

MINUTES  
TOWN OF HUDSON – PLANNING COMMISSION  
REGULAR MEETING – January 10, 2018

**CALL TO ORDER**

The meeting was called to order by Ex-Officio Member Laura Hargis at 6:01 p.m.

**ROLL CALL**

Present Commissioners -	Alex Foster Tami Botelho Zachary Reyes
Absent Commissioners -	Christine Anderson Shirley Sellers
Ex-Officio Members -	Matt Cole Laura Hargis
Staff -	Roy Fronczyk Rebecca Utecht Charity Young

**ADDITIONS TO AGENDA**

Weld County Referral Case No. USR17-0075  
Weld County Referral Case No. RECX18-0002

**CITIZEN'S COMMENTS**

None

**1) APPROVAL OF MINUTES**

- a. Planning Commission Regular Meeting Minutes – December 13, 2017

Motion was made by Ex-Officio Cole and seconded by Commissioner Botelho "To approve the minutes from the December 13, 2017 meeting as submitted." Motion was carried unanimously.

2) **GENERAL BUSINESS**

- a. Public Hearing, 5<sup>th</sup> and Dahlia Replat No. 2, Case No. 18-01 R

Ex-Officio Hargis opened the public hearing at 6:02 pm.

Roy Fronczyk reported that this is a continuation from last month's request by the Gaines' to recognize the use of residential property in a commercial zone. The subdivision of what is or was the lots A & B. Having the property used as residential is a use by right in a Commercial-1 or Business zone. He also reported that the Town's engineer and surveyor have no problem with the lot change and staff is recommends approval to be sent to the Town Council.

Ex-Officio Hargis closed the Public Hearing at 6:06 pm.

Commissioner Foster made a motion seconded by Ex-Officio Cole to approve 5<sup>th</sup> and Dahlia Replat No. 2, Case No. 18-01 R.

The vote was as follows:

Aye - Commissioner Reyes, Commissioner Botelho, Commissioner Foster and Ex-Officio Members Hargis and Cole

Nay: None

Ex-Officio Hargis declared the motion passed.

- b. Weld County Referral RECX17-0211 Martina Torres, two lot recorded exemption, 4207 WCR 39, at WCR 10 and WCR 39 into a 2.5 acre and 50.0 acre tract.

Roy Fronczyk reported that on recorded exemptions if the applicant is dividing their property into 4 or fewer lots there is no need to come into the planning commission, but a referral is still necessary. WCR 10 & WCR 39 is just within the Town's 3 mile area of interest. This application does not conflict with the Town's interests.

Ex-Officio Cole made a motion seconded by Commissioner Foster to approve Weld County Referral RECX17-0211 Martina Torres two lot recorded exemption 4207 WCR 39, at WCR 10 and WCR 39 into a 2.5 acre and 50.0 acre tract with no conflicts.

The vote was as follows:

Aye: Commissioner Reyes, Commissioner Botelho, Commissioner Foster and Ex-Officio Members Hargis and Cole

Nay – None

Ex-Officio Hargis declared the motion carried

- c. Weld County Referral RECX17-0223. Cecil and Debra Brewer, two lot recorded exemption, 24781 WCR 4, at WCR 4 and WCR 51 into a 6.0 acre and 10.0 acre tract.

Roy Fronczyk reported that this location is outside our 3 mile area of interest. It is located near the Horse Creek reservoir. Staff is recommending no conflict.

Commissioner Reyes made a motion, seconded by Ex-Officio Cole to recommend no contest to referral RECX17-0223.

The vote was as follows:

Aye: Commissioner Reyes, Commissioner Botelho, Commissioner Foster and Ex-Officio Members Hargis and Cole

Nay – None

Ex-Officio Hargis declared the motion carried

- d. Weld County Referral RECX17-0216. Barry Fehr, two lot recorded exemption, I-76 Frontage Road about ½ mile South of Hickory Street, into a 2.5 acre and 35.0 acre tract, I-76 Frontage Road ½ mile south of Hickory Street.

Roy Fronczyk reported that Mr. Fehr has been talking to the Town for two years about annexing the property. The long term intent is to provide industrial space at the site and to sell off individual sites. The Town will still ask to annex the property. This site is located across I-76 from Hudson Hills.

Ex-Officio Hargis asked if we should recommend see attached letter.

Commissioner Botelho asked what specifically Mr. Fehr is trying to do with the property.

Ex-Officio Cole reported that he is trying to split his chunk of land into 2 parcels and use it for industrial purposes.

Ex-Officio Hargis reported that they are just splitting the property.

Commissioner Foster made a motion, seconded by Commissioner Reyes to recommend passing the referral with attached letter of concern for Referral RECX17-0216.

The vote was as follows:

Aye: Commissioner Reyes, Commissioner Botelho, Commissioner Foster and Ex-Officio Members Hargis and Cole

Nay – None

Ex-Officio Hargis declared the motion carried

- e. Weld County Referral USR17-0078. DJ Discovery Services, Lange Compressor Station, 20033 CR6, East side of I-76 Frontage Road at WCR 6. Unmanned compressor station.
- f. Weld County Referral SUBX17-0030. DJ Discovery Services, 10 acre subdivision for the above compressor station.
- g. Weld County Referral USR17-0075. DJ Discover Services, Special Review Permit for a 20 inch natural gas pipeline located south of State Highway 52, west of WCR 45, north of WCR 6, east of WCR 41.

