



**TOWN OF WELLINGTON
PLANNING COMMISSION**

December 7, 2020

6:30 PM

Regular Meeting

Please click the link below to join the webinar:

<https://zoom.us/j/99617638711?pwd=L2VEbGxTTk5PMU9Kc1h0Z1k1WFA4QT09>

Passcode: 115194

Webinar ID: 996 1763 8711

Or iPhone one-tap :

US: +16699009128,,99617638711# or +12532158782,,99617638711#

Or Telephone:

US: +1 669 900 9128 or +1 253 215 8782 or +1 346 248 7799

-
1. CALL TO ORDER
 2. ROLL CALL
 3. ADDITIONS TO OR DELETIONS FROM THE AGENDA
 4. PUBLIC FORUM
 5. CONSIDERATION OF MINUTES
 - A. Meeting minutes of November 2, 2020.
 6. NEW BUSINESS
 - A. Conditional Use 3709 Harrison Ave
 - B. Comprehensive Plan Update
 - C. Discussion - Administrative Process for Site Plan Reviews
 7. ANNOUNCEMENTS
 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 970-568-3380 ext. 110 at least 24 hours in advance.



**TOWN OF WELLINGTON
PLANNING COMMISSION
NOVEMBER 2, 2020**

MINUTES

1. CALL TO ORDER

The Planning Commission for the Town of Wellington, Colorado, met on November 2, 2020, in an online web conference at 6:30 p.m.

2. ROLL CALL

Commissioners Present: Bert McCaffrey, Chairperson
Tim Whitehouse
Rebekka Kinney
Eric Sartor
Linda Knaack

Absent: Troy Hamman
Berry Friedrichs

Town Staff Present: Cody Bird, Planning Director
Liz Young Winne, Planner II
Patty Lundy, Development Coordinator

3. ADDITIONS TO OR DELETIONS FROM THE AGENDA
None

4. PUBLIC FORUM
None

5. CONSIDERATION OF MINUTES

A. Meeting Minutes of September 14, 2020.

Moved by Commissioner Whitehouse, seconded by Commissioner Sartor to approve the minutes as presented. Motion passed 5-0.

6. NEW BUSINESS

A. Final Plat and Rezone to PUD of Sage Meadows Second Subdivision

Cody Bird, Planning Director thanked everyone for joining the virtual meeting. First item of business is a final plat for the Sage Meadows Second Subdivision as well as zoning for a Planned Unit Development (PUD).

Bird provided the following information:

- This was originally presented to the Planning Commission as a preliminary plat for approximately 36 acres along Highway 1. The preliminary plat was approved on September 14, 2020 at the Planning Commission meeting and on September 22, 2020 at the Board of Trustees meeting.
- At the time of preliminary plat review, the Planning Commission and Board of Trustees were advised that a proposed Planned Unit Development (PUD) overlay zone would be proposed with the final plat.
- Subsequent to the approval of the preliminary plat, the applicant has prepared and submitted the final plat and PUD zoning request for review.
- There are a few details that will need to be corrected, but overall the final plat is ready for approval. Some of the minor changes include re-numbering on the lots and blocks as well as some text corrections in the zoning provisions on the PUD for consistency.
- Staff recommends approval subject to engineering review comments. The Town's engineering division is still in the process of reviewing the public improvement plans, which need to be finalized before any construction work can actually begin.
- The Board of Trustees will also consider a development agreement with for this subdivision request and that is in currently in draft form as we are still working out the details of the agreement with the developer.

Darren Roberson, applicant, said that he appreciates Tom Dugan, agent for the applicant, and Bird helping with the project. He understands that they will still need to address engineering comments, but thinks this will be a great project and he is looking forward to getting it started.

Chairman McCaffrey asked if there were any questions from the commissioners.

Commissioner Kinney commented that she liked the xeriscaping principles and the native plants. She we happy to see those were included in the plans.

McCaffrey opened the public hearing.

Seeing no comments, McCaffrey closed the public hearing.

Commissioner Whitehouse moved to approve the final plat of Sage Meadows Second Subdivision subject to staff comments, approve the rezone to Planned Unit Development subject to staff comments including engineering comments and forward a recommendation of approval to the Board of Trustees. Commissioner Knaack seconded. Motion passed 5-0.

B. Annexation – Lamb Annexation

Bird presented the staff report for the Lamb Annexation, including:

- The subject property is on the East side of Sixth street between I-25 and Sixth Street. It is just south of the hotel. It is the small triangular shaped property.
- This property is completely surrounded by the Town limits. The interstate bisects the town here, but the other side of the highway is already in the town. The property is an enclave under the statutory definitions and so really, this is pretty much a procedural matter.
- The existing building on the site was established in 1976 according to county records. The building has been vacant for a number of years.

- Staff understands the owner and applicant would like to utilize the existing structure with a little bit of cleanup to get it to a standard that's usable as well as make some site improvements down the road. Staff is supportive of cleaning up this highly visible property and returning it to productive use.
- The Board of Trustees initiated the annexation proceedings on October 13th and referred the topic to the Planning Commission for consideration. The Planning Commission is tasked with making a recommendation on whether or not it is appropriate to annex the property to the Town limits.
- The property is within the Town's growth management area. The future land use map does not identify a specific zoning for the property. Staff recommends that C3 - Highway Commercial zoning would be the appropriate zoning designation for this property to be consistent with the other properties along Sixth Street on the east side with highway visibility.
- The Planning Commission also determines whether or not urban services are available to serve the site being annexed. In this case, public utilities are already available. There's already road access to 6th St. and the proposed redevelopment of the site can be accommodated with existing resources.
- Staff's recommendation is to approve the annexation and forward the recommendation to the Board of Trustees with a recommendation of the C3 - Highway Commercial Zoning District.

Chairman McCaffrey asked Jennifer Lamb, representing the applicant, if she had anything to share.

Ms. Lamb expressed her thanks for looking reviewing this request and allowing the property to be annexed.

Commissioner Sartor asked about the condition of the existing building and if demolition would be needed?

Bird replied that demolition of the structure is not something that the Town is typically involved in making that decision. It is up to the property owner and any potential purchasers to assess the condition of the building and if it makes sense for them to update it or to demolish it and start new.

Commissioner Whitehouse asked if the size and shape of the property was a concern for dedication of right-of-way and would the site still have adequate space?

Bird replied that it is a challenging little property because of its configuration. Staff has had those conversations with the applicant and some prospective purchasers in the past. He believes the applicant understands the challenges.

Commissioner Knaack mentioned that she is glad to see progress being made for this building that has been overgrown with weeds for years. It is nice to see these first steps moving forward for this property.

Chairman McCaffrey asked if there were any public comments

Seeing no public comments, the public hearing was closed

Commissioner Knaack moved to forward a recommendation of approval to the Board of Trustees to annex the Lamb Annexation into the Town of Wellington and to amend the official zoning map of the Town to include the annexation as C3 – Highway Commercial District based on the analysis and findings contained in the staff report. Commissioner Whitehouse seconded. Motion passed 5-0.

C. Site Plan Review – Outlot C, The Knolls at Wellington South

Bird presented the staff report and provided the following information for this site plan review:

- The property is along the frontage road and Fifth Street just north of Rice Elementary School. The property is zoned C3 – Highway Commercial and churches are a permitted use within this zoning district.
- Wellington Community Church and their team have really put together a nice site plan and staff has minimal comments. This site plan is subject to the Town's engineering comments. Our engineers are a little bit behind right now and are trying to get caught up on some other projects that have been in the queue before this one. The engineering comments should not preclude the Planning Commission from considering approval. The engineer comments would be specific to some of the standard details and construction requirements.
- Staff is asking to see an updated pedestrian connection between the street and the building or at the parking lot and changing the way the sidewalk crosses the driveway to ensure the cross slope complies with ADA. Staff can work with the applicant on design details.
- There are a few ADA detail notes. There were a couple of standard details that are not consistent, and those just need to be cleaned up.
- There wasn't a site elevation in the packet, so Bird shared his screen with the site elevation drawings. The elevations are consistent with Town's architectural design standards.
- This site has access to a non-potable irrigation system through the HOA and staff encourages the church to pursue that diligently because of the water conservation concerns. In the long run, the non-potable irrigation should also be cheaper for the church since if there are no fees associated with using Town water for irrigation.
- Water and sewer connection stubs were not identified on the site plan. Staff would like the applicant to verify the locations of the existing stubs and if they are able to use those, we prefer that as opposed to punching new holes in the public lines. If it is not possible to utilize the existing stubs, then we would just simply request that those be abandoned and capped in place back at the main and our engineering division will provide the specific details on how to do that.

Bird invited the applicant to share any additional information.

Tony Ollila, representing Wellington Community Church, shared his screen for a presentation.

Russ Brewer, Pastor, said he was here to answer any questions and thanked everyone for their time.

Commissioner Sartor asked if the sign on the east side of the building would be illuminated.

Mr. Ollila replied that detail has not yet been determined. He likes the idea of having it illuminated, but the church is still working through the design and will review the sign code to see what is possible.

Commissioner Knaack asked if there was a timeframe for beginning construction.

Mr. Ollila responded that they would hopefully close on the property this year and then begin finalizing their building plans to get them submitted for review soon thereafter.

Chairman McCaffrey asked if the applicant had any issues with what Mr. Bird had talked about with the pedestrian sidewalk.

