINGTON, COUNTY OF LARIMER, STATE OF COLORADO

Sheet
3
Of 3 Sheets

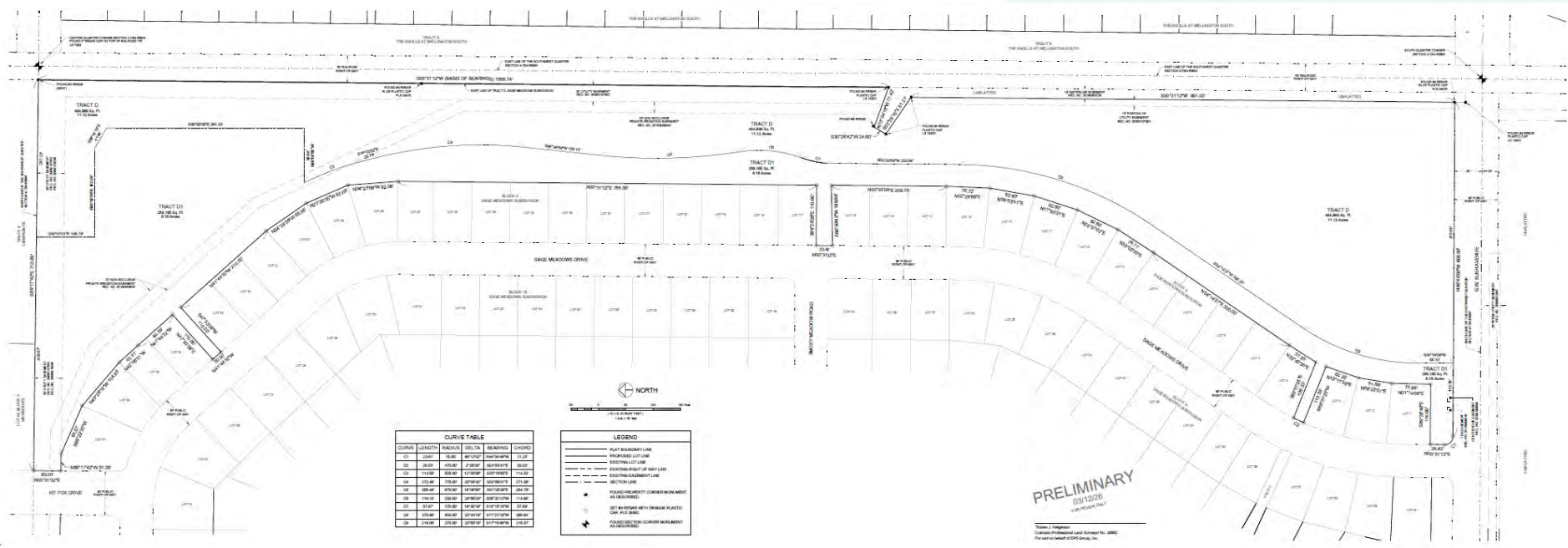
Tract D, Sage Meadows Subdivision Major Subdivision, Preliminary and Final Plat

Cody Bird, Planning Director
July 13, 2026 Planning Commission Meeting



Project Overview

- Project site – 3500 GW Bush Ave
- East of Sage Meadows subdivision, west of the railroad
- 17.28 acres
- Divide existing Tract D into two separate tracts for operational and administrative purposes
- No physical changes proposed to site



Application and Review Process

Major Subdivision

- The Major Subdivision is for a replat of Tract D, Sage Meadows Subdivision.
- Major subdivisions require approval of a preliminary plat and a final plat. Staff recommends considering both concurrently.
- The Planning Commission will need to consider testimony presented during the public hearing.
- The Planning Commission may choose to recommend approval, approval with conditions, or denial of the application to the Board of Trustees.

Findings For Approval – Preliminary Plat (15-2-170(d))

- 1) The preliminary plat represents a functional system of land use and is consistent with the rationale and criteria set forth in this Code and the Comprehensive Plan.
- 2) The land use mix within the project conforms to the Town's Zoning District Map and furthers the goals and policies of the Comprehensive Plan including:
 - a. The proposed development promotes the Town's small town, rural character;
 - b. Proposed residential development adds diversity to the Town's housing supply;
 - c. Proposed commercial development will benefit the Town's economic base;
 - d. Parks and open space are incorporated into the site design;
 - e. The proposed project protects the Town's environmental quality; and
 - f. The development enhances cultural, historical, educational and/or human service opportunities.

Findings For Approval – Preliminary Plat (15-2-170(d))

- 3) The utility design is adequate at a capacity that promotes the Town's character while strengthening the Town's vitality.
- 4) The transportation design meets the intent of the Comprehensive Plan to provide increased connectivity, reduce traffic impacts, and encourage walkability.
- 5) Negative impacts on adjacent land uses have been identified and satisfactorily mitigated.
- 6) There is a need or desirability within the community for the applicant's development and the development will help achieve a balance of land use and/or housing types within the Town, according to the Town's goals.

Findings For Approval – Final Plat (15-2-170(g))

- 1) The final plat conforms with the approved preliminary plat and incorporates recommended changes, modifications and conditions attached.
- 2) The development will substantially comply with the Design and Development Standards as set forth in this Code.
- 3) All applicable technical standards have been met.

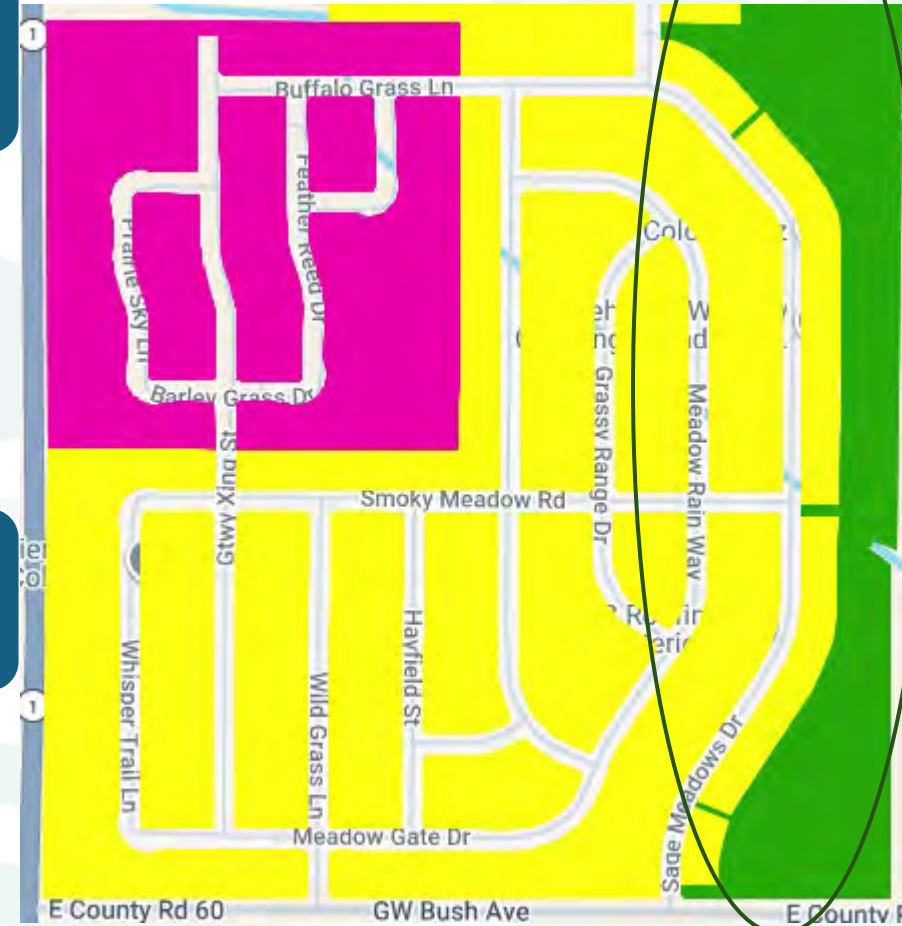
Relationship to Comprehensive Plan and Land Use Code

Parks & Open Space Designation

- Open spaces are identified as areas to “provide passive recreation opportunities on undeveloped, non-irrigated lands”

Public Zoning District

- Intended for “public parks, playgrounds, recreation facilities, and public and quasi-public buildings”





The Proposal

- Tract D is currently owned by SH Development Company, LLC (the developer).
- The Development Agreement for Sage Meadows obligates the developer to separate ownership and long-term maintenance responsibilities for existing public improvements and HOA facilities.
- The proposed new Tract D1 would be owned and maintained by the Sage Meadows HOA. Tract D1 includes the water well and irrigation pond, trail, sidewalk along GW Bush Ave., and subdivision entrance features.
- The remaining portion of Tract D would be owned and maintained by the Town. Tract D will include the stormwater detention pond, stormwater pumping station, drainage outfall structure, fence, and portions of the irrigation system.
- No new land use or development changes are proposed for the site.

Staff Recommendation

- The Findings for Approval for a Preliminary Plat are satisfied.
 - The Findings for Approval of a Final Plat are satisfied.
 - The Preliminary Plat and Final Plat may be considered concurrently.
-
- Staff recommends the Planning Commission approve the Preliminary Plat and Final Plat for Tract D, Sage Meadows Subdivision based on the Findings for Approval in the staff report, subject to acceptance of revised drawings addressing all Planning and Engineering comments, and forward the recommendation of approval to the Board of Trustees.

Planning Commission Meeting

Date: July 13, 2026
Submitted By: Cody Bird, Planning Director
Subject: Application for Minor Subdivision, Tract D2, Sage Meadows Subdivision and Rezone to P - Public District

EXECUTIVE SUMMARY

The Board of Governors of the Colorado State University System (CSU) has submitted a Minor Subdivision Plat application to create Tract D2, Sage Meadows Subdivision by combining its existing irrigation well parcel with a small portion of Tract D, Sage Meadows Subdivision. The request is to accommodate relocation of an agricultural irrigation well on the property that serves the University's Agricultural Research, Development and Education Center (ARDEC). The existing well cannot be redrilled on the current parcel due to site spacing constraints. CSU is requesting to include the portion of Tract D to accommodate a new well location to protect the existing water right and comply with state well permitting requirements.

