

**AGENDA**  
**TOWN OF HUDSON - BOARD OF TRUSTEES**  
**REGULAR MEETING**  
**June 17, 2015 - 6:00 P.M.**

**PLEDGE OF ALLEGIANCE**

**CALL TO ORDER AND ROLL CALL**

**ADDITIONS TO AGENDA**

**CITIZEN'S COMMENTS**

**1) CONSENT AGENDA**

(Consent Agenda Items are considered to be routine and will be enacted by one motion and vote. There will be no separate discussion of Consent Agenda Items unless a Board member or Citizen so requests, in which case the item may be removed from the Consent Agenda and considered at the end of the Regular Agenda.)

- a. Board of Trustees Minutes – Regular Meeting, June 3, 2015
- b. Payment of Bills

**2) GENERAL BUSINESS**

- a. Interview, Maria Chavez for a Board of Trustees vacancy
- b. Resolution 15-17, A Resolution appointing Maria Chavez to fill the vacancy on the Board of Trustees pursuant to C.R.S. § 31-4-303 and Section 2-2 of the Hudson Municipal Code
- c. Case No. 15-03 SP, Site Plan – Skoglund Pizza, Lot 3, Bison Highway Minor Subdivision and Hickory Street vacation vesting Parcel #6
- d. Case No. 15-06 MP, Hudson Village Square Amendment No. 2, being a resubdivision of Lot 2A, Hudson Village Square Amendment No. 1
- e. Case No. 15-06 SP, Site Plan, Love's Travel Stop Hotel
- f. Bid award Beech Street paving project

**3) STAFF REPORTS**

**4) ADJOURNMENT**

**WORK SESSION**

MINUTES  
TOWN OF HUDSON - BOARD OF TRUSTEES  
REGULAR MEETING  
June 3, 2015 - 6:00 P.M.

PLEDGE OF ALLEGIANCE

CALL TO ORDER AND ROLL CALL

Mayor Patch called the meeting to order at 6:00 p.m.

ROLL CALL

Mayor, Raymond Patch - Present  
Mayor Pro-Tem, Ed Rossi - Absent  
Trustee, Matt Cole – Present  
Trustee, Laura Hargis - Present  
Trustee, Christine Hamilton – Present  
Trustee, Tiffany Sanders – Absent  
Trustee, Terri Davis – Present

Town Clerk/Treasurer, Linnette Barker took roll call, and a quorum of the Mayor Pro-Tem and (5) Trustees were present.

Town Staff Present:

Town Administrator – Joe Racine  
Town Attorney – Corey Hoffmann  
Town Clerk//Treasurer – Linnette Barker  
Economic Development Director – Dan Hamsmith  
Public Works Director – Ron Allen

ADDITIONS TO AGENDA

CITIZEN'S COMMENTS

**1) CONSENT AGENDA**

(Consent Agenda Items are considered routine and will be enacted by one motion and vote. There will be no separate discussion of Consent Agenda Items unless a Board member or Citizen so requests, in which case the items may be removed from the Consent Agenda and considered at the end of the Regular Agenda.)

- a. Board of Trustees Minutes, Regular Meeting, May 20, 2015
- b. Payment of Bills

Trustee Cole made a motion, seconded by Trustee Hamilton to approve the Consent Agenda.

The vote was as follows:

Aye: Trustees Cole, Hamilton, Davis, Hargis and Mayor Patch

Nay - None

Mayor Patch declared the motion carried.

Trustee Rossi arrived at approximately 6:07 pm.

**2) GENERAL BUSINESS**

- a. Discussion, Options for Maintenance on CR 41

Ron Allen, Public Works Director, reported on four options for the repairs on CR 41:

Option 1: Haul 2,600 tons of road base, blend with blading material and top with dust suppression. The total cost is \$61,324.00 and would have to be done annually.

Option 2: Haul 2,200 tons of recycled asphalt and make the road a hard surface. The total cost is \$42,130.00 and would not require a lot of future maintenance except cold patch or hot mix when need to repair potholes. The people that live on CR 41 would need to install culverts for drainage.

Option 3: Keep the maintenance schedule as is, continue blading every two weeks or as necessary.

Option 4: Weld County Public Works and the Town of Hudson work together to rebuild this road.

Mayor Patch made a motion, seconded by Trustee Hargis to approve option 2 not to exceed \$42,130.00.

The vote was as follows:

Aye: Trustees Hargis, Cole, Davis and Mayor Patch

Nay – Trustee Rossi

Abstain – Trustee Hamilton

Mayor Patch declared the motion carried.

- b. Discussion: Animal control alternatives

Joe Racine, Town Administrator, reported on the problem with animal control in the Town. The problem includes frequent cases of dogs running at large, vicious dogs, dog bites, news of rabid skunks being spotted in Weld County, injured dogs and other animals, wild animals, and loose livestock. Currently we do not have any trained animal control staff. Animal control by itself might be 10% of a full-time position. We negotiated an agreement with the Sheriff's Office that would have incorporated an animal control/code enforcement officer, but the County Commissioners did not support that change to our contract.

Alternatives would be: to provide an incentive for a current member of the Town's staff to take the training and assume the duties of a ACO; create a part-time position for a ACO and, possibly, code enforcement; create a new full-time position for ACO, code enforcement, parking enforcement, overweight vehicle permit management, patrol of town parks, record keeping, court testimony, management of the annual rabies clinic, public education; hire a Town Marshall who would be a full law enforcement officer with the ability to provide animal control services and to coordinate with the Sheriff regarding other law enforcement matters.

Corey Hoffmann, Town Attorney, reported that not having a non-sworn code officer confronting people could be a risk.

The consensus of the Board of Trustees was to prepare a cost estimate and job description for a Town Marshall for consideration.

- c. Discussion: A proposed Ordinance amending the Hudson Municipal Code concerning modifications to existing wireless telecommunication facilities

Corey Hoffmann, Town Attorney, discussed his memo in the packet regarding changes that will need to be made in the Town's regulations regarding telecommunication facilities.

Joe Racine, Town Administrator, reported that because this is an amendment to the Land Development Code it will require advertising and hearings.

- d. Letter of Engagement, Owner's Representative Services, RKG, Inc.

Joe Racine, Town Administrator, reported that with the retention of Humphries Poli Architects to begin Phase 1 of the Town Hall design process, we are on track to prepare for a grant application for the project. Kevin Gibbs and his firm RKG, Inc. was the owner's representative for the library project. He has also worked for the Town on the maintenance facility project. Kevin Gibbs would be the owner's representative for the Phase 1 of the Town Hall project including architect in design-related meetings, review architect billings, and would work with the architect on a project budget and schedule. The letter of engagement is for billing on an hourly basis of \$91.00 per hour, up to a maximum amount of \$4,095.00.

Trustee Hargis made a motion, seconded by Trustee Cole to approve the Engagement letter with RKG, Inc. not to exceed \$4,095.00.

The vote was as follows:

Aye: Trustees Hargis, Cole, Hamilton, Davis, Rossi and Mayor Patch

Nay - None

Mayor Patch declared the motion carried.

- e. CR 49 Road Repairs

The Board of Trustee consensus was to continue this for further discussion at a Special Board of Trustee Meeting on June 11, 2015 at 6:00 p.m.

- f. NOAA radios

Joe Racine, Town Administrator, reported on the possibility of providing NOAA radios to residents of the Town. The idea was that providing a free radio to each household would be more effective and less expensive than investing in another siren.

The Board of Trustees consensus was to table this item until the next regular Board of Trustees meeting on July 1, 2015.

**4) STAFF REPORTS**

Trustee Hargis requested that the full description of the utility charge codes on the utility bills be put on the website or otherwise explained to utility customers.

Trustee Davis inquired about why Gator Rubbish is not picking up all the trash. If this happens, residents should contact Gator Rubbish as soon as possible.

**ADJOURNMENT**

The meeting adjourned at approximately 6:49 p.m.

TOWN OF HUDSON, COLORADO

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Mayor

ATTEST

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Town Clerk

## Report Criteria:

Report type: GL detail

Check\_Type = {&lt;&gt;} "Adjustment"

| Check Issue Date | Check Number | Vendor Number | Payee                              | Invoice Number | Description                                  | Invoice GL Account | Check Amount |
|------------------|--------------|---------------|------------------------------------|----------------|--|--------------------|--------------|
| 06/12/2015       | 50691        | 4             | Andersen's Star Market             | 060115-250     | WWTP Operating Supplies                      | 75-68-6710         | 22.89        |
| 06/12/2015       | 50691        | 4             | Andersen's Star Market             | 060115-250     | Town Clean Up Days                           | 10-68-6730         | 25.29        |
| Total 50691:     |              |               |                                    |                |  |                    | 48.18        |
| 06/12/2015       | 50692        | 886           | At Your Service Electric           | 15161          | Demo'd Electric to Construction Trailer      | 10-68-6633         | 1,390.71     |
| 06/12/2015       | 50692        | 886           | At Your Service Electric           | 15195          | RO Pump Install                              | 70-68-6652         | 1,188.84     |
| 06/12/2015       | 50692        | 886           | At Your Service Electric           | 15196          | Install WW Pump                              | 75-68-6652         | 330.85       |
| 06/12/2015       | 50692        | 886           | At Your Service Electric           | 15213          | Install Outlet for Blue Print Machine        | 10-64-7739         | 142.23       |
| Total 50692:     |              |               |                                    |                |  |                    | 3,052.63     |
| 06/12/2015       | 50693        | 45            | AT&T                               | 060415-0202    | Long Distance Service                        | 10-64-6410         | 122.91       |
| 06/12/2015       | 50693        | 45            | AT&T                               | 060415-0202    | Long Distance Service                        | 10-68-6410         | 61.46        |
| 06/12/2015       | 50693        | 45            | AT&T                               | 060415-0202    | Long Distance Service                        | 70-64-6410         | 61.46        |
| 06/12/2015       | 50693        | 45            | AT&T                               | 060415-0202    | Long Distance Service                        | 70-68-6410         | 61.46        |
| Total 50693:     |              |               |                                    |                |  |                    | 307.29       |
| 06/12/2015       | 50694        | 1208          | BBR                                | 2696           | Dumpster                                     | 10-68-6633         | 330.00       |
| Total 50694:     |              |               |                                    |                |  |                    | 330.00       |
| 06/12/2015       | 50695        | 683           | Bratton's Office Equipment Inc.    | 30165162       | Canon IRC 3080 - Contract                    | 10-64-6633         | 30.00        |
| 06/12/2015       | 50695        | 683           | Bratton's Office Equipment Inc.    | 30165163       | Canon IRC Meter Charge                       | 10-64-6633         | 264.19       |
| Total 50695:     |              |               |                                    |                |  |                    | 294.19       |
| 06/12/2015       | 50696        | 52            | Cardmember Service                 | 052215-0838    | Town Events                                  | 10-69-6730         | 51.94        |
| Total 50696:     |              |               |                                    |                |  |                    | 51.94        |
| 06/12/2015       | 50697        | 1041          | Caselle Inc.                       | 65963          | Contract Support and Maintenance - July 2015 | 10-64-6633         | 525.00       |
| Total 50697:     |              |               |                                    |                |  |                    | 525.00       |
| 06/12/2015       | 50698        | 1239          | CH2E Colorado LLC                  | T-229          | Tire Diposal - Town Clean Up Days            | 10-68-6730         | 95.48        |
| Total 50698:     |              |               |                                    |                |  |                    | 95.48        |
| 06/12/2015       | 50699        | 36            | Colorado Analytical Laboratories I | 150526041      | Wastewater Samples                           | 75-68-6633         | 111.60       |
| 06/12/2015       | 50699        | 36            | Colorado Analytical Laboratories I | 150602089      | Water Samples                                | 70-68-6633         | 39.40        |
| Total 50699:     |              |               |                                    |                |  |                    | 151.00       |
| 06/12/2015       | 50700        | 890           | CPS Distributors Inc.              | 2071969-00     | Sprinkler Repair                             | 10-69-6710         | 27.94        |
| 06/12/2015       | 50700        | 890           | CPS Distributors Inc.              | 2083283-00     | Sprinkler Repair                             | 10-69-6710         | 135.00       |
| 06/12/2015       | 50700        | 890           | CPS Distributors Inc.              | 2097456-00     | Sprinkler                                    | 10-69-6710         | 167.50       |
| Total 50700:     |              |               |                                    |                |  |                    | 330.44       |

