



**TOWN OF WELLINGTON
PLANNING COMMISSION
April 7, 2025**

**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 April 7, 2025, at the Wilson Leeper Center, 3800 Wilson Avenue, Wellington, Colorado at 6:30 p.m.

2. ROLL CALL

Commissioners Present:

Eric Sartor, Chairperson
Sherman Stringer
Bert McCaffrey
Lisa Chollet (virtual)

Absent:

Linda Knaack
Tim Whitehouse
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

Commissioner McCaffrey moved to approve the regular meeting minutes of February 3, 2025, and March 3, 2025. Commissioner Stringer seconded.

Yeas – Chollet, Stringer, Sartor, McCaffrey

Nays-

Motion carried.

6. NEW BUSINESS

Wellington Housing Needs & Affordability Assessment - Final Report

Cody Bird, Planning Director, presented the final draft of the Wellington Housing Needs & Affordability Assessment. Bird stated that the Housing Needs & Affordability Assessment quantifies the housing challenges in Wellington are serious, but also offers some real solutions. He reiterated a few key

observations from the report: there is a lack of housing diversity in Wellington, the 1% vacancy rate is far below a healthy number, and a very high percentage of renters and homeowners are either cost-burdened or severely cost-burdened. Bird stated that, while there is no silver bullet, the solutions offered in the report have a real chance of helping to address unaffordability in Wellington.

Commissioner McCaffrey asked for more information about the Colorado Department of Local Affairs (DOLA) grants discussed in the report. Bird responded that DOLA grants can be used to fulfill state mandates in a variety of ways, including technical assistance and planning capacity grants. He also noted that they can be used to help fulfill the goals of Proposition 123.

Chairman Sartor noted that the past few months discussing the report have been eye-opening.

Commissioner McCaffrey moved to accept the final report of the Wellington Hosing Needs & Affordability Assessment. Commissioner Stringer seconded.

Yeas – Chollet, Stringer, Sartor, McCaffrey
Nays-
Motion carried.

7. COMMUNICATIONS

Bird stated that at the May 5, 2025 meeting, the Commissioners will consider a preliminary plat for a new subdivision.

Chairman Sartor asked if the Commission would be considering any further measures related to housing affordability at the May 5 meeting. Bird responded that there were no scheduled actions for the Planning Commission. The Board of Trustees is meeting on April 8, 2025 to discuss the proposed code changes that the Planning Commission recommended at the March 3, 2025 meeting.

8. ADJOURNMENT

Chairman Sartor adjourned the regular meeting at 6:48 PM

Approved this 5th day of May, 2025.

Aidan Checkett

Recording Secretary