Mr. Ollila said he would get with their design team and the engineers to take a closer look at the sidewalks but anticipates that those will be able to be accommodated.

Bird apologized, but the question about the sign reminded him of the freestanding sign proposed and felt it was worth bringing up because it does create a little bit of a challenge. The freestanding sign shown on the site plan appears to be located within the drainage and utility easement which would not normally be permitted. He asked if the applicant had considered if there was another location that would be suitable for a free-standing sign to suit the churches needs.

Mr. Ollila replied that he had did not see any issues with finding another location for the freestanding sign.

Commissioner Kinney moved to approve the site plans for Outlot C, The Knolls at Wellington South subject to staff comments and subject to engineering review comments. Commissioner Whitehouse seconded. Motion passed 5-0.

7. ANNOUNCEMENTS

Bird said that we only have one meeting left before the end of the year and there are a couple of items expected to be on the December 7th agenda. Please reserve that spot on your calendar.

There was a discussion about meeting times, but everyone decided to keep the same 6:30pm start time.

8. ADJOURNMENT

Chairman McCaffrey adjourned the meeting at 7:18 pm.

Planning Commission Meeting

Date: December 7, 2020
Submitted By: Elizabeth Young Winne, Planner
Subject: Conditional Use 3709 Harrison Ave

EXECUTIVE SUMMARY

Meeting Date: December 7, 2020

Submitted By: Liz Young Winne, Town Planner

Subject: Conditional Use - Single-family detached home in Transitional Zoning District

General Location:

3709 Harrison Ave.

Applicant/Agent:

Applicant: Mark Muth

Agent: Fred Porter

Reason for request:

- Allow construction of a single-family detached home within the TR - Transitional Zoning District.

Background Information

- The applicant is seeking conditional use approval to construct a single-family detached residence at 3709 Harrison Ave.
 - The property is zoned TR - Transitional Zoning District in which all new uses require conditional use approval.
 - The property has historically been used as a single-family detached residence.
 - The existing home has been vacant for a number of years, is non-conforming because the structure encroaches on the front yard setbacks.
 - The existing structure is proposed to be demolished and replaced with a new single-family detached residence in conformance with current applicable regulations.
 - The lot width is non-conforming with the R2-Residential Zone District, which requires lot widths to be 60 feet; however, the lot is only 50 feet wide but is legally subdivided and no changes for subdivision are proposed.
- The conditional use review process requires public hearings by the Planning Commission and the Board of Trustees. Public notices were provided in accordance with law.
- Town staff has not received any written or verbal communications concerning this request as of the date of this report.
- The Commission will need to consider any testimony presented at the public hearing.

BACKGROUND / DISCUSSION

Municipal code section 16-7-30 provides review criteria for conditional uses. The applicable criteria are listed below, along with staff's opinion of each factor:

1. The conditional use will satisfy all applicable provisions of Chapter 16 and Chapter 17 of the Code unless a variance is being requested.

- Chapter 16 of the Municipal Code covers the Town's zoning regulations. The property is zoned TR - Transitional Zoning District.
 - The TR zoning district is identified as "a mixture of residential and commercial and/or light industrial uses or areas which are currently older neighborhoods of mostly nonconforming residential structures immediately adjacent to expanding commercial and/or light industrial areas and where it is anticipated the neighborhood will transform over time to consist of entirely, or almost entirely, commercial or light industrial uses."
 - Within the TR zoning district, all new uses require conditional use approval.

- Permitted conditional uses within the TR zoning district include all principal uses identified in the R-1, R-2, R-3, C1, C2 and LI districts. Single-family detached homes are identified as principal uses in R-1, R-2, and R-3 districts, and therefore is a permitted conditional use in the TR district.
- Article 7 of Chapter 16 provides procedures for the application and review of conditional uses. Public hearings by the Planning Commission and the Board of Trustees will satisfy the requirements of Article 7.
- Chapter 17 of the Municipal Code covers the Town's subdivision regulations.
 - The property is legally subdivided and no changes requiring subdivision are proposed.
 - The existing property is a non-conforming lot, the size is less than minimum lot size for R2 uses. The existing building is also a non-conforming building it encroaches on front yard setback.
 - The property boundaries cannot be expanded beyond their present locations; therefore, the lot size will continue to be non-conforming.
 - The non-conforming building will be replaced, and the new home and structures are required to be in conformance with applicable regulations.
- A variance is not being required for the reduced lot size for the reasons stated above. The new structure(s) will be constructed in accordance with applicable regulations.

2. The conditional use will conform with or further the goals, policies and strategies set forth in the Comprehensive Plan.

- The single-family detached use is consistent with goals, policies, and strategies from the Comprehensive Plan.
- The area is identified as a Transitional zone district due to its proximity to the Cleveland commercial corridor; but it is mostly surrounded by single family detached homes.

3. The conditional use will be adequately served with public utilities, services and facilities (i.e., water, sewer, electric, schools, street system, fire protection, public transit, storm drainage, refuse collection, parks system, etc.) and not impose an undue burden above and beyond those of the permitted uses of the district.

- The property proposed for the conditional use has access to adequate public services.
- No change of impact to public services is expected if the conditional use is approved.
- Any alterations within the public right-of-way are required to be constructed in accordance with applicable Town standards.

4. The conditional use will not substantially alter the basic character of the district in which it is in or jeopardize the development or redevelopment potential of the district.

- The area is adjacent to the C2 Downtown Commercial district which has a mix of service, retail and dining/entertainment establishments.
- The surrounding properties on Harrison Avenue are single-family detached residences.
- The new construction will be in conformance with applicable zoning standards and will replace the existing non-conforming building. Other buildings within the neighborhood are generally consistent with current zoning standards.
- The proposed new construction is consistent with the use, scale and character of adjacent residential properties.
- The property is zoned TR-Transitional, indicating that it is an area that may become commercial in the future.
 - Staff advised the applicant to consider constructing the new residence on a crawl space instead of a full basement. The structure could be moved in the future if the land is desirable for redevelopment and it would reduce the costs associated with redevelopment for other uses. This recommendation is presented as a consideration, but not as a requirement.
 - The TR zoning allows the property to be converted to a commercial use in the future if business/commercial uses are desirable.

5. The conditional use will result in efficient on- and off-site traffic circulation which will not have a significant adverse impact on the adjacent uses or result in hazardous conditions for pedestrians or vehicles in or adjacent to the site.

- The proposed replacement of a single-family residence is not expected to generate additional traffic to the site that doesn't already exist.
- Access to the site is not proposed to change and traffic patterns around the site are not anticipated to be negatively impacted.
- Two off-street parking spaces are required and are included in the proposed design.



- Existing sidewalks along streets within the area provide adequate pedestrian access. Existing sidewalks adjacent to the site should be evaluated for repair or replacement as part of the project and may be required as a condition of approval.

6. Potential negative impacts of the conditional use on the rest of the neighborhood or of the neighborhood on the conditional use have been mitigated through setbacks, architecture, screen walls, landscaping, site arrangement or other methods. The applicant shall satisfactorily address the following impacts:

- a. Traffic – Minimal vehicle trips are expected if the proposed single-family detached dwelling is approved.
- b. Activity levels – Activity levels associated with the home are consistent with adjacent land uses and is not anticipated to be a problem.
- c. Light – Lighting is not anticipated to be a problem.
- d. Noise – Noise is not anticipated to be a problem for the proposed use.
- e. Odor – Odors are not anticipated to be a problem for the proposed use.
- f. Building type, style and scale – The existing building is a single-story residence that is 567 square feet in size and is a non-conforming structure (encroaches on front setback). The proposed new single-family detached residence will be one-story, approximately 1,500 square feet in size, and will conform with all applicable zoning and building regulations. The new building will be constructed to a type, style, and scale of other existing homes in the surrounding area.
- g. Hours of operation – Hours of operation is not applicable to this proposed use.
- h. Dust – Dust is not anticipated to be a problem for the proposed use.
- i. Erosion control – Erosion control is not an applicable factor for this use at the proposed location. The applicant should design the site and building finished floor elevation in a manner that prevents additional storm water runoff from impacting adjacent properties.

7. The applicant has submitted evidence that all applicable local, state and federal permits have been or will be obtained.

- No state or federal permits are required for the proposed use.
- The applicant intends to comply with applicable adopted Town regulations.

STAFF RECOMMENDATION

Based on the above factors, Town staff recommends the Planning Commission make a recommendation to approve the conditional use. Staff recommends consideration of the following conditions of approval:

1. Evaluate condition of existing water meter vault, curbstop, and wastewater cleanout and repair or replace as needed.
2. Provide grading and drainage plan demonstrating new construction adequately discharges stormwater from the site and does not negatively impact adjacent properties.
3. Repair and replace any damaged or non-functioning curb, gutter and sidewalk, including driveway entrance
4. The conditional use approval shall terminate upon a change in use of the property.

Recommendation:

Based on the above factors, Town staff recommends the Planning Commission make a recommendation to approve the conditional use at 3709 Harrison Ave.

- Move to forward a recommendation to the Board of Trustees to approve the conditional use request for a single-family residence at 3709 Harrison Ave., subject to conditions.