| Check Issue Date | Check Number | Vendor Number | Payee                           | Invoice Number | Description  | Invoice GL Account | Check Amount |
|------------------|--------------|---------------|---------------------------------|----------------|--|--------------------|--------------|
| 06/12/2015       | 50701        | 1228          | Denver Industrial Pumps Inc.    | 75103          | Booster Pump   | 75-68-6652         | 5,348.33     |
| Total 50701:     |              |               |                                 |                |  |                    | 5,348.33     |
| 06/12/2015       | 50702        | 53            | Farm & Home Lumber              | 061015-8720    | Gloves   | 75-68-6710         | 11.95        |
| 06/12/2015       | 50702        | 53            | Farm & Home Lumber              | 061015-8720    | Tools  | 75-68-6735         | 15.74        |
| 06/12/2015       | 50702        | 53            | Farm & Home Lumber              | 061015-8720    | Supplies, Bolts  | 70-68-6710         | 10.52        |
| 06/12/2015       | 50702        | 53            | Farm & Home Lumber              | 061015-8720    | Tools  | 70-68-6735         | 63.13        |
| 06/12/2015       | 50702        | 53            | Farm & Home Lumber              | 061015-8720    | Locate Supplies  | 10-68-6735         | 19.88        |
| 06/12/2015       | 50702        | 53            | Farm & Home Lumber              | 061015-8720    | Shop Supplies and Irrigation Boots                       | 10-68-6735         | 112.40       |
| 06/12/2015       | 50702        | 53            | Farm & Home Lumber              | 061015-8720    | Irrigation and Sprinkler Parts for Repairs Park and Pond | 60-69-7712         | 97.50        |
| 06/12/2015       | 50702        | 53            | Farm & Home Lumber              | 061015-8720    | Mosquito Control   | 10-68-6633         | 19.34        |
| 06/12/2015       | 50702        | 53            | Farm & Home Lumber              | 061015-8720    | Trailer Supplies   | 10-68-6710         | 136.07       |
| 06/12/2015       | 50702        | 53            | Farm & Home Lumber              | 061015-8720    | Landscape Rake   | 10-69-6735         | 81.35        |
| 06/12/2015       | 50702        | 53            | Farm & Home Lumber              | 061015-8720    | Finance Charge   | 10-68-6415         | 2.00         |
| Total 50702:     |              |               |                                 |                |  |                    | 569.88       |
| 06/12/2015       | 50703        | 503           | Flowmation Inc.                 | 3495           | Scada Repair   | 75-68-6710         | 200.00       |
| 06/12/2015       | 50703        | 503           | Flowmation Inc.                 | 3500           | EFF Discharge Valve                                      | 75-68-6710         | 200.00       |
| Total 50703:     |              |               |                                 |                |  |                    | 400.00       |
| 06/12/2015       | 50704        | 57            | Front Range Internet            | 1386246        | Website Hosting and Maintenance                          | 10-64-6415         | 122.90       |
| Total 50704:     |              |               |                                 |                |  |                    | 122.90       |
| 06/12/2015       | 50705        | 1240          | Gloria Rangel                   | 060815-DR      | Park Pavillion Deposit Refund                            | 10-45-4513         | 25.00        |
| Total 50705:     |              |               |                                 |                |  |                    | 25.00        |
| 06/12/2015       | 50706        | 1045          | Green Mountain Lawn & Tree Car  | 149487         | Tree Spraying - Park                                     | 10-69-6633         | 285.75       |
| Total 50706:     |              |               |                                 |                |  |                    | 285.75       |
| 06/12/2015       | 50707        | 22            | Hoffmann Parker Wilson & Carber | 053115-4080    | Legal Services - Administration                          | 10-64-6630         | 1,584.00     |
| 06/12/2015       | 50707        | 22            | Hoffmann Parker Wilson & Carber | 053115-4080    | Legal Services - Library Litigation                      | 25-64-6630         | 297.00       |
| 06/12/2015       | 50707        | 22            | Hoffmann Parker Wilson & Carber | 053115-4080    | Legal Services - Community Development                   | 10-64-6630         | 49.50        |
| Total 50707:     |              |               |                                 |                |  |                    | 1,930.50     |
| 06/12/2015       | 50708        | 210           | Humane Society of Weld County   | 7475           | Animal Housing and Care - May 2015                       | 10-66-6633         | 757.86       |
| Total 50708:     |              |               |                                 |                |  |                    | 757.86       |
| 06/12/2015       | 50709        | 1047          | JE-CO Equipment                 | 1W1001494      | Quote - Mack Truck Repairs                               | 10-68-6633         | 216.30       |
| 06/12/2015       | 50709        | 1047          | JE-CO Equipment                 | 1W1001535      | Repairs - Freightliner                                   | 10-68-6633         | 576.16       |
| Total 50709:     |              |               |                                 |                |  |                    | 792.46       |
| 06/12/2015       | 50710        | 276           | Joe Racine                      | 060515         | Mileage - Meetings                                       | 10-64-6213         | 22.42        |
| 06/12/2015       | 50710        | 276           | Joe Racine                      | 060515         | Computer, Camera, Phone                                  | 10-64-6633         | 50.00        |
| 06/12/2015       | 50710        | 276           | Joe Racine                      | 060515         | Insurance Reimbursement                                  | 10-64-6110         | 149.90       |
| 06/12/2015       | 50710        | 276           | Joe Racine                      | 060515         | Meeting Parking  | 10-64-6212         | 12.00        |

| Check Issue Date | Check Number | Vendor Number | Payee                             | Invoice Number | Description   | Invoice GL Account | Check Amount |
|------------------|--------------|---------------|-----------------------------------|----------------|---|--------------------|--------------|
| Total 50710:     |              |               |                                   |                |   |                    | 234.32       |
| 06/12/2015       | 50711        | 840           | Ketterling Butherus & Norton Engi | 1131-001-00    | Engineering - Town                                  | 10-64-6640         | 1,313.72     |
| 06/12/2015       | 50711        | 840           | Ketterling Butherus & Norton Engi | 1131-001-00    | Engineering - Library                               | 23-71-6640         | 3,015.70     |
| 06/12/2015       | 50711        | 840           | Ketterling Butherus & Norton Engi | 1131-001-00    | Engineering - Water                                 | 70-64-6640         | 207.75       |
| 06/12/2015       | 50711        | 840           | Ketterling Butherus & Norton Engi | 1131-001-00    | Engineering - Skoglund                              | 10-65-6640         | 843.00       |
| 06/12/2015       | 50711        | 840           | Ketterling Butherus & Norton Engi | 1131-001-00    | Engineering - Anadarko Shaklee                      | 10-64-6640         | 536.75       |
| 06/12/2015       | 50711        | 840           | Ketterling Butherus & Norton Engi | 1131-001-00    | Engineering - Love's Hotel                          | 10-65-6640         | 185.00       |
| 06/12/2015       | 50711        | 840           | Ketterling Butherus & Norton Engi | 1131-002/00    | Hudson Water System Model                           | 70-71-6640         | 3,500.00     |
| 06/12/2015       | 50711        | 840           | Ketterling Butherus & Norton Engi | 1131-003/00    | Engineering - BNSF Feasibility Study                | 10-64-6640         | 162.75       |
| Total 50711:     |              |               |                                   |                |   |                    | 9,764.67     |
| 06/12/2015       | 50712        | 803           | Key Bank                          | 061715         | H.S.A. Employer Contribution                        | 25-64-6110         | 3,300.00     |
| 06/12/2015       | 50712        | 803           | Key Bank                          | 061715         | H.S.A. Employer Contribution                        | 10-64-6110         | 2,171.90     |
| 06/12/2015       | 50712        | 803           | Key Bank                          | 061715         | H.S.A. Employer Contribution                        | 10-62-6110         | 55.60        |
| 06/12/2015       | 50712        | 803           | Key Bank                          | 061715         | H.S.A. Employer Contribution                        | 70-64-6110         | 1,072.50     |
| 06/12/2015       | 50712        | 803           | Key Bank                          | 061715         | H.S.A. Employer Contribution                        | 75-64-6110         | 907.50       |
| 06/12/2015       | 50712        | 803           | Key Bank                          | 061715         | H.S.A. Employer Contribution                        | 10-67-6110         | 99.00        |
| 06/12/2015       | 50712        | 803           | Key Bank                          | 061715         | H.S.A. Employer Contribution                        | 10-68-6110         | 4,455.00     |
| 06/12/2015       | 50712        | 803           | Key Bank                          | 061715         | H.S.A. Employer Contribution                        | 10-69-6110         | 808.50       |
| 06/12/2015       | 50712        | 803           | Key Bank                          | 061715         | H.S.A. Employer Contribution                        | 70-68-6110         | 2,145.00     |
| 06/12/2015       | 50712        | 803           | Key Bank                          | 061715         | H.S.A. Employer Contribution                        | 75-68-6110         | 1,485.00     |
| Total 50712:     |              |               |                                   |                |   |                    | 16,500.00    |
| 06/12/2015       | 50713        | 1204          | Longmont Ford                     | 6067341/1      | Balance Tires, Oil Change, Preventative Maintenance | 10-68-6633         | 1,085.94     |
| Total 50713:     |              |               |                                   |                |   |                    | 1,085.94     |
| 06/12/2015       | 50714        | 213           | Lost Creek Guide LLC              | 8841           | Publishing - Trustee Notice                         | 10-61-6620         | 36.00        |
| Total 50714:     |              |               |                                   |                |   |                    | 36.00        |
| 06/12/2015       | 50715        | 853           | Love's Travel Stops & County Stor | 636959169      | Fuel - PW Department                                | 10-68-6416         | 1,242.55     |
| 06/12/2015       | 50715        | 853           | Love's Travel Stops & County Stor | 636959169      | Fuel - Water Department                             | 70-68-6416         | 211.74       |
| 06/12/2015       | 50715        | 853           | Love's Travel Stops & County Stor | 636959169      | Fuel - WW Department                                | 75-68-6416         | 168.87       |
| Total 50715:     |              |               |                                   |                |   |                    | 1,623.16     |
| 06/12/2015       | 50716        | 950           | Lowe's                            | 060115-9900    | Ramps   | 75-68-6415         | 121.60       |
| 06/12/2015       | 50716        | 950           | Lowe's                            | 060115-9900    | Belts   | 10-69-6710         | 55.06        |
| Total 50716:     |              |               |                                   |                |   |                    | 176.66       |
| 06/12/2015       | 50717        | 1241          | Norma Chavez                      | 060115         | Park Pavillion Deposit Refund                       | 10-45-4513         | 25.00        |
| Total 50717:     |              |               |                                   |                |   |                    | 25.00        |
| 06/12/2015       | 50718        | 1242          | Paula Bell                        | 060815-DR2     | Park Pavillion Deposit Refund                       | 10-45-4513         | 25.00        |
| Total 50718:     |              |               |                                   |                |   |                    | 25.00        |
| 06/12/2015       | 50719        | 1244          | Pets Emergency Hospital           | 58800          | Euthinized Dog - Reimbursed by Owner                | 10-68-6633         | 120.00       |