During review of the application, Town staff identified that the CSU parcel was assigned a zoning designation of R-2 Residential Low Density District when annexed, and the adjacent Tract D is zoned P - Public District. To ensure consistent zoning across the proposed Tract D2, Town staff recommended rezoning the applicable portion of the property to P - Public District.

Staff finds the proposed Minor Subdivision and recommended rezone are consistent with the Comprehensive Plan, the Sage Meadows Development Agreement, and the Wellington Land Use Code. The proposal preserves the overall open space function of Tract D, supports CSU's agricultural research operations, and is not expected to create adverse impacts to surrounding properties or public infrastructure.

Staff recommends approval of the Minor Subdivision Plat and the associated rezone, subject to the applicant addressing Planning and Engineering review comments prior to final approval and recording of the plat.

BACKGROUND / DISCUSSION

Background:

- The Board of Governors of the Colorado State University System (CSU) has submitted an application for a Minor Subdivision Plat for a small parcel of land owned by CSU and adjacent to Tract D, Sage Meadows Subdivision. The application also requests a small portion of Tract D be made available for CSU to expand their parcel to accommodate relocation of an agricultural irrigation well on the site.
- CSU owns the adjacent parcel that has historically been used as an irrigation well site serving the University's Agricultural Research, Development and Education Center (ARDEC). The existing irrigation well has failed and needs to be redrilled in close proximity to the existing well location in accordance with the water right and well permitting requirements. CSU has determined that a replacement well cannot be located on the existing CSU parcel due to the size and constraints of the adjacent railroad and utility infrastructure. Relocation of the agricultural well just to the north of their parcel would be a viable location to drill a new irrigation well. The Minor Subdivision would create a

separate tract to accommodate the well infrastructure while maintaining the overall open space function of Tract D.

- The proposed Minor Subdivision is associated with the Tract D Major Subdivision application considered by the Planning Commission in a separate action. The Major Subdivision would divide the existing Tract D into Tract D and Tract D1. The Minor Subdivision proposed by CSU would subsequently create Tract D2 by combining a small portion of Tract D with CSU's existing parcel.
- The CSU parcel was originally assigned a zoning designation of R-2 Residential when annexed into the Town along with the Sage Meadows Subdivision, while Tract D is currently zoned P – Public District.
- Town staff identified the zoning discrepancy when reviewing the Minor Subdivision request, and recommended rezoning the entire tract to P – Public District to avoid creating a parcel with two different zoning designations. The P – Public District zoning is consistent with the proposed public ownership and use of the property, and agricultural irrigation well operations would not be affected by the change to the zoning designation.
- Continued use of the proposed new Tract D2 for agricultural irrigation well operation is consistent with the existing character of the area. The proposed new well location would slightly enlarge the existing fenced area and would not substantially change the existing open space, drainage, or trail functions of Tract D.
- The proposed Minor Subdivision and rezone to P – Public District are being considered concurrently as one development request because the approval of the rezone is necessary to establish consistent zoning for the new Tract D2.
- The rezone request and Minor Subdivision Plat have been advertised for public hearings before the Planning Commission and Board of Trustees.
- Staff has not received any verbal or written public comments regarding the applications as of the date of this report.
- The Planning Commission will need to consider any testimony provided at the public hearing.

Rezone Process and Findings for Approval:

- A rezone request is reviewed by the Town in accordance with Section 15-2-70 of the Land Use Code.
- Town Staff reviews the rezone request for compliance with the Comprehensive Plan, the intent of the proposed zoning district, surrounding land uses, and applicable Town regulations.
- The Planning Commission reviews the application for rezone and conducts a public hearing on the request. The Planning Commission makes a recommendation on the rezone and forwards the recommendation to the Board of Trustees for consideration.
- In reviewing a rezone request, the Planning Commission considers the Findings for Approval, in accordance with Section 15-2-70(d), below:
 1. The rezone is consistent with the Comprehensive Plan and the intent stated in this Land Use Code;
 2. The rezone is consistent with the stated intent of the proposed zoning district(s);
 3. The rezone will not result in adverse impacts to the natural environment (including air, water, noise, stormwater management, wildlife, and vegetation) or such impacts will be mitigated;
 4. The rezone of the subject property will not result in material adverse impacts to the surrounding properties;
 5. Facilities and services (roads, transportation, water, gas, electricity, police, fire protection, and sewage and waste disposal) are available to serve the subject property while maintaining adequate levels of service to existing development; and

6. The rezone is consistent with any other prior approvals and official plans and policies created under the guidance of that plan for those areas (e.g., The Comprehensive Plan, specific area plans like a Downtown Corridor Study, etc.).
- In consideration of a rezone request, the Planning Commission makes a recommendation that is forwarded to the Board of Trustees. The Planning Commission may make one of the following recommendations:
 - Recommend approval of the rezone;
 - Recommend approval of the rezone with conditions; or
 - Recommend denial of the rezone application.

Staff Comments (Rezone):

The Findings for Approval for a rezone request are listed below along with Staff's recommendation for each finding.

Findings for Approval (15-2-70(d)):

1. The rezone is consistent with the Comprehensive Plan and the intent stated in this Land Use Code.

- Staff recommends the rezone from R-2 Residential Low Density District to P – Public District is consistent with the Comprehensive Plan and intent of the Land Use Code.
- The Future Land Use Map identifies the area as Parks and Open Space. The Comprehensive Plan identifies open spaces as areas that provide passive recreation opportunities on undeveloped lands and support the preservation of community resources.
- The proposed rezone does not change the intended land use of the property. The property currently functions as open space, drainage, and limited utility infrastructure, and the proposed P - Public District zoning is consistent with the existing and long-term intended function of Tract D.
- The Comprehensive Plan also identifies the importance of preserving Wellington's agricultural heritage and supporting agricultural operations within the region. CSU will be able to establish replacement irrigation infrastructure that supports continued operations at the Agricultural Research, Development and Education Center (ARDEC).

2. The rezone is consistent with the stated intent of the proposed zoning district(s).

- The intent of the P - Public District is to "identify and perpetuate the existence of public parks, playgrounds, recreation facilities and public and quasi-public buildings, whether publicly owned or leased."
- The proposed rezone will ensure the entirety of Tract D2 within the P - Public District.
- The proposed tract will be owned and maintained by CSU, and will support its agricultural research and educational facility.
- The proposed irrigation well is consistent with the intent of the P - Public District because it provides necessary infrastructure supporting CSU.

- The proposed rezone also improves consistency within the property by ensuring a consistent zoning designation that reflects the intended ownership and use of the property.
- 3. The rezone will not result in adverse impacts to the natural environment (including air, water, noise, stormwater management, wildlife, and vegetation) or such impacts will be mitigated.**
- The proposed rezone will not substantially change the existing or anticipated impacts of the property.
 - The property has historically functioned as open space, drainage, and a limited-use irrigation well site. The proposed replacement well use is similar in character to the historic use of the CSU parcel.
 - The proposed well site will consist of a small, fenced area and will not substantially affect surrounding vegetation, wildlife habitat, or open space functions.
 - Town Engineering Staff have reviewed the proposal and determined that the proposed subdivision and well site will not negatively impact existing drainage functions within Tract D.
 - The existing trail and open space areas within Tract D will remain available and unaffected by the proposal.
- 4. The rezone of the subject property will not result in material adverse impacts to the surrounding properties.**
- The proposed P - Public District zoning is compatible with the surrounding open space, drainage, and public uses.
 - The existing and continued use of the property for operation of an agricultural irrigation well is low intensity and will not increase or change impacts beyond existing operations.
 - The proposed rezone will not increase development potential or create additional impacts to adjacent properties.
- 5. Facilities and services (roads, transportation, water, gas, electricity, police, fire protection, and sewage and waste disposal) are available to serve the subject property while maintaining adequate levels of service to existing development.**
- The intended use of the property for agricultural irrigation well operations does not require public infrastructure or services.
 - The proposed irrigation well will serve CSU's existing agricultural operations and will not create additional demands on Town water, wastewater, transportation, police, fire, or other municipal services.
 - An access driveway to the property is existing and is not intended to be changed.
- 6. The rezone is consistent with any other prior approvals and official plans and policies created under the guidance of that plan for those areas.**
- The proposed P - Public District zoning is compatible with the surrounding portions of Tract D and other public/open space areas within the subdivision and Town.
 - The proposal is consistent with the Sage Meadows Development Agreement, which anticipated future division and ownership changes within Tract D.
 - Approval of the rezone along with the proposed Minor Subdivision will establish a consistent zoning designation across the proposed Tract D2 while maintaining the overall intent of the original subdivision approval.

- The rezone request and Minor Subdivision request are integrally tied for this development proposal and should be considered together as one coordinated development request.

Minor Subdivision Process and Findings for Approval:

- A Minor Subdivision application is submitted to Town Staff for review in accordance with Section 15-2-160 of the Land Use Code.
- The Minor Subdivision process is intended for properties that are five acres or less, have previously been platted within the Town, and will result in four or fewer additional lots. The CSU parcel has not been platted, but ownership and boundary are clearly identified on the annexation map, and the parcel has limited development/redevelopment potential and no anticipated changes to ownership or use in the foreseeable future. Staff recommends that the procedure for a Minor Subdivision is appropriate for the intended consideration of this subdivision request.
- Town Staff reviews the proposed plat, general development information, engineering information, and other applicable documentation.
- Staff then works with the applicant and design team to address applicable design criteria and development standards. The Minor Subdivision Plat is presented to the Planning Commission for consideration. The Planning Commission forwards a recommendation to the Board of Trustees for final approval.
- In reviewing a Minor Subdivision Plat, the Planning Commission considers the Findings for Approval, Section 15-2-160(d), below:
 1. The minor subdivision is consistent with the Comprehensive Plan and the intent stated in this land use code.
 2. The minor subdivision meets the intent of the zone district in which it will be located and all criteria and regulations specified in that zone district, including but not limited to minimum lot size and setbacks;
 3. The minor subdivision does not result in new or increased nonconformities;
 4. The minor [subdivision] mitigates, to the maximum extent possible, any negative impacts on existing and planned public facilities in surrounding neighborhood[s];
 5. The minor [subdivision] has no effect on the conditions applied to the approval of the plat and does not violate any requirement of the code; and
 6. The [minor subdivision] is consistent with any prior approvals and official plans and policies created under the guidance of that plan for these areas (e.g. the Comprehensive Plan, specific area plans like a Downtown Corridor Study, etc.)

