

**MINUTES**  
**TOWN OF HUDSON – PLANNING COMMISSION**  
**REGULAR MEETING – June 12, 2019**

**CALL TO ORDER**

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

**2. ROLL CALL**

Present Commissioners -	Matt Cole Shirley Sellers Zachary Reyes Tami Botelho
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Absent Commissioners -	Brandi Bond 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 – May 8, 2019

Motion was made by Commissioner Botelho and seconded by Ex-Officio Stadler “To approve the minutes from the May 8, 2019 meeting as submitted.” Motion was carried unanimously.

**4. ADDITIONS TO AGENDA**

Sayre Brennan, Town Planner, stated that there was a typing error on one of the documents in the packet, so there is a corrected document at each desk. A citizen also came into Town Hall with a suggestion for the language in the ADU draft. This suggestion is also placed at each desk.

**5. CITIZEN’S COMMENTS**

None

## 6. GENERAL BUSINESS

### a. Public Hearing Items:

- i)* **Case No. 19-12 Z:** Zoning Map Amendment from Business (B) to Commercial two (C-2) for that portion of 7<sup>th</sup> Avenue between Birch St. and Hudson Dr.

Commissioner Cole opened the public hearing at 6:03 PM.

Sayre Brennan stated that Town Council has approved the vacation of the portion of 7<sup>th</sup> Avenue to be given to Farm and Home Lumber. Robert Aspey, owner of Farm and Home Lumber, has rezoned his property from Business to Commercial two. This strip of land did not get rezoned, so this is just to make sure his whole property has the same zoning.

Commissioner Cole closed the public hearing at 6:07 PM.

Ex-Officio Stadler made a motion seconded by Commissioner Botelho to approve *Case No. 19-12 Z: Zoning Map Amendment from Business (B) to Commercial two (C-2) for that portion of 7<sup>th</sup> Avenue between Birch St. and Hudson Dr.*

The vote was as follows:

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

Nay - None

Commissioner Cole declared the motion passed.

- ii)* **Case No. 19-13 MS:** The TBK Replat for Lots 1-8 and a portion of Lot 9, Block 52, Town of Hudson Subdivision.

Commissioner Cole opened the public hearing at 6:08 PM.

Sayre Brennan stated this is for the TBK Bank replat. The bank has two subject parcels, the bank and a warehouse. This replat would reallocate the bank parking to be on the same property as the bank. Right now, the parking is on the warehouse property. The purpose of this is to ease future real estate transactions. Currently, the warehouse structure is nonconforming. Staff recommends approval based on incorporation of the Town Engineer's comments.

Jim Campbell, TBK Bank, stated that he talked to Sayre Brennan and the engineers and they made a comment on the rebar at the property. Jim Campbell stated that they had not identified the size of rebar, which you have to do under Colorado law. Some of the rebar is under concrete and not accessible. Jim Campbell reported that he came to agreement with the engineers that they would report the rebar they could find and note the ones that they could not.

Commissioner Cole closed the public hearing at 6:13 PM.

Commissioner Reyes made a motion seconded by Commissioner Botelho to approve, with incorporation of the Town Engineer's comments, *Case No. 19-13 MS*: The TBK Replat for Lots 1-8 and a portion of Lot 9, Block 52, Town of Hudson Subdivision.

The vote was as follows:

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

Nay - None

Commissioner Cole declared the motion passed.

b. NOI's and Referrals:

- i) ***Weld County Referral ZPMH19-0030***: Zoning permit for a manufactured home to be used for the temporary use, up to 18 months, during the construction of a principle dwelling, located in the agricultural zoning district.

Sayre Brennan stated this is a permit for temporary housing while the applicant's home is being built. It is located in the agricultural district within the 3-mile boundary of the Town. Sayre Brennan stated that lots of rural counties allow this.

Commissioner Cole made a motion seconded by Ex-Officio Stadler to respond no conflict to *Weld County Referral ZPMH19-0030*.

The vote was as follows:

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

Nay - None

Commissioner Cole declared the motion passed.

- ii) ***Weld County Referral RECX19-0064***: Two lot recorded exemption.

Sayre Brennan stated this is a two-lot exemption to split one parcel into two parcels. Lot A is 10 acres and has a house and a three-car garage. Lot B is 70 acres and is for oil and gas. The land is zoned agricultural.

Ex-Officio Stadler made a motion seconded by Commissioner Reyes to respond no conflict to Weld County Referral RECX19-0064.

The vote was as follows:

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

Nay - None

Commissioner Cole declared the motion passed.

iii) ***Weld County Referral RECX19-0074***: Two lot recorded exemption

Sayre Brennan reported that Lot A would be 34 acres, and Lot B 85.7 Acres. There is proposed well and septic on both proposed lots. The applicant has also proposed sharing access and there will not be businesses on either lot. There are no existing structures on the land now.

Ex-Officio Stadler made a motion seconded by Commissioner Cole to respond no conflict to Weld County Referral RECX19-0074.

The vote was as follows:

Aye - Commissioner Reyes, Commissioner Cole, Commissioner Sellers, 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 he created a mishmash of the two examples provided last meeting. The gentleman in the Town who has an issue with his garage admitted that the converted garage does have two bedrooms in it.

Commissioner Cole stated that it should not be limited to one bedroom.

Ex-Officio Warren stated that the ADU's should be limited to two bedrooms. If more are needed it could be a use by special review for that applicant.

Commissioner Cole stated an ADU would usually be cheaper than renting an apartment. It would be good for a single parent with children – and they may want two bedrooms.

Commissioner Reyes stated that the ADU agreement states the home needs to have a parking spot. If the applicant converts their garage into an ADU they lose their parking spot and are no longer compliant.

Sayre Brennan stated the applicant would need to show that they have a new spot to put a parking space. For instance, they could change part of their yard into a parking spot.

## **ii) Transportation Plan Update**

Sayre Brennan stated that this transportation plan is how the Town envisions we get around. Sayre Brennan reported he wanted to get any concerns or additions the Planning Commissioners had.

Commissioner Cole stated he heard the Town is looking at doing a crosswalk over the tracks on Highway 52. When snowstorms or other traffic jams happen there needs to be another route into town. There could be a possible road from Love's Truck Stop to road 18.5 or 47.5. The other thing is the progress on a walkway from Holly Street to the Elementary School.

Sayre Brennan stated that the Town is speaking with BNSF about crosswalk options. As far as the walkway from Holly St to the school, there have been no updates from Guy Patterson, Town Manager.

Ex-Officio Warren stated his concern is that Beech Street is the only through street through town. Especially when Hudson Hills 2 is built, that will be another 150 cars driving down Beech Street.

Commissioner Cole stated that the Town cannot really extend any other streets through Town, such as Cedar Street or Ash Street, because they will run into the yards of the Hudson Hills homes. There are too many houses on Beech Street to limit parking to one side.

Commissioner Reyes stated an option is looking into signs that limit parking on Beech Street to certain times of the day. Also, the Town should not allow bike lanes.

## **7. STAFF COMMENTS**

Sayre Brennan asked if the commissioners liked the action sheets in the packet this time.

Commissioner Sellers reported that the Planning Commission agenda or the Town Council agenda have not been posted at the post office. Some people do not have internet but still want to know when meetings are.

Commissioner Cole inquired on an update on the demolition of the old Town Hall.

Sayre Brennan stated he would follow up with Hunter Fobare, Public Works and Utilities Director, as he is leading that project.

**8. ADJOURNMENT**

The meeting was adjourned at 6:58 pm.

HUDSON PLANNING COMMISSION



Chairman

ATTEST:



Deputy Town Clerk