

MINUTES  
TOWN OF HUDSON – PLANNING COMMISSION  
REGULAR MEETING – May 8, 2019

**CALL TO ORDER**

The meeting was called to order by Planning Commission Chairperson, Matt Cole, at 6:30 p.m.

**2. ROLL CALL**

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

- a. Planning Commission Regular Meeting Minutes – April 24, 2019

Motion was made by Ex-Officio Warren and seconded by Commissioner Reyes “To approve the minutes from the April 24, 2019 meeting as submitted.” Motion was carried unanimously.

**4. ADDITIONS TO AGENDA**

Weld County Referral RECX19-0056

**5. CITIZEN’S COMMENTS**

None

## 6. GENERAL BUSINESS

### a. Public Hearing Items:

#### i) **Case No. 19-11 MS:** Farm and Home Lumber Replat

Commissioner Cole opened the public hearing at 6:32 PM.

Sayre Brennan stated the Town of Hudson is looking to vacate the portion of 7<sup>th</sup> Ave between Birch Street and Hudson Drive. Once it is vacated the land will be deeded over to Farm and Home Lumber. The issue is that this will create several odd shaped lots. This will take the Farm and Home Lumber properties and combine it all into one lot.

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

Commissioner Bond made a motion seconded by Commissioner Reyes 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 Bond, and Ex-Officio Member Warren  
Nay - None

Commissioner Cole declared the motion passed.

### b. NOI's and Referrals:

#### i) **Weld County Referral SUBX19-0011:** Subdivision exemption for financing at 4424 WCR 47.

Sayre Brennan stated the next two referrals are separate but concurrent. They want to split this property and place another dwelling unit on the property. He reported that this is in the 3-mile radius on WCR 10 and WCR 47.

Commissioner Cole made a motion seconded by Commissioner Reyes to respond no conflict and see attached letter Weld County Referral SUBX19-0011.

The vote was as follows:

Aye - Commissioner Reyes, Commissioner Cole,  
Commissioner Bond, and Ex-Officio Member Warren  
Nay - None

Commissioner Cole declared the motion passed.

- ii) **Weld County Referral ZPSD 19-0010:** Zoning permit for a second single family dwelling to be used for family members, located in the Agricultural zone district at 4424 WCR 47.

Commissioner Cole made a motion seconded by Commissioner Reyes to respond no conflict and see attached letter Weld County Referral ZPSD 19-0010.

The vote was as follows:

Aye - Commissioner Reyes, Commissioner Cole, Commissioner Bond, and Ex-Officio Member Warren

Nay - None

Commissioner Cole declared the motion passed.

- iii) **Weld County Referral RECX19-0056:** Two lot recorded exemption

Sayre Brennan reported that this is closer to Ft. Lupton than Hudson. They are splitting a 120-acre lot to 115 acres and 5 acres.

Commissioner Cole made a motion seconded by Commissioner Reyes to respond no conflict to Weld County Referral RECX19-0056.

The vote was as follows:

Aye - Commissioner Reyes, Commissioner Cole, Commissioner Bond, and Ex-Officio Member Warren

Nay - None

Commissioner Cole declared the motion passed.

c. Discussion Items:

i) **Accessory Dwelling Units (ADUs)**

Sayre Brennan stated that he is looking for a general direction of what the commission wants to see in the code. They are already allowed in Industrial 1 zoning districts only. He reported that his recommendation was R-1, R-2, A-1 and A-2 zoning.

Commissioner Cole asked about the businesses on Cedar Street how that would fall into this.

Sayre Brennan reported that it is already allowed for businesses to have a dwelling unit for owners to live on site.

Commissioner Reyes reported that he liked the idea of them being in residential and agricultural zoning districts.

Commissioner Bond asked what the difference were between the two examples.

Sayre Brennan reported that the first example came from a rural blue-collar area that he worked for. The question that he had was if the commission wanted to have the ADU's meet single family setback or have accessory structures setbacks. The negative is there is now habitation next to your neighbors.

Commissioner Cole reported that the only setback that would be different would be on the back.

Sayre Brennan reported that it is also different on the sides as well as the rear setback lines. He also reported that it depends on the building code or fire code. He asked if the commission wanted something more complex or something that had more flexibility.

The consensus from the commission was to have something with a little more flexibility. Sayre Brennan will work on something to bring back to the Commission.

## **7. STAFF COMMENTS**

Sayre Brennan asked if the commission would like some request for action pages put in the packets.

## **8. ADJOURNMENT**

The meeting was adjourned at 7:07 pm.

HUDSON PLANNING COMMISSION



Chairman

ATTEST:



Town Clerk