



**TOWN OF WELLINGTON
PLANNING COMMISSION
July 12, 2021**

MINUTES

1. CALL TO ORDER

The Planning Commission for the Town of Wellington, Colorado, met on July 12, 2021, at the Wilson Leeper Center, 3800 Wilson Avenue, Wellington, Colorado at 6:30 p.m.

2. ROLL CALL

Commissioners Present: Bert McCaffrey, Chairperson
Tim Whitehouse
Rebekka Kinney
Eric Sartor
Troy Hamman

Absent: Barry Friedrichs
Linda Knaack

Town Staff Present: Cody Bird, Planning Director
Liz Young Winne, Planner II
Patty Lundy, Development Coordinator

3. ADDITIONS TO OR DELETIONS FROM THE AGENDA

None

4. PUBLIC FORUM

5. CONSIDERATION OF MINUTES

A. Meeting Minutes of May 3, 2021

Moved by Commissioner Sartor, seconded by Commissioner Whitehouse to approve the minutes as presented. Motion passed 5-0.

B. Meeting Minutes of June 7, 2021

Moved by Commissioner Sartor, seconded by Commissioner Whitehouse to approve the minutes as presented. Motion passed 4-0-1. McCaffrey abstained.

6. NEW BUSINESS

A. Public Hearing: Conditional Use for Large Child Care Home on Lot 39, Block 1, Replat of Park Meadows (4205 White Deer Lane)

Liz Young-Winne, Planner II presented the staff report. The applicant is Chris Magana who was not able to attend the meeting. He is requesting a conditional use approval to allow an in-home

childcare for up to 12 children allowed under his state license. He currently operates a family childcare home at this location. The municipal code allows a family childcare home as a home occupation. When there are 9-12 children, 2 adults must supervise. Childcare centers, including large childcare homes, require conditional use approval when located within a residential district and this is zoned R-2 Residential Medium Density. Staff recommends approval of the conditional use to allow an in-home childcare center with conditions identified in the staff report.

Chairman McCaffrey opened the public hearing.

Margret Mackinzie asked what the State license allows for ages of children in care at a childcare.

Fire Chief Gary Green, Wellington Fire Protection District said that the State allows 12 kids in care without talking to the Town. He would like to see the Town write into the code that there be a life, fire, and safety inspection for all in-home daycares. The fire department used to be able to require in-home childcare to get a permit with the fire department which included fire and life safety inspections as well as replacing batteries in smoke detectors, checking fire extinguishers and other services. The State's recent changes to legislation no longer allows local fire authorities to require permits or inspections and that is why it would be worth examining if some basic safety checks could be written into the Town's zoning code.

Chairman McCaffrey seeing no more comments, closed the public hearing.

Commissioners Whitehouse and McCaffrey agreed that the code should be updated to include fire department inspections.

Commissioner Hamman asked if the applicant has been working with the fire department. Young-Winne replied that the applicant has been working with the fire department staff to have the home checked for fire and life safety.

Commissioner Kinney moved to approve a conditional use to allow a large childcare home occupation on Lot 39, Block 1, Replat of Park Meadows (4205 White Deer Lane) subject to conditions recommended in the staff report and including a requirement for an annual fire and life safety inspection and clarifying that if a second childcare provider was added no additional re-application would be required, but if the original applicant was replaced, they would need to be reconsidered for application. Commissioner Hamman seconded. Motion passed 5-0.

B. Public Hearing: Consider Adoption of Wellington Comprehensive Plan 2021

Bird said that the Comprehensive Plan is an advisory document adopted by the Town Planning Commission and is used to guide decision-making and the physical development of the community. The Comprehensive Plan is long range in nature and is intended to provide a 20-year or longer vision of how the Town may grow and change. The plan helps to guide policies and provide recommendations for future actions involving land development and land preservation to achieve the Town's vision. The Town's Planning Commission is responsible for adoption and any updates to the Comprehensive Plan. Following a public hearing and after hearing any testimony, the Planning Commission may adopt a resolution adopting the Comprehensive Plan as the official master plan or comprehensive plan for the Town of Wellington. At the Planning Commission's discretion, if additional time is needed to allow further public comments, or if the Commission directs substantial changes to be made to the Comprehensive Plan, the Commission has the option of continuing the public hearing to a later date. The Town began an update to the Comprehensive Plan starting in 2020. Since that time, the public has provided input and guidance to shape the plan

