



**TOWN OF WELLINGTON
PLANNING COMMISSION**

**August 3, 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

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1. CALL TO ORDER
 2. ROLL CALL
 3. ADDITIONS TO OR DELETIONS FROM THE AGENDA
 4. PUBLIC FORUM
 5. CONSIDERATION OF MINUTES
 - A. Regular Meeting Minutes of July 13, 2026
 6. NEW BUSINESS
 - A. Presentation: Update on Current and Upcoming Town Plan Documents
 7. COMMUNICATIONS
 8. 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: August 3, 2026
Submitted By: Aidan Checkett, Planner 1
Subject: Regular Meeting Minutes of July 13, 2026

EXECUTIVE SUMMARY

N/A

BACKGROUND / DISCUSSION

N/A

STAFF RECOMMENDATION

Move to approve the Regular Meeting Minutes of July 13, 2026, as presented.

ATTACHMENTS

1. Regular Meeting Minutes of July 13, 2026



**TOWN OF WELLINGTON
PLANNING COMMISSION
July 13, 2026**

**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 July 13, 2026, at the Wilson Leeper Center, 3800 Wilson Avenue, Wellington, Colorado at 6:30 p.m.

2. ROLL CALL

Commissioners Present:

Eric Sartor, Chair
Sherman Stringer
Bert McCaffrey
Troy Spraker

Absent:

Lisa Chollet
Eric Stahl
Tim Whitehouse

Town Staff Present:

Cody Bird, Planning Director
Aidan Checkett, Planner I

3. ADDITIONS TO OR DELETIONS FROM THE AGENDA

None

4. Presentation

A. Introduce New Planning Commissioner – Troy Spraker

Cody Bird, Planning Director introduced Commissioner Spraker. Spraker was appointed to the Commission earlier in the year but this was his first meeting due to meeting scheduling.

Spraker said that he had resided in Wellington for twenty-four years and worked as a civil engineer for twenty-six. He was excited to serve on the Planning Commission.

5. PUBLIC FORUM

There was no public comment.

6. CONSIDERATION OF MINUTES

Commissioner McCaffrey moved to approve the regular meeting minutes of April 6, 2026, as presented. Commissioner Stringer seconded.

Yeas –Stringer, Spraker, McCaffrey, Sartor

Nays-

Abstain-

Motion carried.

7. NEW BUSINESS

A. Application for Major Subdivision, Tract D, Sage Meadows Subdivision

Bird presented the agenda item.

Commissioner Spraker asked if the Town had always maintained the stormwater system at the site.

Bird states that the concern has been that the HOA is not set up for maintaining a stormwater system like this, and the agreement contemplated that the Town would maintain the stormwater system. The Town has been maintaining the system for several years.

Spraker asked if Tract D is currently irrigated by the Town and if the proposed subdivision would affect any water rights. Bird said that the water rights for the property are held by the developer and would be conveyed to the homeowner's association. Irrigation responsibilities would be outlined in an operations and maintenance agreement and an amendment to the development agreement.

Spraker asked if the Town would need to compensate the homeowner's association for water usage.

Bird stated that the Town is a paying member of the HOA with a membership share. The operations and maintenance agreement and amendment to the development agreement would clarify that financial relationship.

Chair Sartor invited Daren Roberson, the developer and current property owner, to speak. Roberson stated that the subdivision is required by the development agreement and that its execution would protect both the Town and HOA. Roberson said he had been working with Town Staff and the HOA for two years on the proposed subdivision.

Bird asked if there were any ex parte communications or conflicts of interest. There were none.

Chair Sartor opened the public hearing at 6:53.

Melody Long, 6793 Wild Grass Lane, asked if the financial arrangement is comparable to other HOAs. Josiah Hoffman, 6792 Hayfield St., asked what would happen in terms of maintenance responsibilities if the motion were not to pass. He expressed that there is no benefit in the HOA giving up land as there's a lot that can be done with it.

Carla Biddle, 6806 Sage Meadows Dr., asked if HOA fees currently paid for the entirety of the maintenance and landscaping on the property and how the proposed subdivision would change the payment process.

Chair Sartor closed the public hearing at 6:57.

Roberson stated that the Tract is currently owned by his development company and that, after the subdivision process, the Town will be responsible for maintaining their property and the HOA responsible for maintaining theirs. He has worked with the HOA on this process.

