



**TOWN OF WELLINGTON
PLANNING COMMISSION
January 6, 2020**

MINUTES

1. CALL TO ORDER

The Planning Commission for the Town of Wellington, Colorado, met on January 6, 2020, at the Leeper Center, 3800 Wilson Ave., Wellington, Colorado at 6:30 p.m.

2. ROLL CALL

Commissioners Present: Bert McCaffrey, Chairperson
Dan Sattler
Rebekka Kinney
Troy Hamman
Barry Friedrichs
Tim Whitehouse

Town Staff Present: Ed Cannon, Town Administrator
Cody Bird, Town Planner
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 November 4, 2019.

Moved by Commissioner Sattler, seconded by Commissioner Whitehouse to approve the minutes as presented. Motion passed 4-0 (Whitehouse abstained, Kinney absent)

6. NEW BUSINESS

A. Annexation – Poudre School District Annexation

Cody Bird, Town Planner explained that this item was previously presented in November. The Town followed the public advertisement and hearing process, but there was a significant snow event the night of the hearing, so we didn't get to hold the public hearing on the advertised date. We decided with the school district that the best path forward was to start over. As part of this process, the Planning Commission has previously recommended approving annexation and zoning of this property. We are asking that you evaluate the same staff recommendations from November. Nothing has changed other than the dates.

Commissioner Sattler moved to forward a recommendation of approval to the Board of Trustees to annex the Poudre School District Annexation into the Town of Wellington and to amend the official zoning map of the Town to include the annexation as C1-

Community Commercial based on the analysis and findings contained in the staff report, seconded by Whitehouse.

Roll call was taken, and the motion passed unanimously.

B. Preliminary/Final Plat - Poudre School District Subdivision

Cody Bird, Town Planner presented the following background information:

- Agenda Item B is a final plat of the School District property proposed for annexation and which was just considered under Item A.
- The current version of the plat is not reflecting some specific utility design and layout changes that have taken place to address site changes. The engineers are working on finalizing utility design details and will reflect the necessary easement changes on the final plat.
- The School District agreed that tabling this item is advisable so the Planning Commission can be presented with a clean plat for consideration. This is important since this is proposed as a preliminary and final plat concurrently.

Chairman McCaffrey opened the public hearing. Seeing no public comments, the public hearing was closed.

Commissioner Kinney moved to table the final plat of Poudre School District Subdivision and continue the public hearing to February 3, 2020, at 6:30 pm at the Leeper Center, 3800 Wilson Ave., Wellington, Colorado, seconded by Sattler.

Roll call was taken, and the motion passed unanimously.

C. Annexation - Country Lane Acres Annexation

Cody Bird, Town Planner presented the following background information:

- This agenda item has also previously been considered by the Planning Commission. After the Planning Commission recommendation, it was discovered that the Fort Collins Coloradoan did not get the required newspaper publication published.
- Similar to the prior agenda items, it is advisable to begin the process over again and re-advertise the public hearings.
- The same considerations and staff recommendations are being presented as in the original report. No other information has changed except the dates.

Chairman McCaffrey opened the public hearing. Seeing no public comments, the public hearing was closed.

Commissioner Sattler moved to forward a recommendation of approval to the Board of Trustees to annex the Country Lane Acres Annexation into the Town of Wellington and to amend the official zoning map of the Town to include the annexation as R2 – Single-Family Residential, Medium Density based on the analysis and findings contained in the staff report, seconded by Hamman.

Roll call was taken, and the motion passed unanimously.

D. Minor Subdivision - Sundance at Daubert Farm, First Filing

Cody Bird, Town Planner presented the following background information:

- This minor subdivision request was presented to the Planning Commission and the Board of Trustees about 3 years ago. The minutes from the Board meeting reflect that there was no action taken at the time because the applicant did not own the land.
- Hartford Homes has purchased the property and is seeking approval of the minor subdivision. The minor subdivision request is proposed to modify four lots and create Tract A to accommodate a public water line that will connect to an existing stub in Buffalo Creek Subdivision.
- The applicant is also proposing to vacate the traffic circles and rededicate road right-of-way to provide a uniform road width.