through stakeholder meetings, questionnaires, online "quick polls," public meetings, a town hall meeting, personal communications and more. The first draft of the plan was presented to the public on March 9, 2021, and public comments were accepted using an online platform where comments could be made directly on the plan. To date, more than 2,000 comments from nearly 200 individuals have guided the formation of the plan and its recommendations. A second draft of the plan with revisions shown in blue was prepared and presented to the public on June 18, 2021. The revised draft plan is attached with this report and has been available for review on the Town's website, at Town Hall and at the Wellington Public Library. The Comprehensive Plan presented in the agenda packet has all of the revisions tracked in blue so everyone could see what had changed. The final would need to be cleaned up and formatted.

Commissioner Kinney said that she likes the visual that was placed on page 74 of the packet which is page 68 of the Comprehensive Plan. The image offers an illustrative summary of the current and suggested densities as well as a general density range.

Chairman McCaffrey opened the public hearing.

Sherry Leeper said she had not been aware of the plan until hearing about it from others. She had the opportunity to talk with Cody Bird and she said that he clarified things for her. She knows people have been working on this very hard and are trying to make things better. Leeper said she is opposed to the Harrison Ave. and McKinley Ave. proposal. This is where she lives and this will change our small quiet neighborhoods into something completely different. We should value our history and that includes a lot of the older homes downtown. Bringing in more people to live downtown does not bring in more money. Also, the homeowners and residents should not have to pay for commercial issues.

Ken McKenzie handed out a petition to the Commissioners. The petition and the signers are asking to have goal 1.10 and goal 2.3 of the "Downtown Pillar" removed from the plan. A copy of the petition is included at the end of the minutes.

Michael Baratta said that he lives on McKinley, so the downtown recommendations in the plan directly affect him. How was it determined that certain areas should be high density versus other areas? Where will you put all the cars that will be living in these dwellings, it could put 12-24 cars depending on how many people live in the units?

Jesy Andreen was wondering how many people haven't heard about this if there are only 2,000 comments and there are over 11,000 people? People have mentioned that there were info cards but that she had never seen them. She feels that there is a good ratio of multi-family to single-family homes. She also believes that non-profits should provide economic assistance for affordable homes, not the government. She would also like to see our commerce grow at a faster rate before we will see a need for more multi-family.

Hannah was impressed with the second draft and glad that the Planning Commission had listened and removed a lot of language that was in the first draft. She would like to see Town infrastructure improved and installed before allowing more high-density development.

Melissa Whitehouse said that she has lived here for over 12 years and across the street from her home is a low-income multi-family house. The people who live there are hardworking fabulous people. She asked if there could be more information about page 68 on the density graphic showing 3 units per acre and 12 units per acre. A lot of people don't understand the square footage of an acre. She asked if that could be clarified and also if the graphic for existing zoning and proposed land use categories could be clarified. The existing zoning max density allowed is

already at the max of the proposed range, so it seems that the Downtown Neighborhoods and Downtown Core land use categories are actually proposed to be lower than the existing zoning already allows.

Bird announced that Town staff had also received two email communications that afternoon from individuals who could not be in attendance at the meeting. Bird handed out print copies of the email communications. The email correspondence is included at the end of the minutes.

Chairman McCaffrey, seeing no more public comments, closed the public hearing.

Bird addressed some of the questions that came up during the public comments. He said there were several comments made about preserving the history and culture of the downtown areas. Revisions from had been made the second draft to acknowledge many of those comments and to reflect that any new development or redevelopment in the downtown should reflect the character of existing neighborhoods.

The first draft of the plan did not very clearly communicate what density meant for the downtown areas or how tall a structure could be built. There was some information online that did not come from the Town that suggested there would be high rise condos and that is not a recommendation in the plan. What the plan does say include is a clarification that three stories is the maximum intended for any area in the downtown.

Language was also added that any permitted type of use should come at the request of the property owner and considered through normal review processes. The Town is not recommending any land use changes against an owner's wishes. Language was also added that the existing character of the neighborhoods need to be reflected in future development plans as opposed to kind of wiping the slate clean and starting over.