Bird said that there is an obligation for the developer to convey the land to the HOA and the Town and to separate ownership and responsibilities. The Town has also been in correspondence with the HOA. The proposed division is in part informed by maintenance preferences, including that the HOA would desire to own and maintain a more manicured stretch closer to the neighborhood, while the Town's portion of open space and closer to the railroad would be more maintained as more native or natural area.

Commissioner McCaffrey moved 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 Staff's recommended conditions. Commissioner Stringer seconded.

Yeas – Stringer, Spraker, McCaffrey, Sartor

Nays-

Abstain-

Motion carried.

B. Application for Minor Subdivision , Tract D2, Sage Meadows Subdivision and Rezone to P – Public District

Bird presented the item. Member Spraker asked if the land had been previously annexed, noting that it did not appear to be on the County Assessor's site. Bird stated that the land has been annexed and that staff is aware of the discrepancy in the county records. This will be communicated for correction as part of this process.

Bird asked if there were any ex parte communications or conflicts of interest. There were none.

Chair Sartor opened the public hearing at 7:16.

Seeing no comments, Chair Sartor closed the public hearing at 7:16.

Commissioner McCaffrey moved 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, subject to Staff's recommended conditions. Commissioner Stringer seconded.

Yeas – Stringer, Spraker, McCaffrey, Sartor

Nays-

Abstain-

Motion carried.

8. COMMUNICATIONS

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

9. ADJOURNMENT

Chair Sartor adjourned the regular meeting at 7:21 PM

Approved this 3rd day of August, 2026.

Recording Secretary



Planning Commission Meeting

Date: August 3, 2026
Submitted By: Cody Bird, Planning Director
Subject: Presentation: Update on Current and Upcoming Town Plan Documents

EXECUTIVE SUMMARY

Staff will give a presentation to provide an update on current and upcoming projects that are anticipated to be considered by the Planning Commission over the coming months, including progress on the Town's Proposition 123 commitments, grants the Town has received in support of housing affordability efforts, the Transportation and Mobility Plan, Housing Needs Assessment Update, Housing Action Plan, and Landscape and Irrigation Standards Update. The presentation is for information, discussion and general direction, but no action will be taken.