| Check Issue Date | Check Number | Vendor Number | Payee                           | Invoice Number | Description                            | Invoice GL Account | Check Amount |
|------------------|--------------|---------------|---------------------------------|----------------|--|--------------------|--------------|
| Total 50719:     |              |               |                                 |                |  |                    | 120.00       |
| 06/12/2015       | 50720        | 1188          | Pinnacle Bank - 3               | 060115-4050    | Mower Parts                            | 10-69-6710         | 44.10        |
| 06/12/2015       | 50720        | 1188          | Pinnacle Bank - 3               | 060115-4050    | Fuel                                   | 10-69-6416         | 47.37        |
| 06/12/2015       | 50720        | 1188          | Pinnacle Bank - 3               | 060115-4050    | Crew Breakfast                         | 10-68-6210         | 48.57        |
| 06/12/2015       | 50720        | 1188          | Pinnacle Bank - 3               | 060115-4050    | Town Clean Up                          | 10-68-6730         | 81.86        |
| 06/12/2015       | 50720        | 1188          | Pinnacle Bank - 3               | 060115-4050    | RO Brine Pump                          | 70-68-7736         | 1,389.99     |
| Total 50720:     |              |               |                                 |                |  |                    | 1,611.89     |
| 06/12/2015       | 50721        | 1189          | Pinnacle Bank - 4               | 060115-4043    | Postage                                | 10-64-6722         | 2.80         |
| 06/12/2015       | 50721        | 1189          | Pinnacle Bank - 4               | 060115-4043    | Election Training                      | 10-64-6210         | 30.24        |
| Total 50721:     |              |               |                                 |                |  |                    | 33.04        |
| 06/12/2015       | 50722        | 1190          | Pinnacle Bank - 5               | 060115-4068    | Town Clean Up                          | 10-68-6730         | 64.07        |
| 06/12/2015       | 50722        | 1190          | Pinnacle Bank - 5               | 060115-4068    | Meeting with SafeBUILT                 | 10-66-6710         | 28.33        |
| 06/12/2015       | 50722        | 1190          | Pinnacle Bank - 5               | 060115-4068    | Town Hall Supplies                     | 10-64-6710         | 9.70         |
| 06/12/2015       | 50722        | 1190          | Pinnacle Bank - 5               | 060115-4068    | Meal for Snow Removal Crew             | 10-68-6210         | 88.68        |
| 06/12/2015       | 50722        | 1190          | Pinnacle Bank - 5               | 060115-4068    | Mosquito Control                       | 10-68-6633         | 60.54        |
| Total 50722:     |              |               |                                 |                |  |                    | 251.32       |
| 06/12/2015       | 50723        | 1195          | Pinnacle Bank - 6               | 060115-4027    | Meeting RE Hwy 52                      | 10-64-6212         | 36.64        |
| Total 50723:     |              |               |                                 |                |  |                    | 36.64        |
| 06/12/2015       | 50724        | 1243          | Plastics Inc.                   | 363306         | Check Valve                            | 70-68-6710         | 499.72       |
| Total 50724:     |              |               |                                 |                |  |                    | 499.72       |
| 06/12/2015       | 50725        | 348           | Prospect Implement Inc.         | 52381          | Tractor Repairs                        | 10-69-6633         | 76.26        |
| Total 50725:     |              |               |                                 |                |  |                    | 76.26        |
| 06/12/2015       | 50726        | 1146          | Rebecca Utecht                  | 061015         | Mileage - Bank Deposits and PC Packets | 10-64-6213         | 52.90        |
| 06/12/2015       | 50726        | 1146          | Rebecca Utecht                  | 061015         | Cell Phone - May and June 2015         | 10-64-6411         | 50.00        |
| Total 50726:     |              |               |                                 |                |  |                    | 102.90       |
| 06/12/2015       | 50727        | 1151          | RH Water & Wastewater LLC       | 65             | Wastewater Contract Ops                | 75-68-6633         | 125.00       |
| 06/12/2015       | 50727        | 1151          | RH Water & Wastewater LLC       | 65             | Water Contract Ops                     | 70-68-6633         | 125.00       |
| Total 50727:     |              |               |                                 |                |  |                    | 250.00       |
| 06/12/2015       | 50728        | 342           | Roggen Farmer's Elevator Associ | 710497         | Chemicals for Park                     | 10-69-6710         | 802.50       |
| Total 50728:     |              |               |                                 |                |  |                    | 802.50       |
| 06/12/2015       | 50729        | 49            | SAFEbuilt Inc                   | 0020244-IN     | Code Enforcement Services - May 2015   | 10-66-6632         | 825.00       |
| 06/12/2015       | 50729        | 49            | SAFEbuilt Inc                   | 0020268-IN     | Building Permit Fees                   | 10-65-6642         | 115.50       |
| Total 50729:     |              |               |                                 |                |  |                    | 940.50       |

| Check Issue Date | Check Number | Vendor Number | Payee                        | Invoice Number | Description                                  | Invoice GL Account | Check Amount |
|------------------|--------------|---------------|------------------------------|----------------|--|--------------------|--------------|
| 06/12/2015       | 50730        | 1182          | Stephanie Fleming            | 060815-RP      | Restitution - Case Number 15-3123            | 10-42-4211         | 100.00       |
| Total 50730:     |              |               |                              |                |  |                    | 100.00       |
| 06/12/2015       | 50731        | 1245          | Tom Lewis                    | 060815-WDR     | Water Deposit Refund                         | 70-00-2030         | 40.61        |
| Total 50731:     |              |               |                              |                |  |                    | 40.61        |
| 06/12/2015       | 50732        | 285           | Town of Hudson               | 060115-1006    | Water & Sewer - 509 Cherry Street            | 10-68-6418         | 41.06        |
| 06/12/2015       | 50732        | 285           | Town of Hudson               | 060115-2018    | Water & Sewer - 557 Ash Street               | 10-64-6418         | 51.97        |
| 06/12/2015       | 50732        | 285           | Town of Hudson               | 060115-3043    | Water & Sewer - 258 5th Avenue               | 10-68-6418         | 44.75        |
| 06/12/2015       | 50732        | 285           | Town of Hudson               | 060115-4061    | Water & Sewer - RO Plant                     | 70-68-6418         | 5,627.73     |
| 06/12/2015       | 50732        | 285           | Town of Hudson               | 060115-4062    | Water & Sewer - 650 Cherry Street            | 10-69-6418         | 2,185.68     |
| Total 50732:     |              |               |                              |                |  |                    | 7,951.19     |
| 06/12/2015       | 50733        | 945           | Trails End                   | 03-1180        | Grey Breeze - Parking at Pond                | 10-69-6710         | 410.46       |
| Total 50733:     |              |               |                              |                |  |                    | 410.46       |
| 06/12/2015       | 50734        | 800           | Treatment Technology         | 169918         | Wastewater Chemicals                         | 75-68-6710         | 1,192.00     |
| Total 50734:     |              |               |                              |                |  |                    | 1,192.00     |
| 06/12/2015       | 50735        | 131           | Tribune The                  | 4103416        | Publishing - Bids Beech Street Improvements  | 10-64-6620         | 57.66        |
| 06/12/2015       | 50735        | 131           | Tribune The                  | 4103417        | Publishing - Hearing Site Plan Hwy 52 & I-76 | 10-65-6620         | 23.34        |
| 06/12/2015       | 50735        | 131           | Tribune The                  | 4103418        | Ordinance Publishing - 15-09                 | 10-64-6620         | 25.06        |
| 06/12/2015       | 50735        | 131           | Tribune The                  | 4103418        | Ordinance Publishing - 15-09                 | 10-64-6620         | .02          |
| 06/12/2015       | 50735        | 131           | Tribune The                  | 4129435        | Publishing - Hearing Love's Travel Center    | 10-65-6620         | 24.18        |
| Total 50735:     |              |               |                              |                |  |                    | 130.26       |
| 06/12/2015       | 50736        | 90            | TZA Water Engineers Inc.     | 0414538,01-    | Hudson - Water Supply Consulting             | 70-64-6640         | 4,481.23     |
| Total 50736:     |              |               |                              |                |  |                    | 4,481.23     |
| 06/12/2015       | 50737        | 5             | United Power                 | 052615-1519    | Hudson Street Lighting                       | 10-68-6414         | 1,142.99     |
| 06/12/2015       | 50737        | 5             | United Power                 | 052615-1519    | Ball Park Lights - 650 Cherry Street         | 10-69-6413         | 17.45        |
| 06/12/2015       | 50737        | 5             | United Power                 | 052615-1519    | Ball Park Lights - 650 Cherry Street         | 10-69-6413         | 16.00        |
| 06/12/2015       | 50737        | 5             | United Power                 | 052615-1519    | Electric - Well - 2290 Service Rd.           | 70-68-6413         | 133.58       |
| 06/12/2015       | 50737        | 5             | United Power                 | 052615-1519    | Electric - 509 Cherry                        | 10-68-6413         | 66.87        |
| 06/12/2015       | 50737        | 5             | United Power                 | 052615-1519    | Electric - 1100 5th Ave.                     | 70-68-6413         | 34.11        |
| 06/12/2015       | 50737        | 5             | United Power                 | 052615-1519    | Electric - 800 E WCR16                       | 70-68-6413         | 217.24       |
| 06/12/2015       | 50737        | 5             | United Power                 | 052615-1690    | Electric - West Lift Station                 | 75-68-6413         | 1,699.82     |
| 06/12/2015       | 50737        | 5             | United Power                 | 052615-8669    | Electric - RO Plant                          | 70-68-6413         | 1,259.22     |
| 06/12/2015       | 50737        | 5             | United Power                 | 052615-9314    | Electric - Hudson Pump Station               | 70-68-6413         | 382.70       |
| 06/12/2015       | 50737        | 5             | United Power                 | 060215-1634    | Electric - WWTP - 8249 WCR 7.5               | 75-68-6413         | 3,036.14     |
| 06/12/2015       | 50737        | 5             | United Power                 | 060215-1800    | Electric - 258 5th - Temp Construction       | 10-68-6413         | 40.26        |
| Total 50737:     |              |               |                              |                |  |                    | 8,046.38     |
| 06/12/2015       | 50738        | 27            | United States Postal Service | 060215         | Box - 351 / Yearly Post Office Box Renewal   | 10-64-6722         | 114.00       |

| Check Issue Date | Check Number | Vendor Number | Payee                                | Invoice Number | Description                   | Invoice GL Account | Check Amount |
|------------------|--------------|---------------|--------------------------------------|----------------|-------------------------------|--------------------|--------------|
| Total 50738:     |              |               |                                      |                |                               |                    | 114.00       |
| 06/12/2015       | 50739        | 99            | USA BlueBook                         | 650614         | Wastewater Chemicals          | 75-68-6710         | 294.17       |
| Total 50739:     |              |               |                                      |                |                               |                    | 294.17       |
| 06/12/2015       | 50740        | 18            | Utility Notification Center of Color | 21505407       | Locates                       | 70-68-6633         | 117.26       |
| Total 50740:     |              |               |                                      |                |                               |                    | 117.26       |
| 06/12/2015       | 50741        | 536           | Verizon Wireless                     | 9745400328     | Admin Cell Phone Service      | 10-64-6411         | 17.13        |
| 06/12/2015       | 50741        | 536           | Verizon Wireless                     | 9745400328     | Ops Cell Phone Service        | 10-68-6411         | 48.29        |
| 06/12/2015       | 50741        | 536           | Verizon Wireless                     | 9745400328     | Water Cell Phone Service      | 70-64-6411         | 39.23        |
| 06/12/2015       | 50741        | 536           | Verizon Wireless                     | 9745400328     | Water Ops Cell Phone Service  | 70-68-6411         | 48.27        |
| 06/12/2015       | 50741        | 536           | Verizon Wireless                     | 9745400328     | Wastewater Cell Phone Service | 75-68-6411         | 48.28        |
| 06/12/2015       | 50741        | 536           | Verizon Wireless                     | 9745400328     | Police Cell Phone Service     | 10-66-6411         | 25.26        |
| Total 50741:     |              |               |                                      |                |                               |                    | 226.46       |
| Grand Totals:    |              |               |                                      |                |                               |                    | 72,718.37    |

Report Criteria:

Report type: GL detail

Check.Type = {<->} "Adjustment"

**MEMORANDUM**

**2.a.**  
**2.b.**

**To:** Board of Trustees  
**From:** Joe Racine, Town Administrator  
**Date:** June 17, 2015  
**Subject:** Application for appointment to Board of Trustees, Maria Chavez

**Attachments**

Maria Chavez has applied for appointment to a vacancy on the Board of Trustees. A copy of her application is attached. The appointment would fill the vacancy created by the resignation of Ed Rossi who has moved out of town. It would be for the period from the date of the appointing resolution until the next regular election in April 2016.