ATTACHMENTS

1. Location Map
2. Applicant Narrative
3. Site and Project Drawings

Location Map
3709 Harrison Ave., Wellington, CO, 80549





www.porterestate.com

October 30, 2020

To: Wellington Planning Commission;

Re: Conditional use application for 3709 Harrison Ave., Wellington, CO 80549

In partnership with the owners of 3709 Harrison we are submitting this conditional use application. The project will consist of replacing the existing non-conforming 650 square foot house with a new 1,500 square foot single-family house. The new house will be single story ranch style and is designed with a basement and an attached garage. The basement will be installed based on a cost benefit analysis during the final design phase. The lot is zoned Transitional, so this change requires conditional use approval. The current neighborhood is comprised of small non-conforming single-family houses and manufactured homes, which seem to be most like R2 Zoning. We are requesting that this project be designed based on the R2 zoning standards.

There are some requirements of the conditional use application, which don't appear to be relevant to this project. Respectfully, we request that the Traffic Study, Utility Plans and subsurface Mineral Rights be addressed as follows:

- The Traffic Study-This house will only add 2-3 vehicles to the town, so we are requesting that the study be waived.
- Utility Plan-The project will use existing water and wastewater taps as well as the electrical connection. The connection locations and sizes will be specified on the building plans. We are requesting that the utility plan requirement be waived.
- Mineral Rights- The owners will accept the risk of any damage to the subsurface mineral rights owners. Essentially there is no change in sub surface access to the site with the new house. Also, given the advances in directional drilling it is unlikely that a subsurface rights owner would decide to access their rights through the surface of this lot. Most likely they would locate a pad site somewhere close by and drill under the neighborhood for access. Based on this we are requesting that the mineral rights search be waived.

This project will require conditional approval for the lot width, which is 50-feet at the setback line. The width requirement for R2 zoning at the setback line is 60-feet, so we are requesting conditional approval for the 50-foot lot width.

Fred Porter | Broker/Owner | 970.231.4272 | fred@porterREstate.com



www.porterestate.com

We've done our best to provide the relevant information necessary for the planning commission to make an informed decision. Given the nature of this project and the typical conditional use submittal, we have omitted some items that seemed inappropriate. If there is information missing that the commission needs to facilitate their decision process, we will make every effort to provide that information in a timely fashion. Thank you for your consideration of our project!

Sincerely;

A handwritten signature in blue ink, appearing to read "F. Porter".

Fred Porter

Fred Porter | Broker/Owner | 970.231.4272 | fred@porterREstate.com

LOT 4, BLOCK 5, WELLINGTON
3709 HARRISON AVENUE

OWNER: MARK R. MUTH
DEVELOPER: OWNER, GYVER INDUSTRIES INC.
(970)568-4220
3704 GARFIELD AVE. WELLINGTON, CO 80549

EXISTING STRUCTURES:

- RESIDENTIAL
- SINGLE STORY
- GROSS FLOOR AREA 576 SQ. FT.
- LOCATION OF BUILDING ENTRENCES/EXITS
 - WEST/NORTH WEST CORNER
- TOTAL LOT AREA 6,563 SQ. FT./0.1507 ACRES
- BUILDING COVERAGE 576 SQ. FT.
- IMPERMEABLE SURFACE AREA 576 SQ. FT

PROPOSED STRUCTURES:

- RESIDENTIAL
- SINGLE STORY
- GROSS FLOOR AREA 1,500 SQ. FT.
- LOCATION OF BUILDING ENTRENCES/EXITS
 - NORTH FACE, WEST GARAGE, SOUTH/SOUTH WEST PATIO
- TOTAL LOT AREA 6,563 SQ. FT./0.1507 ACRES
- BUILDING COVERAGE 1,830 SQ. FT.
- IMPERMEABLE SURFACE AREA 2,646 SQ. FT

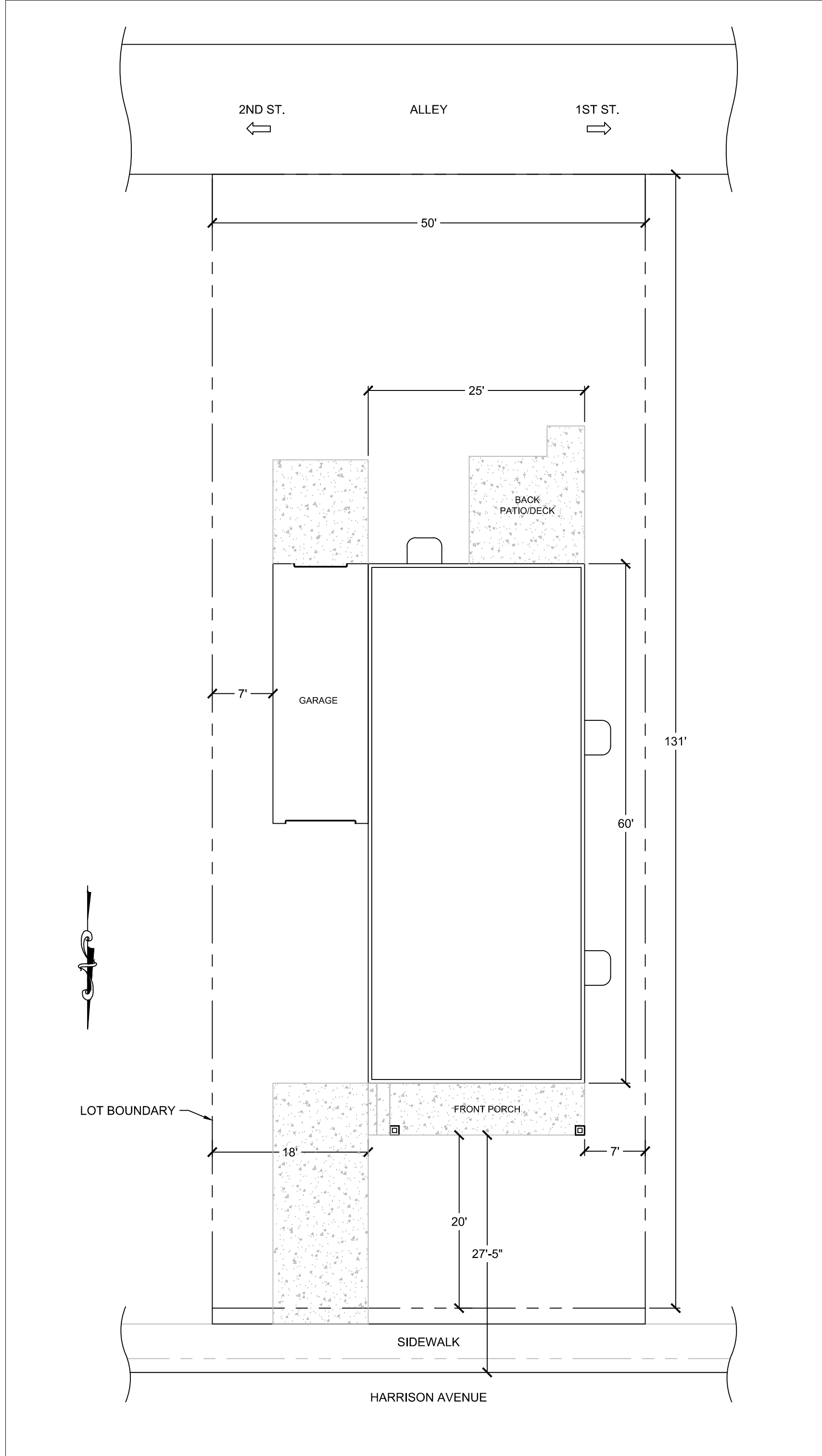
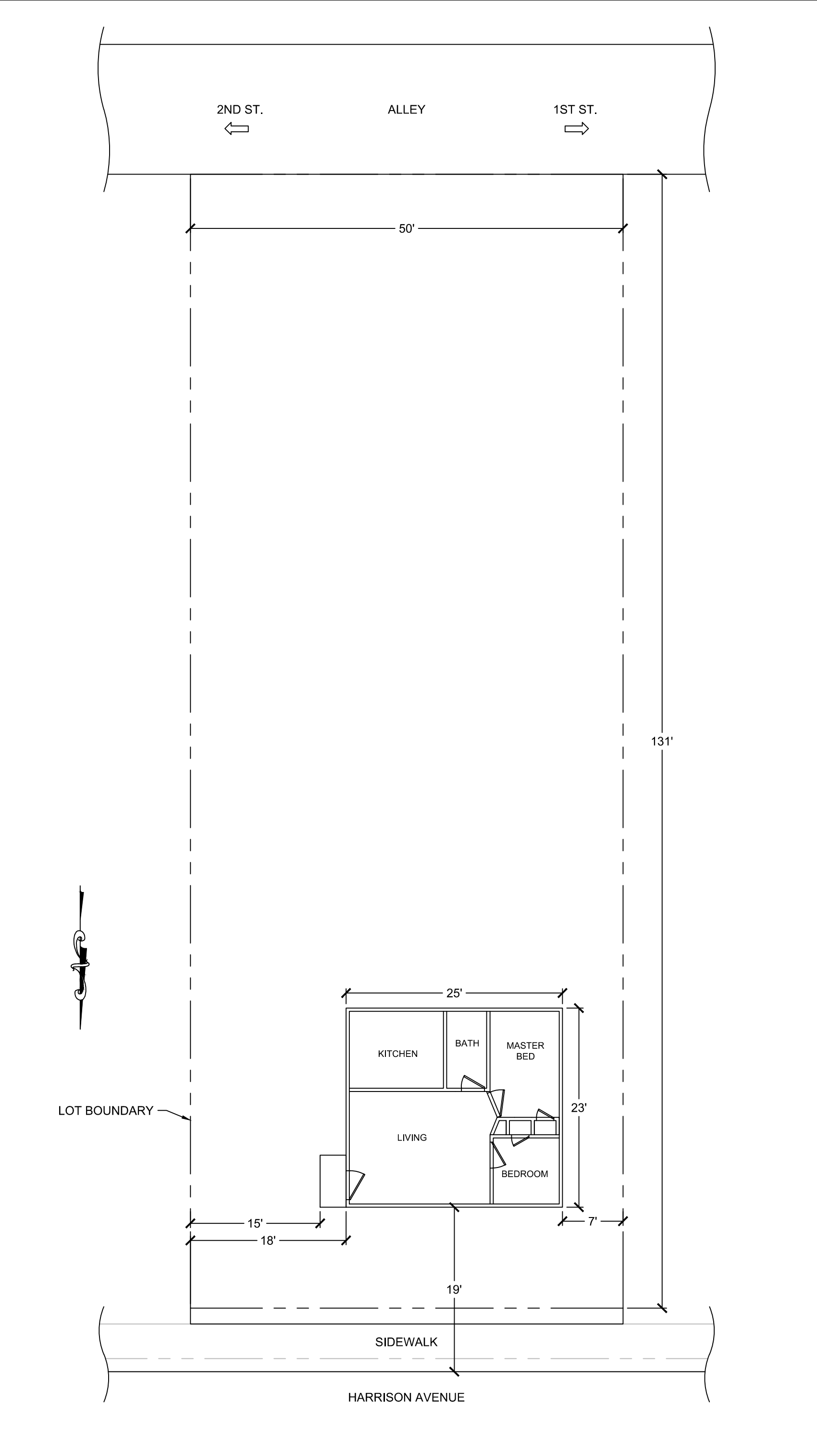
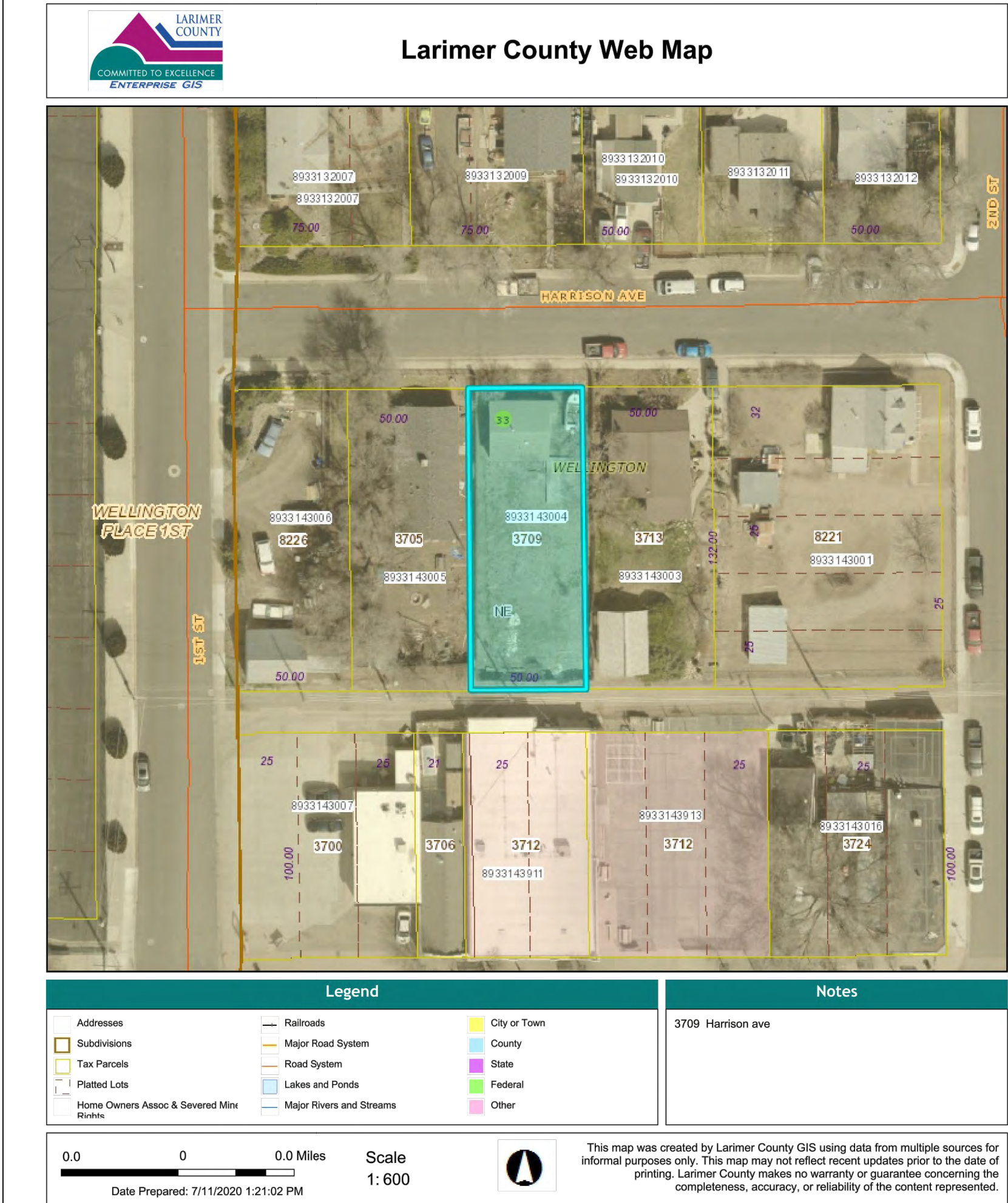


