

MINUTES
TOWN OF HUDSON – PLANNING COMMISSION
REGULAR MEETING – October 10, 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 - | Brandi Bond Tami Botelho Zachary Reyes Kristen McDilda |
|----------------------------|---|

| | |
|---------------------------|-----------------|
| Absent Commissioners - | Shirley Sellers |
|---------------------------|-----------------|

| | |
|----------------------|---|
| Ex-Officio Members - | Matt Cole Laura Hargis, Planning Chair |
|----------------------|---|

| | |
|---------|--|
| Staff - | Sayre Brennan, Town Planner Heather Meierkort, Assistant Town Clerk |
|---------|--|

ADDITIONS TO AGENDA

Weld County Referral – Weld County Record # USR18-0075

CITIZEN'S COMMENTS

None

1) APPROVAL OF MINUTES

a. Planning Commission Regular Meeting Minutes – September 12, 2018

Motion was made by Ex-Officio Cole and seconded by Commissioner Botelho “To approve the minutes from the September 12, 2018 meeting as submitted.” Motion was carried unanimously.

2) GENERAL BUSINESS

6.1 Public Hearing Items

6.1.1. Case No. 18-13 AZ: Annexation and Initial Zoning Request – Public Service Company of Colorado (Xcel Energy)

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

Sayre Brennan, Town Planner, reported that this is an application for annexation and initial zoning for the Xcel Energy site. Xcel is the owner of the land and the applicant. It is an 88.5-acre parcel at 6211 WCR 51, Keenesburg, CO 80643. Jurisdiction is unincorporated Weld County. Xcel is requesting to be in Hudson town limits, and to have a change in zoning. Sayre Brennan reported that the comprehensive plan shows the area as business park and planned industrial. Weld County is zoned agricultural, and the Town wants to zone it Industrial 3 with use by special review for the power facility. Sayre Brennan stated that the procedure for approval is based on Town Council approval. The reason the applicant has requested use for special review is so that they can continue their current business. Staff recommends approval if they remove or restrict adult entertainment uses. Future development on this property shall be in accordance with this annexation agreement.

Michael Biehl stated that he is here from Xcel and he has no formal presentation but can answer questions.

Ex-Officio Hargis stated that for people who are new to Planning Commission, this is the Lloyd Land property from three years ago. They could come to the Town and ask to annex or the Town could tell them they have to since it has been three years. This is them coming to ask.

Ex-Officio Hargis closed the public hearing at 6:10 pm.

Commissioner Reyes made a motion seconded by Commissioner Bond to approve Case No. 18-13 AZ: Annexation and Initial Zoning Request – Public Service Company of Colorado (Xcel Energy)

The vote was as follows:

Aye - Commissioner Reyes, Commissioner McDilda, Commissioner Botelho, Commissioner Bond and Ex-Officio Members Hargis and Cole
Nay: None

Ex-Officio Hargis declared the motion passed.

6.2 Use Approvals

6.2.1. Case No. 18-14: Use Approval for 560 Dahlia St.

Sayre Brennan stated that under Section 16-479 (e)(2) the Planning Commission is authorized to approve uses within the C1 zoning district. 560 Dahlia was formerly Denver Plastics. The parcel is 1.868 acres. Motherlode Provisions is the potential buyer. It would be a processing plant for BBQ sauce, hot sauce, steak sauce, and bloody mary mix. Sayre Brennan stated that if the applicant's request is approved they are required to follow the Land Development Code, as well as submit building permit applications for interior renovations. Sayre Brennan asked if there were any questions for staff.

Jim Kreitman stated that he is an investor in Motherlode Provisions and owns 30%. He was in the stock market and retired and he was bored so now he invests in small businesses. Jim Kreitman stated that Motherlode Provisions has been in existence for five years and they have a restaurant in Longmont, but it is just too small. They have gotten orders from MGM in Las Vegas and they need to expand in order to fill those orders. Jim Kreitman stated the company would be bringing jobs to this economy. There would be traffic from the employees coming in and out. For now, they are just going to be producing products and packaging out of this facility, not opening a restaurant.

