

MINUTES
TOWN OF HUDSON – PLANNING COMMISSION
REGULAR MEETING – January 9, 2019

CALL TO ORDER

The meeting was called to order by Planning Commission Vice Chairperson, Matt Cole, at 6:01 p.m.

2. ROLL CALL

Present Commissioners -	Brandi Bond Tami Botelho Zachary Reyes Matt Cole
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Absent Commissioners -	Kristen McDilda
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Ex-Officio Members -	Daniel Warren Sarah Stadler
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Staff -	Sayre Brennan, Town Planner Heather Meierkort, Deputy Town Clerk
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3. APPROVAL OF MINUTES

- a. Planning Commission Regular Meeting Minutes – December 12, 2018

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

4. ADDITIONS TO AGENDA

None

5. CITIZEN’S COMMENTS

None

6. GENERAL BUSINESS

- a. 2019 Planning Commission Elections

i) Chairperson

Motion was made by Commissioner Botelho and seconded by Commissioner Bond "To nominate Commissioner Matt Cole as the Planning Commission Chairperson." Motion was carried unanimously.

ii) Vice Chairperson

Motion was made by Commissioner Bond and seconded by Commissioner Reyes "To nominate Commissioner Tami Botelho as the Planning Commission Vice Chairperson." Motion was carried unanimously.

b. Public Meeting Items

- i) **Case No. 18-21 S:** Review and recommendation of a proposed Subdivision – Sketch Plan at 4424 County Road 43, Hudson, CO 80642

Sayre Brennan, Town Planner, stated this was an application for a subdivision. There is a sketch plan, preliminary plat, and a final plat. The first phase is the sketch plan. Currently, this property is in unincorporated Weld County. The applicant is trying to get ahead of the curve and get this into Planning Commission prior to the final hearing for annexation. Sayre Brennan stated that Planning Commission is to review the feasibility of the sketch plan. This includes the concept plan, how to obtain water and sanitation, public parks, and environmental factors. The zoning is agricultural, and the proposed zoning is commercial two. There are two structures on site already. Once this property is annexed into Hudson it would allow for commercial subdivisions. There are no plans to develop on this site, to date. Sayre Brennan stated the applicant would be required to provide infrastructure for sewer and water if and when the property is developed. Currently, the site is served by a well. To expand the property the applicant would need to hook to Hudson water and sewer. The applicant would need an access permit from CDOT to get access from Frontage Road. As of now there is no formal plan for parking. During the preliminary platting the applicant would need to meet parking requirements. There would need to be an environmental analysis, and the applicant would need to work with the Town Engineer, Northern Engineering, to address their questions and comments. Planning Commission can approve, approve with conditions, table to a further date, or deny this case. Staff recommends approval as long as the tenants get the proper building permits and meet or exceed the engineering requirements.

Commissioner Botelho asked how the traffic study would impact the Town and the County.

Sayre Brennan stated when they go for a preliminary plat through Town Council, staff wants to see the threshold of lots being developed and the traffic study being done. Essentially there will be two traffic studies. One for heavy industrial use and how the trucks will impact the county road. Then, further down in the process we would require a full-blown traffic study. Sayre Brennan stated there are two access points to the property but only one is legal. CDOT has informed us that the access from the Frontage Road is not legal.

Commissioner Cole stated that now they take County Road 43 to County Road 10 to the interstate. That is the most direct route. Or, you can take County Road 43 to Highway 52. We need to make sure we know who has legal rights to Frontage Road.

Sayre Brennan reported that CDOT has made it clear it is their right of way.

Commissioner Cole asked if the applicant has anything to say.

Barry Fehr, property owner, stated that this is just preliminary. One of the things that is hard is just getting the study done when we do not have a very thorough development plan. Barry Fehr stated there are just a few of them that own the property and they do not have much funding. Barry Fehr stated if they put up another building would they have to hook up to Town water and sewer, or just if they built within 400 feet of Town.

Sayre Brennan stated that if they built within 400 feet of Town, they would have to hook up to Town water. Town code does not permit new wells to be made.

Commissioner Cole asked if CDOT does not permit access to the Frontage Road do they have a back up plan.

Barry Fehr stated his understanding from the Fire Department is that there will be access from Frontage Road for Emergency Vehicles. Barry Fehr stated he believes CDOT will allow them access to the Frontage road for their use but some of that is not yet clear with the engineer.

Commissioner Bond made a motion seconded by Commissioner Reyes to approve with recommendations Case No. 18-21 S: Review and recommendation of a proposed Subdivision – Sketch Plan at 4424 Country Road 43, Hudson, CO 80642.

The vote was as follows:

Aye - Commissioner Reyes, Commissioner Cole, Commissioner Botelho, Commissioner Bond, and Ex-Officio Members Warren and Stadler

Nay: None

Commissioner Cole declared the motion passed.

c. Use Approval

- i) **Case No. 19-01 U:** Request for a use approval under Sec. 16-48(e)(4) to allow for a solids and pressure control equipment and waste management services company in a Commercial two (C-2) zoning district located at 4424 County Road 43, Hudson, CO 80642.

