

MINUTES
TOWN OF HUDSON – PLANNING COMMISSION
REGULAR MEETING – March 14, 2018

CALL TO ORDER

The meeting was called to order by Ex-Officio Member Laura Hargis at 6:00 p.m.

ROLL CALL

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

ADDITIONS TO AGENDA

Weld County Referral Case No. USR18-0020

CITIZEN'S COMMENTS

Phyllis Kildal came in to present her idea for the old Town Hall space. She came in with a sketch of temporary structures that could be placed around the parking lot for a small market. She also talked about turning the building into a welcome center.

1) APPROVAL OF MINUTES

- a. Planning Commission Regular Meeting Minutes – February 14, 2018

Motion was made by Ex-Officio Cole and seconded by Commissioner Botelho "To approve the minutes from the February 14, 2018 meeting as submitted." Motion was carried unanimously.

2)

GENERAL BUSINESS

- a. Public Meeting, Destination Ministries Emergency Food Pantry Site Plan, Case No. 18-05 SP

Ex-Officio Hargis opened the public hearing at 6:09 pm.

Perry Bell, pastor at Destination Ministries, reported that the food pantry will fill the need for the entire community. It is an on call setup where people who are getting off of work can call a number and have someone there within 10-15 minutes. It will increase accessibility for people who are struggling but still working and are not able to come to the Weld Food Bank in the mornings. He also reported that they are able to provide useful items that are not available to other pantries. He was running this at Lochbuie's old Town Hall and it worked really well.

Ex-Officio Hargis asked why he is not still running the food pantry in Lochbuie.

Perry Bell reported that the Town sold the site to Santiagos.

Commissioner Reyes asked if they would be giving people enough food for 3-4 day or 1 month.

Perry Bell reported that they can come in one time per month. If a family comes in on the 15th and again on the 1st it would count as their one time they will also be charging 18 cents per pound of food. If the family cannot pay they will get the food regardless.

Commissioner Botelho asked if they would be servicing the surrounding areas.

Perry Bell reported that they don't stipulate on a family's location.

Roy Fronczyk reported that the council meeting on March 21 has an agenda item for an agreement to transfer ownership of the office trailer to Destination Ministries. The site plan has to be approved before the agreement can take place. The trailer needs room around it for emergency services. He also asked to tie the site plan to Destination Ministries. There is also a lease from the owner of the property to permit Destination Ministries to use for their purposes.

Ex-Officio Cole asked if the neighbors had any issues.

Commissioner Botelho reported that she heard he was fine with it, but was worried about the traffic.

Perry Bell reported that he has spoken with Mr. Chavez about it.

Ex-Officio Hargis closed the Public Hearing at 6:18 pm.

Commissioner Reyes made a motion seconded by Commissioner Foster to approve Destination Ministries Emergency Food Pantry Site Plan, Case No. 18-05 SP.

The vote was as follows:

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

Nay: Ex-Officio Cole

Ex-Officio Hargis declared the motion passed.

- b. Public Hearing Verdad Resources, LLC Oil and Gas Well – Use by Special Review, Case No. 18-04 USR.

Ex-Officio Hargis opened the public hearing at 6:20 pm.

Kenny Trueax, 1401 17th St Suite 925 Denver CO 80202, reported that he is working with an experienced team that has been around for 30 years. The well pad happens to be located on Beech St. It is a well pad with 11 wells on the northwest corner of Beech and WCR 10 on a construction site of 10.6 acres. The reclaimed pad will be 3.8 acres. There will be mitigation in place, sound walls, traffic control and light mitigation. He reported that there is a traffic management plan in place. All traffic will be directed to the south. There will be no oilfield traffic headed north on Beech Street past the elementary school. All of the water for the fracking will be piped in. The rig lighting will be shielded towards the center of the well pad where possible. Sound walls will surround the well pad; steel berms will contain 150% of the tank capacity. There will be a tracking pad and a street sweeper will be on call. No equipment will be staged on Town roads. The site will comply with 2018 COGCC's regulations and will be completed before the second phase of Hudson Hills is underway. There will be one gas transfer line from the meter on the pad and tie into a 3rd party flow line. The landscape plan is spruce and pine trees surrounding the pad with a 6' rough cut cedar fence and metal gate and lock.

Roy Fronczyk asked about the Curitan Sales line and where they were at in their process.

Kenny Trueax reported that they are obtaining a Right of Way permit as we speak.

Roy Fronczyk reported that it needs to be obtained through the county. He also stated that there will be a coordination issue with the development of Hudson Hills since they are committed to improving Beech Street if the well comes first. He also reported at the end the

Town does not want the well pad development to be a detraction to the community. The planting of 83 trees and the fencing surrounding the site are good solutions. He reported that the questions with the sound walls have been addressed. As for the overweight vehicles the Town would like to see the contractors sign an affidavit that they will come into the project on the south and not the north and keep the asphalt free of mud and debris. The staging of the vehicles needs to be done off of Town streets. As for the flagging issue the Town will wait and see if it is needed.