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A-4 EAST ELEVATION
A-5 WEST ELEVATION
A-6 LANDSCAPING

REVISIONS		REMARKS
NO.	DATE	BY

MARK R. MUTH
GYVER INDUSTRIES INC.
3704 GARFIELD AVE.
WELLINGTON CO, 80549
OFFICE: 970-568-4220
FAX: 970-568-4221
WWW.GYVERINDUSTRIES.COM

GYVER INDUSTRIES		
CLIENT	PROJECT	UNIT
GYVER INDUSTRIES	3709 HARRISON, WELLINGTON, CO 80549	VICINITY MAP & GENERAL INFORMATION

DATE:	10/27/2020
SCALE:	N/A
PREPARED BY:	PJM
DRAWN BY:	PJM
CHECKED BY:	
APPROVED BY:	
JOB NO.	
SHEET NO.	

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OWNER: MARK R. MUTH
DEVELOPER: OWNER, GYVER INDUSTRIES INC.
(970)568-4220
3704 GARFIELD AVE. WELLINGTON, CO 80549

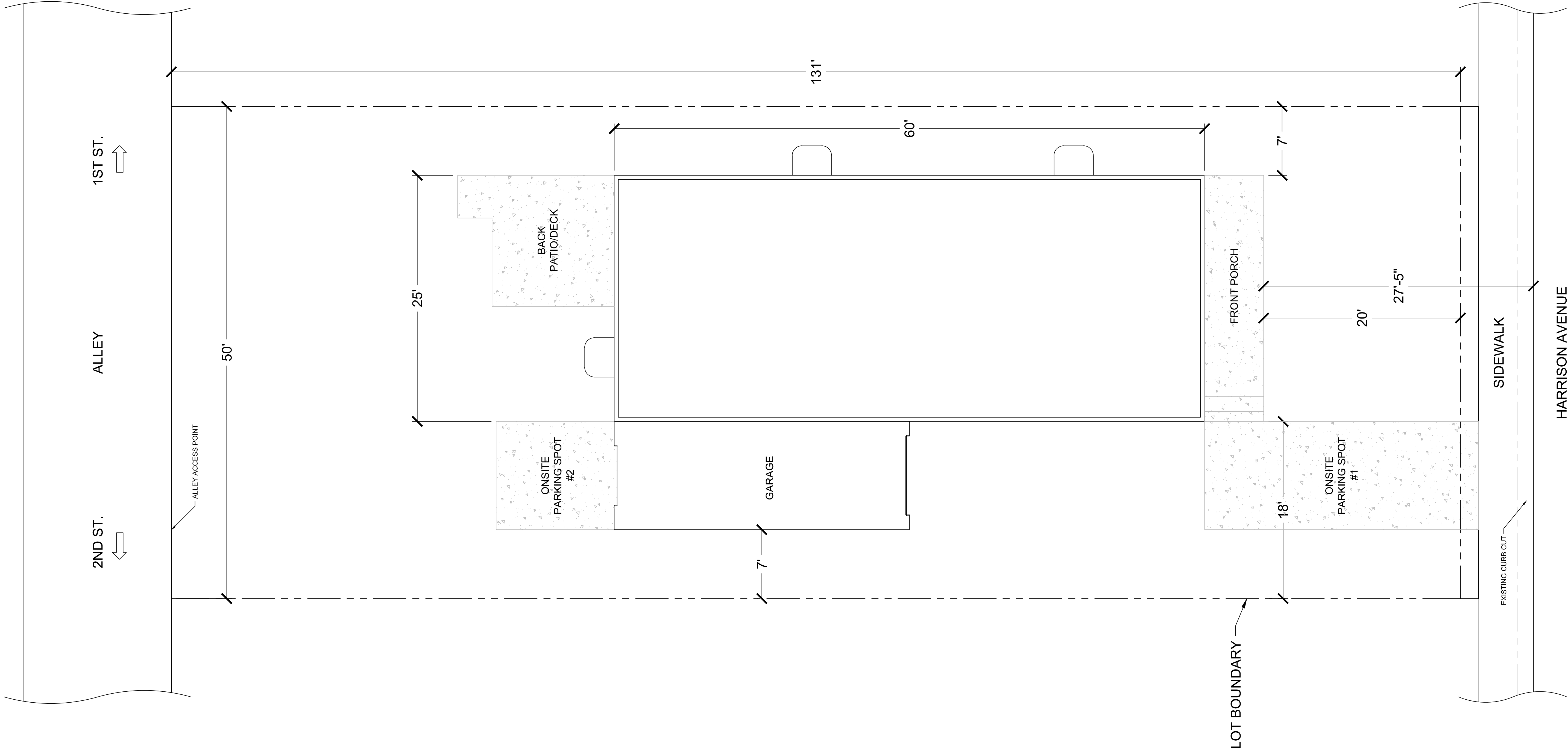
REVISIONS	
NO.	DATE BY REMARKS



MARK R. MUTH
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FAX: 970-568-4221
WWW.GYVERINDUSTRIES.COM

