



**TOWN OF WELLINGTON
PLANNING COMMISSION
May 5, 2025**

**MINUTES
REGULAR MEETING – 6:30 PM**

1. CALL REGULAR MEETING TO ORDER – 6:31 p.m.

The Planning Commission for the Town of Wellington, Colorado, met on May 5, 2025, at the Wilson Leeper Center, 3800 Wilson Avenue, Wellington, Colorado at 6:31 p.m.

2. ROLL CALL

Commissioners Present:

Eric Sartor, Chairperson
Sherman Stringer
Bert McCaffrey
Lisa Chollet
Linda Knaack
Tim Whitehouse
Stephen Carman
(arrived 6:33 PM)

Absent:

Town Staff Present:

Cody Bird, Planning Director
Brittany Lenoir, Planner III
Aidan Checkett, Planner I
Patti Garcia, Town
Administrator

3. ADDITIONS TO OR DELETIONS FROM THE AGENDA

None

4. PUBLIC FORUM

There was no public comment.

5. CONSIDERATION OF MINUTES

Commissioner Carman moved to approve the regular meeting minutes of April 7, 2025. Commissioner Whitehouse seconded.

Yeas – Chollet, Stringer, Sartor, McCaffrey, Knaack, Whitehouse, Carman

Nays-

Motion carried.

6. NEW BUSINESS

A. Consideration of a Preliminary Plat for Sage Farms Filing 1 located East of State Highway 1 and South of G.W. Bush Ave.

Cody Bird, Planning Director, introduced the item. He explained public hearing procedure and asked if there were any conflicts of interest or ex parte communications. There were no ex parte communications. Commissioner Stringer said that he knows Mr. Daren Roberson, the developer of

the property, in a professional capacity, but has no financial stake in this project.

Bird invited Brittany Lenoir, Planner III to present the staff report. Lenoir outlined the project.

Chair Sartor asked Bird about the letter attached in the packet. Bird said that the letter was from the Fait Family Partnership, who own approximately 186 acres south of County Road 58 and adjacent to the Sage Farms development. The letter asked for planning considerations that Staff typically evaluate, including drainage, traffic impact, and utility design. Staff has met with the Fait family in the past. Commissioner Whitehouse asked if that land was held in a conservation easement. Bird said that it is held under a 40 year conservation easement, with 17 years left. Commissioner Chollet asked if there would be a dedication to Poudre School District. Bird said that the school district had asked for cash in lieu of land.

Chair Sartor asked Mr. Roberson to the podium. Sartor asked Roberson what he envisioned for some of the smaller lots. Roberson said that his company has worked with Baessler Homes and other builders to build smaller, more affordable homes. The development would feature a mixture of multi-family homes and single-family homes on a wide variety of lots.

Commissioner Carman asked Roberson if he could describe the units more specifically. Roberson said he envisioned 1–2-bedroom single family homes, sometimes ranch, sometimes multistory, with garages. The cost to build street and utility infrastructure is flat, so the more units are on a block, the lower the average home cost is.

Commissioner Chollet asked if Roberson and Staff had considered multi-family homes as part of Phase 1 of the development. Roberson said that he hopes to build multi-family homes on some of the outlots, contingent on infrastructure considerations. Bird said that Staff and the developer envisioned the land in Phase 1 as single-family homes, with multi-family homes on the outlots. Commissioner Carman expressed that he believes prioritizing commercial development is important for the Town. Carman asked about the irrigation status of the development. Roberson said there would be two wells for nonpotable water as well as an irrigation canal supplied by North Poudre Irrigation Company as a contingency plan.

Commissioner Chollet asked if the traffic could necessitate a traffic signal at GW Bush Ave. Roberson said that previous development already necessitated that. Bird confirmed this and said the Town has had conversations with CDOT.

Chair Sartor opened the Public Hearing at 7:14.

Adam Albrecht, 669 Cranesbill St, asked if the regional park proposed in the south of Sage Farms could be moved further north to better serve existing residents. He also expressed that the park could be difficult to access for residents east of the railroad.

Chair Sartor closed the Public Hearing at 7:16.

Roberson said that the sewage and drainage in the south of the development make it hard to construct basements, which is why the park is proposed in that area. Bird mentioned that Staff had agreed with Roberson and his company that Roberson would meet part of Sage Farm's open space dedication requirements by purchasing 13 acres by Jefferson Ave and the railroad crossing. This would form a centrally located park to better serve existing neighborhoods.

Commissioner Whitehouse moved to forward a recommendation to the Board of Trustees to approve the preliminary plat for Sage Farms Filing 1, as presented, based on the Findings for Approval.

Commissioner McCaffrey seconded.

Yeas – Chollet, Stringer, Sartor, McCaffrey, Knaack, Whitehouse, Carman

Nays-

Motion carried.

- B. Proposed Amendment to the Text of Section D.2.B. of the Approved Sage Farms Planned Unit Development (PUD)

Bird asked if there were any conflicts of interest or ex parte communications regarding this item. There were none. Bird presented the proposed text amendment to the Commissioners.

Commissioner Chollet asked when the setbacks were approved for the PUD. Bird said they were approved when the PUD was approved in January, 2024. Chollet asked if there was any potential risk regarding the setbacks. Bird said they met the building code and did not see any particular risk.

Chair Sartor opened the Public Hearing at 7:40.

There was no comment.

Chair Sartor closed the Public Hearing at 7:40.

Commissioner Chollet moved to forward a recommendation to the Board of Trustees to approve the proposed text amendments to the Sage Farms PUD, as presented, based on the Findings for Approval.

Commissioner Stringer seconded.

Yeas – Chollet, Stringer, Sartor, McCaffrey, Knaack, Whitehouse

Nays—Carman

Motion carried.

7. COMMUNICATIONS

- A. 1st Quarter 2025 Residential Building Permit and Lot Inventory Report

Bird presented the Building Permit and Lot Inventory Report.

8. ADJOURNMENT

Chairman Sartor adjourned the regular meeting at 7:50 PM

Approved this 2nd day of June, 2025.

Aidan Checkett

Recording Secretary