There were questions and comments about how the density and areas were identified in the plan. The downtown is the intersection where everyone in the community can relate to comes together. The idea to allow additional density around those existing downtown businesses was a consideration in the recommendation to allow a higher density within a walking distance to the downtown because so many residents want to be in the downtown area. If people have a way to walk to the downtown, there could be fewer parking issues.

The petition that was shared with the Commission might have been circulated after the first draft of the plan was distributed in March. Since that time, significant revisions have been made and there has not been a second petition after the revised draft plan has been out. We would really hope to hear from the residents that signed the petition to see how the revisions may have reflected their comments and concerns.

Bird agreed with comments that infrastructure should be in place for higher-density developments. The recommendations are urging higher density where the Town already has adequate infrastructure to support it. Bird also agreed with the comment that it is not the Town's responsibility to provide or pay for multi-family or affordable housing; however, it is the Town's job to identify appropriate locations where these types of developments can be allowed.

Commissioners discussed that they would like to see a final formatted version of the plan with the revisions cleaned up at the next meeting before voting.

Commissioner Kinney moved to continue the public hearing for consideration of adoption of the Comprehensive Plan to the next regular meeting of the Planning Commission, to be held August 2nd, 2021, at 6:30 PM at the Wilson Leeper Center, 3800 Wilson Ave. Commissioner Sartor seconded.

Motion passed 5-0.

7. ANNOUNCEMENTS

Bird did not have any announcements. The August 2, 2021 meeting would include the continued public hearing for the Comprehensive Plan.

8. ADJOURNMENT

Chairman McCaffrey adjourned the meeting at 8:55 PM.

Approved this 2 day of August, 2021

PATTY LUNDY

Recording Secretary

7/12/21

Dear Mr. Bird and Planning Commissioners,

I apologize for not having all the commissioners' email addresses. I am unable to attend this evening's meeting and would greatly appreciate it if someone would read this into the minutes as my public comment.

Please do not approve this draft of the Comprehensive Plan. There are many areas that are not completed (in red print) so it would be like signing a blank check.

However, my main objection to the Plan as a whole is in its direction to increase housing density. The most beloved quality of Wellington is its "Small Town Charm." Nothing destroys "Small Town Charm" like higher density housing. One single family subdivision flows almost seamlessly into the next -- -- house, yard, house, yard....different colors, different landscaping, different decorations. These residents own and care for their homes. They have a long-lasting outlook.

By their very architecture, condos, townhouses, quadra-plexes and apartment buildings turn into separate enclaves from the rest of a small town -- -- tall buildings and walls, no yards, no individuality. Residency there is and is planned to be temporary -- -- people live in these places: until they find a real house; until they find a better job; until the semester is over; or until they can no longer live independently. Even condos and townhouses that are originally owner-occupied do not remain so. They are much more likely to become rentals than are single family homes.

In the demographic part of this Plan, it is stated that local housing prices have "allowed 93% of Wellington residents to become home-owners." This is a rather confusing statement as about 27% of the population is under 18 years of age. But whether it actually means that 93% of the population lives in a home owned by their family or that 93% of the homes are owner-occupied, this is a wonderful and tremendous number. In fact, it is undoubtedly why Wellington has maintained its small town appeal in spite of its recent, rapid population growth. A huge majority of people who live here like it enough to buy a home and have a desire to be here for a long time. WHY WOULD WE MESS THAT UP BY ENCOURAGING THE OPPOSITE?

Please do not allow increased housing densities. It will ruin Wellington.

Sincerely,
Kathy Wydallis
3405 Revere Ct.
Wellington
970-691-2747

Christine Gaiter

7/12/2021

1) Purpose of government is to protect us, our person, our properties, and our rights. Their job is not to provide services for us that we can provide for ourselves. The more we ask government to provide, the more it will cost us in taxes and liberty.

Does it protect us? Is it something we or a private business cannot do ourselves? If the answer is yes to both, then the Government should be involved. Examples, (T 1.3), railroad crossing will protect citizens and this is not something we or private businesses can do so yes the government should do this.

Here is a list of things that should be taken out:

(CC 4.3) Crime Prevention through Environmental Design protects us but it is something we can do ourselves.

(T 3.1-5) Bus system/public transportation does not protect us and there are other modes of private transportation available.

(T 1.11) Let private companies access electric vehicle stations for themselves.