Roy Fronczyk reported that agenda items E&F are for the site for the compressor station. Agenda item F is subdividing the land and item E is the actual construction of the unmanned compressor station. The third piece of the referrals the pipeline coming from the north along CR 6 to CR 8 on the east side of I-76 and continues north and meets the southern part of Mr. Fehr's property. This pipeline will cross the Town's water line at approximately WCR 43 and WCR 12. Items E and F do not conflict, but G needs to be addressed with the crossing of the Town's waterline. The Town needs to make it clear to the company that we want their gas line to cross under the existing waterline.

Commissioner Reyes asked if the waterline will be crossing the ditch and if there were concerns from the ditch company about the pipeline.

Roy Fronczyk stated that the Town doesn't know about the ditch company's response to the referral.

Ex-Officio Hargis asked that the commission respond to the concerns about the pipeline crossing the Town's water line and no conflict for the other two referrals.

Ex-Officio Cole made a motion seconded by Commissioner Foster to recommend no conflict to Weld County Referral USR17-0078. DJ Discovery Services, Lange Compressor Station, 20033 CR6, East side of I-76 Frontage Road at WCR 6. Unmanned compressor station.

The vote was as follows:

Aye: Commissioner Botelho, Commissioner Foster and Ex-Officio Members Hargis and Cole

Nay – Commissioner Reyes

Ex-Officio Hargis declared the motion carried

Commissioner Foster made a motion carried by Ex-Officio Cole to recommend no conflict to Weld County Referral SUBX17-0030. DJ Discovery Services, 10 acre subdivision for the above compressor station.

The vote was as follows:

Aye: Commissioner Botelho, Commissioner Foster and Ex-Officio Members Hargis and Cole

Nay – Commissioner Reyes

Ex-Officio Hargis declared the motion carried

Ex-Officio Cole made a motion seconded by Commissioner Foster to recommend see attached letter of concern to Weld County Referral USR17-0075. DJ Discover Services, Special Review Permit for a 20 inch natural gas pipeline located south of State Highway 52, west of WCR 45, north of WCR 6, east of WCR 41.

The vote was as follows:

Aye: Commissioner Botelho, Commissioner Reyes, Commissioner Foster and Ex-Officio Members Hargis and Cole

Nay – None

Ex-Officio Hargis declared the motion carried

- h. Weld County Referral RECX18-0002. David A. Dechant, Trustee Ten Hand Trust, two lot recorded exemption North of and adjacent to WCR 18 and west of and adjacent to WCR 39.

Roy Fronczyk reported that the location is on the northwest corner of WCR 18 and 41. The location is at the fringes of our 3 mile area of interest. The property is near the Hudson Correctional Facility and the Shaklee property.

Ex-Officio Hargis wanted clarification on what the two lots are going to be for since the location is in the Town's growth area, although nothing is happening right now in that area.

Commissioner Reyes reported that he does not know the size of the property or it intended purpose.

Roy Fronczyk stated that a recorded exemption is usually for residential or agricultural uses. Usually a large holding will typically be split up 80 acres into four 20 acre parcels or just split off 2.5 acres to sell since that is the area required for a septic and a well.

Ex-Officio Cole stated that since it is a trust it is probably older parents splitting up the property for their children.

Ex-Officio asked if the staff is recommending no conflict.

Roy Fronczyk stated that he is recommending no conflict.

Ex-Officio Cole made a motion, seconded by Commissioner Botelho to recommend no conflicts for Weld County Referral RECX18-0002 David A. Dechant, Trustee Ten Hand Trust, two lot recorded exemption North of and adjacent to WCR 18 and west of and adjacent to WCR 39.

The vote was as follows:

Aye: Commissioner Reyes, Commissioner Botelho, Commissioner Foster and Ex-Officio Members Hargis and Cole

Nay – None

Ex-Officio Hargis declared the motion carried

#### 4) STAFF REPORT

Roy Fronczyk reported that Hudson Lockers is expanding and will probably be before the planning commission next month for their site plan. They are demolishing the 4 unit apartment, but need to deal with the asbestos in the property. Expansion of the business will include the lot of the demolished building.

Commissioner Botelho asked if there was anyone living in the building.

Rebecca Utecht stated that Hudson Lockers gave everyone sufficient notice as to try and not displace families.

Ex-Officio Hargis reported that she likes the upgrading of downtown, but is sad to see one of the buildings with the most character get torn down.

Roy Fronczyk reported that he spoke with the owners about the façade on the new building to give it more character. He also stated that the Town has not heard anything from Pioneer or BNSF.

Commissioner Botelho requested that there be more information in the planning commission packets. She also asked about the comprehensive plan.

Ex-Officio Cole expressed his frustration with the trash service from Waste Management and let the commission know he is not happy with their customer service.

Commissioner Reyes stated that he is still learning about his role as a commissioner and the may need to voice his concerns and opinions more before voting.

5) ADJOURNMENT

The meeting was adjourned at 7:07 pm.

HUDSON PLANNING COMMISSION

  
Chairman

ATTEST:

  
Town Clerk/Treasurer Pro-Tem