CLIENT	GYVER INDUSTRIES
PROJECT	3709 HARRISON, WELLINGTON, CO 80549
UNIT	SITE PLAN & PARKING PLAN

DATE:	10/27/2020
SCALE:	3/16" = 1'
PREPARED BY:	PJM
DRAWN BY:	PJM
CHECKED BY:	
APPROVED BY:	
JOB NO.	
SHEET NO.	



SITE PLAN



SHEET SIZE
24 X 36

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CLIENT	GYVER INDUSTRIES
PROJECT	3709 HARRISON, WELLINGTON, CO 80549
UNIT	FLOOR PLAN

DATE:	10/27/2020
SCALE:	1/4" = 1'
PREPARED BY:	PJM
DRAWN BY:	PJM
CHECKED BY:	
APPROVED BY:	
JOB NO.	
SHEET NO.	

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PRELIMINARY
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- WALL MATERIALS:
- 2 X 4
 - ½" OSB
 - FIBER CEMENT SIDING
 - RIGID FOAM INSULATION
 - ½" SHEET ROCK

- ROOF MATERIALS:
- ½" OSB
 - TAR PAPER
 - CLASS 3 IMPACT
RESISTANT SHINGLES

- EXTERIOR COLORS:
- RAINMASTER (PRIMARY COLOR)
 - ULTRA WHITE (TRIM COLOR)



OWNER: MARK R. MUTH
DEVELOPER: OWNER, GYVERINDUSTRIES INC.
(970)568-4220
3704 GARFIELD AVE. WELLINGTON, CO 80549

REVISIONS

REMARKS

NO. DATE BY



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CLIENT
GYVER INDUSTRIES

PROJECT
3709 HARRISON, WELLINGTON, CO 80549

UNIT
NORTH ELEVATION

DATE: 10/27/2020
SCALE: 3/4" = 1'
PREPARED BY: PJM
DRAWN BY: PJM
CHECKED BY:
APPROVED BY:
JOB NO.
SHEET NO.

A-2



NORTH ELEVATION

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DEVELOPER: OWNER, GYVERINDUSTRIES INC.
(970)568-4220
3704 GARFIELD AVE. WELLINGTON, CO 80549

1. 2 X 4
2. 1/2" OSB
3. FIBER CEMENT SIDING
4. RIGID FOAM INSULATION
5. 1/2" SHEET ROCK

1. 1/2" OSB
2. TAR PAPER
3. CLASS 3 IMPACT RESISTANT SHINGLES

1. RAINMASTER (PRIMARY COLOR)
2. ULTRA WHITE (TRIM COLOR)



SOUTH ELEVATION

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[illegible]

MARK R. MUTH
GYVER INDUSTRIES INC.
3704 GARFIELD AVE.
WELLINGTON CO. 80549
OFFICE: 970-568-4220
FAX: 970-568-4221
WWW.GYVERINDUSTRIES.COM

PROJECT	GYVER INDUSTRIES
	3709 HARRISON, WELLINGTON, CO 80549
UNIT	SOUTH ELEVATION

DATE:	10/27/2020
SCALE:	3/4" = 1'
PREPARED BY:	PJM
DRAWN BY:	PJM
CHECKED BY:	
APPROVED BY:	
B NO.	
SHEET NO.	

-3

PRELIMINARY
FOR REVIEW ONLY.
NOT TO BE USED FOR
CONSTRUCTION.

- WALL MATERIALS:
- 2 X 4
 - $\frac{1}{2}$ " OSB
 - FIBER CEMENT SIDING
 - RIGID FOAM INSULATION
 - $\frac{1}{2}$ " SHEET ROCK

- ROOF MATERIALS:
- $\frac{1}{2}$ " OSB
 - TAR PAPER
 - CLASS 3 IMPACT
RESISTANT SHINGLES

- EXTERIOR COLORS:
- RAINMASTER (PRIMARY COLOR)
 - ULTRA WHITE (TRIM COLOR)



OWNER: MARK R. MUTH
DEVELOPER: OWNER, GYVERINDUSTRIES INC.
(970)568-4220
3704 GARFIELD AVE. WELLINGTON, CO 80549

REVISIONS

REMARKS

NO. DATE BY



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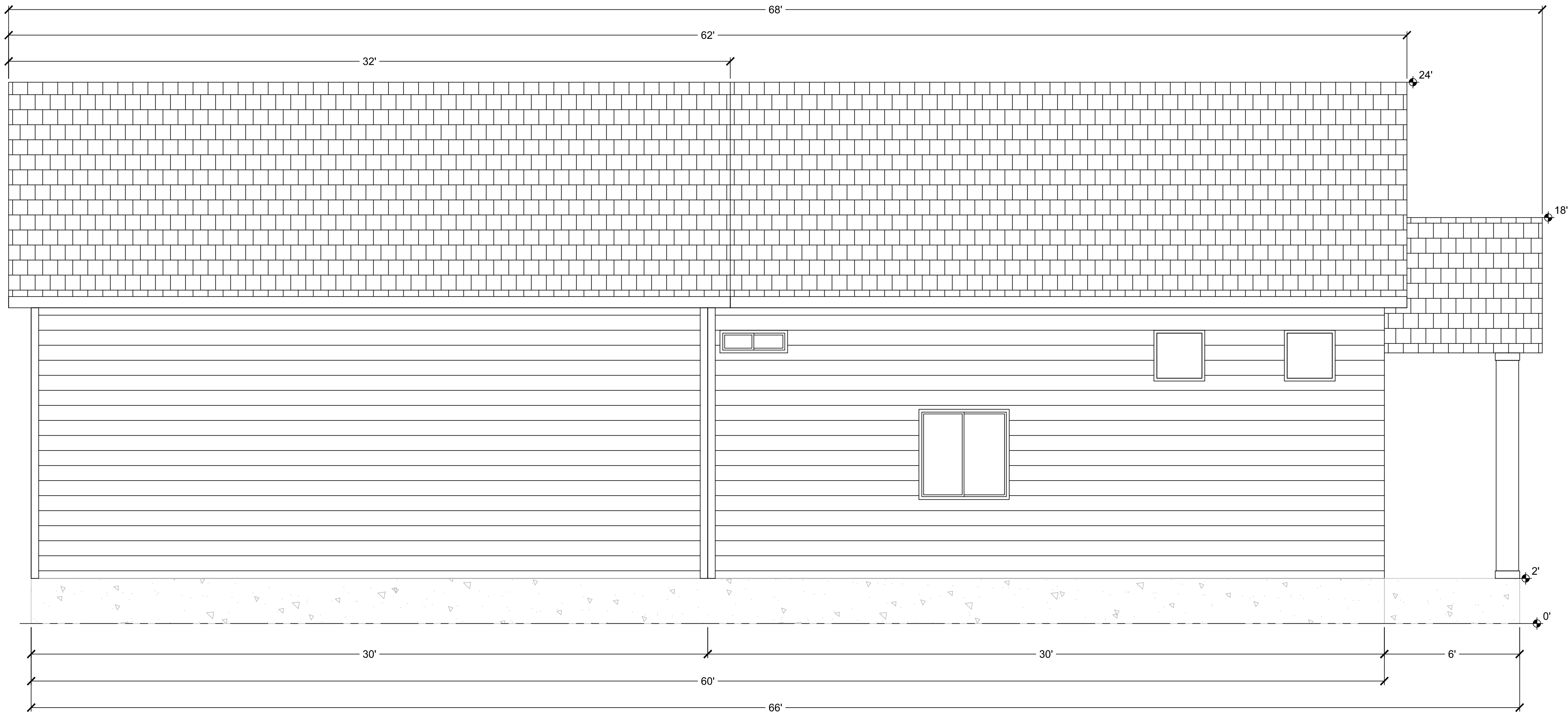
CLIENT
GYVER INDUSTRIES

PROJECT
3709 HARRISON, WELLINGTON, CO 80549

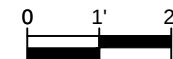
UNIT
EAST ELEVATION

DATE: 10/27/2020
SCALE: 3/8" = 1'
PREPARED BY: PJM
DRAWN BY: PJM
CHECKED BY:
APPROVED BY:
JOB NO.
SHEET NO.

