

MINUTES
TOWN OF HUDSON – PLANNING COMMISSION
REGULAR MEETING – April 24, 2019

CALL TO ORDER

The meeting was called to order by Planning Commission Chairperson, Matt Cole, at 6:00 p.m.

2. ROLL CALL

Present Commissioners -	Matt Cole Tami Botelho Zachary Reyes
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Absent Commissioners -	Kristen McDilda Brandi Bond
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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 – February 13, 2019

Motion was made by Ex-Officio Stadler and seconded by Commissioner Botelho “To approve the minutes from the February 13, 2019 meeting as submitted.” Motion was carried unanimously.

4. ADDITIONS TO AGENDA

None

5. CITIZEN’S COMMENTS

Robert Hollister, 329 Birch St, stated that he has lived in Hudson since 1986. In August 2016, he applied for a garage permit with a lot of extras, like sewer and water service. Hollister reported that he was in constant communication with the old administration and they knew what he was doing. Now, the Town is coming to him wanting him to re-permit the building.

Commissioner Cole stated that the Town is in the process of deciding whether or not to allow ADUs. It should have been brought up before but obviously slipped through the cracks. Cole stated he hopes to get something worked out to make everyone happy.

Hollister stated he has the plans that SAFEbuilt approved and everything was communicated to the city. The ADU has heat, air conditioning, a stove, plumbing, and more.

Sayre Brennan, Town Planner, stated that all of those things were permitted, but the building was not supposed to be used as a dwelling.

6. GENERAL BUSINESS

a. Public Hearing Items:

- i) *Case No. 19-02 MS:*** Review and recommendation of Hamilton Minor Subdivision – Amendment No. 1, a proposed replat of the Hamilton Minor Subdivision.

Commissioner Cole opened the public hearing at 6:05 PM.

Sayre Brennan stated the owners of the property want to replat four lots into three lots in order to better facilitate future development. Sayre Brennan stated that staff recommends approval with the condition that the applicant work with the Town Engineer and Surveyor to make sure to meet the Town's requirements.

Bill Chaplin, General Manager for Crossroads Trailer, stated they are excited to be a part of the community and they have met with Anadarko at length. Anadarko is aware and approve of what they are doing.

Commissioner Cole closed the public hearing at 6:12 PM.

Commissioner Reyes made a motion seconded by Ex-Officio Stadler to approve on the condition the applicant follow staff recommendations on *Case No. 19-02 MS:* Review and recommendation of Hamilton Minor Subdivision – Amendment No. 1, a proposed replat of the Hamilton Minor Subdivision.

The vote was as follows:

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

Nay - None

Commissioner Cole declared the motion passed.

- ii) *Case No. 19-03 Z:*** Review and recommendation of a rezoning request of the proposed Hamilton Minor Subdivision – Amendment No.

1 from Agriculture two (A-2) and Commercial one (C-1) to Agriculture 2 (A-2), Commercial one (C-1), and Commercial two (C-2).

Commissioner Cole opened the public hearing at 6:14 PM.

Sayre Brennan stated this is a request for the same lots previously discussed. The owners are looking to change the zoning. Staff recommends approval of the applicant's proposed zoning if they get approval for Case No. 19-02, and approval for rezoning the lots to Residential one (R-1), Commercial one (C-1) and Commercial two (C-2).

Bill Chaplin stated the property that the house is on is large. Are horses allowed in Residential one (R-1)?

Sayre Brennan stated they are not.

Bill Chaplin stated that would hurt them on the sale of the property in the future, but they will bend to whatever the Town approves for them.

Commissioner Cole closed the public hearing at 6:28 PM.

Commissioner Cole made a motion seconded by Commissioner Botelho to approve *Case No. 19-03 Z*: Review and recommendation of a rezoning request of the proposed Hamilton Minor Subdivision – Amendment No. 1 from Agriculture two (A-2) and Commercial one (C-1) to Agriculture 2 (A-2), Commercial one (C-1), and Commercial two (C-2).

The vote was as follows:

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

Nay - None

Commissioner Cole declared the motion passed.

iii) Case No. 19-06 MS: Review and recommendation of Winslow Replat, a proposed Minor Subdivision – Replat of the Town of Hudson Subdivision.

Commissioner Cole opened the public hearing at 6:29 PM.

Sayre Brennan stated that on the property there are two buildings. The applicant wants to separate the lot into two so there would be one home on each lot. The current zoning is R1.

Commissioner Cole closed the public hearing at 6:34 PM.

Ex-Officio Stadler made a motion seconded by Commissioner Botelho to approve Case No. 19-06 MS: Review and recommendation of Winslow Replat, a proposed Minor Subdivision – Replat of the Town of Hudson Subdivision.

The vote was as follows:

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

Nay - None

Commissioner Cole declared the motion passed.