Staff Comments (Minor Subdivision):

The Findings for Approval for a Minor Subdivision are listed below along with Staff's recommendation for each finding.

Findings for Approval (Land Use Code Subsection 15-2-160(d))

1. The minor subdivision is consistent with the Comprehensive Plan and the intent stated in this Land Use Code.

- The proposed Minor Subdivision is consistent with the Comprehensive Plan.

- The Future Land Use Map identifies the property as Parks and Open Space. The Comprehensive Plan identifies open spaces as areas that provide passive recreation opportunities on undeveloped lands and support the preservation of community resources.
- The proposed subdivision does not change the overall intended function of Tract D as open space. The proposed Tract D2 would slightly expand the area used for agricultural irrigation well operations, while the remainder of Tract D would continue to function as open space, drainage, and trail areas.
- The existing CSU parcel has historically been used as an irrigation well site serving ARDEC. The proposed subdivision allows CSU to replace this infrastructure and continue supporting agricultural research and educational activities.
- The proposed Minor Subdivision is consistent with the purpose statements of the Land Use Code by promoting orderly development, maintaining compatibility with surrounding land uses, and supporting appropriate public uses.

2. The minor subdivision meets the intent of the zone district in which it will be located and all criteria and regulations specified in that zone district, including but not limited to minimum lot size and setbacks.

- The proposed Minor Subdivision is being considered concurrently with a rezone request to change a portion of proposed Tract D2 from R-2 Residential Low Density District to P – Public District.
- The intent of the request is to have all of the proposed Tract D2 zoned P - Public District. The intent of the P - Public District is to identify and preserve public parks, recreation facilities, public infrastructure, and public or quasi-public uses.
- The proposed Tract D2 will be owned and maintained by CSU, and will support a public agricultural research facility.
- The P - Public District does not establish minimum lot size requirements or other dimensional standards applicable to the proposed Minor Subdivision.
- No principal structures are proposed as part of the Minor Subdivision that would require setback compliance.
- The proposed subdivision creates a tract that is appropriate for its historic and intended use and consistent with the purpose of the P - Public District.

3. The minor subdivision does not result in new or increased nonconformities.

- The proposed Minor Subdivision does not create new or increased nonconformities.
- The resulting tracts will comply with applicable zoning requirements for the P - Public District.
- Agricultural irrigation well equipment and utility infrastructure are not subject to setbacks, and would not create any dimensional nonconformities.

4. The minor subdivision mitigates, to the maximum extent possible, any negative impacts on existing and planned public facilities in surrounding neighborhoods.

- The proposed Minor Subdivision would result in only a minor modification to the existing Tract D open space area.
- The proposed subdivision does not impact the existing trail system, which is the primary recreational amenity located within Tract D.
- The area proposed for Tract D2 has historically functioned as a limited-use utility site and drainage area. The proposed subdivision allows continuation of a similar low-intensity use.

- Town Engineering Staff have reviewed the proposal and determined that existing drainage functions will not be negatively impacted.
- The proposed subdivision does not create additional residential density, traffic impacts, or additional demand on public facilities.
- The proposed use requires minimal municipal services and is not expected to create impacts to surrounding neighborhoods.

5. The minor subdivision has no effect on the conditions applied to the approval of the plat and does not violate any requirement of the code.

- The proposed Minor Subdivision is consistent with the anticipated mechanisms contemplated for separating ownership and maintenance of Tract D identified in the Sage Meadows Development Agreement.
- The proposed subdivision does not change the overall intent of the original Sage Meadows Subdivision approval.
- Any remaining technical comments identified by Town Staff will be addressed prior to final approval and recording of the plat.

6. The minor subdivision is consistent with any prior approvals and official plans and policies created under the guidance of that plan for these areas.

- The proposed Minor Subdivision is consistent with the Comprehensive Plan and the existing land use pattern established within the Sage Meadows Subdivision.
- The proposal is consistent with the Sage Meadows Development Agreement, which anticipated future division and ownership changes within Tract D.
- The proposed Minor Subdivision is consistent with established and intended land uses on the property and within the P – Public District.
- The rezone request and Minor Subdivision request are integrally tied for this development proposal and should be considered together as one coordinated development request.

STAFF RECOMMENDATION

Town Planning and Engineering Staff have reviewed the proposed Minor Subdivision Plat application, the intended layout of the proposed irrigation well location, and the rezone to P – Public District. The applicant will be required to address any remaining planning and engineering review comments prior to final approval and recording of the plat.

Based upon the findings contained within this report, Town Staff finds the proposed rezone from R-2 Residential Low Density District to P – Public District and the Minor Subdivision Plat for Tract D2, Sage Meadows Subdivision satisfy the applicable Findings for Approval of the Land Use Code.

Town Staff recommends approval of the rezone to P – Public District and the Minor Subdivision Plat.

Recommended Motion:

1. Move to approve the Minor Subdivision of Tract D, Sage Meadows Subdivision and the Rezone to P – Public District based on the Findings for Approval in the staff report, and forward the recommendation to the Board of Trustees, with the following condition of approval:

- a. Acceptance of revised plat drawings addressing all Planning and Engineering review comments.

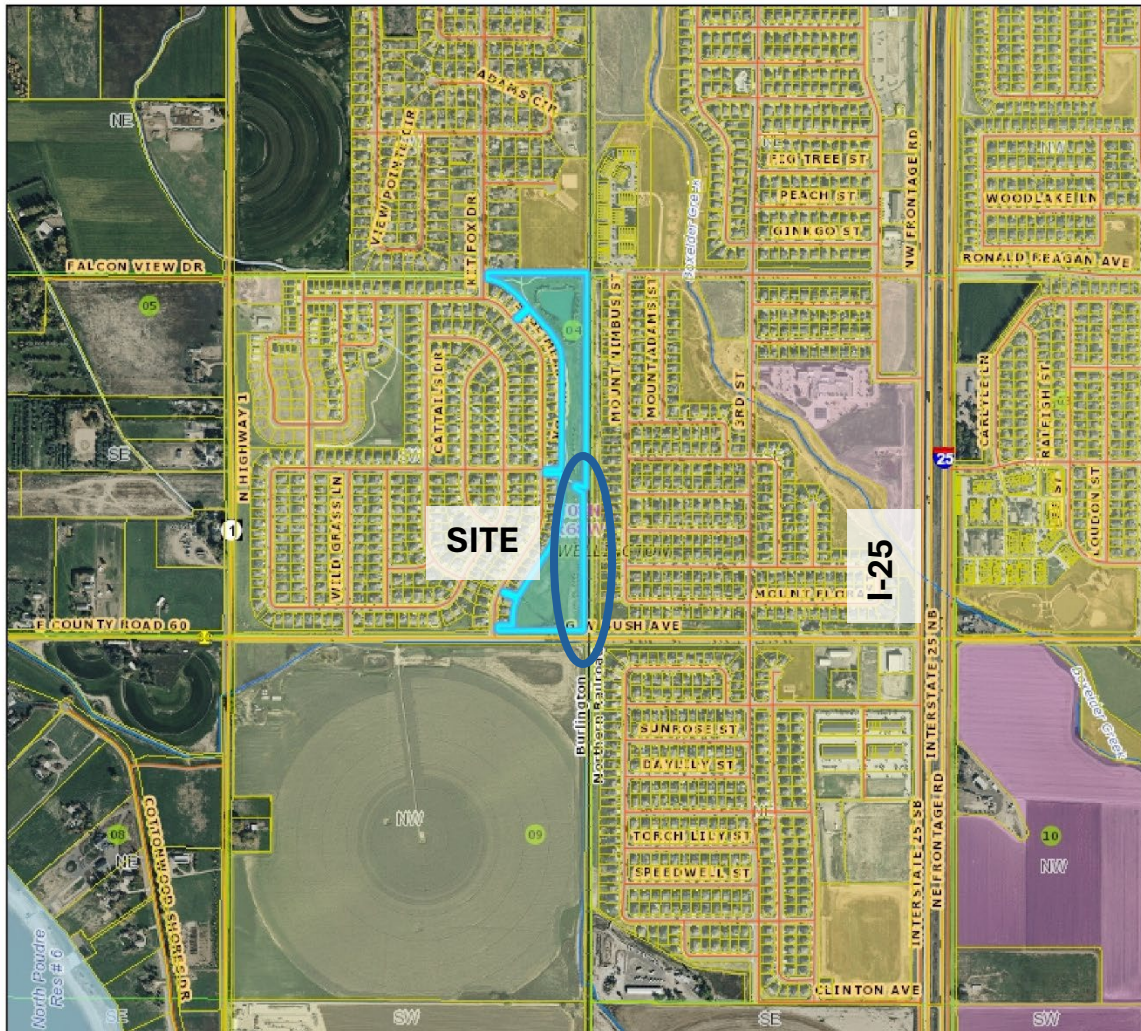
ATTACHMENTS

1. Location Map
2. Minor Subdivision Plat
3. Presentation Slides

LOCATION MAP: 3500 GW Bush Ave, Wellington, CO



Larimer County Web Map



Legend			Notes
Tax Parcels	Incorporated Areas	Leta_2025_mosaic	
Railroads	PLSS Township and Range	Red: Band_1	
Major Road System	PLSS Sections	Green: Band_2	
Road System	PLSS Quarter Sections	Blue: Band_3	
Lakes and Ponds	City or Town		

0.1 0 0.1 Miles
Date Prepared: 5/5/2026 11:08:39 AM

Scale
1:12,000



This map was created by Larimer County GIS using data from multiple sources for informal purposes only. This map may not reflect recent updates prior to the date of printing. Larimer County makes no warranty or guarantee concerning the completeness, accuracy, or reliability of the content represented.