BACKGROUND / DISCUSSION

STAFF RECOMMENDATION

N/A

ATTACHMENTS

1. Presentation Slides

Planning Department Updates: Proposition 123, Grants, and Upcoming Plans

August 3, 2026
Planning Department



Planning Staff Updates

Proposition 123

- 2024-2026 Cycle
- 2027-2029 Cycle

Grant Awards

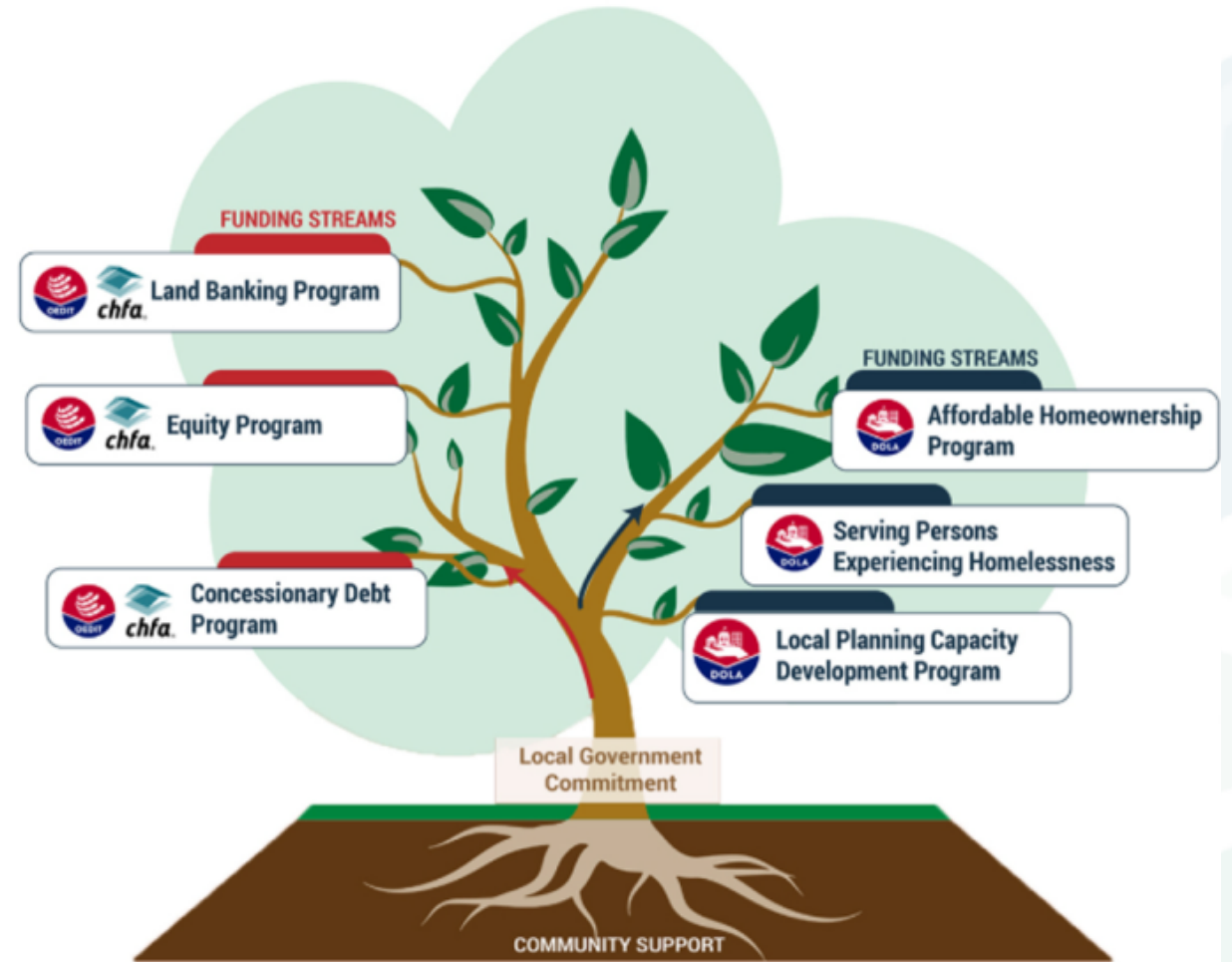
- Colorado Energy Office (CEO) IMPACT Accelerator Grant Award
- Department of Local Affairs (DOLA) Fast Track Incentive Award

Upcoming/In Progress Town Plans and Standards

- Transportation and Mobility Plan
- Housing Needs Assessment Update
- Housing Action Plan
- Landscape and Irrigation Standards Update

Colorado State Affordable Housing Fund (Proposition 123)

- Colorado voters approved Proposition 123 in November 2022 to create the State Affordable Housing Fund
- Funding by 0.1% of state income tax revenue
- 40% of funds allocated to the Department of Local Affairs (DOLA)
- 60% of funds administered by the Colorado Housing and Finance Authority (CHFA)



Proposition 123 2024-2026 Commitment Cycle

- The Town Completed Housing Needs and Affordability Assessment – April 2025
- Ordinance No. 08-2025 adopted to update Land Use Code to remove barriers to affordable housing – April 2025
- Fast Track/Expedited Review Policy for qualifying affordable housing projects approved – August 2025
- The Board of Trustees directed staff to file a Commitment with DOLA for the last year of the 2024-2026 Commitment Cycle – August 2025
- The 2024-2026 Commitment Goal was to increase the number of affordable housing units by two (2) units (3% increase over the calculated baseline, or existing, number of affordable housing units).

Proposition 123 2024-2026 Commitment Cycle

- Commitment achieved
- 33 affordable housing units reported, as of July 2, 2026
 - 24 new construction
 - 9 preservation units
- DOLA's NOAH Calculator
 - Example: Prop 123 affordable limit for a 3-bedroom ownership unit is \$598,086 (100% AMI)



On behalf of the Proposition 123 Community Support Team within the Division of Housing, I am pleased to issue this formal confirmation of your jurisdiction's successful compliance with the key requirements established under Proposition 123 for the initial 3-year commitment cycle (2024-2026). The Town of Wellington may re-commit and remain eligible for Proposition 123 funding over the next 3-year cycle (2027-2029).

