

MINUTES
TOWN OF HUDSON – PLANNING COMMISSION
REGULAR MEETING – July 11, 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 -	Zachary Reyes arrived late Tami Botelho Shirley Sellers
----------------------------	---

Absent Commissioners -	None
---------------------------	------

Ex-Officio Members -	Laura Hargis Matt Cole
----------------------	---------------------------

Staff -	Roy Fronczyk Charity Young
---------	-------------------------------

ADDITIONS TO AGENDA

None

CITIZEN'S COMMENTS

None

1) APPROVAL OF MINUTES

- a. Planning Commission Regular Meeting Minutes – June 13, 2018

Motion was made by Ex-Officio Cole and seconded by Commissioner Sellers “To approve the minutes from the June 13, 2018 meeting as submitted.” Motion was carried unanimously.

2) GENERAL BUSINESS

- a. Public Hearing Case No. 18-03 AZ Annexation and Zoning of three parcels of CR 49 Right of Way.

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

Roy Fronczyk, Town Planner, reported that there is a cleanup project with Weld County. Additional land was required for the CR 49 five-lane road. Weld County acquired additional land and there was excess County right of way. The County asked the Town if we wanted to own the excess right of way. These parcels are in the Town limits. The parcels are 3.76 acres. The Town received a letter from Kerr-McGee describing the various pipelines in the area which need to be preserved. However, Kerr-McGee did not realize that the road has been built. They have rescinded their rejection to this annexation. Weld County would have talked to them during the construction of the road. The zoning will be what the County has zoned these properties. Agricultural on the west side. Commercial on the northeast corner. Zoning is consistent with the county. Staff recommends approval.

Ex- Officio Hargis closed the public hearing at 6:07pm.

Ex-Officio Cole made a motion seconded by Commissioner Botelho to approve Case No. 18-03 Annexation and Zoning of three parcels of CR 49 Right of Way.

The vote was as follows:

Aye - Commissioner Reyes, Commissioner Botelho, Commissioner Sellers and Ex-Officio members Hargis and Cole

Nay: None

Ex-Officio Hargis declared the motion passed.

- b. Weld County Referral RECX18-0094. Homer Grinde, 5322 CR 51 (Eastside of CR 51 ½ mile north of SH 52). Four lot recorded exemption, 70 ac and 81 ac agricultural; 5 ac and 5 ac residential use.

Roy reported that he plotted this on the map. The land is located right across from 51 just before the annexed property for Lloyd Land. It is on the east side of the annexed property. This is a 4-lot recorded exemption and has no conflicts with the long-range comprehensive plan. The Town recommends no conflict.

Ex-Officio Hargis asked if this was the piece of land with the ponds. Roy reported that it is north and on state land.

Commissioner Reyes made a motion seconded by Ex-Officio Cole to reply no conflict to Weld County Referral RECX18-0094. Homer Grinde, 5322 CR 51 (Eastside of CR 51 ½ mile north of SH 52). Four lot recorded exemption, 70 ac and 81 ac agricultural; 5 ac and 5 ac residential use

The vote was as follows:

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

Nay: None

Ex-Officio Hargis declared the motion passed.

c. Weld County Referral RECX18-0101. Martin Barraza and Leonel Estrada. Two lot recorded exemption – SW corner of WCR 8 and WCR 57 (one mile outside of our 3-mile area). 35 ac. And 45 ac. Agricultural use.

Roy Fronczyk reported the Town gets these referrals that are nowhere near the Town's influence area. It is more than a mile outside of our area. Staff recommends no conflict.

Ex-Officio Cole made a motion seconded by Commissioner Sellers to reply no conflict to Weld County Referral RECX18-0101. Martin Barraza and Leonel Estrada. Two lot recorded exemption – SW corner of WCR 8 and WCR 57 (one mile outside of our 3-mile area). 35 ac. And 45 ac. Agricultural use.

The vote was as follows:

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

Nay: None

Ex-Officio Hargis declared the motion passed.

4) **STAFF REPORT**

Roy reported he entered his retirement and will have one more meeting. Except there is nothing on the books for next month so far. The Town has a new Planner, Sayre Brennan. He starts July 30th. Roy reported he would be around to help him out in the transition.

Roy reported he also attached an illustration and communication from CDOT. He stated this the towns preferred alternative to what they would like to do to HWY 52. Roy reported he questioned LJ with CDOT on a couple of things. He reported it looks like the options for the roundabouts will be limited. The intersection on the frontage road will become a major intersection. Roy reported the Town's preferred drawing is the second option CDOT has proposed. The intersection getting off I76 from Denver would be a traffic signal that will lead down to a roundabout at the interchange on the south side. Which will take you Hickory Street to get into the neighborhood in question that is being cut off by the project. There will be a raised median between the two roundabouts. That is the Town's preferred alternative. Roy reported he attached the memo that came from CDOT to Town Manager Guy Patterson. CDOT is looking at a proposed start date in May of 2019 for the roundabout at Ben's. CDOT is committed to come back with a final plan.

Ex-Officio Hargis thanked Roy for all his help and work for the Town. She reported that he will be missed.

Ex-Officio Cole reported that he would like Roy to investigate the status of the walking path from Holly Street to the School. He also reported that he knows Broadband is on the backburner but would like to see what the plan is on that.

5) **ADJOURNMENT**

The meeting was adjourned at 6:30 pm.

HUDSON PLANNING COMMISSION


Chairman

ATTEST:


Acting Town Clerk