



BOARD OF TRUSTEES
May 24, 2022
6:00 PM

Leeper Center, 3800 Wilson Avenue, Wellington, CO

Work Session Agenda

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A. ITEMS

1. Thimmig Property Discussion

- Presentation: Bob Gowing, Public Works Director and Cody Bird, Planning Director

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Board of Trustees Meeting

Date: May 24, 2022
Submitted By: Cody Bird, Planning Director
Subject: Thimmig Property Discussion

- **Presentation: Bob Gowing, Public Works Director and Cody Bird, Planning Director**

EXECUTIVE SUMMARY

The Town is an owner of property located east of Sixth Street between Washington Ave. and Grant Ave. The Boys & Girls Club of Larimer County and Wellington Community Church also have ownership interests in the property. Collectively, the properties owned by the Town, Boys & Girls Club and Wellington Community Church is commonly identified as the Thimmig Property.

All three owners acquired portions of the Thimmig property for various reasons to support future plans of the organizations. Over time, the owners' plans for the property have changed.

A work session with representatives from each of the owners was requested to provide an overview of the history of the property and to renew discussions of what the desired future use of the property may include. The below Background/Discussion section identifies some high-level information regarding the property.

BACKGROUND / DISCUSSION

- The Thimmig Property is located east of Sixth Street and is adjacent to and has visibility from I-25 (location map attached). The collective property of all three owners is approximately 27 acres in size.
- Utility infrastructure is available in Sixth Street and would need some extensions to serve the development in accordance with development plans. Road and pedestrian improvements as well as stormwater detention improvements would be necessary as part of an approved development.
- Due to its location, access and visibility, the Town has expressed a desire for the property to be developed for commercial purposes. Commercial development would allow new businesses in the community to provide needed goods and services and would also contribute to the Town's commercial property tax and sales tax revenues.
- Wellington Community Church owns approximately 10 acres at the northwest corner of the property, and the balance of the property is jointly owned by the Boys & Girls Club and the Town.
- The Church property was given to Wellington Community Church by the Thimmig family for the purpose of constructing a new church facility. The Boys & Girls Club and the Town acquired the balance of the property for construction of a new Boys & Girls Club facility and a new Town Hall, respectively.
- Collectively, the owners collaborated to create a subdivision plat of the property to legally subdivide the property into 3 lots, 1 to each of the respective parties. The subdivision plat was approved, but ultimately it was not signed and not recorded. A development agreement outlining how utility infrastructure and road improvements would be installed and cost sharing was not drafted.



- The property is currently zoned Transitional. Within the Transitional zone district, all new uses require conditional use approval. In 2018, Wellington Community Church applied for a change of zoning classification from Transitional to C-3 Highway Commercial. The rezone request was ultimately not approved.
- The Boys & Girls Club partnered with Wellington Community Church to acquire the Church's property at 8445 Third Street. In 2019, the Boys & Girls Club completed a remodel of portions of the existing structures on the Third Street property for Boys & Girls Club purposes.
- In 2020, Wellington Community Church acquired a new property at Ronald Reagan Ave. and Fifth Street near Rice Elementary and submitted site development plans. The site plans were approved by the Planning Commission. No construction has commenced.
- In 2021, the Town undertook an evaluation of Town Hall site needs. Following analysis of site facility needs and other location considerations, it was determined that the Thimmig property location would not be a preferred location.

STAFF RECOMMENDATION

Hear and discuss what owners would like to see happen next with the Thimmig Property.

ATTACHMENTS

1. Location Map

**Location Map
Thimmig Property**