Your commitment to fostering accessible and efficient housing development is commendable. This approval signifies that the Town of Wellington has fully met its obligations in the following two critical areas:

1. Unit Count Commitment Attainment [2 units] - final submission approved on Jul 2, 2026
2. Implementation of Expedited Review - approved on Sep 15, 2025

Proposition 123 2027-2029 Commitment Cycle

- 2027-2029 Commitment Unit Goal is 14 units. The Board directed Staff to opt into this cycle.
- New unit calculation uses average building permits and job growth to determine the target number of affordable units.
- All affordable units must have an affordability restriction:
 - Formal Affordability Mechanism i.e., deed restriction Land Use Restrictive Agreement, etc.
 - Public/Nonprofit Ownership and Policy Assurance i.e., housing authorities, affordable housing nonprofits, etc.
- Preservation unit are required to have a formal affordability mechanism for at least 15 years



CEO Impact Accelerator Grant Award

- Local Implementation, Mitigation, and Policy Action (Local IMPACT) Accelerator
- Support local governments with policy adoption to bolster local resilience, reduce emissions, and advance other state priorities in the Building, Land Use, Transportation, and Waste sectors.
- A \$2.88 million (no match) grant was awarded to evaluate policies that can encourage accessory dwelling units and attached homes in all residential areas and to encourage multi-family and mixed-use housing in commercial areas by becoming an ADU Supportive Jurisdiction and by designating Neighborhood Centers. This grant would also conduct a development fee nexus study and establish a rebate program for affordable residential infill construction and ADU deployment. The rebate program is intended to offset development costs for water and sewer taps as well as building electrification.



DOLA Fast Track Incentive Award

- A \$50,000 (no match) grant was awarded by DOLA for creating an expedited review policy for affordable housing projects.
- The funds are being used for consultant work to evaluate Town-owned and Town partner-owned properties that have the potential to support future affordable and attainable housing developments.
- Identify physical, regulatory, infrastructure, environmental, and financial opportunities and constraints.