MINOR SUBDIVISION PLAT

SEVERAL PARCELS OF LAND BEING SITUATE WITHIN AND A PORTION OF THE
SOUTHWESTST QUARTER OF SECTION 4, TOWNSHIP 8 NORTH, RANGE 68 WEST OF
THE 6TH P.M., TOWN OF WELLINGTON, COUNTY OF LARIMER, STATE OF COLORADO

PROPERTY DESCRIPTION (ORIGINAL PARCELS):

Part of the SW 1/4 of Section 4, Township 8 North, Range 68 West of the 6th PM, County of Larimer, State of Colorado contained within the boundary lines beginning at a point on the South line of the SW ¼ of said Section 4 which is also on the West Line of the right of way of Colorado & Southern Railway Company as now established and used, said point being 2581.05 feet East of the Southwest corner of said Section 4,
And running THENCE North 00° 00' 30" West 1082.02 feet along the West line of said railway right of way;
THENCE North 70° 36' West 77.42 feet;
THENCE South 29° 55' West 24.60 feet;
THENCE South 55° 58' East 81.16 feet to a point 18 feet West of said railway right of way;
THENCE South 00° 00' 30" East 1041.20 feet more or less to a point on the South line of the SW 1/4 of said Section 4, which is 18 feet West of the point of beginning.
THENCE East 18 feet to the **POINT OF BEGINNING**.

TOGETHER WITH

A portion of Tract D, Sage Meadows Subdivision recorded February 16, 2018 as Reception No. 20180009840 of the Records of Larimer County.

The above-described parcel of land contains 506,284 square feet or 11.62 acres, more or less (±).

SURVEYOR'S PROPERTY DESCRIPTION:

A parcel of land being a portion of and situate within the Southwest Quarter (SW1/4) of Section Four (4), Township Eight North (T.8N.), Range Sixty-eight West (R.68W.) of the Sixth Principal Meridian (6th P.M.), Town of Wellington, County of Larimer, State of Colorado, being more particularly described as follows:

COMMENCING at the Center Quarter corner of said Section 4, and assuming the East line of the Southwest Quarter of Section 4 as bearing South 00° 31' 12" West a distance of 2638.59 feet with all bearings contained herein relative thereto;
THENCE North 89° 17' 42" West along the North line of the NW1/4 of Section 4 a distance of 25.00 feet to to a line parallel with and 25.00 feet Westerly of said East line of the SW1/4 of Section 4 and to the Northeast Corner of Tract D, Sage Meadows Tract D Replat to the **POINT OF BEGINNING**.

THENCE South 00° 31' 12" West a distance of 2608.76 feet;
THENCE North 89° 40' 51" West a distance of 18.00 feet;
THENCE North 00° 31' 12" East a distance of 20.00 feet;
THENCE North 89° 40' 51" West a distance of 475.60 feet;

The following seventeen (17) courses are along the Easterly lines and curves of Tract D1, Sage Meadows Tract D Replat.

THENCE North 00° 19' 09" East a distance of 68.10 feet to a Point of Curvature;
THENCE along the arc of a curve concave to the Southeast a distance of 219.06 feet, said curve has a Radius of 370.00 feet, a Delta of 33° 55' 18", and is subtended by a Long Chord bearing North 17° 16' 48" East a distance of 215.87 feet to a Point of Tangency;
THENCE North 34° 14' 27" East a distance of 335.22 feet to a Point of Curvature;
THENCE along the arc of a curve concave to the Northwest a distance of 370.98 feet, said curve has a Radius of 630.00 feet, a Delta of 33° 44' 19" and is subtended by a Long Chord bearing North 17° 22' 18" East a distance of 365.64 feet to a Point of Tangency;
THENCE North 00° 30' 08" East a distance of 233.84 feet to a Point of Curvature;
THENCE along the arc of a curve concave to the Southeast a distance of 57.87 feet, said curve has a Radius of 170.00 feet, a Delta of 19° 30' 19" and is subtended by a Long Chord bearing North 10° 15' 17" East a distance of 57.59 feet to a Point of Reverse Curvature;
THENCE along the arc of a curve concave to the West a distance of 116.18 feet, said curve has a Radius of 230.00 feet, a Delta of 28° 56' 28", and is subtended by a Long Chord bearing North 05° 32' 13" East a distance of 114.95 feet to a Point of Reverse Curvature;
THENCE along the arc of a curve concave to the East a distance of 255.49 feet, said curve has a Radius of 975.00 feet, a Delta of 15° 00' 50", and is subtended by a Long Chord bearing North 01° 25' 36" West a distance of 254.76 feet to a Point of Tangency;
THENCE North 06° 04' 49" East a distance of 138.15 feet to a Point of Curvature;
THENCE along the arc of a curve concave to the Southwest a distance of 272.49 feet, said curve has a Radius of 775.00 feet, a Delta of 20° 08' 42" and is subtended by a Long Chord bearing North 03° 59' 32" West a distance of 271.09 feet to a Point of Tangency;
THENCE North 14° 03' 52" West a distance of 25.75 feet to a Point of Curvature;
THENCE along the arc of a curve concave to the Southwest a distance of 114.55 feet, said curve has a Radius of 525.00 feet, a Delta of 12° 30' 06" and is subtended by a Long Chord bearing North 20° 18' 55" West a distance of 114.33 feet to the Endpoint of said Curve;
THENCE North 90° 00' 00" East along a line non-tangent to the aforesaid course a distance of 99.94 feet;
THENCE North 00° 00' 00" East a distance of 361.33 feet;
THENCE North 59° 19' 15" West a distance of 41.99 feet;
THENCE North 90° 00' 00" West a distance of 163.06 feet;
THENCE North 00° 01' 01" West a distance of 106.79 feet;
THENCE South 89° 17' 42" East a distance of 287.22 feet to the **POINT OF BEGINNING**.

The above-described parcel of land contains 506,284 square feet or 11.62 acres, more or less (±).

PROPERTY OWNER'S CERTIFICATE:

I (WE), THE UNDERSIGNED, BEING THE SOLE OWNERS IN FEE OF THE ABOVE DESCRIBED PROPERTY, DO HEREBY SUBDIVIDE THE PROPERTY AS LAID OUT IN THIS PLAT, AND DEDICATE ALL EASEMENTS DESCRIBED AND/OR DEPICTED HEREIN FOR THE BENEFIT OF THE TOWN OF WELLINGTON AND THE FEE OWNERS OF ANY LOT OR PARCEL CREATED BY THIS PLAT.

OWNER: TOWN OF WELLINGTON

BY _____ AS _____ OF TOWN OF WELLINGTON.

STATE OF)
)ss.
COUNTY OF)

THE FOREGOING CERTIFICATION WAS ACKNOWLEDGED BEFORE ME BY _____ AS _____

OF TOWN OF WELLINGTON,

THIS _____ DAY OF _____, 2026.

MY COMMISSION EXPIRES _____.

WITNESS MY HAND SEAL.

NOTARY PUBLIC

PROPERTY OWNER'S CERTIFICATE:

I (WE), THE UNDERSIGNED, BEING THE SOLE OWNERS IN FEE OF THE ABOVE DESCRIBED PROPERTY, DO HEREBY SUBDIVIDE THE PROPERTY AS LAID OUT IN THIS PLAT, AND DEDICATE ALL EASEMENTS DESCRIBED AND/OR DEPICTED HEREIN FOR THE BENEFIT OF THE TOWN OF WELLINGTON AND THE FEE OWNERS OF ANY LOT OR PARCEL CREATED BY THIS PLAT.

OWNER: COLORADO STATE UNIVERSITY - BOARD OF GOVERNORS

BY _____ AS _____ OF COLORADO STATE UNIVERSITY - BOARD OF GOVERNORS.

STATE OF)
)ss.
COUNTY OF)

THE FOREGOING CERTIFICATION WAS ACKNOWLEDGED BEFORE ME BY _____ AS _____

OF COLORADO STATE UNIVERSITY - BOARD OF GOVERNORS,

THIS _____ DAY OF _____, 2026.

MY COMMISSION EXPIRES _____.

WITNESS MY HAND SEAL.

NOTARY PUBLIC

ATTORNEY'S CERTIFICATE:

I, _____, AN ATTORNEY LICENSED TO PRACTICE LAW IN THE STATE OF COLORADO, CERTIFY TO THE TOWN OF WELLINGTON, COLORADO, THAT I HAVE EXAMINED THE TITLE TO THE PROPERTY BEING SUBDIVIDED AND BEING DEDICATED TO THE TOWN OF WELLINGTON, COLORADO, AND THAT ALL OWNERS AND PROPRIETORS AS DEFINED BY CRS 31-23-111 HAVE SIGNED OR RATIFIED THIS PLAT.

ATTORNEY: _____

ADDRESS: _____

REGISTRATION NO.: _____

BOARD OF TRUSTEES CERTIFICATE:

APPROVED THIS _____ DAY OF _____, 2026, BY THE BOARD OF TRUSTEES, WELLINGTON, COLORADO. THIS APPROVAL IS CONDITIONAL UPON ALL EXPENSES INVOLVING NECESSARY IMPROVEMENTS FOR ALL UTILITY SERVICES, PAVING, GRADING, LANDSCAPING, CURBS, GUTTER, STREET LIGHTS, STREET SIGNS, AND SIDEWALKS SHALL BE FINANCED BY OTHERS AND NOT THE TOWN.