A-4



EAST ELEVATION



SHEET SIZE
24 X 36

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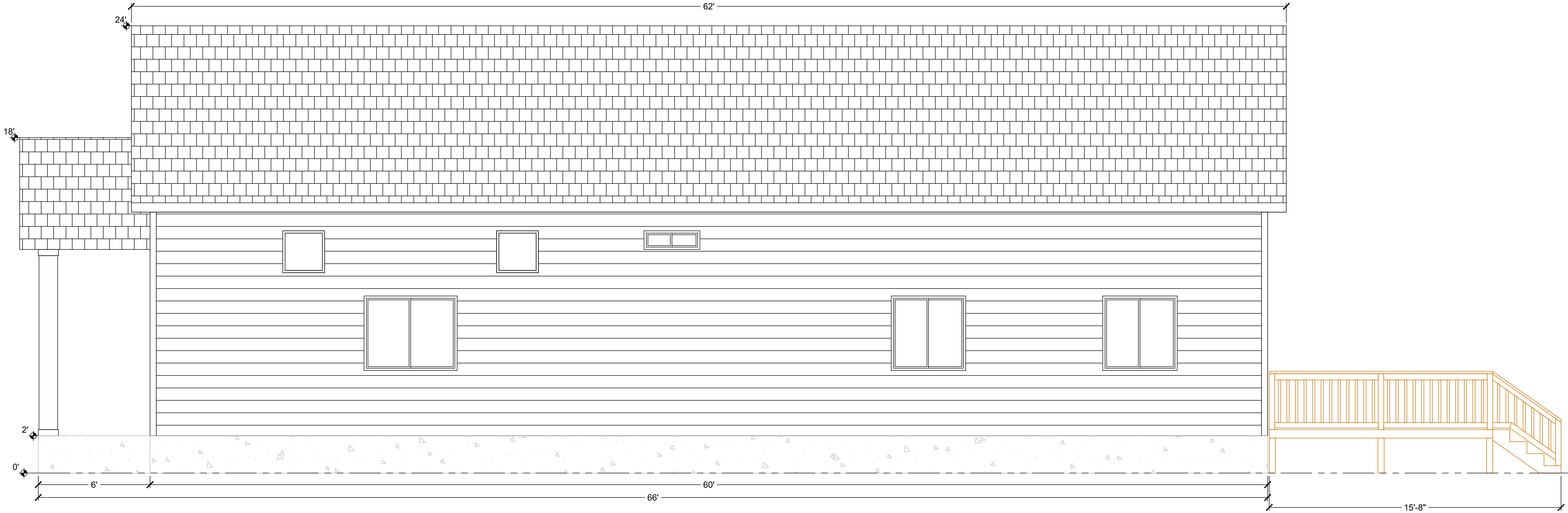
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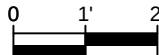
- WALL MATERIALS:
- 2 X 4
 - ½" OSB
 - FIBER CEMENT SIDING
 - RIGID FOAM INSULATION
 - ½" SHEET ROCK

- ROOF MATERIALS:
- ½" OSB
 - TAR PAPER
 - CLASS 3 IMPACT
RESISTANT SHINGLES

- EXTERIOR COLORS:
- RAINMASTER (PRIMARY COLOR)
 - ULTRA WHITE (TRIM COLOR)



WEST ELEVATION



SHEET SIZE
24 X 36

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REVISIONS		REMARKS	
NO.	DATE	BY	



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CLIENT	GYVER INDUSTRIES
PROJECT	3709 HARRISON, WELLINGTON, CO 80549
UNIT	WEST ELEVATION

DATE:	10/27/2020
SCALE:	3/8" = 1'
PREPARED BY:	PJM
DRAWN BY:	PJM
CHECKED BY:	
APPROVED BY:	
JOB NO.	
SHEET NO.	

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REVISIONS	
NO	DATE BY REMARKS



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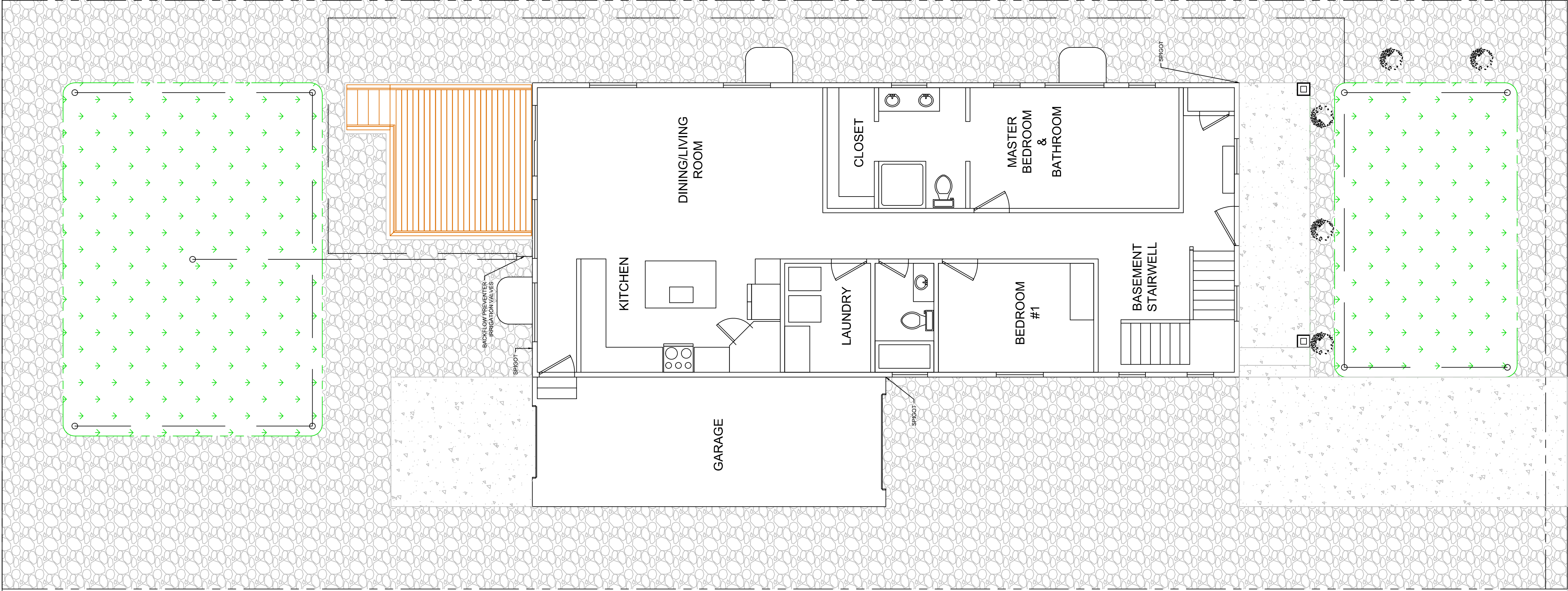
CLIENT	GYVER INDUSTRIES
PROJECT	3709 HARRISON, WELLINGTON, CO 80549
UNIT	LANDSCAPING

DATE:	10/27/2020
SCALE:	3/16" = 1'
PREPARED BY:	PJM
DRAWN BY:	PJM
CHECKED BY:	
APPROVED BY:	
JOB NO.	
SHEET NO.	A-6

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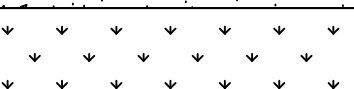
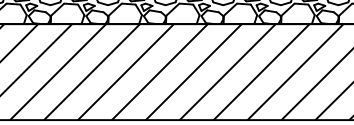
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1ST ST. ↑
ALLEY
2ND ST. ↓



SIDEWALK
HARRISON AVENUE

IRRIGATION LINE ———
SPRINKLER HEAD ○

CONCRETE	
GRASS	
GRAVEL	
PAVERS	

3/4" TRI-COLOR WITH FABRIC WEED BARRIER

LANDSCAPING



SHEET SIZE
24 X 36



Planning Commission Meeting

Date: December 7, 2020
Submitted By: Cody Bird, Planning Director
Subject: Comprehensive Plan Update

EXECUTIVE SUMMARY

The Town is in the process of updating its Comprehensive Plan and Land Use Code. The Town has sought stakeholder engagement and public input through a variety of in-person, online, and mixed-media methods. Themes identified from these public engagement efforts will be shared. Updates will also be given on preparation of draft documents, timelines and upcoming opportunities for public engagement.

