

MINUTES
TOWN OF HUDSON – PLANNING COMMISSION
REGULAR MEETING – January 13, 2016

CALL TO ORDER

The meeting was called to order by Ex-Officio Member Laura Hargis at 5:59 p.m.

ROLL CALL

Present	
Commissioners:	Cristine Anderson Jennifer Root Shirley Sellers
Ex-Officio Members -	Matt Cole Laura Hargis
Staff -	Roy Fronczyk Dan Hamsmith Joe Racine Becky Utecht

ADDITIONS TO AGENDA

None.

CITIZEN'S COMMENTS

No comments.

1) APPROVAL OF MINUTES

- a. Planning Commission Regular Meeting Minutes – November 11, 2015

Motion was made by Commissioner Root, and seconded by Commissioner Anderson "To approve the minutes from the November 11, 2015 meeting with a correction removing Shirley Sellers from the Present Commissioners section." Motion was carried unanimously.

2) PUBLIC HEARING

- a. Concerning KerrMcGee Oil & Gas Onshore LP, An Anadarko Company, Use by Special Review, Shaklee Well Pad Site, Case No. 15-13 USR.

Ex-Officio Hargis opened the Public Hearing to consider the KerrMcGee Oil & Gas Onshore LP, An Anadarko Company, Use by Special Review, Shaklee Well Pad Site, Case No. 15-13 USR at 6:02 pm.

Roy Fronczyk, Town Planner, reported that this is the 3rd request for a well pad site submitted by Kerr-McGee on the Shaklee property. The Town previously approved two well pad sites on this same property. Access to the pad will be from the intersection of Oak Street and WCR 16 in the Town of Hudson. He reported that Chief Gabrielson of the Hudson Fire Protection District reviewed and approved the plan. He reported that the applicant has stated that timing has now been moved back from the beginning /middle of 2016 until the last quarter of 2016. He reported that the traffic analysis commissioned by the applicant noted that at this time a traffic signal is not warranted at Hwy 52 and the I-76 Frontage Road. He reported a second part of the study looked at other roads conditions and the deterioration and maintenance to access the well sites and he reported that the MOU mitigates the impact of traffic and a provides a solution. He recommended that the staff approve the request with the conditions of if the site plan changes the applicant returns to the Town for discussion.

Tracy Colling, Anadarko representative, said she had no presentation but she would be happy to answer any questions.

No public comment.

Laura Hargis, Ex-Officio Member, closed the public hearing at 6:12 pm.

- b. Concerning Beet Farm Preliminary and Final Subdivision Plat, Case No. 15-12 S.

Ex-Officio Hargis opened the Public Hearing to consider the Beet Farm Preliminary and Final Subdivision Plat, Case No. 15-12 S at 6:13 pm.

Roy Fronczyk, Town Planner, reported that in April of 2010 the owners of this property located at the Southwest corner of Sunrise Acres Street and State Highway 52 requested annexation/zoning changes to build a mini-storage facility, which was denied. In March 2014 the owners again requested a change in the zoning to Commercial One (C-1) which was approved. The owners returned to the Planning Commission and requested a change from C-1 to Agriculture Two (A-2) in September 2014. He reported that the new owner and current applicant, Jason Thompson, is requesting subdivision approval of this land consisting of 5.96 acres, as he would like to divide this property into 5 lots to build homes. He reported that this project represents resident expectations and he recommends staff approval with the listed conditions from KBN Engineers.

Joe Racine, Town Administrator, reported that the Town received a letter of objection from Anadarko today. He reported that the law does not allow drilling within 500 feet of any buildings and/or homes.

Scott Norsen, Consultant to the owner, reported that he had to reconfigure drainage in relation to the 100 year pond. He reconfigured Sunrise to a 6/1 slope and installed 6' culverts. He reported that each lot's drainage will flow into individual ponds then the ponds will release into the street. He reported that he lowered the ditch by 2 feet added 6" – 8" and that there will be a meter pit and valve onsite. There will five service lines from the east side of Sunrise and each lot will have their own septic system.

George Tendick, 40 Cook Court, reported that he had concerns about the project including that his biggest concern was the ditch that runs from property to Highway 52 and the use of historic drainage because of downstream water right owners. He also reported another concern is the site line on corner of Sunrise and Highway 52 is dangerous and the power pole needs moved and the corner needs knocked down.

Jason Thompson, Owner, reported that he would like to use two of the lots to build homes, possibly keep one and sell the other three lots for home building. He reported that he has reached out to United Power for a proposal to move the power lines and United stated that they would prefer to leave the power lines overhead.

