



TOWN OF HUDSON

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Planning Commission Agenda
Wednesday, June 10, 2020 – 6:00 PM
Location:
Town Hall
50 S. Beech St.

- 1) **CALL TO ORDER**
- 2) **ROLL CALL**
- 3) **PLEDGE OF ALLEGIANCE**
- 4) **APPROVAL OF MINUTES**
 - a) Wednesday, May 13, 2020
- 5) **ADDITIONS TO AGENDA**
- 6) **CITIZEN'S COMMENTS**
- 7) **GENERAL BUSINESS**
 - a) **INFORMATIONAL ITEM:**
 - i) Corner Setbacks for Accessory Structures
- 8) **STAFF COMMENTS**
- 9) **PLANNING COMMISSION COMMENTS**
- 10) **ADJOURN**

MINUTES
TOWN OF HUDSON – PLANNING COMMISSION
REGULAR MEETING – May 13, 2020

THIS MEETING WAS CONDUCTED VIRTUALLY THROUGH ZOOM

CALL TO ORDER

The meeting was called to order by Planning Commissioner Chairperson, Matt Cole at 6:03 p.m.

2. ROLL CALL

Present Commissioners -	Zachary Reyes Aspen Gurley Brandi Bond Matt Cole Robert Hollister – Joined meeting at 6:09 pm
Ex-Officio Members -	Sarah Stadler Daniel Warren
Staff -	Jennifer Woods, Town Planner Heather Meierkort, Deputy Town Clerk

3. APPROVAL OF MINUTES

- a. Planning Commission Regular Meeting Minutes – February 12, 2020

Motion was made by Commissioner Bond and seconded by Ex-Officio Stadler “To approve the minutes from the February 12, 2020 meeting as submitted.” Motion was carried unanimously.

4. ADDITIONS TO AGENDA

None

5. CITIZEN’S COMMENTS

None

6. PLANNING COMMISSION TRAINING

Corey Hoffman, Town Attorney, gave a presentation providing general guidance from a risk assessment perspective regarding the role of a Planning Commissioner.

7. GENERAL BUSINESS

a. Public Meeting Items:

i) Case 20-01 and 20-02: Hudson Library Site Plan and Replat

Jennifer Woods reported that the Hudson Library Site Plan was approved by the Town Council, but they are proposing to add additional parking in front of the building. This addition requires modifications to the drainage easement, so they are resubmitting the replat. The Library would also like to add a mobile library bus garage and more parking behind the existing building.

Ex-Officio Warren made a motion seconded by Ex-Officio Stadler to approve Case 20-01: Hudson Library Site Plan.

The vote was as follows:

Aye – Commissioner Cole, Commissioner Gurley, Commissioner Bond, Commissioner Hollister, Commissioner Reyes, Ex-Officio members Stadler and Warren

Nay - None

Commissioner Cole declared the motion passed.

Commissioner Reyes made a motion seconded by Commissioner Gurley to approve Case 20-02: Hudson Library Replat.

The vote was as follows:

Aye – Commissioner Cole, Commissioner Gurley, Commissioner Bond, Commissioner Hollister, Commissioner Reyes, Ex-Officio members Stadler and Warren

Nay - None

Commissioner Cole declared the motion passed.

b. Public Hearing Items:

i) Case 20-03: Code Amendments Clarifying Residential Accessory Structure Setbacks

Commissioner Cole opened the Public Hearing at 6:35 pm.

Jennifer Woods stated this is not a change to the Code, but an amendment to clarify the standards and setbacks for accessory structures. There are different setbacks for corner lots and interior lots. How the code is interpreted now makes for less yard space available to place accessory structures, so this amendment is just to clarify for future use.

Commissioner Cole closed the Public Hearing at 6:44 pm.

c. Referrals:

- i) **Weld County Referral 1AMRECX20-0015:** Lot Line Adjustment to a Recorded Exemption Application by Mark Millard and High Country Lamb LLC

Jennifer Woods reported this property has already been split into two lots. This referral is to change the lots lines to change the shape of each lot, while keeping the size of each lot the same. There are no impacts to the Town.

Commissioner Reyes made a motion seconded by Commissioner Bond to vote no conflict for *Weld County Referral 1AMRECX20-0015: Lot Line Adjustment to a Recorded Exemption Application by Mark Millard and High Country Lamb LLC.*

The vote was as follows:

Aye – Commissioner Cole, Commissioner Gurley, Commissioner Bond, Commissioner Hollister, Commissioner Reyes, Ex-Officio Members Stadler and Warren

Nay - None

Commissioner Cole declared the motion passed.

8. STAFF COMMENTS

Jennifer Woods stated that the first Planning Commission meeting through Zoom went very well.

9. PLANNING COMMISSION COMMENTS

Commissioner Cole stated he would like more information on why setbacks are different for corner lots versus interior lots. Even if the Planning Commission does not end up changing this, it should at least be discussed so everybody is clear on why the rules are there.

Jennifer Woods stated that she could put this information together and bring it to the next Planning Commission meeting.

10. ADJOURNMENT

The meeting was adjourned at 6:52 pm.