2) Listen to Old Town petition by not changing the Old Town neighborhood. We don't want apartments and we want to keep Harrison and McKinley as residential.

3) Agricultural zoning is too dense. 6 du/acre is denser than Old Town, this doesn't seem very farm like. Make the Agricultural zoning Up to 1 du/acre. Commercial zoning says, "no more than 5 stories", I think this is a little too high for our small town. 3 stories is enough.

4) Get rid of apartments, duplexes, fourplexes, live-work units, urban lodging or any other type of housing that promotes renters. Single family homes promote our town's values which include: "small town charm", "friendly and caring neighbors", and "supportive community". **Get rid of the renter type of housing from the Comp Plan.** Apartments attract people that are only here temporarily and therefore are not invested in their community, whereas single family homes attract permanent residents who are invested in their community. Because temporary residents are not invested in their community, they don't seek to create lasting relationships with their neighbors, therefore creating anti-social, big city feel.

A solution to "reasonable cost of living" value without housing types prone to renting, and CP 2.1, "Update the Land Use Code to allow a greater mix of housing types and styles . . ." is to have smaller single family homes. There is a builder in Berthoud that is doing just this. Mission Homes at missionhomescos.com is building single family homes that are 900-1200 sq ft and priced between \$245,000 - \$325,000. Berthoud's Mayor Pro Tem told me that these homes are so popular that they are sold out and there is a waiting list. Their mission is to provide affordable housing to benefit first time home buyers, single parents, fixed income, downsizers, etc. This will keep the small town charm, caring neighbors value while providing a greater mix of housing options that are affordable.

Citizen Petition

We want these goals changed in the comprehensive plan:

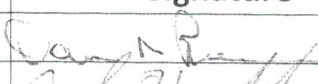
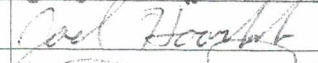
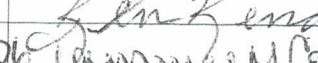
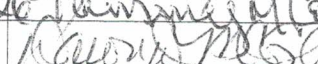
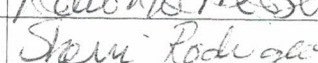
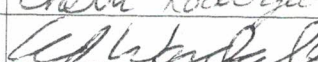
- 1) Remove Goal 1.10 in Downtown Pillar: "Expand Downtown to include Harrison Ave and McKinley Ave as well as connecting side streets."
- 2) Remove Goal 2.3 in Downtown Pillar: "Update zoning and subdivision regulations to encourage mixed-use structures and higher density housing types in and adjacent to the Downtown Area."
- 3) Remove Downtown Core from Land Use Map
- 4) Change Downtown Neighborhood to have a density of 5 du/ac

Name	Address	Signature
Michael Borton	3733 McKinley Ave	[Signature]
LINDSEY GREENE	7989 Timberwolf Cir	[Signature]
Myrna Greene	7989 Timberwolf Cir	Myrna Greene
Clifford Chambers	3220 Harrison Ave	Clifford Chambers
Gayle Crankshaw	7963 Timberwolf Circle	[Signature]
Joe Kisser	3744 Roosevelt Ave	Joe Kisser
Erick Selgren	4428 Monte Carlo	[Signature]
Ken McKenzie	3733 McKinley Ave	Ken McKenzie
Clark Nixon	3726 Garfield	[Signature]
Doreen Schwenk	7790-13 -WELL	Doreen Schwenk
Denise Coffey	10218 NE Fontaine Rd	[Signature]
Ann Coffey	10218 NE Fontaine Road	[Signature]
Marilynn Hodges	3737 McKinley	Marilynn Hodges
Denise Jurek	3736 Main St	[Signature]
Clinton Bell	3905 Peach St	Clinton Bell
MERRY HIGBY	3905 PEACH ST.	[Signature]
Barb Stonecipher	4103 NAYES Circle	Barb Stonecipher
JOAN D'HALLEY	7840 ELDER CIR.	Joan D'Halley
KEITH MURPHY	8017 15th St #13	Keith A. Murphy
Tina Miller	8303 W 1st Street	Tina Miller
Gary B. CQuinn	400 East Cr	Gary B. CQuinn