The two agenda items are for the interview and, should the Board wish to proceed with the appointment, the appointing Resolution No. 15-17.



# TOWN OF HUDSON

557 ASH STREET, P.O. BOX 35, HUDSON, CO 80642-0351  
Phone: 303-536-9311 FAX: 303-536-4753

Application for: BOARD OF TRUSTEES MEMBER  
Planning Commission Board or Board of Adjustments

First Name MARIA

Middle Name BENE

Last Name CHAVEZ

Street Address 541 BEETH ST.

Home Phone \_\_\_\_\_  
Work Phone 303-472-3010 303-059-1909

E-Mail Address MARIACHAVEZ.ABC @ GMAIL . COM

Occupation OFFICE MANAGER & TITLE CLERK / TEEN PROGRAM LEADER

Employer FRONT RANGE AUTO / CITY OF FORT LUTON REC. DEPARTMENT

Length of Residency: 20 (Years) \_\_\_\_\_ (Months)

Please list any specialized business skill or education:  
OFFICE MANAGEMENT, ACCOUNTING, BILINGUAL, ACCOUNTS PAYABLE & ACCOUNTS RECEIVABLE,  
TEAM LEADER, EXCELLENT CUSTOMER SERVICE

Please list any civic activities:

HUDSON GIRL SCOUT TROOP LEADER, 2014 HUDSON PLANNING COMMITTEE, 2011/2012  
COUNCIL  
CDI POLICY PRESIDENT (HUDSON HEADSTART), VOLUNTEER VOLLEYBALL COACH 2009-2012 HUDSON  
HUDSON FOOD BANK VOLUNTEER 2013, HUDSON COURT TRANSLATOR

Are you familiar with any ordinances or master plans relating to the particular board for which you are applying? YES

Are you related to any employee, appointed or elected official of the Town of Hudson Government? NO

Do you have any personal conflicts with the meeting schedule? NO

RESOLUTION NO.

15-17

**TITLE: A RESOLUTION APPOINTING MARIA CHAVEZ TO FILL THE VACANCY ON THE BOARD OF TRUSTEES PURSUANT TO C.R.S. § 31-4-303 AND SECTION 2-2 OF THE HUDSON MUNICIPAL CODE**

WHEREAS, a vacancy exists in the Board of Trustees; and

WHEREAS, the Board of Trustees desires to fill the vacancy until the next regular election in accordance consistent with the provisions of C.R.S. § 31-4-303 and Hudson Municipal Code Section 2-2.

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF HUDSON, COLORADO, AS FOLLOWS:

Section 1. Effective at the regular board meeting June 17, 2015, Maria Chavez is hereby appointed to fill the vacancy on the Board of Trustees until the next regular election.

INTRODUCED, READ and PASSED this 17<sup>th</sup> day of June, 2015.

TOWN OF HUDSON, COLORADO

\_\_\_\_\_  
Raymond Patch, Mayor

ATTEST:

\_\_\_\_\_  
Linnette Barker, Town Clerk

**MEMORANDUM**

**2.c.**

**To:** Board of Trustees  
**From:** Joe Racine, Town Administrator  
**Date:** June 17, 2015  
**Subject:** Case No. 15-03 SP, Site Plan, Skoglund Pizza

**Attachments**

Attached are case materials for final consideration of the site plan for Skoglund Pizza, including a staff report from Town Planner, Roy Fronczyk. The Site Plan is for a restaurant and associated site improvements on land owned by the Town for which we have an approved purchase agreement with the applicant. The Site Plan has been presented within the times specified in that agreement.

If the Site Plan is approved, the Town and the applicant will be able to proceed to closing on the property, and the applicant will be able to proceed through the building permit process.

## MEMORANDUM

**TO:** Board of Trustees  
**FROM:** Roy Fronczyk  
**DATE:** June 17, 2015  
**SUBJECT:** Planning Commission Public Meeting June 10, 2015,  
Skoglund Pizza Site Plan, Case #15-03 SP

The required public meeting pertaining to the evaluation of a Site Plan for the above referenced application was conducted by the Planning Commission on Wednesday, June 10, 2015. All required adjacent property notices and posting of the property were completed.

Staff presented their findings which are attached to this memo. In addition to the written staff comments the Town Engineer's written comments (also attached) was presented by staff. The Town Engineer noted over 25 items that required correction – the majority of which involved “cleanup” items such as mislabeling and items on the drawings that were not shown in the legend. Items of substance include the handicapped parking configuration, the restaurant pick-up window and identification of the materials and size of the utilities serving the site. The applicant will address these concerns and they will be incorporated into the final Site Plan for the property. The Board might want to request the reasoning and rationale behind the approach to the design of the site.

The major items of discussion included:

- The elimination of the Pick-up window on the building.
- The elimination of the cross-parcel access roadway between Love's and Skoglund with a note indicating that the cross access may be required in the future.
- The widening of the sidewalk on the south side of the building by the customer entrance.

There were no comments from members of the community, as there were none in attendance.

The applicant has provided a written response to address the above major issues as well as others. However, at the time of preparing this memo we have not received a revised site plan that illustrates how these concerns have been addressed.

The Planning Commission voted unanimously to recommend the Site Plan for approval to the Board of Trustees, with the stipulations that the above listed major issues be addressed and that all the Engineers comments be addressed.



## MEMORANDUM

**TO:** Town of Hudson Planning Commission  
**FROM:** Roy Fronczyk  
**DATE:** June 5, 2015  
**SUBJECT:** Public Meeting, Skoglund Pizza Site Plan, Case #15-03 SP

### ATTACHMENTS

#### I. REQUEST:

The proposal for the property is to construct a 5,268 square foot building to house a restaurant and two tenant spaces. The restaurant will occupy almost 85% of the building and consist of the dining area, kitchen, two party rooms which can be combined into one large room, an arcade area and restrooms. The restaurant will have a seating capacity of 96 and a total occupant load of 283 persons. A pick-up window is shown for call in orders but no ordering kiosk is anticipated with the business. The tenant spaces consume the remainder of the structure and will have their own exterior access and restroom facility.

The building is a one story structure and the exterior of the structure has been designed to be similar in style and scale to the adjacent Love's Travel Center. The façade will consist of brick veneer, cement stucco, aluminum store front and the HVAC units will be fully screened. No signage for the building has been shown as the applicant has indicated a preference to submit a separate sign permit application at a later date. Exterior elevations of the building are attached.

There are 61 parking spaces, including 3 dedicated handicapped and a gravel area for oversized vehicles. Access to the site is provided via the 50' access easement on the north side of the property. A second access is connected to the Love's Travel Center parking lot by a 24' wide roadway. Town of Hudson water and sewer facilities are located adjacent to the site in the vacated Hickory Street right-of-way. The landscaping plan for the property includes a variety of deciduous, ornamental and evergreen trees and shrubs. All shrub beds and trees will be irrigated and dryland turf seed mix will be used on the remainder of the property. The landscape plan for the property is attached.

#### II. EXISTING CONDITIONS:

The subject property contains 1.45 acres and comprises Lot 3 of the Bison Highway Minor Subdivision and Vacation Vesting Parcel #6 that was deeded to adjacent properties in the Hickory Street vacation. The Bison Highway Minor Subdivision was created by the Town as a result of abandoning the sewage treatment ponds as a result of the new sewage treatment plant. The property is zoned "C-1" Commercial One in the Town of Hudson which permits the proposed use of the property as a Use of Right. The property is currently vacant and is bounded on the south by State Highway 52, on the west by the relocated I-76 Frontage Road, on the north an access easement and on the east by the existing Love's Travel Center.

### III. FINDINGS and CONCLUSIONS

The site plan for the Skoglund Pizza project has by and large met or exceeded the standards in the code and staff applauds the thorough and professional effort on the part of the applicant and their consultants.

However, there are a few concerns, as there always are:

1. The labeling of a Private Drive on all drawing sheets should be changed to "Access Drive".
2. Describe the materials used for the Trash Enclosure.
3. The RV Parking area on Sheet 1 is shown as gravel and on Sheet 4 it is described as Dryland Non-Irrigated Turf. What surface treatment is proposed?
4. Will the landscaping around the relocated Directional Sign into Love's pose any viewing issues with the height of the landscape materials proposed? Furthermore, a sign easement should be identified on the site plan to make permanent the
5. Parking spaces are shown to be 9' x 18'. The Land Development Code (Sec. 16-142(f)(1)) specifies a parking stall shall not be less than 9' x 20'. Tell us the rationale for not complying with this standard.
6. The "Required" column of the Parking Analysis on Sheet One is blank. The Land Development Code (Sec. 16-142(f)(3)) specifies the required parking spaces for a sit down restaurant is 1.0 Spaces per 3.5 person capacity. Sheet 6 of the Site Plan indicates a total restaurant occupancy load of 283 persons which results in a requirement for 81 spaces – 61 spaces are provided in the site plan. Additionally what additional parking requirements result from the tenant space in the building. Tell us the rationale for not complying with the parking space standard in the Land Development Code.
7. The walkway from the handicap spaces to the front door of the restaurant and tenant space measures 30" along the building. ADA standards indicate that 32" is the minimum required. More importantly, there is the curb along the south side of the walkway which is a significant hazard to wheelchairs falling off the walkway. Tell us why this walkway cannot be widened for more safe travel.
8. The west end of the building shows a doorway to what looks to be a patio for outdoor dining. There is no information about seating, fencing or lighting for that area. Is this part of the plan for the property?
9. Currently two access points are shown to the site, one from the access drive on the north side of the property and the second through Love's Travel Center. Should Love's elect not desire access to through their parking area and fuel service area then an adjustment to the site plan maybe be warranted. How would the site plan change should this access point be eliminated with the possible addition of more parking.

