



**TOWN OF WELLINGTON
PLANNING COMMISSION
September 8, 2025**

**MINUTES
REGULAR MEETING – 6:30 PM**

1. CALL REGULAR MEETING TO ORDER – 6:32 p.m.

The Planning Commission for the Town of Wellington, Colorado, met on September 8 2025, at the Wilson Leeper Center, 3800 Wilson Avenue, Wellington, Colorado at 6:30 p.m.

2. ROLL CALL

Commissioners Present:

Eric Sartor, Chair
Lisa Chollet

Absent:

Tim Whitehouse
Sherman Stringer
Bert McCaffrey
Linda Knaack

Town Staff Present:

Cody Bird, Planning Director
Aidan Checkett, Planner I

There was not a quorum.

3. ADDITIONS TO OR DELETIONS FROM THE AGENDA

None

4. PUBLIC FORUM

There was no public comment.

5. CONSIDERATION OF MINUTES

Without a quorum, Chair Sartor decided to move consideration of the August 4, 2025 Planning Commission to the October 6, 2025 meeting.

6. NEW BUSINESS

A. Presentation: Legislative Requirements for Landscaping Practices

Cody Bird, Planning Director, presented the item. Colorado SB24-005 and HB-1113 require municipalities to prohibit the installation of nonfunctional natural and artificial turf in new development and redevelopments in commercial and civic projects by January 1, 2026. The latter bill also requires municipalities to adopt regulations for the irrigation of turf on residential properties by January 1, 2028. The Town would need to take action to address these requirements.

Commissioner Chollet asked why the State was interested in restricting artificial turf. Bird noted that artificial turf does have real water usage, and that the State likely had environmental concerns from the

synthetic plastic runoff. Chollet asked if Staff would require permits for landscaping and if there would be an associated fee. Bird stated that this process is an element of site plan review, which are required for commercial, multifamily, and civic developments. When the residential component of the bill is under discussion, Staff will consider what procedure is appropriate, but does not wish to impose any onerous process.

Chollet asked what other requirements Staff expected to see from the State. Bird said Staff is tracking 11 legislative acts on topics including housing, land use, energy, building codes, and more.

Chair Sartor stated his support for meeting the 2026 requirements and then delving into the 2028 requirements at a later date.

7. COMMUNICATIONS

Bird stated that he expected public hearings at the October 6, 2025 Planning Commission Meeting for code changes related to the prohibition of the installation of nonfunctional natural and artificial turf in new developments and redevelopment as well as defining and placing use-specific limitations on electric vehicle charging sites

8. ADJOURNMENT

Chairman Sartor adjourned the regular meeting at 7:05 PM

Approved this 6th day of October, 2025.

Aidan Checkett

Recording Secretary