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Name	Street Address	Name	Signature
Dawn Rogers	PO Box 367	Dawn Rogers	
Joel Hoornbeek	Boxelder Ct	Joel Hoornbeek	
Ray Roetman	Pettigrew St	Ray Roetman	
Tom Rens	2410 Thruway	Tom Rens	
Jim Oscarson	6900 Langland	Jim Oscarson	
Donna Murphy	4006 Harrison Ave	Donna Murphy	
Brenda McNeillan	3679 Day Lily	Brenda McNeillan	
Barry Crackshank	7943 Timber Wolf Cr	Barry Crackshank	
Dusk Vugnet	Buffalo	Dusk Vugnet	
Ken Kendall	3501 W. Gaefield	Ken Kendall	
Thammy Cortez	3718 McKinley Ave #26	Thammy Cortez	
DAWN McBlassey	9067 Plainsman Dr	DAWN McBlassey	
Sherri Rodriguez	8438 Second St.	Sherri Rodriguez	
Edward T. Ulydallis	3405 Revere Ct.	Edward T. Ulydallis	
Sheryl Folot	3200 Belmont Ct	Sheryl Folot	
Janita Buren	8410 Second St #12	Janita Buren	
Ben McCrewe	10816 N. County Rd 13	Ben McCrewe	
Thomas Butler	6887 Pettigrew St	Thomas Butler	
Thomas Murrey	3749 Boxelder Ct.	Thomas Murrey	
JDRICHARDSON	6768 Montrose	JDRICHARDSON	
Mike BACKLUND	8607 3rd Street	Mike BACKLUND	

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Name	Address	Signature
Margaret McKenpie	3733 McKinley	Margaret McKenpie
Kathryn M Wydalles	3405 Revere	Kathryn M Wydalles
Tahnee Fisher	8001 2nd St	Tahnee Fisher
Justin Greet	12028 Smoke Signal Way	Justin Greet
Theresa Meyer	215 Granite Rdg. Fayette	Theresa Meyer
Veronica Felch	3914 Roosevelt Ave #16	Veronica Felch
Sue Ann Schneider	4820 ECR 66 Wellington	Sue Ann Schneider
Deborah Thinner	7770 Kit Fox Dr Wellington	Deborah Thinner
Jana Schumacher	3745 McKinley Ave	Jana Schumacher
JUDITH SCHOONMAKER	3742 MCKINLEY AVE.	Judith Schoonmaker
Tommy F Schoonmaker	3742 McKinley Ave	Tommy F Schoonmaker
Tom DeCicco	8402 Third	Tom DeCicco
Andrew C. Bitts	4119 Hays CR.	Andrew C. Bitts
GARZA Luoma	3812 Lincoln Ave	Garza Luoma
Carlene Luoma	3812 Lincoln Ave	Carlene Luoma
Kelly Trapper	7848 4th St	Kelly Trapper
Dorothy McDaniel	3401 REVERE CT W	Dorothy McDaniel
Lynette Robinson	15731 N.C.R. 17 Wellington CO	Lynette Robinson
Maryann DeCicco	8402 Third St	Maryann DeCicco
Mawreen Holmberg	3713 Wilson Ave	Mawreen Holmberg
CHUCK MAYHUGH	9049 Pavilion House	Chuck Mayhugh

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Name	Address	Signature
Samantha Wallace	3711 McKinley Ave	<i>[Signature]</i>
Beverly Bell-Jamison	5735 Kennedy Ave	<i>[Signature]</i>
Ann M. Scott	3495 Bighorn Ct	<i>[Signature]</i>
Jenna L Clark	7178 Sage Meadows Dr	<i>[Signature]</i>
Tonia Massoni	3826 Roosevelt	<i>[Signature]</i>
Roselyn Jackson	8440 Pebble Ct Wellington	<i>[Signature]</i>
Daniel Homiak	3511 Timber Wolf Cir	<i>[Signature]</i>
Connie Franko	3750 Franklin Ave ^{unit 17}	<i>[Signature]</i>
Judy SHADIX	3360 ADAMS DRIVE	<i>[Signature]</i>
Rodney Crego	3762 Henderson AV	<i>[Signature]</i>
Pacita Baratta	3736 McKinlay Av	<i>[Signature]</i>
Sarah Willox	6863 Meade St	<i>[Signature]</i>
Nick Johnson	6834 SUMMIT ST.	<i>[Signature]</i>
Mary L. Homiak	3511 Timber Wolf Cir	<i>[Signature]</i>
PAUL MILLER	6044 14th St	<i>[Signature]</i>
Jimmy Lewis	3910 Harrison	<i>[Signature]</i>
Vincent Kershaw	3738 Box Elder Ct	<i>[Signature]</i>
Renee Jensen	7764 W Liketail Cir	<i>[Signature]</i>
Tim McDermott	3742 Harrison Ave.	<i>[Signature]</i>
Rebecca Watson	5126 Second St.	<i>[Signature]</i>
Maria Baratta	7591 Little Fox Lane	<i>[Signature]</i>