Staff recommends approval of the site plan pending review of the plan from the Town Engineer, responses to the above and the concerns expressed at the Planning Commission Public Meeting. The characteristics of the site; its high visibility, and access make it ideal for the proposed use. The use of the property furthers the commercial goals of the comprehensive plan to "Encourage highway oriented commercial development" and "Develop regional-commercial opportunities at existing and proposed I-76 interchanges" (p. 9, Town of Hudson Comprehensive Plan).

The Planning Commission could recommend to the Board of Trustees approval of the proposal, approval with conditions or denial of the request, or the Commission may table comment until the next available meeting when additional information is needed and requested by the planning commission.

A recommendation to the Board of Trustees on the Skoglund Pizza Site Plan should include findings regarding the proposed layout of the property along with location, access and other factors, including any testimony at the public meeting. The recommendation will be forwarded to the Board of Trustees for consideration at the June 17, 2015 meeting. It should be noted that at this stage in the Site Plan review process it is the applicant's choice as to when the site plan is submitted for review by the Board of Trustees. In some instances there is often not enough time to address the concerns of the Planning Commission in the one week time between the meetings of the Planning Commission and Board of Trustees.



**WAYNE D. ANDERSON, AIA, LLC**

7825 W Ontario Pl  
Littleton, Co 80128  
(303) 550 5678  
[WAndersonAIA@comcast.net](mailto:WAndersonAIA@comcast.net)

Thursday, June 11, 2015

Roy Fronczyk, AICP  
Hudson Town Planner  
[r\\_fronczyk@msn.com](mailto:r_fronczyk@msn.com)

REVISED SITE PLAN NARRATIVE for  
Skoglund Pizza  
Hwy 52 and Old Hickory Street  
Hudson, Weld County, CO

project # 2015-015

This request is for the new construction of a new Pizzeria and small office tenant spaces to be located at the Hwy 52 and Old Hickory Street, with an address to be determined. The development will provide parking and landscaping for this commercial restaurant of 3,079 square feet. Materials and elevations will be tailored to match the architectural style of the existing Love's store and will utilize the materials that are keeping with the materials found all around the Town of Hudson.

This use in this development is a planned use within the Town of Hudson's master plan and the site plan is consistent with the previously approved subdivision plat for the Development. The proposed building is oriented towards the private street, access to Love's, and all four sides of this structure are to have an articulation that is complementary to the front elevation. The trash enclosure will be placed with its opening angled away from the highway which places it on the SE corner of the building, we are then rotating the enclosure to minimize its impact on the highway. The building has an integration of variations in mass with the old weathered brick corner pilasters that will also vary in height and texture and color from the main building façade. The building front / access / entry is to be delineated with a sign, for a strong demarcation of the entrance. The wall surfaces being longer than 40 feet on any side will have changes in mass though the use of the corner pilaster projections, with changes in colors, and textures. We have also added graphical patterning to the EIFS elements to further break up these walls. The flat roof and roof top HVAC units will be well screened behind out 4-5 foot tall parapet walls.

The proposed site plan complies with all applicable development and design standards that were available. The proposed materials will comprise of weathered brick corner elements and EIFS wall panels. There will also be an illuminated monument sign located within the sites landscaping area along the highway.

The proposed building architecture provides the visual interest consistent with the community's identity, character and scale, with the use of materials reflective of the human scale. The building facades and rooflines are articulated to reduce the mass, scale, and monolithic appearances of other larger buildings. The architectural features, patterns and details provide visual interest at the scale of the pedestrians using the facility, while providing a safe environment so typical of this friendly commercial neighbor.



A member of  
The American Institute of Architects

This type of projects are usually constructed in 180 days and this projects anticipated scheduled to start construction this summer and finishing by this fall with the anticipation of good seasonable weather for construction.

The site design will involve curb and gutter, pavement, storm sewer, private water and sanitary sewer service lines, plus landscaped areas. Site drainage and landscaping will comply with Town of Hudson guidelines.

Per the planning staffs and the Board of Trustees hearing we had on 6/10/2015, the following changes were made to the site plan;

- 1) We eliminated the drive through pick up window in favor of the use of a "Curb Side Delivery" concept where the food is delivered to your car when you pull into the parking lot.
- 2) Per the staffs request we have addressed all of the concerns they had listed in their memo dated June 5<sup>th</sup>, 2015.
- 3) The trash enclosure is to be constructed out of materials that match the building.
- 4) The RV parking area is to be paved with a water permeable surface to keep the size of the water detention requirements as low as possible. A Dryland Non-Irrigated Turf would be most preferable.
- 5) The landscaping around the relocated Directional Sign into Love's will not pose any viewing issues with the height of the landscape materials proposed, Furthermore, a sign easement has been identified on the site plan to make it more permanent.
- 6) The parking spaces have all been changed to 9' x 20' as requested.
- 7) Per the staff's recommendations during the early design stages of this project the parking is based on actual seating capacity, and not the occupant load.
- 8) The walkway from the handicap spaces to the front door has been widened as requested.
- 9) The West entrance is for a future patio area that the owner plans to do in the near future. The fencing will come at a later date and the lighting is already in place, please see the site photometric plan.
- 10) The access drive directly into Love's parking lot has now been shown as a future improvement, since at this time the owner and Love's do not want it at this time.



**WAYNE D. ANDERSON, AIA, LLC**

7825 W Ontario Pl  
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(303) 550 5678  
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Per the Engineering review comments from Michael Kettering with Ketterling, Butherus & Norton Engineers, LLC we offer the following responses:

Site Development Plan Sheet 1:

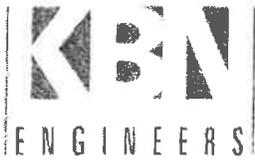
1. Wheel stops are shown on the middle of two of the ADA spaces. Are they needed on the 2 surrounding spaces to ensure ramps stay accessible due to vehicle overhang?
  - a. *Response: we will add the wheel stops as requested.*
2. What is the width of the sidewalk adjacent to the handicap parking stalls? It should be 6' minimum to allow for 2' vehicle overhang if wheel stops aren't used on all ADA stalls.
  - a. *Response: this has been revised and it is now 60".*
3. Can the handicap stalls be moved closer to the building entrance?
  - a. *Response: there is no space closer to the building that would not require the HC person to walk or wheel behind parked cars, the spaces shown are the best location for the handicapped.*
4. Please add dimensions to the sidewalk adjacent to the front of the building. Is there adequate space on the southwest side of the building to allow for ADA accessibility if the handicap stalls are not moved?
  - a. *Response: we will add these dimensions as requested.*
5. Please add call-outs for type of curb and gutter (inflow or outflow).
  - a. *Response: we will add this information as requested.*
6. RV Parking label is difficult to read; please mask the text.
  - a. *Response: we will revise this information as requested.*
7. Will the pick-up window staging block ADA parking?
  - a. *Response: the "pick up window" has been removed from the project.*
8. Please provide an easement for the love's Entrance sign at the north end this lot.
  - a. *Response: we will add this easement information as requested.*

Respectfully Submitted,

Wayne D Anderson, AIA, LLC



A member of  
The American Institute of Architects



June 5, 2015

Mr. Roy Fronczyk, AICP  
Town of Hudson  
557 Ash Street  
Hudson, CO 80642

Dear Roy:

RE: SKOGLUND PIZZA SITE PLAN REVIEW – Submittal No. 2  
KBN Project No. 12012 Skoglund Pizza

On June 2, 2015 we received the following information regarding the revised site plan for the Skoglund Pizza (prepared/provided by Vermillion Peak Engineering, LLC):

1. Site Development Plan – Sheets 1-8 of 8, dated May 28, 2015
2. Final Drainage Report – Sheets 1-41, dated May 8, 2015

Based on the information provided, we have the following questions/comments:

Site Development Plan

Sheet 1:

1. Wheel stops are shown on the middle of two of the ADA spaces. Are they needed on the 2 surrounding spaces to ensure ramps stay accessible due to vehicle overhang?
2. What is the width of the sidewalk adjacent to the handicap parking stalls? It should be 6' minimum to allow for 2' vehicle overhang if wheel stops aren't used on all ADA stalls.
3. Can the handicap stalls be moved closer to the building entrance?
4. Please add dimensions to the sidewalk adjacent to the front of the building. Is there adequate space on the southwest side of the building to allow for ADA accessibility if the handicap stalls are not moved?
5. Please add call-outs for type of curb and gutter (inflow or outflow).
6. RV Parking label is difficult to read; please mask the text.
7. Will the pick-up window staging block ADA parking?
8. Please provide an easement for the Love's Entrance sign at the north end this lot.

Sheet 2:

1. Please check for lines and text over text.
2. Please add dimensions and type for the riprap.
3. Existing surface contour labels have hatching over them making them difficult to read.
4. Please add the invert on the downstream of the 2' trickle channel; we cannot confirm that the slope is adequate.

Ketterling, Butherus & Norton Engineers, LLC.

5. Is a grading/cross access agreement necessary (from Love's) for constructing the connecting drive to the existing Truck Stop parking lot?

Sheet 3

1. Please label the size and material of the water and sanitary sewer services, and the water meter.
2. Does the building require a fire sprinkler line?
3. Are fire hydrants required? Please have the Fire Department review this revised plan.
4. Please include the locations of the dry utilities (power, gas, telephone, cable).
5. Will a transformer be necessary? If so, what is the location?

Sheet 4

1. RV gravel parking area is shown as dryland non-irrigated turf. Please revise.

Sheet 7

1. Are the Building Elevation views correctly labeled?

General Comments:

1. Please add the RV parking hatch and call-out to sheets 2 and 3.
2. Will construction details be provided? (Demolition Plan, Horizontal and Vertical Control, Erosion Control Plan, Signing and Striping Plan, Construction Notes, Miscellaneous Details, trash enclosure details, etc.)

Final Drainage Report:

1. Sheet 8 – Discharge flowrates were calculated for the 5-year storm, however, the Town will allow a 10-year discharge flowrate for this project.
2. Sheet 8 – Designed using Soil Type B criteria but Soil Type C is called out. Please revise.
3. Sheet 35 – Please check calculation for EURV (0.089 ac-ft).

If you have any questions concerning our review of this land use application plan submittal, please give me a call.