MAYOR

PLANNING COMMISSION CERTIFICATE:

APPROVED THIS _____ DAY OF _____, 2026, BY THE TOWN PLANNING AND ZONING COMMISSION, WELLINGTON, COLORADO.

CHAIRPERSON

OWNER:

TOWN OF WELLINGTON
8225 THIRD ST
P.O. BOX 127
WELLINGTON, CO 80549
970.568.3381

APPLICANT/OWNER:

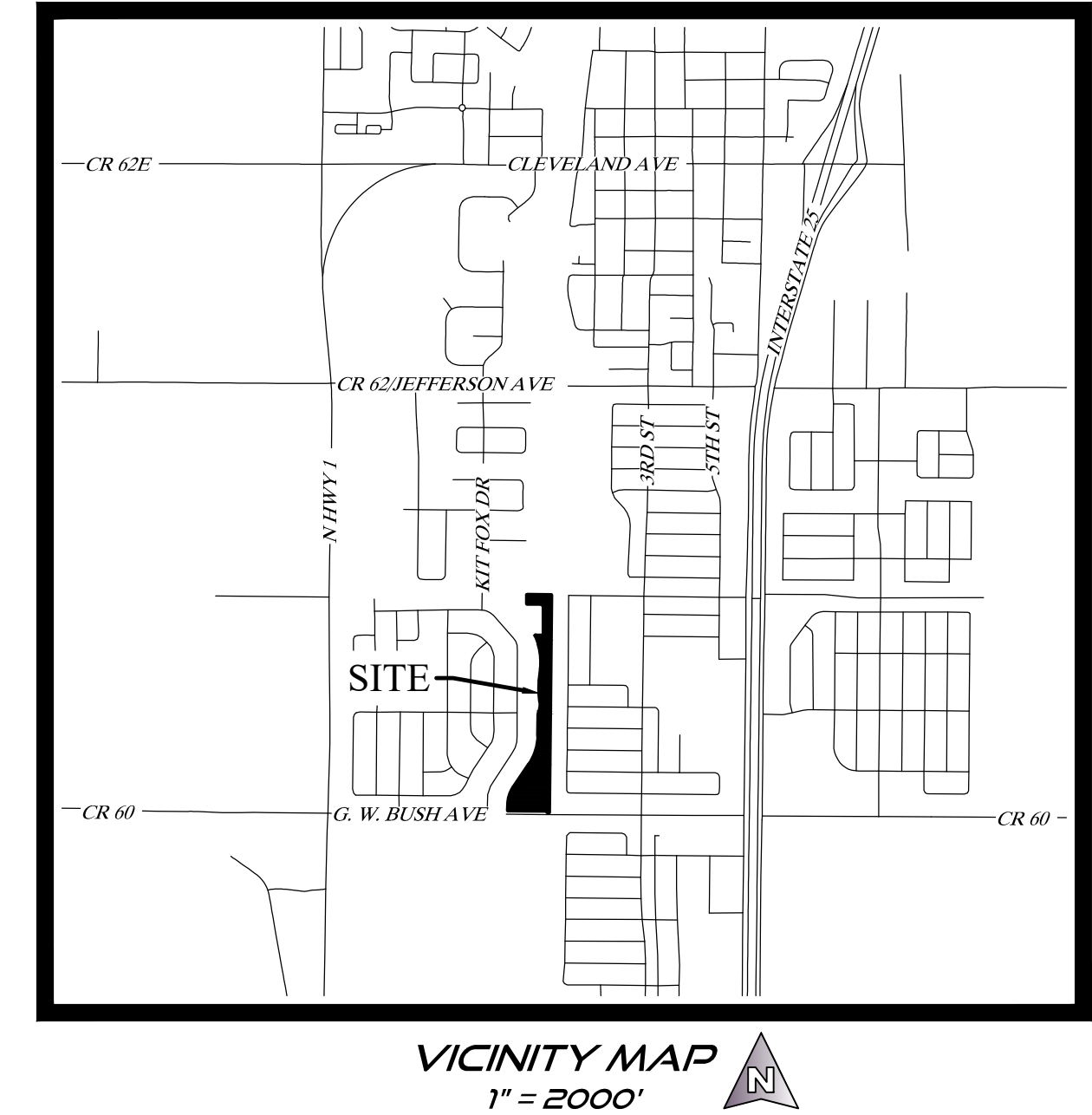
COLORADO STATE UNIVERSITY
555 17TH STREET
SUITE 1000
DENVER, CO 80202
303.534.6290

ENGINEER:

AVANT CIVIL GROUP
1337 RIVERSIDE AVE
SUITE #2
FORT COLLINS, CO 80524
970.286.7995

SURVEYOR:

AXIS SURVEYING & LAND SERVICES LLC
2139 GRAIN BIN DR
WINDSOR, CO 80550
970.231.9501



SYMBOL LEGEND	
	FOUND SECTION CORNER
	FOUND PROPERTY MONUMENT
	#4 REBAR WITH YELLOW PLASTIC CAP
	LS 14823, UNLESS OTHERWISE NOTED
	SET PROPERTY MONUMENT
	SET 24" OF #4 REBAR WITH GREEN PLASTIC CAP, PLS 38670

LINE LEGEND

ALIQUOT LINE
RIGHT OF WAY LINE
PLAT BOUNDARY LINE
EASEMENT LINE
LOT LINE

CALL UTILITY NOTIFICATION CENTER OF COLORADO



Know what's below.
Call before you dig.
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

UTILITY NOTE:
THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN ARE BASED ON OBSERVED EVIDENCE AND UTILITY MARKINGS AT TIME OF SURVEY. ADDITIONAL UTILITY LINES MAY EXIST. THE EXACT LOCATION OF ANY UNDERGROUND UTILITIES SHOWN AND THE LOCATION OF ANY ADDITIONAL UNDERGROUND UTILITIES SHOULD BE DETERMINED BY CONTACTING "ONE CALL" FOR A UTILITY LOCATE.

SURVEYING CERTIFICATE

I, Aaron M. Lund, a Registered Professional Land Surveyor in the State of Colorado, do hereby state that this subdivision plat was prepared under my personal supervision and checking, and that it is true and correct to the best of my knowledge and belief and is in compliance with the Subdivision Regulations of the Town of Wellington.

The Title Description (Property Information Binder Description) and the "Surveyor's Property Description" are the same parcels and both describe the same parcels as shown being replatted herein

10) DISTANCES AROUND THE SUBJECT PARCEL MATCH RECORD DISTANCE, HOWEVER BEARINGS SHOWN WITHIN THE DRAWING MATCH LOCAL SITE CONDITIONS RELATIVE TO THE MEASURED BEARING AS SURVEYED ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION AND BASED UPON FOUND MONUMENTS. THOSE DISTANCES THAT DEVIATE FROM THE TITLE DESCRIPTION(S) HAVE BEEN SHOWN WITH A RECORD (R) AND MEASURED (M) DENOTATION.

For and on behalf of AXIS Surveying & Land Services, LLC
Aaron M. Lund
Registered Professional Land Surveyor LS 38670



SECTION: 4 TOWNSHIP: 8N RANGE: 68W

NOTICE:
ACCORDING TO COLORADO LAW YOU MUST COMMENCE SURVEY WITHIN THREE YEARS AFTER YOU DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN ONE YEAR AFTER THE DATE OF THE CERTIFICATE SHOWN HEREON.

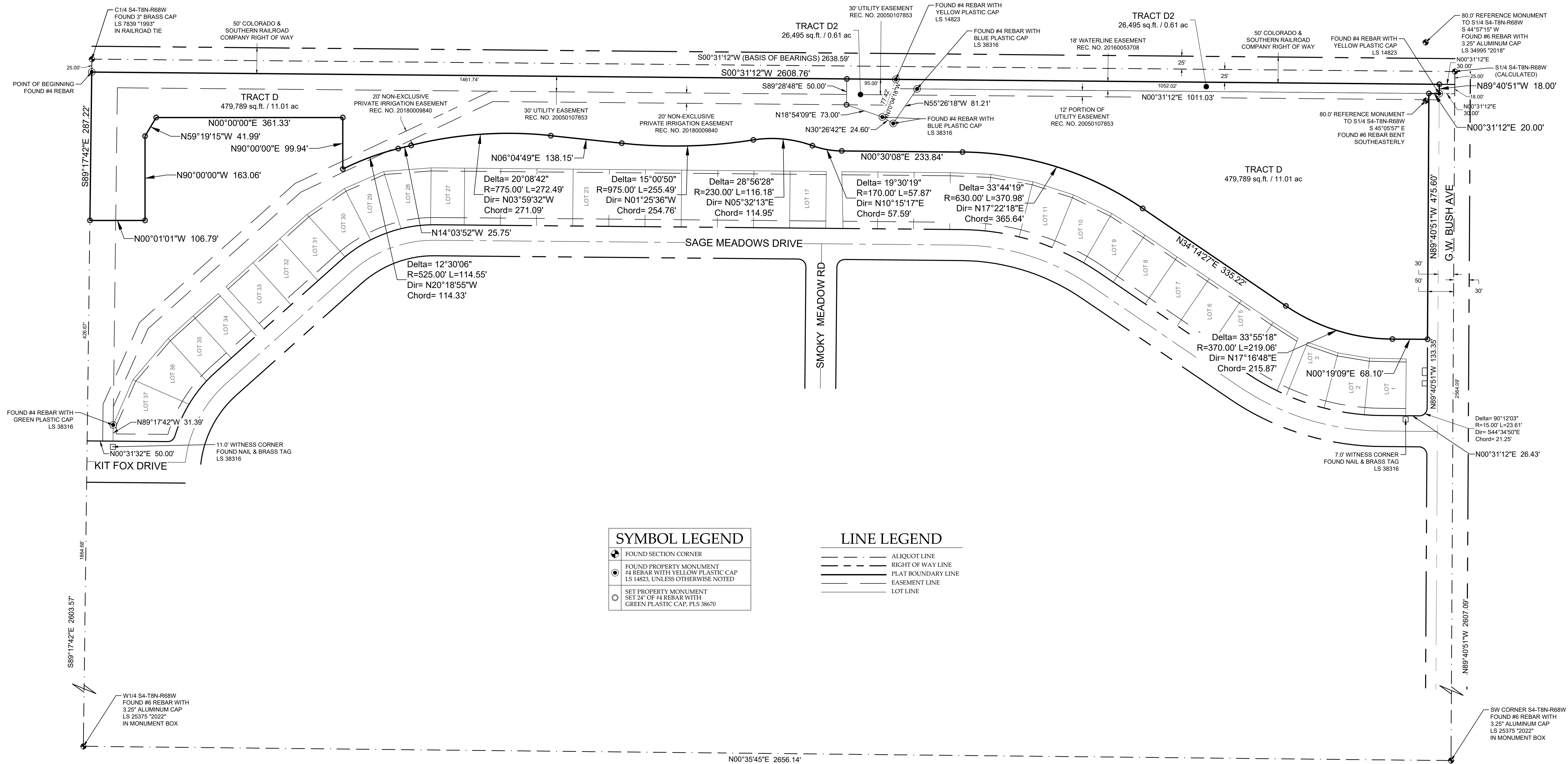
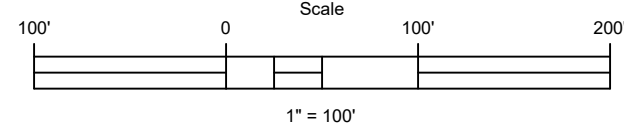
MINOR SUBDIVISION PLAT