BACKGROUND / DISCUSSION

STAFF RECOMMENDATION

ATTACHMENTS

1. Presentation Slides



WELLINGTON COMPREHENSIVE PLAN UPDATE

7 December 2020 | Microsoft Teams

AGENDA

- I. Project Update
- II. Community Engagement Summary
- III. Downtown Framework
- IV. Transportation Considerations
- v. Next Steps



Project Update

Project Timeline



Upcoming Key Dates

- Dec 16 | Steering Committee Meeting
 - Review and discuss
 - Goals and Strategies
 - Future Land Use Map
- Jan - Feb | Public Draft Plan Release and Review Period
- March | SC Review of Public Comment, Plan Finalization and Adoption





Community Engagement Summary

Community Engagement Summary

Process to date:



61
STAKEHOLDER
INTERVIEWS



660
QUESTIONNAIRE
AND POLLS
RESPONSES



7
STEERING
COMMITTEE
MEETINGS

Engagement and Notification

- Social media campaigns
- Posters displayed and flyers distributed at the library
- Coasters distributed at local restaurants/bars
- Information cards included in Halloween bags (Main Street event)

Community Engagement Summary

Distilled themes:



COMMUNITY CHARACTER
(small town; agricultural heritage)



**PROSPEROUS LOCAL
ECONOMY**



VIBRANT DOWNTOWN



**COMMUNITY SPACES &
EVENTS**



**TREASURED OUTDOOR
RECREATION & OPEN SPACES**



**SUSTAINABLE & RESILIENT
PUBLIC SERVICES**



PLAN WELL
VISION FOR TOMORROW
SOLUTIONS FOR TODAY

Community Engagement Summary

Community Vision & Pillars

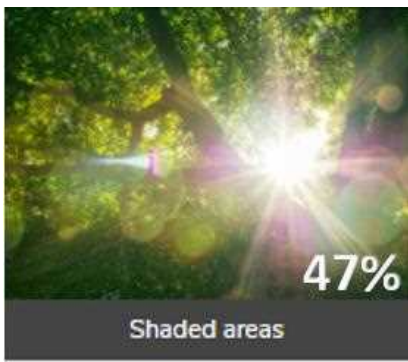


Building types we'd like to see in Downtown (responses: 57)

Top 3
Responses



Elements we'd like to see added to public spaces in/around Downtown. (responses: 57)

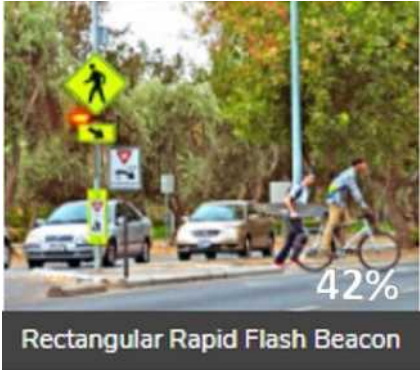


Elements we'd like to see added as part of Downtown's sidewalk character. *(responses: 57)*

Top 3
Responses



Street features we'd like to see added as part of Downtown's Main Street. *(responses: 57)*



Which of following land uses are more appropriate along Highway 1/Cleveland Avenue versus the Harrison & McKinley corridors?

	Hwy 1/ Cleveland Av corridor	Harrison and McKinley Av corridors
Civic buildings		
Checks	31	27
Row Check %	53.4%	46.6%
Places of worship (i.e. churches)		
Checks	13	41
Row Check %	24.1%	75.9%
Retail		
Checks	50	11
Row Check %	82.0%	18.0%
Food & Beverage		
Checks	47	14
Row Check %	77.0%	23.0%
Residential		
Checks	5	45
Row Check %	10.0%	90.0%
Light industrial		
Checks	8	32
Row Check %	20.0%	80.0%
Mixed use (retail/office at street-level and residential above)		
Checks	38	29
Row Check %	56.7%	43.3%
Hospitality/ lodging		
Checks	25	34
Row Check %	42.4%	57.6%

Recurring Themes (Land Uses)

- Accommodate light industrial away from Downtown
- Accommodate lodging away from Downtown
- Discontent with options provided.

What type of residential uses are more appropriate along Highway 1/Cleveland Avenue versus the Harrison & McKinley corridors?

	Hwy 1/ Cleveland Av corridor	Harrison and McKinley Av corridors
Single family Checks Row Check %	8 14.0%	49 86.0%
Town homes Checks Row Check %	7 14.9%	40 85.1%
Mid rise (3-4 stories) Checks Row Check %	20 38.5%	32 61.5%
Mixed use (retail/office at street-level and residential above) Checks Row Check %	39 61.9%	24 38.1%
Hospitality/ lodging Checks Row Check %	26 48.1%	28 51.9%

Recurring Themes (Residential Uses)

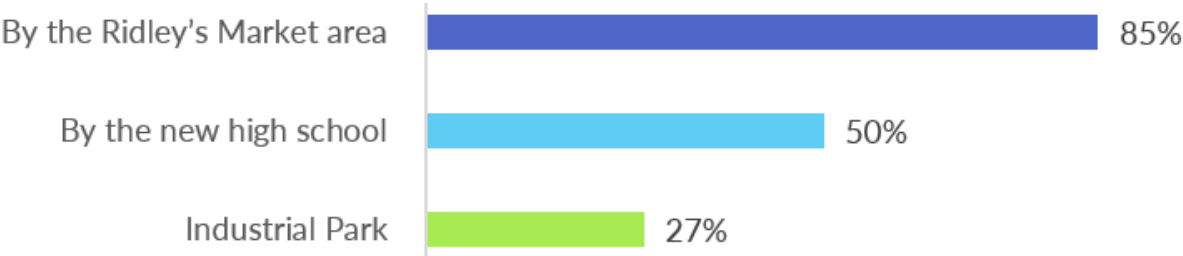
- Limit residential to two stories
- Focus on retail and not housing
- Accommodate lodging away from Downtown due to safety concerns
- Discontent with options provided.

Top retail options most needed in Town (responses 104)

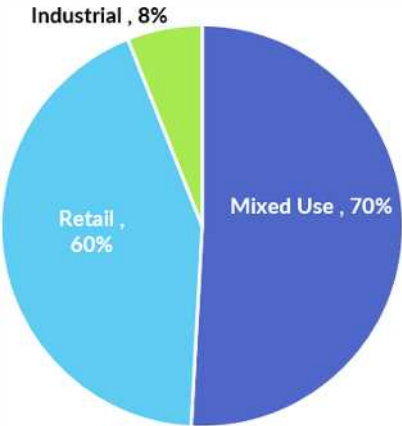
Total responses: 104.

Item	Overall Rank	Rank Distribution	Rank Score		No. of Rankings
			Lowest Rank	Highest Rank	
Dine in places	1		148		57
General merchandise stores	2		97		47
Food and beverage stores	3		69		33

Parts of town that can be prioritized as commercial growth areas? (responses 84)



Businesses that should go in that area: (responses 84)



Top 2 Responses

13. Which of these RETAIL building types best fit our town's character?

Total responses: 50.



70%

Agricultural-inspired retail and restaurants



56%

Small scale walkable mall

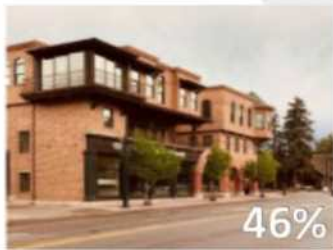
14. Which of these MIXED-USE building types best fit our town's character?

Total responses: 59.



46%

2-story market/integrated restaurant



46%

Historic retrofit with 2-3 story residential

15. Which of these INDUSTRIAL building types best fit our town's character?

Total responses: 7.