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Name	Address	Signature
William Bianchetto	3914 Russell #111	William Bianchetto
GILBERT SANCHEZ	7491 Starbuckton Dr.	Gilbert Sanchez
Della L. Ravnsborg	4260 Woodlake Ln	Della L. Ravnsborg
Tim Nixon	3720 McKinley Ave	Tim Nixon
Chelsi Shellem	7013 N Hwy 1	Chelsi Shellem
SHERRY LEEPER	3988 Main Hope St	Sherri Leeper
Gary Hasper	3802 Harrison Ave	Gary Hasper
Lawrey Meyer	400 West Willow Ln	Lawrey Meyer
Christina Chambers	3814 Harrison Ave	Christina Chambers
John W Duwall	3826 Harrison Ave	John W Duwall
John Coard	4017 Harrison	John Coard
Sharon Perry	5125 Fifth St	Sharon Perry
Angie Weaver	8009 5th St	Angie Weaver
Deborah Derby	8207 5th St	Deborah Derby
Carl Peterson	8001 5th St	Carl Peterson
17 Sheryl M. Peterson	1935 5th St	Sheryl M. Peterson
Theresa Keeney	3705 McKinley Ave	Theresa Keeney
19 Jessica Robideaux	9040 Paint Horse Lane	Jessica Robideaux
	7850 Second St	

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Name	Address	Signature
Brenda Thompson	3503 Cleveland ^{PO Box 498}	Brenda Thompson
Alana Winnick	3481 LeW Bush Ave	Alana Winnick
JUDY WINICK	3910 WINE CUP ST	Judy Winick
Steve Johnson	8121 2nd St.	Steve Johnson
Annikk Sundsten	8121 2nd St.	Annikk Sundsten
Dylan Wallace	3711 McKinley Ave.	Dylan Wallace
Calvin Chaussee	8113 2nd St	Calvin Chaussee
Josquin Crege	3724 Roosevelt Ave.	Josquin Crege
Gavan Crege	3724 Roosevelt Ave	Gavan Crege
Shirley Henderson	3828 McKendry Ave	Shirley Henderson
Shirley Tietz	4525 Ingalls Drive	Shirley Tietz
Cam Tietz	4525 Ingalls Dr	Cam Tietz
Keri Klunk	6803 Meride St	Keri Klunk
Chamick Johnson	6834 Summer St	Chamick Johnson
Rocky Rodriguez	8438 Second St.	Rocky Rodriguez
Janice Burns	8425 Pebble Ct.	Janice Burns
Margaret Bath	3716 Harrison Ave	Margaret Bath
David Bath	3716 Harrison Ave	David Bath
Aaron Lingwell	4165 Hayes Circle	Aaron Lingwell
Camea Lesh	3725 Franklin Ave	Camea Lesh
(2) Cori Hunt	7148 Sage Meadows Dr	Cori Hunt