MINOR SUBDIVISION PLAT

SW1/4 S4-T8N-R68W
(ADDRESS)

Date 05/05/2026
Scale SC
Sheet No. 1/2
Job No. 060-25-001

SEVERAL PARCELS OF LAND BEING SITUATE WITHIN AND A PORTION OF THE
SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 8 NORTH, RANGE 68 WEST OF
THE 6TH P.M., TOWN OF WELLINGTON, COUNTY OF LARIMER, STATE OF COLORADO



For and on behalf of AXIS Surveying & Land Services, LLC
Aaron M. Lund
Registered Professional Land Surveyor LS 38670

NOTE:

ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS AFTER THE DATE OF THE CERTIFICATE SHOWN HEREON.

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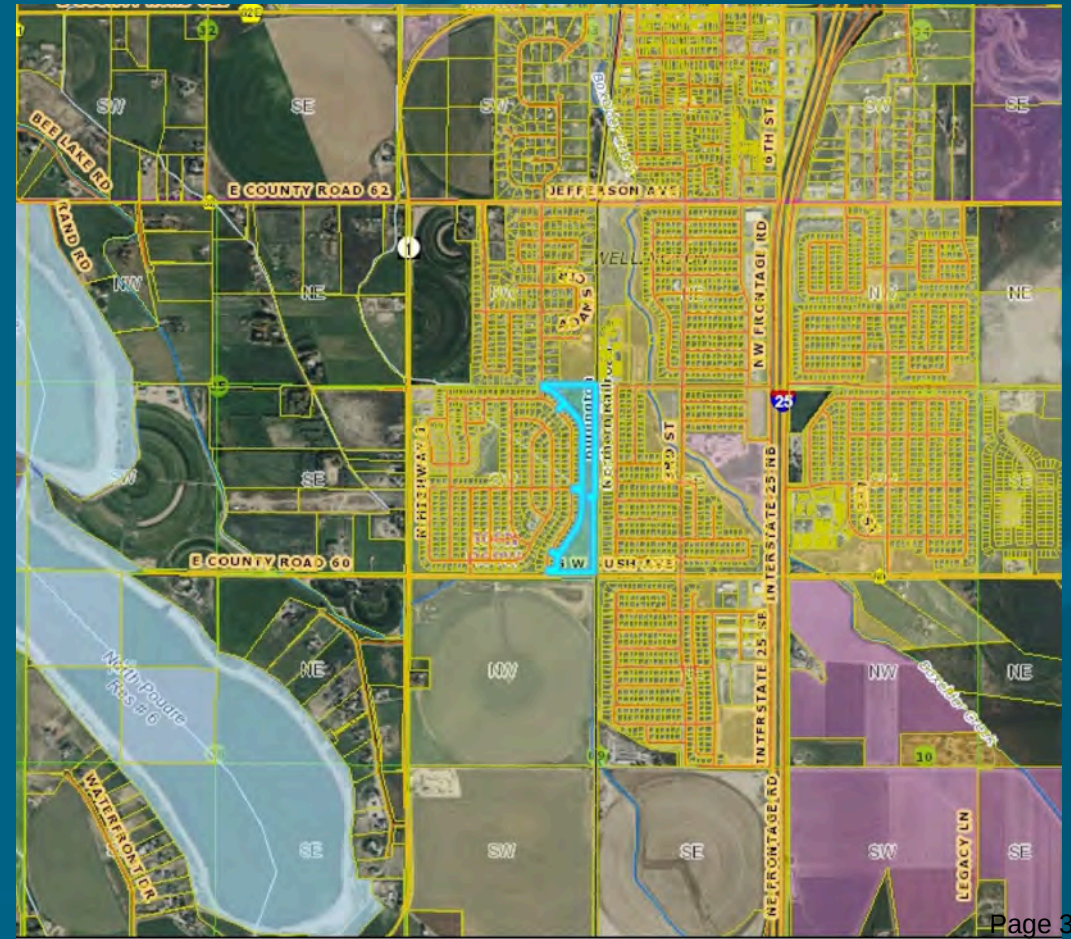
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SW1/4 S4-T8N-R68W
(ADDRESS)

05/05/2026
1"=100'
No.
2/2
No. 060-25-001

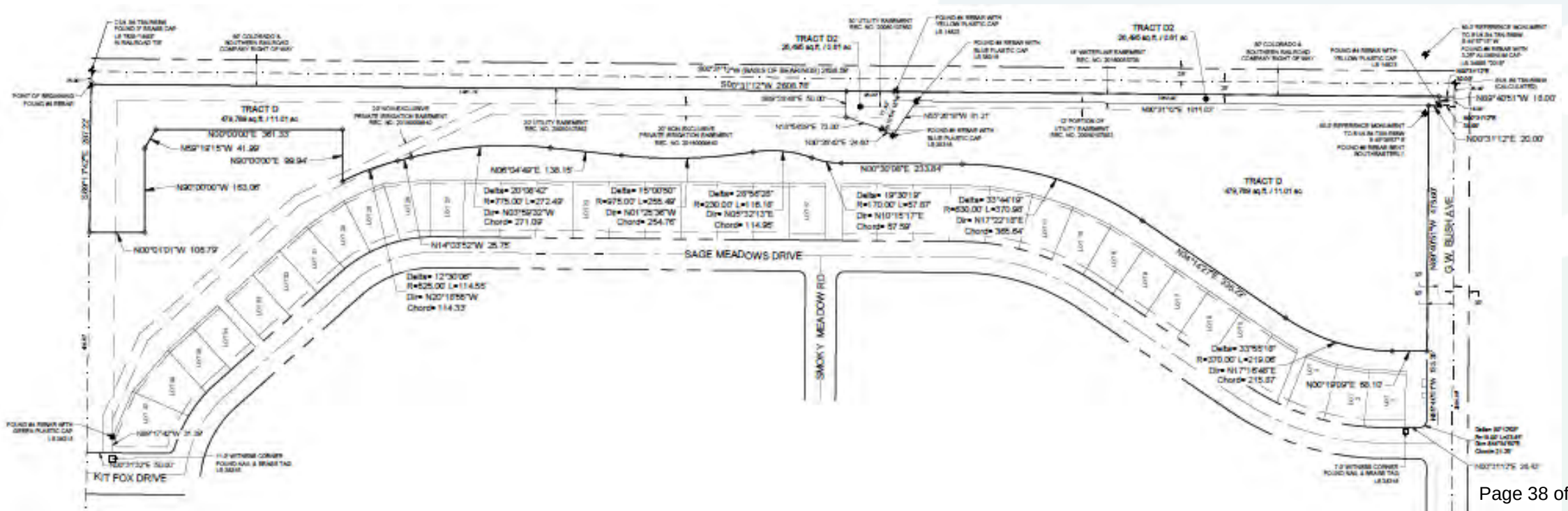
Tract D2, Sage Meadows Subdivision Minor Subdivision Plat and Rezone to P – Public District

Cody Bird, Planning Director
July 13, 2026 Planning Commission Meeting



Project Overview

- Project site – 3500 GW Bush Ave
- East of Sage Meadows subdivision, west of the railroad
- Approximately 12 acres
- Combine CSU's existing agricultural well parcel with a small portion of the new Tract D
- Minor modifications expected for well relocation and fence relocation



Application and Review Process

Minor Subdivision

- The Minor Subdivision is for a replat of Tract D, Sage Meadows Subdivision.
- The Planning Commission will need to consider testimony presented during the public hearing.
- The Planning Commission may choose to recommend approval, approval with conditions, or denial of the application to the Board of Trustees.

Rezone

- The Town recommended to rezone the portion of land owned by CSU from the existing R-2 – Residential Low Density District to P – Public District to be consistent with the adjacent Tract D zoning.
- The Planning Commission will need to consider testimony presented during the public hearing.
- The Planning Commission may choose to recommend approval, approval with conditions, or denial of the application to the Board of Trustees.