100%

Industrial flex

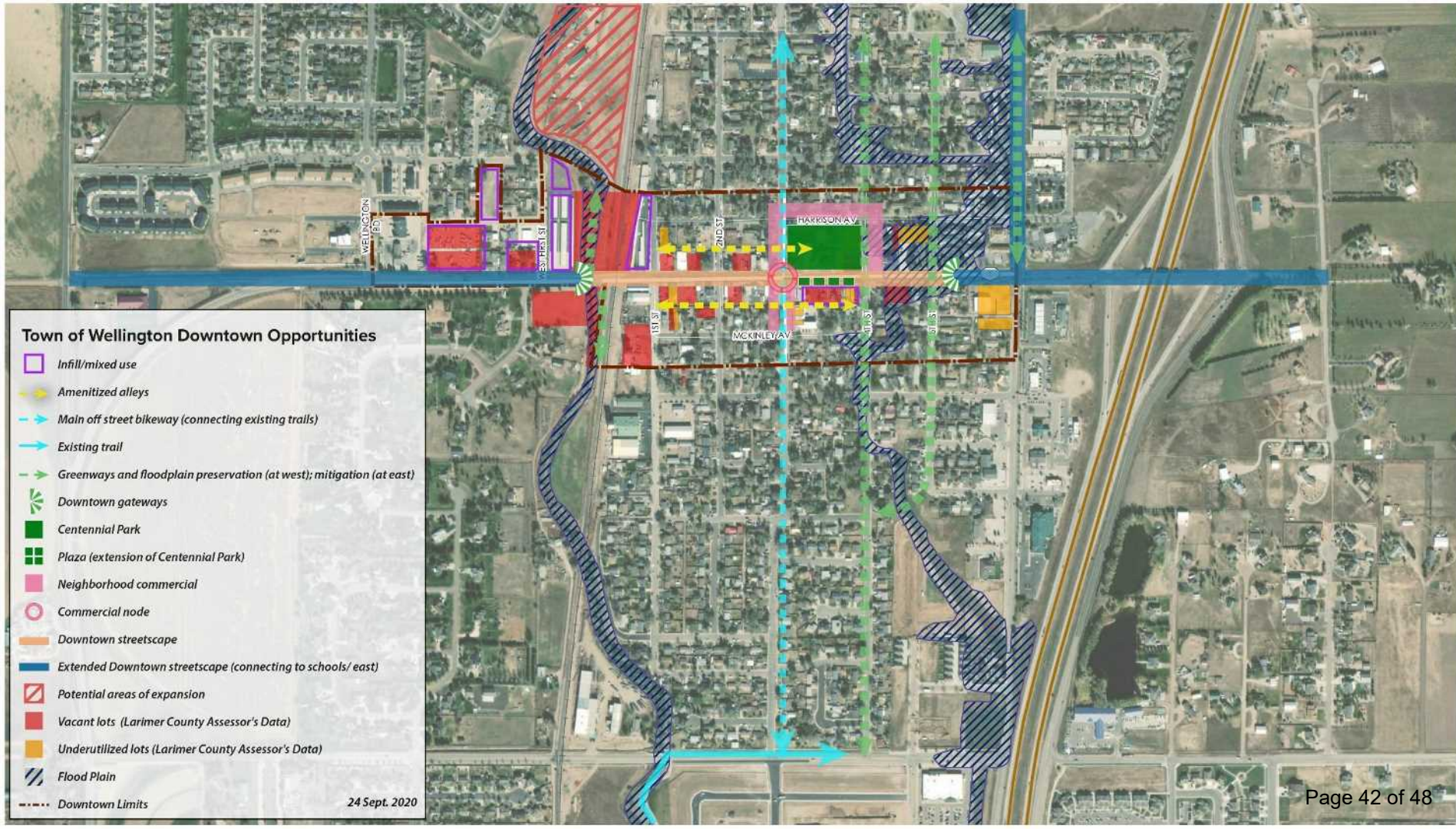


29%

1-2 story live-work light industrial

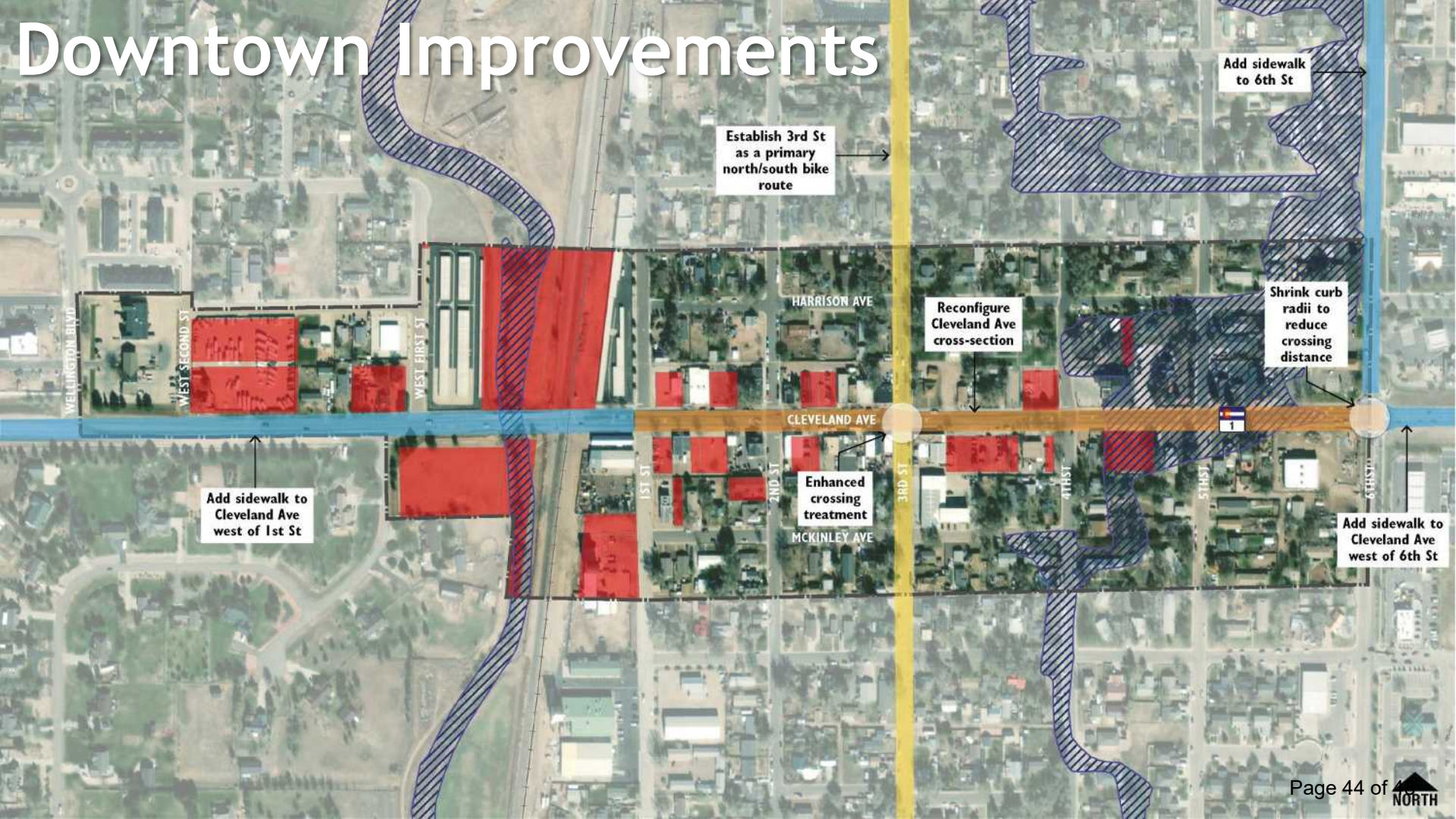


Downtown Framework





Transportation Considerations



Downtown Improvements

Establish 3rd St
as a primary
north/south bike
route

Add sidewalk
to 6th St

Reconfigure
Cleveland Ave
cross-section

Shrink curb
radii to
reduce
crossing
distance

Add sidewalk to
Cleveland Ave
west of 1st St

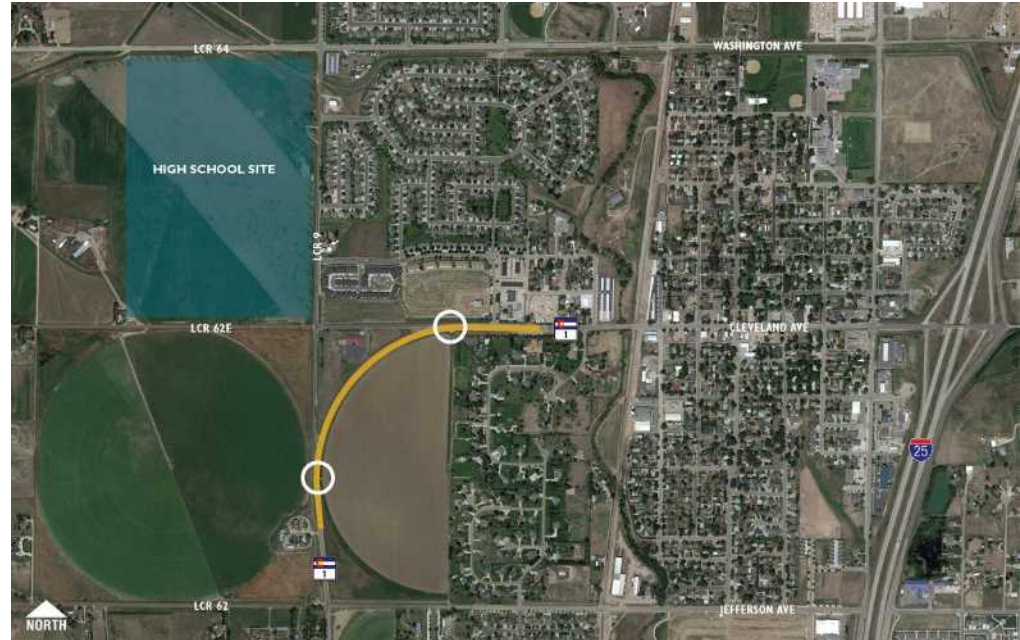
Enhanced
crossing
treatment

Add sidewalk to
Cleveland Ave
west of 6th St



SH 1 Intersection

- SH 1 curve creates irregular configuration with non-standard, skewed intersections
- High school planned for Fall 2022 opening which introduces:
 - More traffic
 - High school student drivers
- Wellington, Larimer County and CDOT working collaboratively to identify improvements to:
 - Mitigate immediate school impacts
 - Identify ultimate intersection design and preserve ROW
 - Increase developability
 - Cost share





Next Steps

Next Steps

- Dec 16 | Steering Committee Meeting
 - Review and discuss
 - Goals and Strategies
 - Future Land Use Map
- Dec - Jan | Plan Compilation and Review for Public Release
- Jan - Feb | Public Draft Plan Release and Review Period
- March | SC Review of Public Comment, Plan Finalization and Adoption



Planning Commission Meeting

Date: December 7, 2020
Submitted By: Cody Bird, Planning Director
Subject: Discussion - Administrative Process for Site Plan Reviews

EXECUTIVE SUMMARY

Businesses are often looking for ways to improve their operations or to make their properties more attractive and efficient. Some requests are easy for staff to review and approve administratively. Other requests or projects require consideration by the Planning Commission through a formal site plan review process. Last, some projects that are proposed fall somewhere in the middle. Staff proposes that some of these projects that may fall in the middle can be handled using a staff review and approval process to expedite the review process for businesses. This agenda item is suggested as a general discussion of the site plan review process and staff administrative review capabilities and to identify potential thresholds for what should require formal Planning Commission review or what can be handled administratively.

BACKGROUND / DISCUSSION

STAFF RECOMMENDATION

ATTACHMENTS

None