



Town of Pierce
Special Planning Meeting
Wednesday, July 6th, 2022
7:00 P.M.

The Planning Commission of the Town of Pierce, County of Weld, State of Colorado, met in a special session at the Town Hall Chambers 144 Main, Pierce Colorado at the hour of 7:00 P.M., July 6th, 2022.

The meeting was called to order at 7:00 P.M. by Martha Harold. Roll call was taken and the following commission members comprising a quorum were in attendance:

Chairperson: Martha Harold

Others: Heather Rospierski Deputy Town Clerk II

Commission members:

Nathan Mcfarland
Julie Lukela

Absent: Todd Blehm

Bill Hargreaves

- 1. Approval of Agenda:** Motion made by Lukela to approve agenda. Second by Mcfarland. All "AYES", motion passed.
- 2. Discussion of Town of Pierce's Comprehensive Plan/ Master Plan:** Chairman Harold let the Planning Commission know that the Towns Comprehensive Plan has not been updated since 1976. This is a tool to guild the Planning Commission to help with making decisions. The Town also does not have a 3-mile plan. In 1987, changes were made regarding the annexation laws. The Town does have an IGA (Intergovernmental agreement) with the county to address annexation issues and the 3-mile radii. The only IGA the Town has with Weld County is in regard to access control of CR 29. Harold would like to see an updated Comp Plan. The average cost on the high end is \$200,000. The next funding cycle begins in August of next year. The Town could apply for a grant that covers 50% of the cost. Motion made by Lukela to request to the Board of Trustees to look into getting the actual cost to update the Comp Plan so the Town can apply for a grant to help with the cost. Second by Mcfarland. All "AYES", motion passed.
- 3. Annexation Proposal into the Town of Severance for Solar Project- 6 Miles West of Pierce CR 90 & CR 23:** The Town of Severance annexed property north of CR 90 in 2021 they are looking to annex more land to expand their solar project. Chairperson Harold said this project is 3 miles from CR 29 & CR 90, not 6. A map was provided to the Planning Members showing the traffic control plan for the project. CR 90 is route B. BHS Solar is requesting any concerns/comments from the Town to be submitted by July 10th, 2022. When the 2021 annexation was done the Town of Pierce was not notified. The solar project is set to start after CR 90 is newly paved or when it's in the construction process of being repaved. The Planning Commission's concerns/comments are, that they would like CR 90 changed from route B to route D to help avoid damage to CR 90. They would like to know how the traffic on CR 90 will impact the school. With the late notification, the Town was only given 8 business days to respond. The Planning Commission is very disappointed with the late notification about this project and would like the opportunity to participate in future annexation

opportunities. Motion made by Mcfarland to submit the concerns and have Town Clerk Duran email them over. Second by Lukela. All “AYES”, motion passed.

Planning Commission Communication: None.

Adjournment: 7:37 P.M.

Heather Rospieski
Deputy Town Clerk II
Town of Pierce