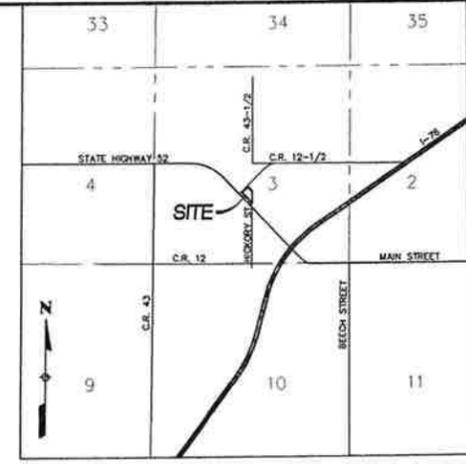
Sincerely,

  
Michael C. Ketterling, PE

SITE DEVELOPMENT PLAN  
**SKOGLUND PIZZA**  
 A PORTION OF THE SW 1/4, SEC. 3, T. 1 N., R. 65 W., 6TH P.M.  
 TOWN OF HUDSON, WELD COUNTY, COLORADO

**STATISTICAL INFORMATION**

|                                |                          |                 |
|--------------------------------|--------------------------|-----------------|
| GROSS FLOOR AREA               | 5,500 S.F.               |                 |
| GROSS PROJECT (SITE) AREA      | 1.45 ACRES (63,329 S.F.) |                 |
| NET PROJECT (SITE) AREA        | 1.45 ACRES (63,329 S.F.) |                 |
| HEIGHT OF STRUCTURES           | ___ FEET (1 STORY)       |                 |
| ZONING:                        | C-1                      |                 |
| PROPOSED USE:                  | RESTAURANT               |                 |
| <b>BUILDING SETBACKS</b>       | <b>REQUIRED</b>          | <b>PROVIDED</b> |
| FRONT (FRONTAGE ROAD)          | 25 FEET                  | 67.2 FEET       |
| SIDE (HIGHWAY 52)              | 10 FEET                  | 77.0 FEET       |
| SIDE (NORTH)                   | 10 FEET                  | 78.8 FEET       |
| REAR (EAST)                    | 5 FEET                   | 67.7 FEET       |
| <b>PARKING ANALYSIS</b>        | <b>REQUIRED</b>          | <b>PROVIDED</b> |
| TOTAL PARKING                  | —                        | 61              |
| STANDARD PARKING (9' X 18')    | —                        | 58              |
| ADA PARKING                    | 3                        | 3               |
| <b>LAND USE AREAS</b>          |                          |                 |
| GROUND COVERAGE BY STRUCTURES  | 5,500 S.F. (9%)          |                 |
| GROUND COVERAGE BY PAVEMENTS   | 38,229 S.F. (57%)        |                 |
| GROUND COVERAGE BY LANDSCAPING | 21,600 S.F. (34%)        |                 |



**CERTIFICATION**

**LEGAL DESCRIPTION:**  
 A SITE PLAN OF A PARCEL OF LAND IN THE TOWN OF HUDSON, COLORADO, LOCATED IN THE SW 1/4, SEC. 3, T. 1 N., R. 65 W., 6TH P.M.  
 LOT 3, BISON HIGHWAY MINOR SUBDIVISION AS PLATTED IN THE RECORDS OF WELD COUNTY, COLORADO AT RECEPTION NUMBER 3820807.  
 TOGETHER WITH VACATION VESTING PARCEL #6, HICKORY STREET AND 10TH AVENUE RIGHT OF WAY VACATION AND EASEMENT DEDICATION BEING DESCRIBED AS FOLLOWS: A PARCEL OF LAND BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION THREE (3) TOWNSHIP ONE NORTH (11N.), RANGE SIXTY-FIVE WEST (R.65W.), SIXTH PRINCIPAL MERIDIAN (6TH P.M.), TOWN OF HUDSON, COUNTY OF WELD, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 COMMENCING AT THE CENTER QUARTER CORNER OF SAID SECTION 3 AND ASSUMING THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 3 AS BEARING NORTH 89°43'57" EAST A DISTANCE OF 2633.49 FEET WITH ALL OTHER BEARINGS CONTAINED HEREIN RELATIVE THERETO:  
 THENCE SOUTH 00°09'02" WEST ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 3 A DISTANCE OF 807.45 FEET TO THE POINT OF BEGINNING;  
 THENCE SOUTH 00°09'02" WEST CONTINUING ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 3 A DISTANCE OF 327.48 FEET TO THE SOUTHEASTERLY PROLONGATION OF THE SOUTHWESTERLY LINE OF LOT 3 OF THE BISON HIGHWAY MINOR SUBDIVISION;  
 THENCE NORTH 43°38'21" WEST ALONG SAID PROLONGED LINE A DISTANCE OF 118.80 FEET TO THE SOUTHEASTERLY LINE OF SAID LOT 3;  
 THENCE NORTH 46°21'09" EAST ALONG THE SOUTHEASTERLY LINE OF SAID LOT 3 A DISTANCE OF 97.28 FEET TO THE WEST LINE OF THE VACATED HICKORY STREET RIGHT OF WAY;  
 THENCE NORTH 00°09'02" EAST ALONG THE WEST LINE OF THE VACATED HICKORY STREET RIGHT OF WAY A DISTANCE OF 174.39 FEET TO THE NORTHEASTERLY LINE OF LOT 3 OF THE BISON HIGHWAY MINOR SUBDIVISION;  
 THENCE SOUTH 89°50'58" EAST A DISTANCE OF 12.00 FEET TO THE POINT OF BEGINNING;  
 SAID DESCRIBED VACATED RIGHT OF WAY CONTAINS 8,789 SQ. FT. OR 0.202 ACRES, MORE OR LESS.

**PROPERTY OWNER ACKNOWLEDGEMENT:**  
 BEING THE OWNERS (S) OF THE PROPERTY DESCRIBED HEREIN HAVE PLANNED THIS PROPERTY UNDER THE NAME OF SKOGLUND PIZZA. ALL CONDITIONS, TERMS, AND SPECIFICATIONS DESIGNATED OR DESCRIBED ON THIS DOCUMENT SHALL BE BINDING ON THE OWNER(S), THEIR HEIRS, SUCCESSORS AND ASSIGNS.  
 IN WITNESS WHEREOF, WE HAVE HERE UNTO SET OUR HANDS AND SEALS THIS \_\_\_\_ DAY OF \_\_\_\_

\_\_\_\_\_  
 (PROPERTY OWNER/TITLE)

\_\_\_\_\_  
 (PROPERTY OWNER/TITLE)

**MAYOR'S CERTIFICATE:**  
 THIS IS TO CERTIFY THAT A SITE PLAN OF THE ABOVE DESCRIBED PROPERTY WAS APPROVED BY THE TOWN OF HUDSON.

MAYOR \_\_\_\_\_ ATTEST \_\_\_\_\_

SEAL \_\_\_\_\_

RECORDING NOTE: ADDITIONAL INFORMATION, DESIGN AND DEVELOPMENT ASPECTS OF THE PLAN ARE ON FILE AT THE TOWN OF HUDSON.

SITE PLAN  
 SKOGLUND PIZZA  
 JOB NO. 15005  
 DATE: MAY 28, 2015  
 SHEET 1 OF 8

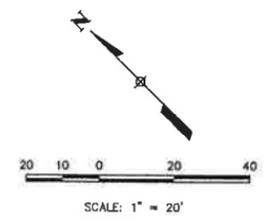
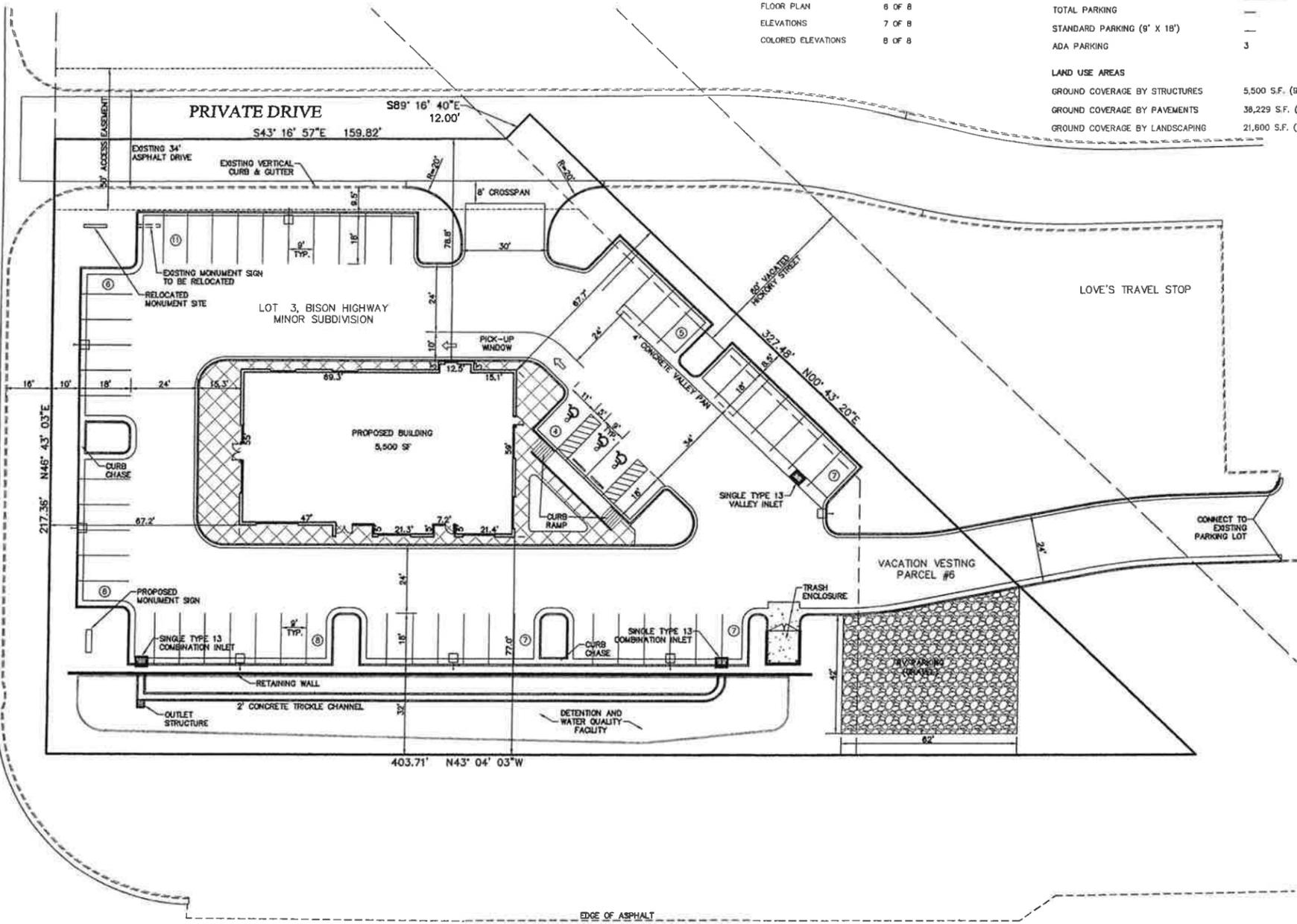
**Vermilion Peak Engineering**  
 Civil Engineering & Land Surveying  
 1745 Shea Center Drive, 4th Floor  
 Highlands Ranch, CO 80129  
 720-402-5070 / www.vermilionpeak.com

**LEGEND**

|         |                        |
|---------|------------------------|
| —       | PROPERTY LINE          |
| - - - - | RIGHT-OF-WAY LIMITS    |
| —       | PROPOSED BUILDING      |
| - - - - | EXISTING CURB & GUTTER |
| - - - - | EXISTING SIDEWALK      |
| □       | CONCRETE PAVEMENT      |
| □       | PROPOSED LIGHT POLE    |