- iv) Case No. 19-07 MS:** Review and recommendation of Day Replat, a proposed Minor Subdivision – Replat of the Town of Hudson Subdivision.

Commissioner Cole opened the public hearing at 6:35 PM.

Sayre Brennan stated the applicant wants to combine multiple lots into two lots. There are five lots and they want to only have two lots. The property has one single family home, one garage, and two buildings. One of the proposed lots does not have a single-family residence on it. The applicant wants to make this change to better facilitate real estate transactions and conform to land use code. The lot with no home will be nonconforming.

Scott Day, property owner, stated they will move the garage to the first lot. One the second lot, they plan to just clear it off and then sell it. They do not plan to build a second house.

Commissioner Cole closed the public hearing at 6:41 PM.

Commissioner Cole made a motion seconded by Commissioner Reyes to approve Case No. 19-07 MS: Review and recommendation of Day Replat, a proposed Minor Subdivision – Replat of the Town of Hudson Subdivision.

The vote was as follows:

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

Nay - None

Commissioner Cole declared the motion passed.

- v) Case No. 19-09 Z:** Review and recommendation of a rezoning request of 701 7th Ave. from Business (B) to Commercial two (C-2).

Commissioner Cole opened the public hearing at 6:42 PM.

Sayre Brennan stated the applicant wants to rezone their property to Commercial two (C-2). They have been here since 1962 and in 1989 the Town rezoned their location to business. The business is legal and nonconforming. Sayre Brennan stated that staff recommends Commercial one (C-1) with special approval for warehousing storage and industrial operations.

Bob Aspey, owner of Farm and Home Lumber, stated they wish to be zoned Commercial two (C-2) so they can continue their current ways of business and be within the correct zoning. Bob Aspey stated that coming here to ask to keep doing what they have been doing for 57 years does not sit right with him.

Commissioner Cole closed the public meeting at 6:59 PM.

Commissioner Cole made a motion seconded by Commissioner Reyes to approve Case No. 19-09 Z: Review and recommendation of a rezoning request of 701 7th Ave. from Business (B) to Commercial two (C-2).

The vote was as follows:

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

Nay - None

Commissioner Cole declared the motion passed.

b. Public Meeting Item:

- i) **Case No. 19-04 SP:** Review and recommendation of a proposed Site Plan for Crossroads Trailer.

Sayre Brennan stated the applicant is requesting a recommendation of approval from the Planning Commission to the Town Council for the proposed site plan. Sayre Brennan stated staff recommends this be approved with the conditions that the applicant get approval for Cases 19-02 and 19-03.

Commissioner Botelho made a motion seconded by Ex-Officio Stadler to approve with staff conditions Case No. 19-04 SP: Review and recommendation of a proposed Site Plan for Crossroads Trailer.

The vote was as follows:

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

Nay - None

Commissioner Cole declared the motion passed.

c. Discussion Items:

i) Accessory Dwelling Units (ADUs)

Sayre Brennan stated that staff brought this topic to Council and they wanted to bring it back to Planning Commission to come up with a plan.

Commissioner Reyes stated it is a great idea for people taking care of their family but has seen this abused in other towns. Commissioner Reyes stated there should be specific rules in place if the Town allows ADUs.

Ex-Officio Warren stated they should be on a foundation and the size and number of occupants should be limited.

Commissioner Cole stated we need to come up with a definition of short term for renting, and that the ADUs should run off the water and sewer of the original home.

Sayre Brennan stated he would draft up a plan to be discussed at the May 8th Planning meeting.

ii) Aesthetic Controls for Residential Subdivisions – “Monotony Codes”

Commissioner Cole stated he does not like this idea for the Town. If builders come in, they should be able to build whatever kind of house they want.

7. STAFF COMMENTS

Commissioner Botelho stated that she has spoken with Love’s and they would like to purchase land from the Town to extend their truck parking. Botelho stated they were interested in doing this a couple years ago and were denied, and she encouraged them to try again.

Ex-Officio Stadler stated there will be a Recreation and Events Committee meeting next Monday. Weigh ins for the Lose Big program are Mondays at 7:00 PM. The blood drive was last week, and out of the 14 people that came, 10 were able to donate blood.

Commissioner Reyes stated that the streets in town, such as Ash and Cherry, that meet up with Highway 52 do not have culverts and are always needing to be redone. Can the Town fix these?

Commissioner Cole stated CDOT owns that land and the Town can get in trouble for fixing them. Cole stated that BNSF previously said they were going to look into repairing the asphalt on the tracks going through town and would that be happening.

Sayre Brennan stated it probably wouldn't happen until 2021. CDOT will not begin the roundabout project on Highway 52 until January 2020 and fixing the railroads is not a priority.

8. ADJOURNMENT


The meeting was adjourned at 7:37 pm.

HUDSON PLANNING COMMISSION



Chairman

ATTEST:


Deputy Town Clerk