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Name	Address	Signature
Dylan Huseman	7591 Little Fox Lane	<i>[Signature]</i>
Jennifer Bath	8417 Sonata Ln	<i>[Signature]</i>
Heather Bell	8609 3rd St	<i>[Signature]</i>
SCOTT BURNHAM	3738 MCKINLEY	<i>[Signature]</i>
Debra Freeman	3731 Roosevelt	<i>[Signature]</i>
KATHERINE SNIDER	3737 Roosevelt	<i>[Signature]</i>
ROSS CARTER	3739 Roosevelt	<i>[Signature]</i>
Loann Carter	3741 Roosevelt	<i>[Signature]</i>
Sue Varela	8111 3rd St	<i>[Signature]</i>
Roseann Waters	3744 McKinley #28	<i>[Signature]</i>
Elizabeth Meyers	3749 McKinley Ave	<i>[Signature]</i>
Kate Dardine	4166 Hider Creek	<i>[Signature]</i>
Laurie Wiedeman	3923 Grant Ave	<i>[Signature]</i>
Carolann Allison	3829 McKinley Ave	<i>[Signature]</i>
DAVID PRIMER	4130 Hayes Ave	<i>[Signature]</i>
Sue Schmitt	6772 Sumner	<i>[Signature]</i>
Andrew Hanson	4819 Oakleaf Crossgust	<i>[Signature]</i>
Michael Holmberg	3719 Wilson Ave	<i>[Signature]</i>
LARRY DOODS	3493 WHITETAIL CIRCLE	<i>[Signature]</i>
Jesse Michael	3736 Roosevelt Ave	<i>[Signature]</i>

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Name	Address	Signature
Natalie Krom	12820 Palomino Pl. ^{Wellington} CO 80549	Natalie Krom
Richard Krom	12820 Palomino Pl. ^{Wellington} CO 80549	Richard Krom
Brandi Coca	7720 ILY LN	Brandi Coca
Nelle Darch	7933 2nd St	Nelle Darch
Shardlema	7928 2nd St	Shardlema
Kelly Campbell	" "	Kelly Campbell
Noah Twilke	7850 2nd Street	Noah Twilke
Keith ROBERTS	3737 McKinley Ave	Keith Roberts
Karen Ziegler	8541 N County Rd 11	Karen Ziegler
Fred Ziegler	8541 N County Rd 11	Fred Ziegler
JENNIFER SPENCE	432 Sorrel St.	Jennifer Spence
PEGGY HOLFORD	7576 BACK STRETCH DR.	Peggy Holford
SHARON KISNER	3744 Roosevelt	Sharon Kisner
Beth Chaples	8003 3rd St	Beth Chaples
Kennar Rayner	8003 3rd St	Kennar Rayner
Robin Chaples	8003 3rd St	Robin Chaples
Steve Culbertson	3791 Lincoln Ave	Steve Culbertson
Holly Gillespie	7851 3rd St	Holly Gillespie
Rodney Gillespie	7851 3rd St	Rodney Gillespie
Cynthia Ricklefs	7847 3rd St	Cynthia Ricklefs

Citizen Petition

We are against:

- 1) Making the residential homes in Old Town commercial
- 2) Increasing the density of Old Town (5 du/ac to 8-12 du/ac)

[illegible]

Citizen Petition

We want these goals changed in the comprehensive plan:

- 1) Remove Goal 1.10 in Downtown Pillar: “Expand Downtown to include Harrison Ave and McKinley Ave as well as connecting side streets.”
- 2) Remove Goal 2.3 in Downtown Pillar: “Update zoning and subdivision regulations to encourage mixed-use structures and higher density housing types in and adjacent to the Downtown Area.”
- 3) Remove Downtown Core from Land Use Map
- 4) Change Downtown Neighborhood to have a density of 5 du/ac

[illegible]

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Name	Address	Signature
Laurie Rivera	7855 3rd St	Laurie Rivera
Elan Alvarez	7843 3rd	Elan Alvarez
Ramon Alvarez	7855 3rd	Ramon Alvarez
Israel L Alvarez	7855 3rd	Israel L Alvarez
Michael Seale	3437 Ingle Ct	Michael Seale
Denise Leach	3736 Mac Ct	Denise Leach
Phyllis White	3747 Boxelder Ct	Phyllis White
Charlotte Sanderson	3748 Boxelder Ct	Charlotte Sanderson
Ara Zou	3748 Boxelder Ct	Ara Zou
Leila Martinez	8005 2nd St	Leila Martinez
Kase Anzaldo	8005 2nd St	Kase Anzaldo
Rachel Waskoim-Jamnik	8415 3rd St	Rachel Waskoim-Jamnik
Ellen Martin	8539 3rd St	Ellen Martin
Joseph Lase	3140 Satars Way	Joseph Lase
Joseph Holston	16008 N County Rd 7	Joseph Holston
Abiella Stoddard	6924 Carlyle Ln	Abiella Stoddard
17 Mark Watson	9040 Smoke Signal Way	Mark Watson