COLORADO
Department of Local Affairs

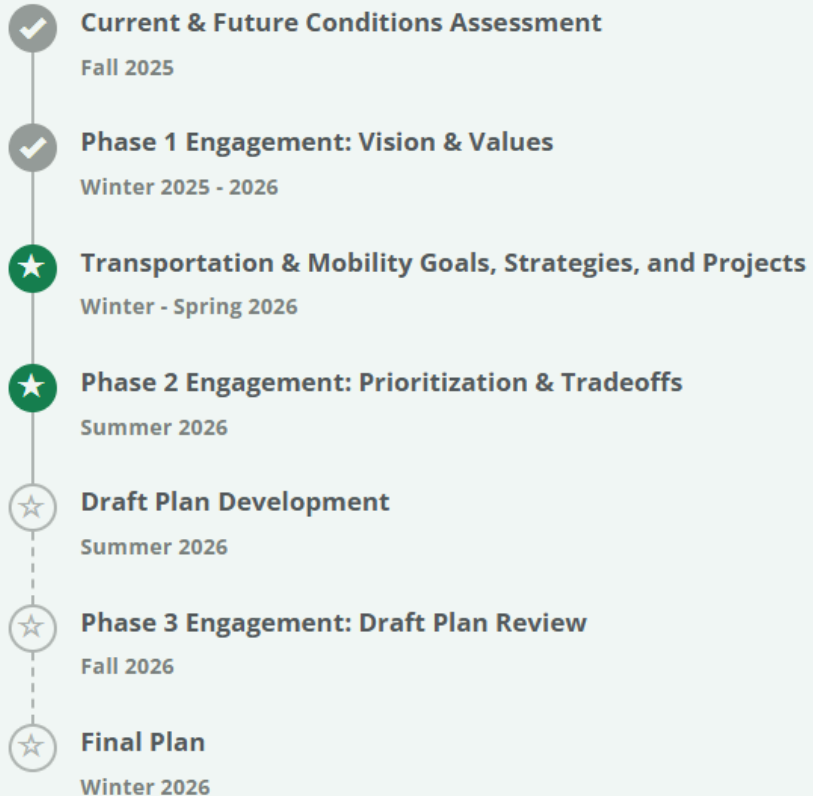


**TOWN OF
WELLINGTON**

Title	Policy on Expedited Review for Eligible Affordable Housing Projects
Scope	This policy applies to all eligible affordable housing projects that request expedited review through Proposition 123. Expedited review applies to eligible affordable projects that involve one or more of the following: site plan, development plan, conditional use permit, building permit, special use permit, variance or waiver, minor deviations, and planned unit developments. Expedited review cannot be requested for annexations, appeals, comprehensive plan amendments, pre-applications, rezones, and/or subdivision plats.
Definitions	The following definitions apply to this policy: <u>Affordable Housing</u> In accordance with C.R.S. 29-32-101, affordable housing is defined as – 1. (a) Rental housing at or below 60% AMI, or (b) For-sale housing at or below 100% AMI, and 2. Which costs the household less than 30% of its monthly income <u>Eligible Affordable Housing Project</u> An eligible affordable housing project is a project where at least 50% of the units are affordable housing units. <u>Area Median Income</u> In accordance with C.R.S. 29-32-101, area median income is defined as – The median household income of households of a given size in the municipality, or metropolitan statistical area encompassing a municipality, or county in which the housing is located, as calculated and published for a given year by the United States Department of Housing and Urban Development. <u>Complete Application</u> A complete application is defined as an application that includes all necessary forms and documents, as outlined in the corresponding application type under Article 2 (Application Procedures) of the Wellington Land Use Code and/or any applicable Building Permit pursuant to Chapter 18 of the Wellington Municipal Code.