Patrick McMeekin, Hartford Homes said Mr. Bird recounted the history and explained the situation very well. Hartford Homes would like to begin the Phase 1 site work beginning in the 3rd or 4th quarter of this year [2020].

Chairman McCaffrey asked if this gets sent to the Board of Trustees again, will the same thing happen where no action was taken. Bird explained that Hartford Homes now owns the property, so he does not expect that the item would not be approved based on the ownership question that came up during the prior effort.

Chairman McCaffrey opened the public hearing.

- An owner of a property in Buffalo Creek subdivision stated concerns about the traffic circles going away. The circle would slow people down whereas if they were removed people could speed easily by the park. Also, they wanted to know if they would have to pay HOA dues to both subdivisions.

Chairman McCaffrey asked for any further public comments, and seeing none, closed the public hearing.

Mr. McMeekin responded to the HOA dues question, stating that Sundance is a separate development than the existing Buffalo Creek Subdivision, and that Sundance would have its own separate HOA.

Bird addressed the comment about the traffic circles. He explained that Town staff understands the concerns about speeding. Staff does not expect that removal of the traffic circles will change the existing traffic speed concerns along Buffalo Creek Parkway. There currently is a long stretch of road there where vehicles can accelerate.

Commissioner Whitehouse asked if there have been any metrics from the Sheriff's Office about traffic speeds. Bird was not aware of any reports at this time.

Commissioner Kinney said she appreciates that this topic is being discussed ahead of time. She asked if it would be possible to consider a raised crosswalk.

McMeekin said that he checked with the engineer and that the roadway is classified as a minor collector. So, the design speed would be 30 mph and would be designed to those

standards and have the traffic control that was necessary.

Commissioner Sattler said that the current speed limit is now 25 mph. It was higher but it had been lowered.

Commissioner Whitehouse moved to approve the minor subdivision plat for Lots 16-19, Block 1, Sundance at Daubert Farm, First Filing and vacation of road right-of-way in Buffalo Creek Parkway, subject to staff report comments and engineering review comments, seconded by Friedrichs.

Roll call was taken, and the motion passed unanimously.

E. Election of Officers

Bert McCaffery was nominated by Commissioner Sattler to serve as Chair, seconded by Commissioner Hamman. The nomination was accepted by McCaffrey and unanimously approved by the Commission.

Barry Friedrichs was nominated by Commissioner Kinney to serve as Vice-chair, seconded by Commissioner McCaffrey. The nomination was accepted by Friedrichs and unanimously approved by the Commission.

F. Adopt 2020 Meeting Schedule and Submission Deadlines

Bird mentioned that the dates show the deadline dates to get items in so we can get items posted in the newspaper on time. He also mentioned that the first Monday in September is Labor Day, so that meeting is recommended to be moved to the following Monday.

Commissioner Kinney mentioned that July 6th is right after the long weekend and that people might be gone. The suggestion was made to consider canceling the meeting.

Bird recommended instead of canceling the meeting that maybe we look at moving the meeting to the following Monday.

Commissioner Kinney moved to adopt the attached schedule of the Planning Commission meeting and submission dates for the 2020 calendar year with the amendment to move the July 6th meeting and submission dates, seconded by Hamman.

Roll call was taken, and the motion passed unanimously.

7. ANNOUNCEMENTS

Bird mentioned that Bonnie Dawdy had submitted her resignation from the Planning Commission. We will be working on posting the position. Staff will collect the applications and do some internal interviews before bringing them to the Planning Commission.

Cannon mentioned that Cody Bird's new title is now the Planning Director. We will be adding another planner this year and he will oversee the department.

8. ADJOURNMENT

Commissioner McCaffrey adjourned the meeting at 7:10 pm.