

MINUTES
TOWN OF HUDSON - PLANNING COMMISSION
REGULAR MEETING – July 14, 2010

CALL TO ORDER

The meeting was called to order by Chairman Christine Hamilton at 7:00 p.m.

ROLL CALL

Present:

Commissioners - Christine Hamilton
Laura Hargis
Shirley Sellers
Mandy Talbert

Ex-Officio Members - Matt Cole
Ray Patch

Staff - Linnette Barker
Roy Fronczyk

ADDITIONS TO AGENDA

CITIZEN'S COMMENTS

1) **APPROVAL OF MINUTES**

- a. Planning Commission Regular Meeting Minutes – June 9, 2010.

Motion was made by Commissioner Talbert, seconded by Commissioner Sellers, "To approve the minutes from the June 9, 2010 Meeting as submitted." Motion carried unanimously.

2) **GENERAL BUSINESS**

- a. Case No. 09-12 RP, Sand Hills Industrial Park, 1st Amendment, A Replat of Lot 1 and 2, Sand Hill Industrial Park Minor Subdivision.
b. Case No. 09-12 SP, Hudson Correctional Facility Site Plan, Phase 2

Roy Fronczyk, Town Planner, explained that the applicant is requesting a replatting of Lots 1 and 2, Sand Hills Industrial Park and site plan approval for

Phase 2 of the Hudson Correctional Facility. In order to expand the facility a replatting of Lots 1 and 2 is necessary because the structures overlay existing lot lines.

Representatives present on behalf of the applicant are Eric Tuin, Engineer representing 2N Civil, David Foster, Attorney representing Cornell Companies and Stuart Smith from Cornell Companies gave a brief presentation explaining the 1st Amendment for the Sand Hill Industrial Park Minor Subdivision is to combine lots 1 and 2 creating lot 1A, not effecting boundary lines. This will enable the Correctional Facility to share some of the facilities.

Stuart Smith, from Cornell Companies explained that on August 12, 2010 GEO shareholders will be voting on a merger with Cornell Companies, this will close the same day. Cornell Companies currently have an active bid with the State of California to house their prisoners in the Phase 2 facility of the Hudson Correctional Facility. If awarded the California contract would create 240 employees and 1,000 inmates.

Ex-Officio Member Patch inquired about the maintenance of the berms at the Correctional Facility. Stuart Smith, from Cornell Companies explained that the irrigation for the landscaping has been addressed.

David Foster, Attorney Cornell Companies, explained the issue of the relocation I-76 Frontage Road is a result of phase 2 of this project. CDOT has granted 2 accesses, one is the I-76 frontage road the other is the Love's access. The Town has the opinion that Phase 2 may cause a re-locate for the I-76 Frontage intersection re-location, our opinion is that phase 2 does not cause the re-location. The issue addressed in the access permits is 50 turns south bound frontage road to west bound state highway 52 turning when that number hits 50 CDOT will notice the Town with a certified letter, noticing the Town of 1 year to access. We are not hitting 50 in that right turn currently at 11 to 18 at any given hour. CDOT or the Town may be focusing on 50 as a total movement of that intersection which is different than what was discussed historically. We will figure this out before the meeting with the Board of Trustees, just wanted to clarify that this is an unresolved issue.

Motion was made by Ex-Officio Member Patch, seconded by Commissioner Talbert to refer to the Board of Trustees approving Case no. 09-12 RP, Sand Hills Industrial Park, 1st Amendment, A replat of Lot 1 and 2, Sand Hills Industrial Park Minor Subdivision. Motion carried unanimously.

Motion was made by Es-Officio Member Patch, seconded by Commission Sellers

to refer to the Board of Trustees approving Case No. 09-12 SP, Hudson Correction Facility Site Plan, Phase 2. Motion carried unanimously.

c. Weld County Referral, RE-5034

Motion was made by Commissioner Hamilton, seconded by Ex-Officio Member Cole that we have reviewed Weld County Referral, RE-5034, Clapsaddle Farms LLS and find no conflicts with our interests. Motion carried unanimously.

3) ADJOURNMENT

The meeting was adjourned at 7:43 p.m.

ATTEST:

Chairman

Deputy Town Clerk