



**TOWN OF WELLINGTON
PLANNING COMMISSION
August 4, 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 August 4 2025, at the Wilson Leeper Center, 3800 Wilson Avenue, Wellington, Colorado at 6:30 p.m.

2. ROLL CALL

Commissioners Present:

Tim Whitehouse, Vice Chair
Sherman Stringer
Bert McCaffrey
Lisa Chollet
Linda Knaack

Absent:

Eric Sartor, Chair

Town Staff Present:

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

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 June 2, 2025. Commissioner Knaack seconded.

Yeas – Chollet, Stringer, Whitehouse, McCaffrey, Knaack

Nays-

Motion carried.

6. NEW BUSINESS

A. Presentation: Legislative Requirements for Electric Vehicle (EV) Charging Systems Review

Cody Bird, Planning Director, introduced the item. HB1173 requires municipalities to take one of three options on EV charging land use permitting: adopt a model code, adopt the minimum requirements set out in the legislation, or pass an ordinance declaring their intention to not take either of the above options. Bird recommended that the Town take the second option.

Commissioner Chollet asked if not allowing EV charging as a use by right in the C-2 district would prevent the Town from allowing EV charging in a hypothetical downtown parking garage. Bird stated that scenario would likely be considered an accessory use, which would be allowed under Staff's current proposed changes. Commissioner Knaack asked if Bird was aware of the State's intent behind the bill. Bird said he was not aware of all the specific intents, but generally electric vehicles are becoming increasingly common and that electric vehicle charging companies may be running into procedural inconsistencies and road blocks in Colorado communities.

Commissioner Stringer asked if there would be any impact on the electrical grid. Bird stated he did not anticipate any but that Staff was intending to speak with electric utility providers as part of the process. Stringer asked if any of the requirements would impact housing affordability. Bird noted that HB1173 was unlikely to have an impact on housing since it is about the permitting process, but that Stringer may be thinking of changes required for building codes to address Solar Ready and Electric Ready, a different requirement and a different adoption process.

Vice Chair Whitehouse asked if the three day turnaround required in the legislation would be feasible based on current staffing levels. Bird clarified that the three day turnaround referred to a notification process after a decision was made, which is already being met with current Staff practices.

Commissioner McCaffrey stated that he believed option 2 was the most viable choice. Commissioners Chollet, Stringer, and Knaack agreed. Vice Chair Whitehouse expressed his opinion that option 1 would be too specific for Wellington and that option 2 seemed the most appropriate for the Town.

B. Presentation: Legislative Requirements for Housing Affordability and Funding Opportunities

Bird introduced the item. Brittany Lenoir, Planner III spoke in more detail about housing requirements and grants available. The Town is exploring a variety of options to meet housing affordability goals. Some are required by the State of Colorado and some are voluntary. Some potential options include opting into Proposition 123, adopting a Housing Action Plan (required by the state), adopting a fast track review process, modifying the Comprehensive Plan to include a water supply element and a strategic growth element (both required), and pursuing a variety of grant opportunities.

Commissioner Knaack asked for more details about the nature and potential uses of the grants Staff is considering. Bird explained that there are a variety of grants available with different funding sources and different eligibility requirements. Some are specific, such as for creating the required Housing Action Plan, and others are more general to meet staffing capacity such as hiring professional services, and other funding sources such as mortgage downpayment assistance for buyers.

Commissioners Knaack and Chollet expressed their support for Staff's recommendations.

Vice Chair Whitehouse asked Bird if he believed the fast-tracking timeline was feasible. Bird stated that he believed it was. Whitehouse asked if Staff had had any conversations with developers about whether the required affordable unit minimum to meet Proposition 123 goals was viable. Bird stated that simply through counting naturally occurring affordable housing (NOAH), it was likely, and that there were other potential developments that could be contributing as well. The goal for Proposition 123 for this reporting cycle is 2 additional affordable units by end of 2026.

Vice Chair Whitehouse expressed that he is in support of Staff's recommendations and recalled metrics from the Housing Needs Assessment that identified the severity of the affordable housing shortage in Wellington. Commissioner McCaffrey expressed his belief in the importance of moving ahead with these efforts.

7. COMMUNICATIONS

Bird presented the 2nd Quarter 2025 Residential Building Permit and Lot Inventory Report.

Bird stated that Stephen Carman had resigned from his position on the Planning Commission for family reasons. Bird thanked Carman for his years of service on the Commission, and stated that Staff had advertised a vacancy.

Bird noted that in September, Staff will present State legislation on turfgrass and residential irrigation requirements to the Commission.

8. ADJOURNMENT

Chairman Sartor adjourned the regular meeting at 8:01 PM

Approved this 6th day of October, 2025.



Recording Secretary