Joe Racine, Town Administrator, reported that the Town engineer determines the requirements of the detention pond and indicated that the intention of the detention pond is to slow the rate of water leaving the property, not to prevent it.

Roy Fronczyk, Town Planner, reported that nothing in the letter from the Town engineer refutes the owner's proposal.

Scott Norsen, Consultant, reported that there is a 2% grade from each pond that will help the run off to be more efficient then it was.

Ken Kramer, 15 Cook Court, reported that his property is across Sunrise Acres Street from this property and he is concerned about this street being damaged by installing utilities. He also asked about what types of homes could be built on the property.

Jason Thompson, Owner, reported that Atmos Energy would like to boar to install the gas lines and the Town of Hudson may have to pothole to find the main water line. Mr Thompson reported that only stick built homes would be built on these lots and they would add a stipulation to their agreement that would not allow for modular homes.

Scott Norsen, Consultant, reported that there is a reserve future right-of-way on this property with the detention pond sitting in this area.

Joe Racine, Town Administrator, reported that this reserve future right-of-way means that the area is privately owned and could be set aside for future acquisition.

Laura Hargis, Ex-Officio Member, closed the public hearing at 7:15 pm.

3) **GENERAL BUSINESS**

- a. Concerning KerrMcGee Oil & Gas Onshore LP, An Anadarko Company, Use by Special Review, Shaklee Well Pad Site, Case No. 15-13 USR.

Ex-Officio Cole made a motion, seconded by Commissioner Root to recommend approval to the Board of Trustees with the conditions of being notified of any site plan changes and a Notice to Proceed will not be issued until all COCG permits have been issued.

The vote was as follows:

Aye: Commissioner Anderson, Commissioner Root, Commissioner Sellers, and Ex-Officio Members Hargis and Cole

Nay – None

Ex-Officio Hargis declared the motion carried.

- b. Concerning Beet Farm Preliminary and Final Subdivision Plat, Case No. 15-12 S.

Joe Racine, Town Administrator, reported that the Town would address Mr. Tendick's concern of the power pole at Sunrise Acres Street and Highway 52 with United Power. He reported that the Town engineer and the Public Works Department would address the drainage ditch concerns at the south end of Sunrise Acres Street. He reported that if the Town's main water line is under pavement the water line will be bored and there will not be a street cut. He reported that speeding in this area is a concern and he will continue to ask the Town Marshal(s) to watch the area.

Commissioner Anderson made a motion, seconded by Ex-Officio Cole to recommend approval to the Board of Trustees with the conditions from the Town engineer and recommendations from the Town Staff.

The vote was as follows:

Aye: Commissioner Anderson, Commissioner Root, Commissioner Sellers, and Ex-Officio Members Hargis and Cole

Nay – None

Ex-Officio Hargis declared the motion carried.

- c. Concerning Weld County Referral, RECX15-0168, 2 Lot Recorded Exemption, Tin Helzer, 3669 CR 45.

Roy Fronczyk, Town Planner, reported that this property sits 1/3 mile from the Town of Hudson boundary. He reported that this is a 65 acre parcel and the applicant is requesting a 5 acre split. The property sits 1/3 of mile down Beech Street (CR 45) and south of road 10. He reported that this complies with the current Comprehensive Plan and that staff finds no conflicts with this request.

Ex-Officio Cole made a motion, seconded by Commissioner Anderson to approve Weld County Referral, RECX15-0168, 2 Lot Recorded Exemption, Tin Helzer, 3669 CR 45.

The vote was as follows:

Aye: Commissioner Anderson, Commissioner Root, Commissioner Sellers, and Ex-Officio Members Hargis and Cole

Nay – None

Ex-Officio Hargis declared the motion carried.

4) **STAFF REPORT**

Joe Racine, Town Administrator, reported that the Weld County RE-3J School District will be hosting another Community Outreach Meeting at Lochbuie Elementary on Wednesday, January 20, 2016 at 6:30 pm. He reported that discussion would include how to manage 20 million dollars of needed capital improvements. He reported that he encourages residents to attend or talk about this and that the possibility of closing the elementary school in Hudson would pose a major problem for the community and Hudson residents needs to get involved.

Shirley Sellers asked when something would be done to repair Hudson Drive to the recycle station.

Joe Racine, Town Administrator, reported that the Town has received money from the railroad to repair the road but currently asphalt plants are shut down and that this repair and money is in the plan.

5) **ADJOURNMENT**

The meeting was adjourned at 7:15 p.m.

ATTEST:



Town Clerk/Treasurer Pro-Tem

HUDSON PLANNING COMMISSION



Chairman