Findings For Approval – Minor Subdivision (15-2-160(d))

- 1) The minor subdivision is consistent with the Comprehensive Plan and the intent stated in this Land Use Code;
- 2) The minor subdivision meets the intent of the zone district in which it will be located and all criteria and regulations specified in that zone district, including but not limited to minimum lot size and setbacks;
- 3) The minor subdivision does not result in new or increased nonconformities;
- 4) The minor amendment mitigates, to the maximum extent possible, any negative impacts on existing and planned public facilities in surrounding neighborhood;
- 5) The minor amendment has no effect on the conditions applied to the approval of the plat and does not violate any requirement of the Code; and
- 6) The administrative plat is consistent with any other prior approvals and official plans and policies created under the guidance of that plan for these areas (e.g., The Comprehensive Plan, specific area plans like a Downtown Corridor Study, etc.).

Findings For Approval – Rezone (15-2-70(d))

- 1) The rezone is consistent with the Comprehensive Plan and the intent stated in this Land Use Code;
- 2) The rezone is consistent with the stated intent of the proposed zoning district(s);
- 3) The rezone will not result in adverse impacts to the natural environment (including air, water, noise, stormwater management, wildlife, and vegetation) or such impacts will be mitigated;
- 4) The rezone of the subject property will not result in material adverse impacts to the surrounding properties;
- 5) Facilities and services (roads, transportation, water, gas, electricity, police, fire protection, and sewage and waste disposal) are available to serve the subject property while maintaining adequate levels of service to existing development; and
- 6) The rezone is consistent with any other prior approvals and official plans and policies created under the guidance of that plan for those areas (e.g., The Comprehensive Plan, specific area plans like a Downtown Corridor Study, etc.).

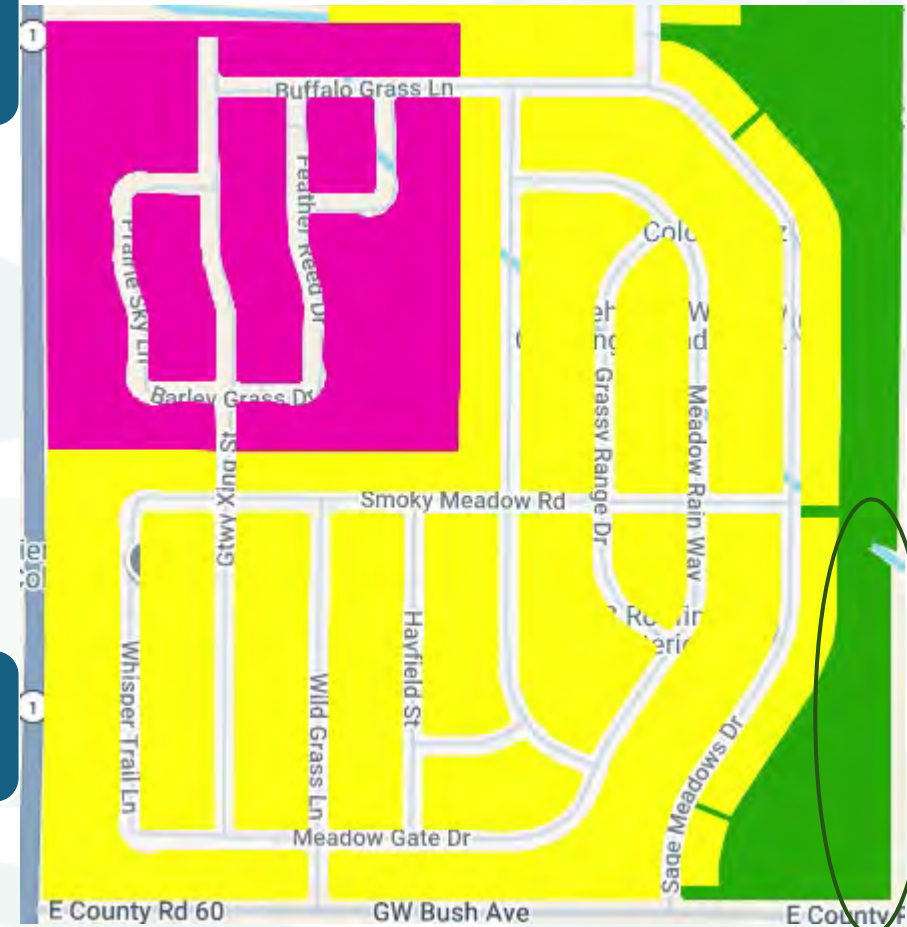
Relationship to Comprehensive Plan and Land Use Code

Parks & Open Space Designation

- Open spaces “support the preservation of sensitive areas and large- and small-scale agricultural operations”
- The Comprehensive Plan identifies the importance of Wellington’s agricultural heritage. CSU and ARDEC support agricultural operations in the area.

Public Zoning District

- Intended for “public parks, playgrounds, recreation facilities, and public and quasi-public buildings”





The Proposal

- CSU has operated an existing agricultural well on their parcel, located along the railroad tracks east of Tract D, Sage Meadows Subdivision. The well has failed and needs to be redrilled near the existing well location in accordance with the water rights and well permitting requirements.
- There is insufficient space on the CSU parcel to accommodate the well relocation, and therefore CSU is proposing to drill the well just to the north on a portion of Tract D.
- The minor subdivision request is proposed to combine a small portion of Tract D with CSU's parcel for a single tract that can accommodate the well relocation.
- Town Staff identified and recommended that the CSU parcel that is currently zoned R-2 – Residential Low Density District be rezoned to P – Public District to have a consistent zoning with the adjacent Tract D.
- Tract D land uses and existing conditions would remain unchanged except for minor modifications to accommodate CSU relocating the irrigation well and supporting infrastructure, and relocation of the fence around the well site.

Staff Recommendation

- The Findings for Approval for a Minor Subdivision are satisfied.
 - The Findings for Approval for a Rezone are satisfied.
 - The Minor Subdivision and Rezone may be considered concurrently.
-
- Staff recommends the Planning Commission approve the Minor Subdivision of Tract D, Sage Meadows Subdivision and the Rezone to P – Public District based on the Findings for Approval in the staff report, subject to acceptance of revised plat drawings addressing all Planning and Engineering comments, and forward the recommendation of approval to the Board of Trustees.

Planning Commission Meeting

Date: July 13, 2026

Submitted By: Cody Bird, Planning Director

Subject: 2nd Quarter 2026 Residential Building Permit Activity and Lot Inventory Report

EXECUTIVE SUMMARY

The 2nd Quarter 2026 Residential Building Permit Activity and Lot Inventory Report is included and attached for review.

BACKGROUND / DISCUSSION

This quarterly report on residential building activities provides an update of the current development trends and expected trends within the Town. It also identifies the number of buildable lots remaining within the Town, and future lots that will be available for permits once public infrastructure is installed.

Attached is a report of residential building permits issued through the 2nd Quarter 2026 (January 1, 2026 to June 30, 2026). Also included is a report of new residential dwelling permits issued since 2010. The report includes projected residential dwelling permits based on expected development trends. The annual total number of residential building permits is used to identify trends and project future permits. An inventory report is included to show available residential lots by subdivision, the number of lots remaining for permits, and the status of zoning, platting and infrastructure availability. Residential lot supply and inventory is depicted graphically to show trends over time.

Also included in this report is a summary of the available platted and buildable lots for commercially zoned properties within the Town. The inventory includes lots that are currently undeveloped (some lots have been approved for commercial site development plans, but may not have been constructed yet - development lots that are currently vacant at the time of this report are included in the inventory).

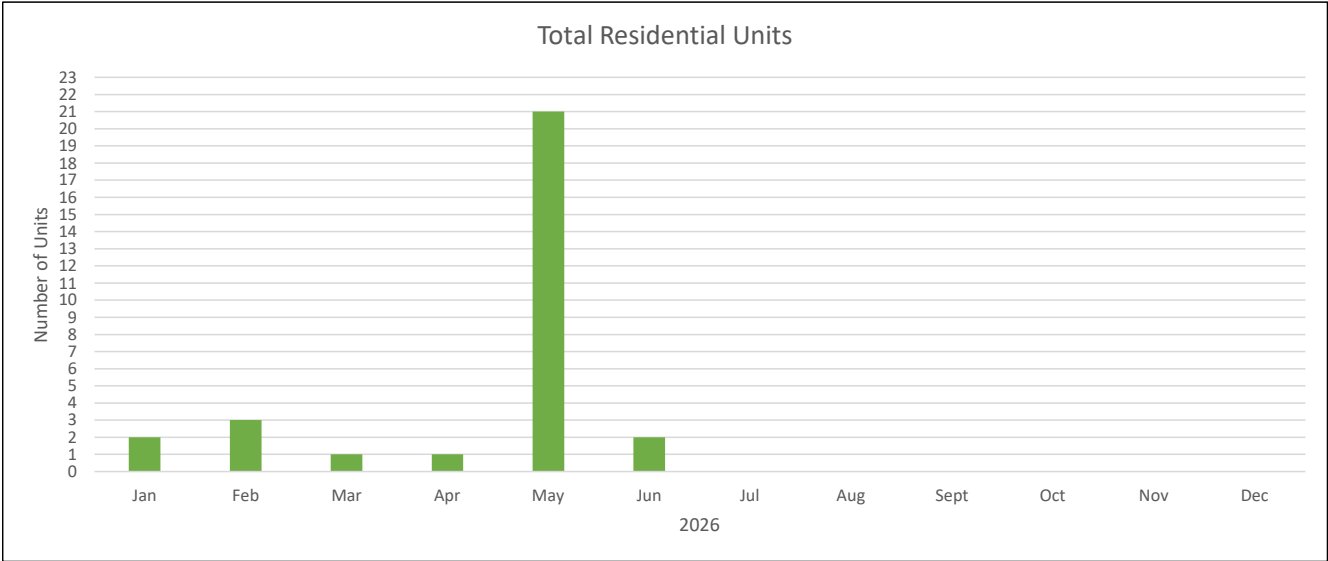
STAFF RECOMMENDATION

Review and retain report.

