



**TOWN OF WELLINGTON
PLANNING COMMISSION
February 3, 2025**

**MINUTES
REGULAR MEETING – 6:30 PM**

1. CALL REGULAR MEETING TO ORDER – 6:35 p.m.

The Planning Commission for the Town of Wellington, Colorado, met on February 3, 2025, at the Wilson Leeper Center, 3800 Wilson Avenue, Wellington, Colorado at 6:35 p.m.

2. ROLL CALL

Commissioners Present:

Eric Sartor, Chairperson
Linda Knaack
Tim Whitehouse
Sherman Stringer
Bert McCaffrey

Absent:

Lisa Chollet
Stephen Carman

Town Staff Present:

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

3. ADDITIONS TO OR DELETIONS FROM THE AGENDA

None

4. PUBLIC FORUM

There was no public comment.

5. CONSIDERATION OF MINUTES

- A. Meeting Minutes of November 4, 2024
- B. Work Session Minutes of December 9, 2024

Commissioner Whitehouse moved to approve the regular meeting minutes of November 4, 2024, and the Work Session Minutes of December 9, 2024, as presented.
Commissioner McCaffrey seconded.

Yeas – Knaack, Stringer, McCaffrey, Sartor, Whitehouse

Nays – None

Motion carried.

6. New Business

A. Draft Housing Needs & Affordability Assessment – Presentation and Discussion.

Cody Bird, Planning Director, reviewed the purpose and intent behind the Housing Needs Assessment (HNA) with the Commission. Bird explained that the goal of this meeting is primarily to discuss the new additions to the report. Bird introduced Christian Caron, Matrix Design Group, and Mike James Matrix Design Group to present the report.

Chairman Sartor commented that, based on the presented data, many Wellington residents would not be able to buy their own homes at current market prices. Commissioner Knaack expressed her concern for younger people trying to find housing. Commissioner Stringer said he worried about how builders could afford to construct affordable housing.

Potential strategies for the Town to consider include changes to Accessory Dwelling Unit (ADU) requirements, inclusionary zoning, reducing parking minimums, reducing minimum lot sizes, allowing multi-family in the R-4 district, and allowing residential uses by right in the C-3 district. James also shared recommendations for senior housing, which he believes is a good step for communities like Wellington, and listed some potential grants and funding sources to consider.

Commissioner McCaffrey asked about the current ADU rules in Wellington. McCaffrey asked about the status of ADU utility connections, and Bird noted he has been working with Public Works staff to figure out whether ADUs should require their own water and sewer connections, and if so, what the rate should be. Commissioner Stringer noted that has built ADUs in his career as part of new developments and asked how the process of building ADUs in new developments would work in Wellington. Bird responded that they would certainly be allowed as long as it complies with code requirements. The Commissioners discussed the limits that HOA private covenants place on HOAs. Commissioner Knaack encouraged the Town to reach out to HOAs to discuss removing these restrictions.

Commissioner Whitehouse asked about the role of the Board of Trustees in this process. Bird noted that the Board has instructed Staff to pursue affordable housing solutions through the Comprehensive Plan, the 2025 Strategic Plan, and the funding to complete the Housing Needs Assessment.

Chairman Sartor asked about next steps. Bird responded that the next step is to identify some actionable, “short-term” steps and to bring them before the Board of Trustees in March. These could include amendments to the land use code such as reducing parking requirements, ADU regulations, and lot sizes. After that, intermediate and long-term strategies are outlined in the Implementation Table of the HNA.

Chairman Sartor asked for strategies to be further detailed in the Implementation Table and to consider investigating all the housing needs recommendations.

Chairman Sartor asked if there were any public comments.

Melissa Whitehouse stated that some of the recommendations of the Draft Housing Needs Assessment could be interpreted as putting an unnecessary burden on the existing R-4 Zoning District. She suggested seeking Board of Trustees input on the recommendations to guide which options to pursue.

Chairman Sartor closed the public hearing.

7. COMMUNICATIONS

Bird shared that a Public Hearing would be planned for considering code amendments at the March Planning Commission. He also noted that some of the Commissioners' appointments expire in April, and said he would reach out to those Commissioners to find out if they intended to seek reappointment.

8. ADJOURNMENT

Chairman Sartor adjourned the regular meeting at 8:16 PM

Approved this 7 day of April, 2025.

Aidan Checkett

Recording Secretary