Ex-Officio Hargis asked if there would be a storefront.

Jim Kreitman stated that there would not be. They sell through supermarkets like Whole Foods.

Commissioner McDilda asked how many jobs would be created.

Jim Kreitman stated they would add 20 jobs in January. By the end of next year they would like to have 40-60 employees.

Ex-Officio Cole asked what kind of truck traffic there would be.

Jim Kreitman reported that there would be two trucks per day. At the most there would be four for incoming and outgoing. That would be in a year or two.

Commissioner McDilda asked how much remodeling they need to do.

Jim Kreitman stated that there would not be much because it is a clean slate. They have to bring in all their equipment and the offices are in good shape. They'll do a bit of updating but it's a perfect shell.

Commissioner Reyes asked if there would be a restaurant in the future.

Jim Kreitman stated that this is purely for production. Having a small restaurant is a lot of work and not a lot of payout so they'll focus on production.

Ex-Officio Cole made a motion, seconded by Commissioner Bond to approve Case No. 18-14: Use Approval for 560 Dahlia St.

The vote was as follows:

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

Nay – None

Ex-Officio Hargis declared the motion carried

6.3 Referrals

6.3.1. **Weld County Case 1AMRECX18-96-1932: 4 lot – Recorded Exemption Amendment**

Sayre Brennan stated this application is for a four lot exemption east of County Road 51 and north of Highway 52.

Ex-Officio Hargis asked if this was within the 3 mile radius of Hudson limits.

Sayre Brennan stated that he does not think it is within that radius, it is right on the edge. He reported that his only concern is that you get all these annexations and they have weird parcel sizes.

Ex-Officio Cole asked what they wanted to do with the two lots.

Ex-Officio Hargis stated that they wanted to have two houses and shared access.

Commissioner McDilda asked if they had four lots previously, and then they broke it down to two lots.

Sayre Brennan stated that you have one lot and lot A and lot B. They did not have the acreage, they condensed it down to two lots.

Ex-Officio Hargis stated that this is right on the edge of our comprehensive plan because it is right across from annexed land. It does have the

potential to be annexed in later and it does not conflict with our comprehensive plan in any way.

Ex-Officio Cole made a motion, seconded by Commissioner Botelho to recommend no contest to referral 1AMRECX18-96-1932.

The vote was as follows:

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

Nay – Commissioner McDilda

Ex-Officio Hargis declared the motion carried

6.3.2. Weld County Case RECX18-0133: 4 lot – Planning Recorded Exemption

Sayre Brennan stated that going back to the previous case, this case is regarding Lot B. When they proposed to buy Lot A they pulled a lot from the north and made Lot B. Basically, they are just adjusting lot lines so they can split the property better.

Commissioner Bond asked how many acres this is.

Sayre Brennan reported that it was 164 and now is 84, which is Lot B. He reported that the only thing that concerns him is that the shared access road would be a shared easement. It is not a formal easement if the only access point is through Lot B.

Ex-Officio Hargis stated that this referral is not too clear on what they are doing with the four lots. She asked if the Town received any more paperwork on this.

Commissioner Bond asked how the lot is zoned.

Sayre Brennan reported that it is zoned Agricultural. He reported that there was no more paperwork.

Ex-Officio Hargis asked if the Planning Commission could wait on their vote and ask for more information.

Sayre Brennan stated that we could wait to vote.

Ex-Officio Hargis reported that she would like to entertain a motion to send a letter stating that we need more information because this land is right outside of our boundaries. There should be shared access granted for any future use.

Commissioner Botelho made a motion, seconded by Commissioner McDilda to recommend sending a letter requesting more information about RECX18-0133.

The vote was as follows:

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

Nay – None

Ex-Officio Hargis declared the motion carried

6.3.3. Weld County Case USR18-0103. Pipeline – Planning Use by Special Review

Sayre Brennan stated that this is a site specific development plan. It is a 13 inch pipeline that runs for 30 miles in unincorporated Weld County. It is toward the bottom of Adams County and about a mile away from our boundary line.