Sayre Brennan stated this is a use approval for a potential tenant in an existing structure. The tenant is Ally Onsite. They work in oil and gas, but they are not a production company. The property is currently zoned as agricultural but proposed to change to commercial two. Ally Onsite would be bringing equipment to the site, repairing the machines, and taking them back to the job site. Sayre Brennan stated that Barry Fehr's business offices would be here as well. The property is not in town yet, the final hearing is next Wednesday at the Town Council meeting. Sayre Brennan stated he had Safebuilt do a preliminary review of the structure and there will be a lot of back and forth to make sure the requirements are met. County Road 43 is unpaved, and this would mean heavy truck traffic there. Staff recommends a traffic review from the Town Engineer that would state the proposed uses on this site. Sayre Brennan stated that Planning Commission did discuss this at a prior meeting but that was just an informal meeting and now this is the approval. The applicant would still need to come back with a site plan.

Commissioner Reyes made a motion seconded by Commissioner Botelho to approve Case No. 19-01 U: Request for a use approval under Sec. 16-48(e)(4) to allow for a solids and pressure control equipment and waste management services company in a Commercial two (C-2) zoning district located at 4424 County Road 43, Hudson, CO 80642.

The vote was as follows:

Aye - Commissioner Reyes, Commissioner Cole, Commissioner Botelho, Commissioner Bond, and Ex-Officio Members Warren and Stadler

Nay: None

Commissioner Cole declared the motion passed.

d. Referrals

- i) **Weld County Record No. RECX18-0166.** Two-lot recorded exemption in unincorporated Weld County.

Sayre Brennan stated for new Planning Commissioners, this is a referral from Weld County because it is within Hudson's urban growth area. Basically, the applicant wants to split their property. Usually mom and pop want to split some land to give to their kids. This land is located east of Hudson near the 3-mile annexation area. Sayre Brennan stated it appears

that two lots are being created, one lot 5 acres and one lot 65 acres. There is existing access and waterlines. It looks like they have pulled permits for water wells. Sayre Brennan stated the Planning Commission can review the request and say that it does not comply, we have no conflicts, or write a letter stating our concerns.

Commissioner Reyes asked Sayre Brennan if he saw any conflicts with this.

Sayre Brennan stated that most of the land is agricultural and the Town does not have an issue with people wanting to split land. Most of the concern would be if each piece of land has legal access, and generally Weld County Planners take care of that.

Commissioner Reyes made a motion seconded by Commissioner Bond to approve **Weld County Record No. RECX18-0166**. Two-lot recorded exemption in unincorporated Weld County.

The vote was as follows:

Aye - Commissioner Reyes, Commissioner Cole, Commissioner Botelho, Commissioner Bond, and Ex-Officio Members Warren and Stadler

Nay: None

Commissioner Cole declared the motion passed.

- ii) **Weld County Record No. RECX18-0167**: Two-lot recorded exemption in unincorporated Weld County.

Sayre Brennan stated this similar to the previous referral, it is a lot being split into lot A and lot B. This land is located west of town within the 3-mile growth radius map. This is a preexisting agricultural operation that looks like it is being split for business purposes.

Commissioner Botelho stated this is currently a feedlot.

Commissioner Cole stated it is the English company, they own a compost company on Road 35 and Road 10.

Sayre Brennan stated they propose a hoop barn, temporary office trailer, and to store and seal dry organic fertilizer.

Commissioner Botelho made a motion, seconded by Commissioner Reyes to recommend no contest on **Weld County Record No. RECX18-0167**: Two-lot recorded exemption in unincorporated Weld County.

The vote was as follows:

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

Nay – None

Commissioner Cole declared the motion carried

7. STAFF COMMENTS

Sayre Brennan reported he met with Pioneer and they are moving forward. The Town expects a formal application in the following months and it's a big one. Sayre Brennan stated he wanted to thank the new Ex Officios for taking another night of your week for a meeting. There are no citizens here tonight, but Planning Commission gets the majority of the complaints.

Commissioner Cole asked if there are any updates on the business in Town with issues.

Sayre Brennan stated there is no update with the applicant or with Safebuilt. The owner of Farm and Home Lumber has contacted about having a lumber yard. Lumber yards are allowed in commercial two zoning, but he wants to come to Town Council. The decision will be up to Town Council and the Town Attorney, Corey Hoffmann.

8. PLANNING COMMISSION COMMENTS

Commissioner Botelho asked if people are allowed to park their RVs at the hotel by Love's.

Commissioner Cole stated yes, for as long as they want. It would be up to the hotel; the Town has no say.

Commissioner Botelho stated she thought there was a limit as to how long trucks could stay at truck stops.

Commissioner Bond stated she has no problem with Sanchez Trucking, and it looks like they have cleaned up.

Commissioner Cole stated they switched the direction the trucks are parked now, and it looks way better.

Commissioner Bond asked if they broke ground for the new school administration building.

Ex-Officio Stadler stated they had and there are semis going down her street all day.

Commissioner Cole stated that they could be re-routed like when the school was being built.

Sayre Brennan asked if the trucks were going down Beech St and Cherry St.

Ex-Officio Stadler stated that is right.

Commissioner Botelho stated that the oil traffic is also going down Beech Street into Town.

Commissioner Reyes asked Commissioner Cole if he made any progress on the trash escapade.

Commissioner Cole stated his issue is with CDOT, not with trash. It was not with the trash service itself but with how Waste Management represented themselves to the Board. Most of the problems did get resolved, and some of the ball got dropped when Dan Hamsmith left as far as taking complaints.

9. ADJOURNMENT

The meeting was adjourned at 6:45 pm.

HUDSON PLANNING COMMISSION


Chairman

ATTEST:


Deputy Town Clerk

