

MINUTES
TOWN OF HUDSON – PLANNING COMMISSION
REGULAR MEETING – October 14, 2020

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 Zachary Reyes Robert Hollister Brandi Bond Aspen Gurley
Absent Commissioners -	Daniel Warren Sarah Stadler
Staff -	Jennifer Woods, Town Planner Heather Meierkort, Deputy Town Clerk

3. PLEDGE OF ALLEGIANCE

4. APPROVAL OF MINUTES

a. Planning Commission Regular Meeting Minutes – September 9, 2020
Motion was made by Commissioner Reyes and seconded by Commissioner Bond “To approve the minutes from the September 9, 2020 meeting as submitted.” Motion was carried unanimously.

5. ADDITIONS TO AGENDA

None

6. CITIZEN’S COMMENTS

None

7. GENERAL BUSINESS

a) **REFERRALS:**

i) **Weld County Referral ZPAG20-0024:** Weld County Zoning Permit for a Second Dwelling located at 8814 CR 47 ½ by Octavio Ramirez.

Jennifer Woods, Town Planner, stated this applicant is wanting a permit to allow a second dwelling on their lot. It would have a similar impact as if they were splitting the property into two separate lots. Impacts on the Town would be minimal.

Commissioner Cole made a motion seconded by Commissioner Gurley to approve *Weld County Referral ZPAG20-0024: Weld County Zoning Permit for a Second Dwelling located at 8814 CR 47 ½ by Octavio Ramirez.*

The vote was as follows:

Aye- Commissioner Cole, Commissioner Bond, Commissioner Gurley, Commissioner Hollister, and Commissioner Reyes

Nay- None

Commissioner Cole declared the motion passed.

ii) **Weld County Referral RECX20-0112:** Two Lot Recorded Exemptions located at property on CR 2, ¼ mile ease of CR 45 by John Antico.

Jennifer Woods reported this is a request to split an existing property into two lots. The property is located at WCR 45 and WCR 2. There would be almost no impact to the Town, and staff does not see an issue with this request.

Commissioner Cole made a motion seconded by Commissioner Reyes to approve *Weld County Referral RECX20-0112: Two Lot Recorded Exemptions located at property on CR 2, ¼ mile ease of CR 45 by John Antico.*

The vote was as follows:

Aye- Commissioner Cole, Commissioner Bond, Commissioner Gurley, Commissioner Hollister, and Commissioner Reyes

Nay- None

Commissioner Cole declared the motion passed.

iii) **Weld County Referral RECX20-0133:** Two Lot Recorded Exemptions located at property on CR 37, south of Hwy 52 by Loree Unrein.

Jennifer Woods stated this applicant has property located on WCR 37 and is requesting to divide her lot into two parcels. This property is a little more than five acres, total, and this recorded exemption would have no impact on the Town.

Commissioner Bond made a motion seconded by Commissioner Reyes to approve *Weld County Referral RECX20-0133: Two Lot Recorded Exemptions located at property on CR 37, south of Hwy 52 by Loree Unrein.*

The vote was as follows:

Aye- Commissioner Cole, Commissioner Bond, Commissioner Gurley, Commissioner Hollister, and Commissioner Reyes

Nay- None

Commissioner Cole declared the motion passed.

b) DISCUSSION ITEM:

i) Corner Setbacks for Accessory Structures

Jennifer Woods reported that she is doing a public notice for this topic now. The decision made tonight will be presented to Town Council at their next meeting. The suggestions brought up in previous meeting, either a five foot setback or a three foot setback, would both fit into the Town's Comprehensive Plan. The Residential Building Code states that if a structure is closer than five feet to a property line, the walls of that structure must be fireproof. This is very expensive to do. Jennifer Woods suggested that if a three foot setback is allowed, it is specifically stated the applicant must meet the Residential Building Code standards. Otherwise, the applicant would need to have a five foot setback from the property line.

Commissioner Cole proposed the setback be three feet from the property line if the structure is fireproof. If the applicant does not fire proof the structure, they must abide by the five foot setback.

8. STAFF COMMENTS

Jennifer Woods reported that she did some research on the Verdad Oil Pad and what they were supposed to have for landscaping and fencing. Jennifer stated she has reached out to several people at Verdad to ask when they are putting in landscaping and they have not replied yet. If anyone sees work going on in Town and there is not a permit posted, please let staff know so it can be taken care of as soon as possible. Weld County is coming out with a family farm division. This is similar to an exemption, which is a referral we get often. Once this family farm division is passed, the Weld County Referrals may look different.

9. PLANNING COMMISSION COMMENTS

Commissioner Reyes asked about the construction going on at the Hudson Public Library.

Jennifer Woods stated that they are expanding their parking lot and building a bus barn for the Bookmobile.

10. ADJOURNMENT

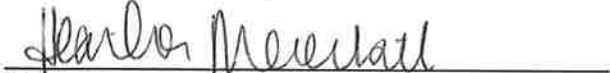
The meeting was adjourned at 6:44 pm.

HUDSON PLANNING COMMISSION



Chairman

ATTEST:


Deputy Town Clerk