Lisa Denke asked if the tracking pad would have to be held to class 6 gravel or can she recommend something else?

Roy Fronczyk reported that the goal is to keep mud off of the street. Also with anticipation of road damage there needs to be an escrow of funds for damages. The Town would prefer for no flow lines to be through the subdivision so there are no flowline issues like what happened in Firestone.

Ryan Carlson reported that the water will be irrigation water on a lateral separate pipe system into the Cromwell property to the west.

Ex-Officio Hargis asked if the water situation was already worked out and if it will cut off water.

Roy Fronczyk reported that coordination with the Carlson's and Hudson Hills 2 the conditions are based on the approval of the site plan.

Commissioner Reyes reported normally he is against all of this, but it is a very professional plan and well thought out. He asked if the temporary line will be above ground.

Kenny Trueax reported there will be a temporary riser above ground to the pad and the right of way.

Ex-Officio Hargis asked if it will go over the road.

Kenny Trueax stated that it would.

Commissioner Reyes stated that class 6 road base is fine, but he would like to see the tracking pad in 2-4 inch rock.

Commissioner Foster asked if commissioners had limited ability to permit.

Roy Fronczyk reported that the applicant has mineral rights, a surface use agreement and a COGCC permit which makes it difficult for the Town to evaluate the feasibility of energy development.

Commissioner Botelho asked if there would be offsite parking available for employees, how much, where and what will it look like.

Danny Shavers reported that the Drake pad and other local pads will be available to stage vehicles.

Commissioner Botelho wanted to reiterate the point that there will be no traffic by the school.

Ex-Officio Hargis reported that she loved the landscaping plan, but will there be an effort made to establish the trees so they don't die.

Kenny Trueax reported that with the amount of money invested in the landscaping there will be every effort made to make sure the trees get established.

Lisa Denke reported that there will be no truck traffic on Beech St.

Ex-Officio Hargis closed the Public Hearing at 6:55 pm.

Commissioner Reyes made a motion seconded by Ex-Officio Cole to approve Verdad Resources, LLC Oil and Gas Well – Use by Special Review, Case No. 18-04 USR.

The vote was as follows:

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

Nay: None

Ex-Officio Hargis declared the motion passed.

c. Public Hearing Town of Hudson 2035 Comprehensive Plan

Ex-Officio Hargis opened the public hearing at 6:55 pm.

Roy Fronczyk asked if the Commission wants a presentation on the Comprehensive Plan. He reported that the last section of the plan on Economic Development is two years old.

After further discussion it was asked there be a motion to continue the Comprehensive Plan hearing until the April 11, 2018 meeting.

Ex-Officio Cole made a motion, seconded by Commissioner Botelho to continue the Public Hearing on the 2035 comprehensive plan until April 11, 2018.

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 RECX 18-0025. Barbara McMillan, 2 lot recorded exemption, CR 53 0.3 mile south of SH 52. 52.0 acres Agricultural, 26.0 acres Single Family Residential.

Roy Fronczyk reported that this referral is pretty self-explanatory.

Ex-Officio Cole made a motion, seconded by Commissioner Reyes to recommend no contest to referral RECX 18-0025.

The vote was as follows:

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

Nay – None

Ex-Officio Hargis declared the motion carried

- e. Weld County Referral USR 18-0020. Shawn Wiant DBA Summit Machinery Sales. Construction and Agricultural Machinery Sales, at 2113 CR 45 (CR 45 between CR 4 and CR 8).

Roy Fronczyk reported that if CR 6 went through it would be on the corner of CR 45 and CR 6. He reported that the questionnaire is attached for review.

Ex-Officio Cole asked why this is coming to the commission now since he has been in business for a while.

Roy Fronczyk reported that an increase in volume could have triggered the county to step in.

Ex-Officio Cole made a motion, seconded by Commissioner Foster to recommend no contest to referral USR 18-0020.

The vote was as follows:

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

Nay – None

Ex-Officio Hargis declared the motion carried

4) **STAFF REPORT**

Roy Fronczyk reported next month's meeting will go on since the Comprehensive Plan was continued. He also reported that BNSF will come into May's meeting to schedule with the Town an annexation of a strip of land.

Commissioner Botelho how the Town is going to move forward on the plan Phyllis Kildal came in with.

Ex-Officio Hargis reported that Roy will do some checking on it and it may come to the Commission or go to Council.

Roy Fronczyk reported that Denver Plastics is going out of business and the building is up for sale.

Commissioner Foster asked if Planning Commission members could abstain from voting.

They can if there is a personal involvement with the item under discussion

5) **ADJOURNMENT**

The meeting was adjourned at 7:16 pm.

HUDSON PLANNING COMMISSION


Chairman

ATTEST:


Town Clerk/Treasurer Pro-Tem