ATTEST:

Chairman

Deputy Town Clerk



PLANNING DEPARTMENT STAFF REPORT
June 10, 2020
Town of Hudson Planning Commission

TO: Planning Commission

FROM: Jennifer Woods, AICP, Planning Department

RE: Planning Commission Request for Accessory Structure Corner Setback Background

DATE: June 10, 2020

What is a Building Setback?

A setback is typically measured as the distance a building is required to be set behind or back from a property line.

The Hudson Municipal Code, Chapter 16 - Land Development Code, Article 2 Definitions, Sec. 16-20 defines a setback as:

Setback line means a line that constitutes one (1) side of a portion of a platted lot within which a structure may be constructed. Setback lines ensure that structures are set back some specified distance from property lines.

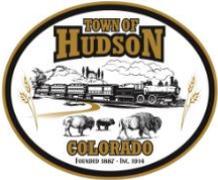
What is the purpose of setbacks?

Historically, setbacks have been a tool used in city building and can be traced back to medieval and Roman times to preserve transport routes and areas for commerce. Federal land use policies developed after the enactment of the Standard State Zoning Enabling Act in 1922 and Standard City Planning Enabling Act in 1927, created model laws for zoning and comprehensive planning. These Acts paved the way for our modern zoning codes and were originally built on the concept of nuisance prevention and abatement as well as health and safety. Purposes for setbacks in America's first zoning codes include:

- Compatibility of bulk and scale (height and street frontage) based on street width
- Health (Access to light and air)
- Safety (fire separation)
- Future street widening
- Street vistas and the public realm (the public space in between building fronts)

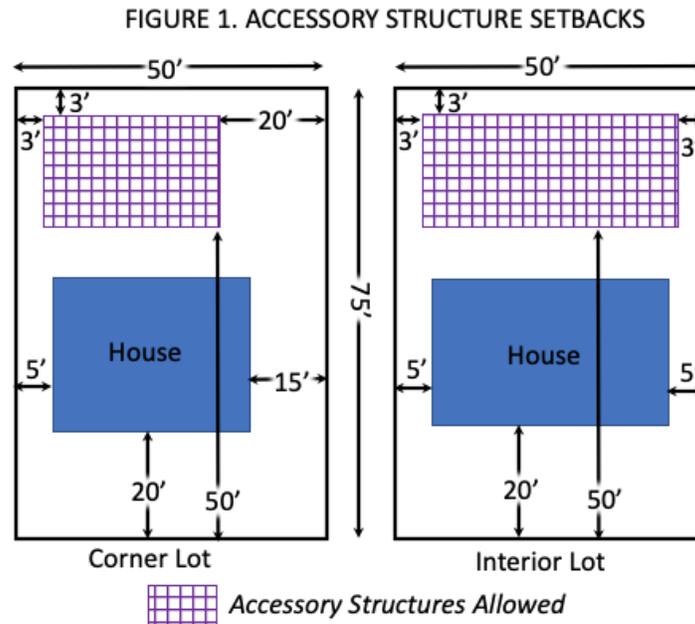
Development standards in effect today, specifically for setbacks, continue to provide for compatibility of bulk and scale of buildings based on the surrounding land use context as well as preserve character of existing residential neighborhoods by continuing the existing building lines. Setbacks still have a multifunctional role, but their use has evolved into areas where utilities, driveways and parking, landscaped yards, pervious area for water infiltration and future streets are located. Building separation may also provide for fire separation, but modern fire-resistant construction materials have reduced setbacks further.

Why do corner lots have different setbacks?



PLANNING DEPARTMENT STAFF REPORT
June 10, 2020
Town of Hudson Planning Commission

Setbacks for primary structures on corner lots, typically have two (2) street setbacks and are typically seen as having two front yards. Differentiated setbacks for primary structures and accessory structures are utilized in order to ensure accessory buildings are behind, both visually and physically, the primary structures. On corner lots, accessory building visibility is increased, so the setback requirement along the secondary street setback for accessory structures is also increased. Additionally, side-loaded garages can present parking conflicts when driveways cannot adequately contain a parked vehicle on-site. A typical parking stall is 19 feet long, so for instance, if a detached accessory garage is required to be set back 20 feet from the street side yard, there would be a 20-foot long driveway that could adequately contain parked vehicles on the driveway (and prevent spillover into the street or sidewalk) in addition to the garage. See Figure 1 below for a depiction of the area allowed for accessory structures on corner and interior lots.



Recent Code Amendments

In 2013, code amendments were approved that require residential accessory structures to be at least three (3) feet from the side or rear property line and a minimum of 20 feet from all streets abutting the property. The code amendment was coupled with a discussion regarding the use of storage or cargo containers as accessory structures in residential areas and appears to be the impetus for the 20-foot street-side yard setback for accessory structures with the intent to reduce the visual impact of an accessory structure from the street corner.

In 2020, code amendments further clarified these requirements to ensure these standards prevailed over other conflicting standards to ensure the full area intended to be utilized by accessory structures. During this amendment process, the Planning Commission requested this informational item be brought forward to help daylight the reasons for the Town's current corner setback requirements for accessory structures.