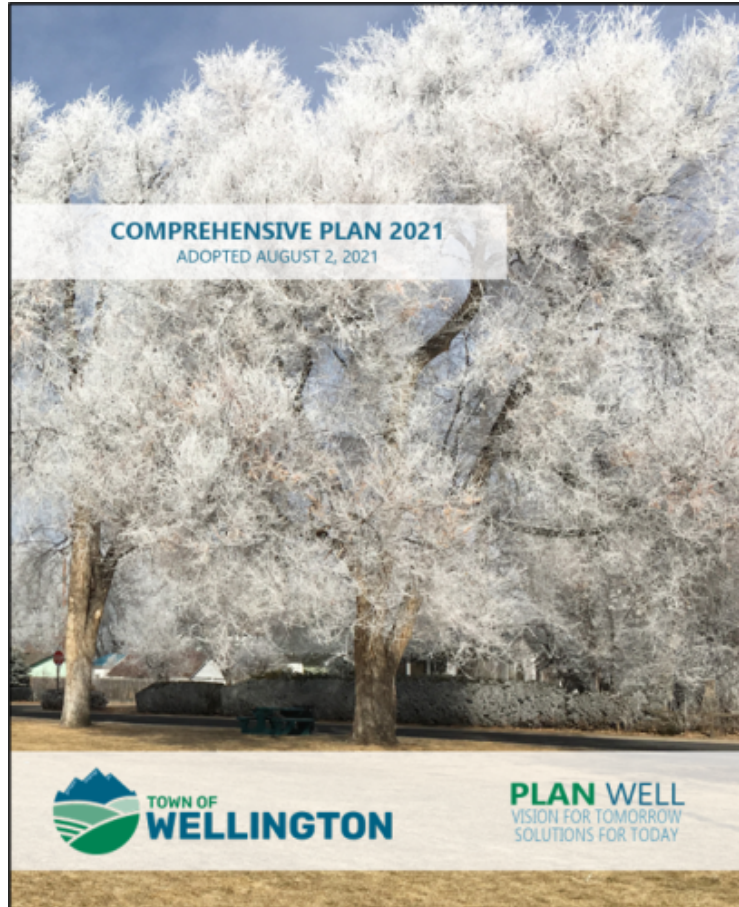
Transportation and Mobility Plan

Timeline



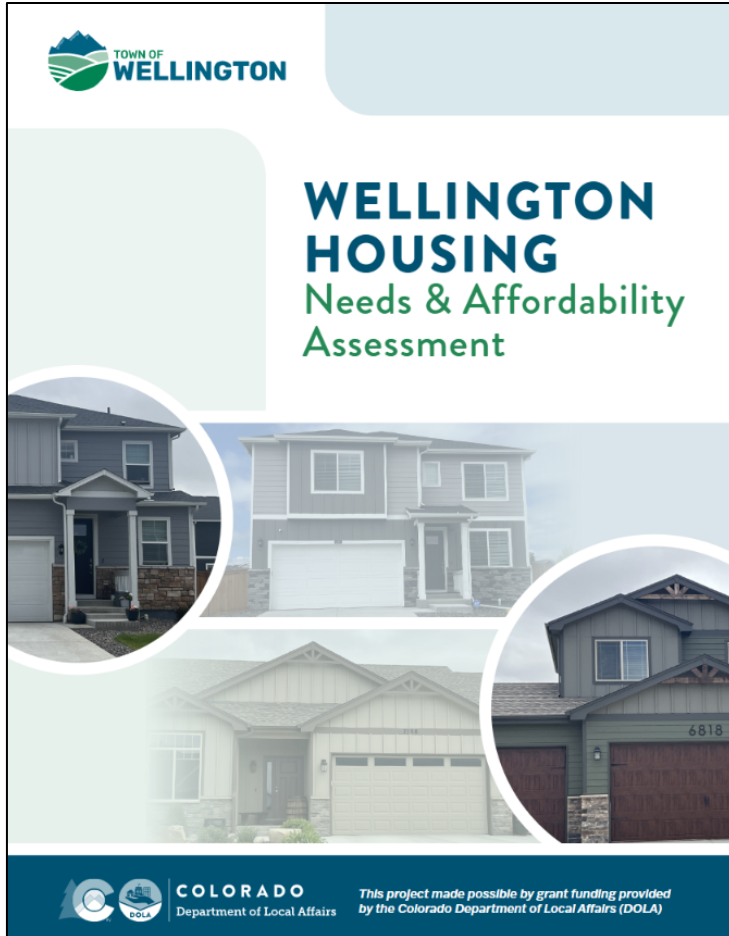
- Phase 2 public engagement ended in July
- Draft Plans are expected to be available for review in the Fall
- <https://fhu.mysocialpinpoint.com/wellington-tmp>

Comprehensive Plan Updates Consistent with SB24-174



- Water Supply Element
- Strategic Growth Element
- Vital Landscapes and Resources
- Currently soliciting
- Required to be completed by December 31, 2026

Housing Needs Assessment Updates



- The Housing Needs & Affordability Assessment utilized the five-year American Community Survey (ACS) data available at the time (2018-2022)
- A more recent dataset (2020-2024) is now available.
- Staff is working with Matrix Design Group, Inc. to prepare a technical update using current ACS data.
- The technical update will be complete fall 2026, and will be the foundation for the Town's upcoming Housing Action Plan

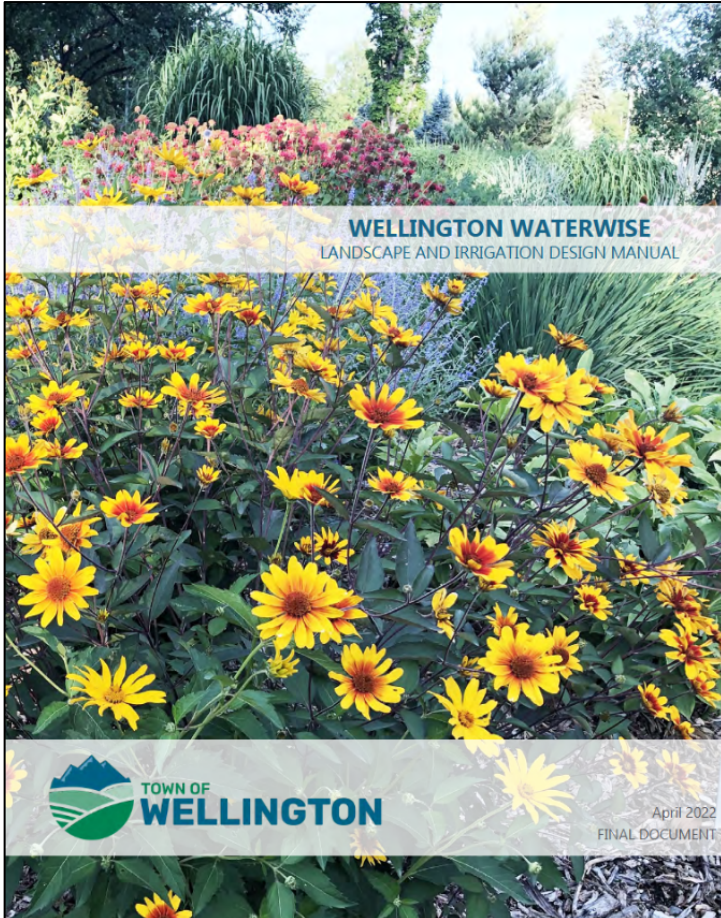
Housing Action Plan

What is Included in a Housing Action Plan?