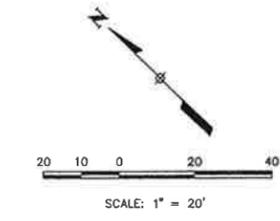
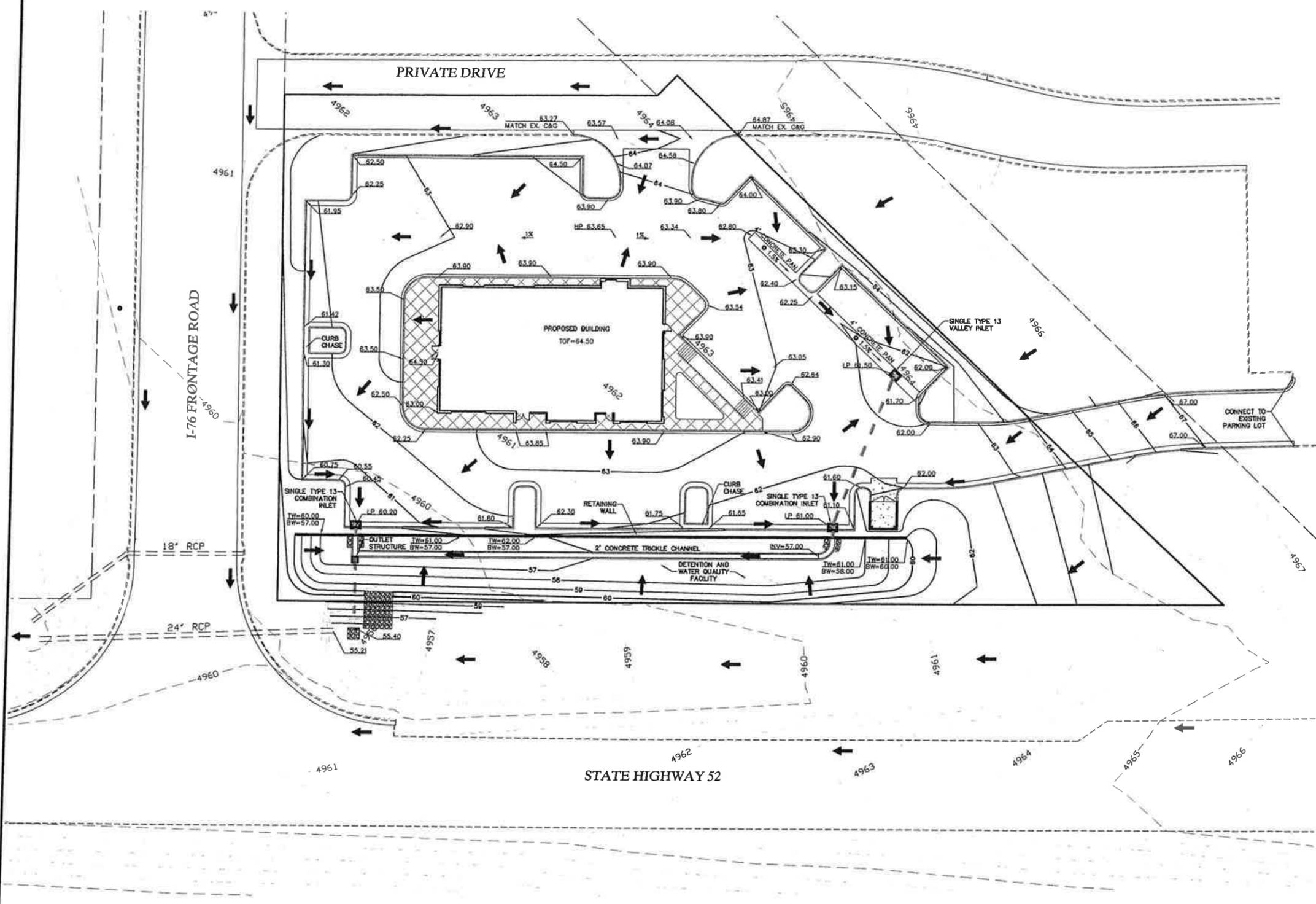
**SHEET INDEX**

|                     |        |
|---------------------|--------|
| SITE PLAN           | 1 OF 8 |
| GRADING PLAN        | 2 OF 8 |
| UTILITY PLAN        | 3 OF 8 |
| LANDSCAPE PLAN      | 4 OF 8 |
| SIGHT LIGHTING PLAN | 5 OF 8 |
| FLOOR PLAN          | 6 OF 8 |
| ELEVATIONS          | 7 OF 8 |
| COLOR ELEVATIONS    | 8 OF 8 |



STATE HIGHWAY 52

SITE DEVELOPMENT PLAN  
**SKOGLUND PIZZA**  
 A PORTION OF THE SW 1/4, SEC. 3, T. 1 N., R. 65 W., 6TH P.M.  
 TOWN OF HUDSON, WELD COUNTY, COLORADO



- LEGEND**
- PROPERTY LINE
  - - - EXISTING CONTOUR
  - PROPOSED CONTOUR
  - ➔ DRAINAGE FLOW DIRECTION
  - - - EXISTING CURB & GUTTER

**BENCHMARK**  
 NATIONAL GEODETIC SURVEY BENCHMARK: DESIGNATION: N 62, PID: LL0240, AN NGS BENCHMARK DISK STAMPED "N 62 1934", SET IN TOP OF CONCRETE MONUMENT, NGS DATA SHEET ELEVATION: 4985.84 FEET (NAVD88)

**ENGINEER'S STATEMENT**

PREPARED UNDER MY SUPERVISION

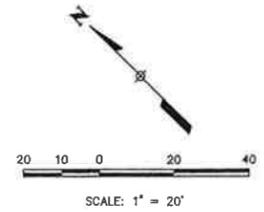
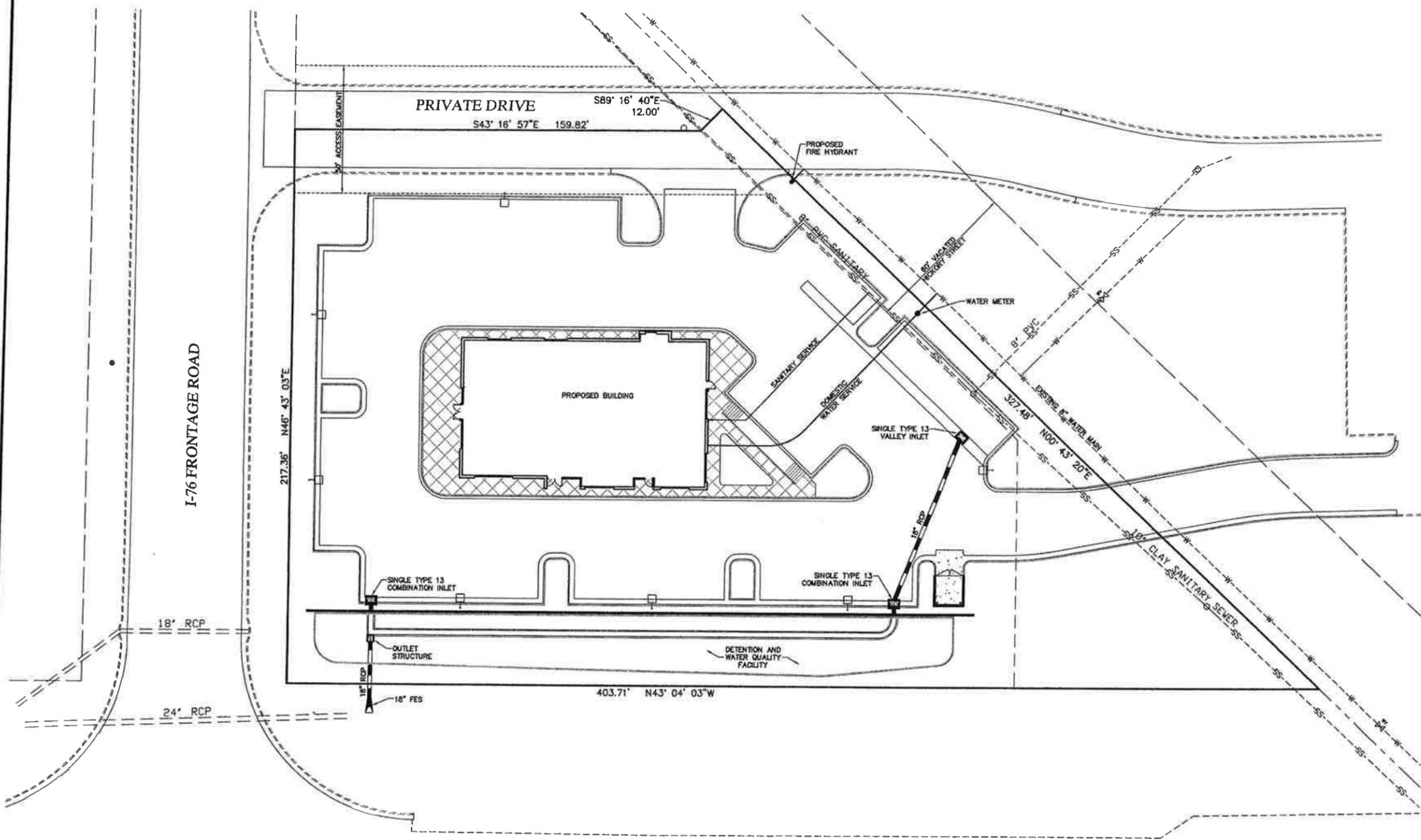
BRIAN KROMBEIN, PE, PLS DATE  
 COLORADO PE NO. 34294  
 FOR AND ON BEHALF OF  
 VERMILION PEAK ENGINEERING LLC



GRADING PLAN  
 SKOGLUND PIZZA  
 JOB NO. 15005  
 DATE: MAY 28, 2015  
 SHEET 2 OF 8



SITE DEVELOPMENT PLAN  
**SKOGLUND PIZZA**  
 A PORTION OF THE SW 1/4, SEC. 3, T. 1 N., R. 65 W., 6TH P.M.  
 TOWN OF HUDSON, WELD COUNTY, COLORADO



**LEGEND**

|          |                           |
|----------|---------------------------|
| —        | PROPERTY LINE             |
| ---      | EXISTING CURB & GUTTER    |
| ---SS--- | EXISTING SANITARY SEWER   |
| ---W---  | EXISTING WATERLINE        |
| ---G---  | EXISTING GAS PIPE         |
| ---P---  | EXISTING OVERHEAD UTILITY |
| F        | PROPOSED WATER SERVICE    |
| S        | PROPOSED SANITARY SERVICE |
| □        | CONCRETE PAVEMENT         |
| □        | PROPOSED LIGHT POLE       |

**ENGINEER'S STATEMENT**

PREPARED UNDER MY SUPERVISION  
 BRIAN KROMBEIN, PE, PLS DATE  
 COLORADO PE NO. 34294  
 FOR AND ON BEHALF OF  
 VERMILION PEAK ENGINEERING LLC