ATTACHMENTS

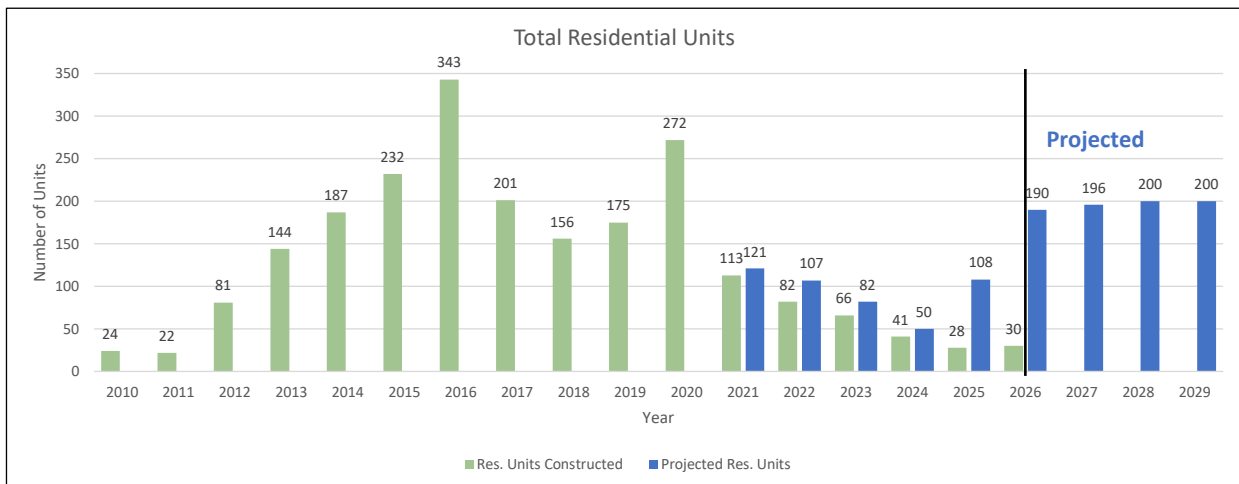
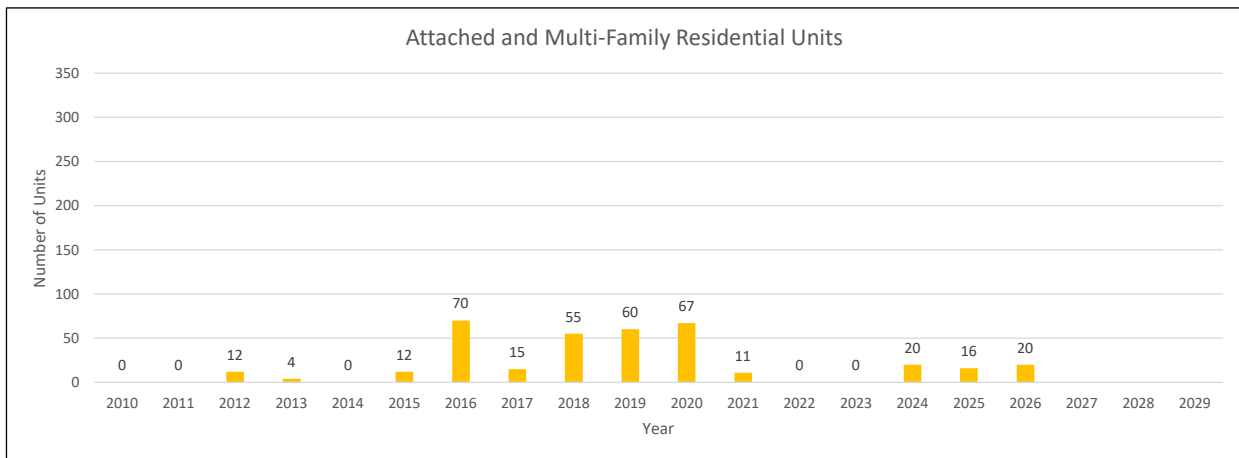
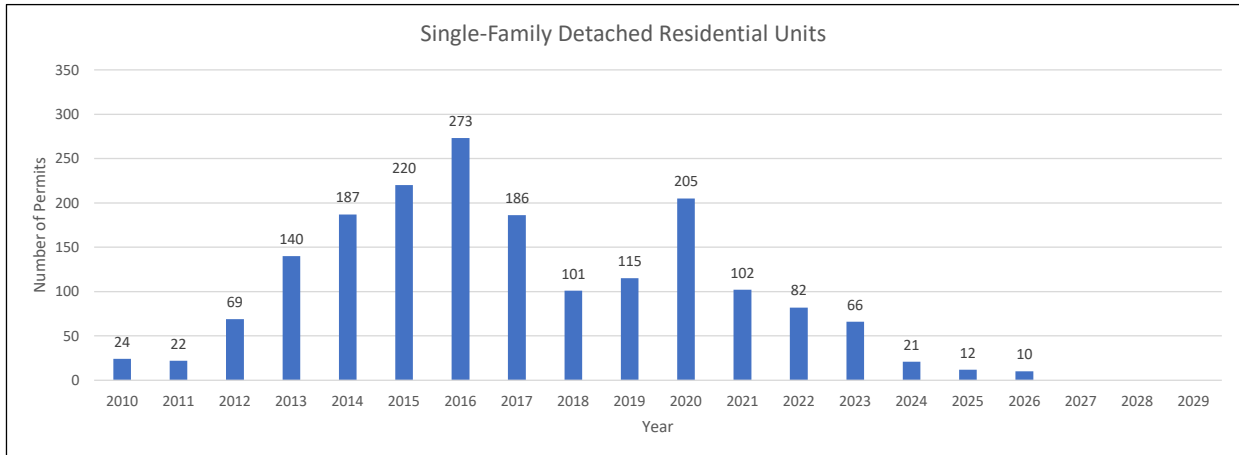
1. 2nd Quarter 2026 Residential Building Permit and Lot Inventory Report

New Residential Permits Issued by Month
2026



2026	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec		
Single-Family Units	2	3	1	1	1	2								
Attached Units	0	0	0	0	20	0								
TOTAL RES. UNITS	2	3	1	1	21	2	0	0	0	0	0	0		
			6			24			0			0		
											Total		30	

Residential Dwelling Units - Historic and Projected



	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
Single-Family Detached	24	22	69	140	187	220	273	186	101	115	205	102	82	66	21	12	10			
Attached and Multi-Family	0	0	12	4	0	12	70	15	55	60	67	11	0	0	20	16	20			
Res. Units Constructed	24	22	81	144	187	232	343	201	156	175	272	113	82	66	41	28	30			
Projected Res. Units												121	107	82	50	108	190	196	200	200

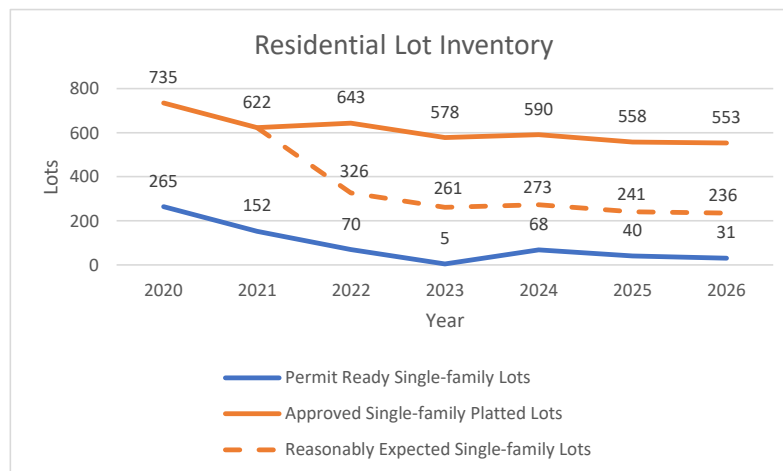
* Attached and Multi-family unit counts manually adjusted to reflect changes in the way permits were entered over time

** Years 2021, 2022 and 2023 - Permits limited due to capacity constraints during construction of water and wastewater treatment plant expansions

Subdivision Name	Remaining Lots/Units	Annexed	Zoned	Platted	Infrastructure
Infill (the Knolls)	2	Yes	Single-family	Yes	Yes
Infill (Fifth St.)	1	Yes	Single-family	Yes	Yes
Infill (Garfield Ave.)	1	Yes	Single-family	Yes	Yes
Infill (Third St.)	1	Yes	Single-family	Yes	Yes
Sage Meadows 2nd	26	Yes	Single-family	Yes	Yes
Wellington Downs Multi-family	0	Yes	C-3 Multi-family	Yes	Yes
Saddleback	205	Yes	Single-family	Yes	No
Sage Farms Filing 1 (expected)	238	Yes	Single-family	No	No
Sage Farms Phase 1B (estimated)	200	Yes	Multi-family	No	No
Sage Farms Phase 1C (estimated)	200	Yes	Multi-family	No	No
Sundance Phase 1A	60	Yes	Single-family	Yes	No
Sundance Phase 1B	91	Yes	Single-family	Yes	No
Sundance Phase 2	101	Yes	Single-family	Yes	No
Sundance Phase 3	65	Yes	Single-family	Yes	No
Country Lane Acres	41	Yes	Single-family	No	No
Sage Farms (Future Phases)	708	Yes	Mixed densities	No	No

ESTIMATED TOTAL UNITS 1940

Platted Lots	553
Buildable Lots (with infrastructure)	31



Zoning	Acres (total)	Parcels	Acres (buildable)	Lots (buildable)
C-1 - Neighborhood Commercial	6.1	11	4.8	9
C-2 - Downtown Commercial	0.6	4	0.6	4
C-3 - Mixed-Use Commercial	56.3	22	27.9	18
LI - Light Industrial	37.0	11	37.0	11
I - Industrial	59.5	2	0.0	0
PUD - Planned Unit Development	64.2	4	0.0	0

* "Buildable" indicates lots are platted and have public infrastructure installed and ready for permit.