	Summary of Key Housing Needs Assessment Findings
	Summary of Public Engagement Findings
	Housing Targets and Goals
	Strategies
	Implementation of Actions, Progress Report

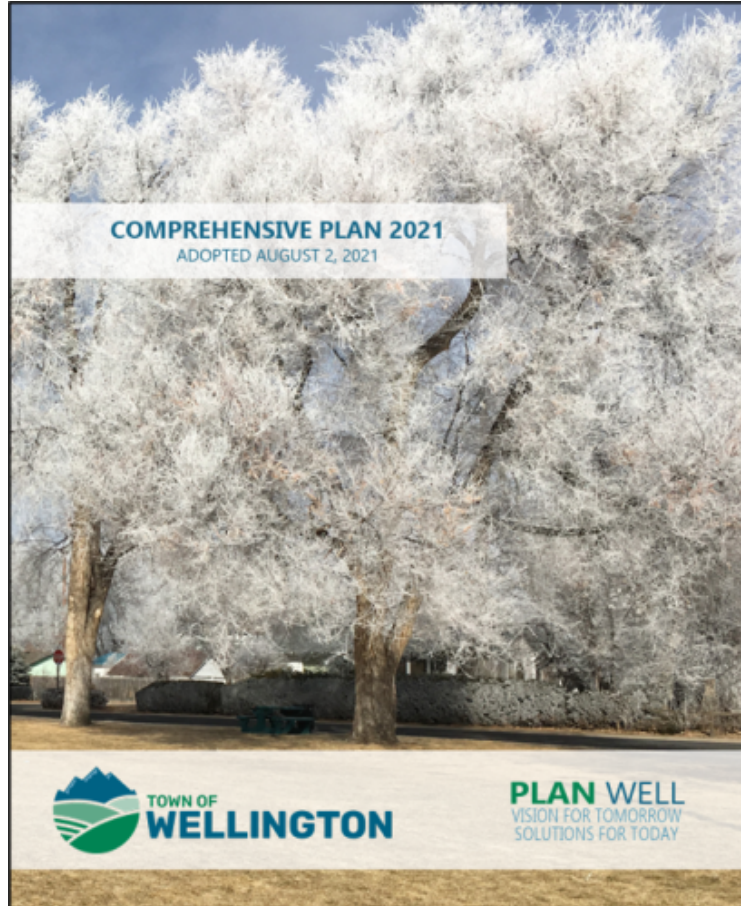
- Required to be completed by December 31, 2027 (SB24-174)
- Town will obtain professional consulting services to develop the Housing Action Plan
 - Builds off the data of the updated Housing Needs & Affordability Assessment
 - Will identify and describe recommended strategies and actions for meeting the needs identified in the HNA
- Will be incorporated into the Comprehensive Plan

Landscape and Irrigation Standards Update



- HB25-1113 requires municipalities to adopt regulations prohibiting installation of nonfunctional turf on residential properties.
 - Town already prohibits nonfunctional turf on public properties, street rights-of-way, and common areas
 - Must also reduce irrigation water demand
 - Community impacts and preference, installation and maintenance standards, and suitable enforcement mechanisms will need to be considered.
- The Landscape and Irrigation Manual has many of these considerations as recommendations, and will need to be updated along with the Land Use Code to make them requirements.

Comprehensive Plan Update



- A major update of the Comprehensive Plan is recommended to reflect changing community needs
 - Update based on recent accomplishments
 - Incorporate completed Master Plans and studies
 - PROST Master Plan
 - Transportation & Mobility Plan
 - Housing Action Plan
 - Infrastructure Plans
 - Identify new or changing needs

Questions and Discussion