Ex-Officio Hargis reported that this pipeline does go through the Town's property.

Ex-Officio Cole asked if the Town has any water lines in that area? The Town should be contacted before anybody starts digging.

Sayre Brennan stated that he would check if there were any lines out there.

Commission Reyes asked if it crossed any farmers ditches.

Ex-Officio Cole stated that it does.

Ex-Officio Hargis recommended to attach a letter with the referral. The County should pay close attention to the flood plane and take precautions to protect that as they go. They also need to deal with the air strip out there since it goes through the property.

Sayre Brennan stated that he would draft a letter for review.

Ex-Officio Hargis made a motion, seconded by Commissioner Botelho to recommend sending a letter along with USR18-0103.

The vote was as follows:

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

Nay – None

Ex-Officio Hargis declared the motion carried

6.3.4. Weld County Case ZPMH18-0027. Zoning Permit – Temporary Office in A zoning district.

Sayre Brennan stated that you will see there is a site plan submitted and they have an additional construction trailer. This land is right outside of the Town's boundary.

Ex-Officio Hargis stated that this is outside of our 3-mile radius and it is a temporary office anyway.

Ex-Officio Cole made a motion, seconded by Commissioner Bond to recommend no contest to referral ZPMH18-0027.

The vote was as follows:

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

Nay – None

Ex-Officio Hargis declared the motion carried

4) STAFF REPORT

Sayre Brennan stated that the Town received an update from Anadarko. Anadarko wanted to let the Town know that they have started work so you'll see them around.

Ex-Officio Cole asked if we could let them know that CDOT is screwing up Highway 52.

Sayre Brennan stated that he could get in touch to let them know construction begins next spring. Sayre Brennan stated that the Land Development Code had some older language and that planning commission could look to revise the whole code or just do it bit by bit. Sayre reported that he got a pre-referral to the referral for a commercial truck parking on Highway 52 and County Road 43.

Ex-Officio Cole stated that it is people who own their own trucks that park there. He reported that he has no problems with it as long as it does not end up like the ones in Commerce City that look like junk yards. They work the same way as an RV place, you rent a spot. Some have mobile mechanics to do minor maintenance.

Ex-Officio Hargis reported that the Planning Commission would like to see that referral and make sure it does not look like a junk yard. They'll have to let CDOT know also.

Sayre Brennan stated that he did have PowerPoint presentations if anybody wanted a copy.

Ex-Officio Cole stated that he like the map boards that Roy Fronczyk used. He asked for the latest update with South Platte Operations.

Sayre Brennan reported that Safebuilt has reviewed the application and came back with a number of comments. Some are small, and some are major in terms of safety. There were alterations to the interior without permits. They moved walls around. The Town might need drawings to show what has changed in terms of walls and plumbing.

Ex-Officio Cole stated that he would like information on other companies we could use instead of Safebuilt. Are there updates on the ditch company?

Sayre Brennan reported that there were not. He stated that is in Guy Patterson's court as they wanted him to sign a Non-Disclosure Agreement. Guy Patterson is speaking with the Town Attorney, Corey Hoffman, about whether to do this.

Ex-Officio Cole reported that he is hopefully meeting with CDOT and Weld County to see if they can get the speed limits moved out so that it starts slowing down further from the Town. Ex-Officio Cole reported that Steve Moreno, Weld County Commissioner, made a meeting with CDOT about getting the speed reduced sooner.

Ex-Officio Hargis stated that she will be stepping down. She reported that December will be her last meeting because she will be the new Mayor. As Vice Chair, Matt Cole has agreed to step up as Chair. Ex-Officio Hargis stated that in January the Planning Commission will need to elect another Vice Chair and let people know we have an open spot.

5) ADJOURNMENT

The meeting was adjourned at 7:01 pm.

HUDSON PLANNING COMMISSION


Chairman

ATTEST:


Deputy Town Clerk