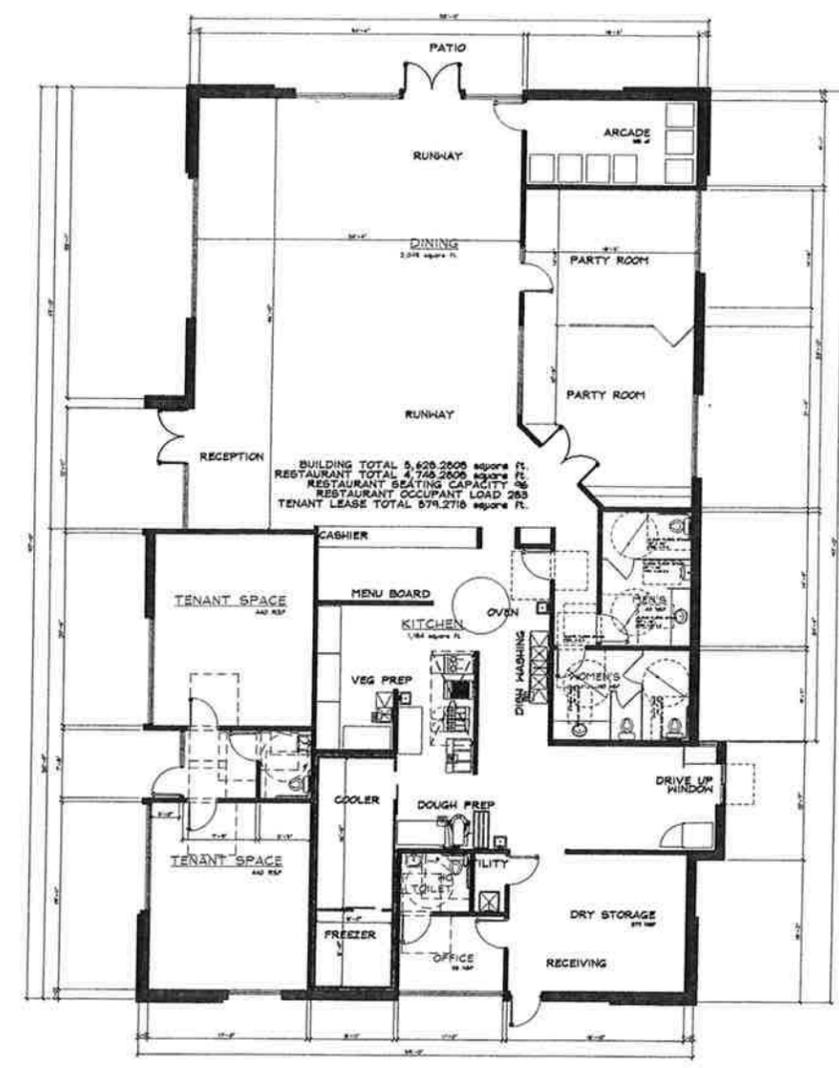


UTILITY PLAN  
 SKOGLUND PIZZA  
 JOB NO. 15005  
 DATE: MAY 28, 2015  
 SHEET 3 OF 8

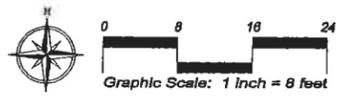




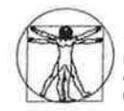
SITE DEVELOPMENT PLAN  
**SKOGLUND PIZZA**  
 A PORTION OF THE SW 1/4, SEC. 3, T. 1 N., R. 65 W., 6TH P.M.  
 TOWN OF HUDSON, WELD COUNTY, COLORADO



**PRELIMINARY FLOOR PLAN**  
 SCALE 1/8" = 1'-0"

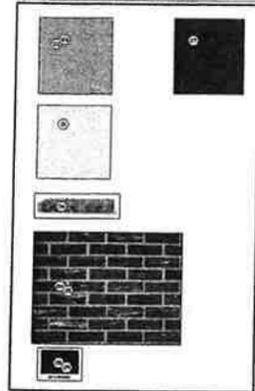


PRELIMINARY FLOOR PLAN  
 SKOGLUND PIZZA  
 JOB NO. 2015-015  
 DATE: MAY 30, 2015  
 SHEET 6 OF 8



Wayne D. Anderson, AIA, LLC  
 7825 W Ontario Place  
 Littleton, Colorado 80128  
 (303) 550-5678  
 (720) 367-3354 EFax

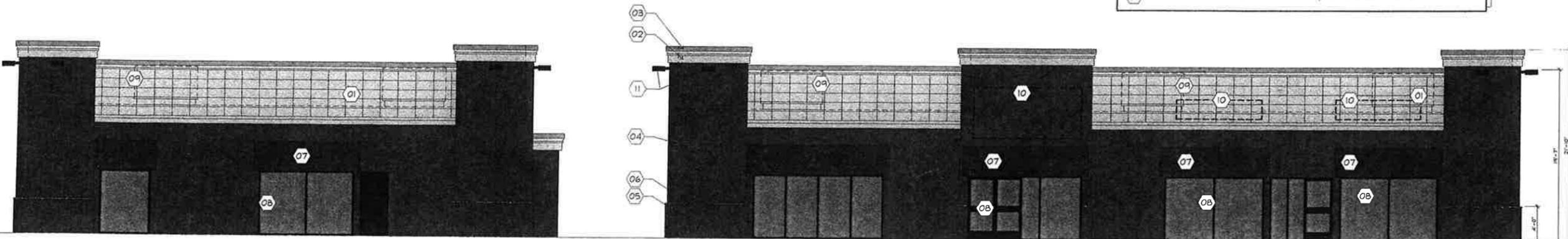
**MATERIALS**



SITE DEVELOPMENT PLAN  
**SKOGLUND PIZZA**  
 A PORTION OF THE SW 1/4, SEC. 3, T. 1 N., R. 65 W., 6TH P.M.  
 TOWN OF HUDSON, WELD COUNTY, COLORADO

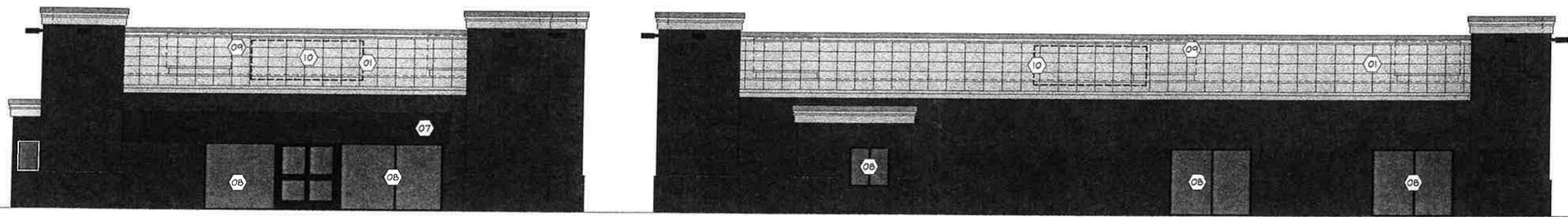
**EXTERIOR MATERIALS SCHEDULE**

- 01 CEMENT STUCCO BASE COLOR TO MATCH SHERWIN WILLIAMS 'INDIVIDUAL WHITE' RSW 600B
- 02 CEMENT STUCCO ACCENT TRIM TO MATCH SHERWIN WILLIAMS 'FUNCTIONAL GRAY' RSW 7024
- 03 PRE-FINISHED METAL FLASHING SHERWIN WILLIAMS 'FUNCTIONAL GRAY' RSW 7024
- 04 WEATHERED BRICK VENEER
- 05 WEATHERED BRICK VENEER PLINTH
- 06 CULTURED STONE TRIM OWENS CORNING GRAY WATERTABLE / BILL CS7-1372
- 07 CANVAS AWNINGS PASTEL BLUE
- 08 ALUMINUM STORE FRONT ANODIZED DARK BRONZE
- 09 FULLY SCREENED HVAC MECHANICAL UNITS PAINT DARK BRONZE
- 10 PROPOSED INTERNALLY ILLUMINATED WALL SIGNAGE NOTE TO BE SUBMITTED UNDER SEPERATE PERMIT APPLICATION
- 11 PROPOSED WALL MOUNTED LIGHT FIXTURE, RE SITE LIGHTING PLAN



**PRELIMINARY SOUTH ELEV**  
 SCALE 3/16" = 1'-0"

**PRELIMINARY EAST ELEV**  
 SCALE 3/16" = 1'-0"



**PRELIMINARY NORTH ELEV**  
 SCALE 3/16" = 1'-0"

**PRELIMINARY WEST ELEV**  
 SCALE 3/16" = 1'-0"

COLOR ELEVATIONS  
 SKOGLUND PIZZA  
 JOB NO. 2015-015  
 DATE: MAY 30, 2015  
 SHEET 8 OF 8



Wayne D. Anderson, AIA, LLC  
 7825 W Ontario Place  
 Littleton, Colorado 80128  
 (303) 550-5678  
 (720) 367-5354 EFax

**MEMORANDUM**

**2.d.**  
**2.e.**

**To:** Board of Trustees  
**From:** Joe Racine, Town Administrator  
**Date:** June 17, 2015  
**Subject:** Case No. 15-06 MP, Hudson Village Square Amendment No. 2  
Case No. 15-06 SP, Site Plan, Love's Travel Stop Hotel

**Attachments**

Attached are case materials for final consideration of the minor subdivision and site plan for the Love's Travel Stop Best Western Motel, including a staff report from Town Planner, Roy Fronczyk. The subdivision is a replat of Lot 2A of the Hudson Village Square Amendment No. 1, dividing the approximately 39 acre lot into two lots of about 36 acres and 3 acres, the 3 acre parcel being the motel site. The Site Plan is for an 87 room Best Western motel and associated site improvements.

The applicant has already submitted building plans that are in the review process by SafeBuilt and by the fire district.

## MEMORANDUM

**TO:** Town of Hudson Board of Trustees  
**FROM:** Roy Fronczyk  
**DATE:** June 17, 2015  
**SUBJECT:** Planning Commission Public Meeting June 10, 2015,  
Hudson Village Square Amendment No. 2 and Love's Travel Stop Hotel Site Plan,  
Case #15-05 MS SP

The required public hearing and meeting pertaining to the evaluation of the above referenced applications were conducted by the Planning Commission on Wednesday, June 10, 2015. All required public notifications, adjacent property notices and posting of the property were completed.

These two applications are related in that the tract of land for the hotel requires it to be subdivided. The subdivision was not previously submitted to the Town and therefore needed to be reviewed and approved prior to consideration of a site plan and building permit issued for the project.

Staff presented their findings which are attached to this memo. In addition to the written staff comments the Town Engineer's written comments (also attached) were presented by staff. The Town Engineer noted 74 items that required correction – the majority of which involved “cleanup” items such as mislabeling and items on the drawings that were not shown in the legend. Items of substance include the dedication of utility easements on the subdivision plat, a review of the grading proposed at the vehicle entrance and in the area of the drop off/pick up areas which may interfere with the handicap access to the building. The applicant will address these concerns and changes will be incorporated into the final Subdivision Plat and Site Plan for the property.

The applicant's representative, Rusty Hall, PE, made a presentation describing the essential components of the plat and site plan.

The major items of discussion included:

- The height of the building (60.5') exceeds the maximum specified in the C-1 Zoning District (30'), although the code allows the Planning Commission to approve a higher building. By approving the site plan, the height will be approved.
- The proposed free-standing pole sign for the property exceeds the height limitations in the Code. However, the application for the sign will be submitted and processed at a later date.
- The Planning Commission is concerned about the access situation that requires those exiting the hotel to eastbound Highway 52 to travel through the existing convenience store parking lot. Until a plan is formulated for the remainder of Hudson Village Square, travel through the parking lot will have to serve as the access route. There may be an opportunity for a secondary access if and when the adjoining property develops.
- CDOT will require a new access permit for the existing right-in/right-out access from SH 52 due to the proposed modifications. The applicant is working with CDOT.

There have been no comments received from the public on this project.

The Planning Commission voted unanimously to recommend approval of the Minor Subdivision and the Site Plan, stipulating that the unresolved issues and all the Engineers comments be addressed.



## MEMORANDUM

**TO:** Town of Hudson Planning Commission

**FROM:** Roy Fronczyk

**DATE:** June 10, 2015

**SUBJECT:** Public Meeting, Loves Travel Stop Hotel Site Plan, Case #15-06

### ATTACHMENTS

#### I. REQUEST:

The proposal for the above referenced site is for a four story, 87 room motel under the Best Western franchise. The front of the building will face South onto State Highway 52 and setback approximately 230 feet from the highway pavement. The elevator building will contain over 58,000 square feet of space with the ground floor containing the lobby, breakfast area, business/media center, fitness center, indoor pool and guest rooms. The upper stories will contain the remainder of the guest rooms. The site will have 82 parking spaces, 6 handicapped spaces and 8 parking spaces for oversized vehicles. Town of Hudson water and sewer service is located adjacent to the site.

Access to the 3.28 acre site on which the hotel is located would be by an expanded driveway that currently serves Love's Travel Center. Parking and the drive-way surrounding the building will be asphalt and a concrete walkway will surround the structure. The exterior of the building will consist of adobe brick on the first floor wainscot, building entry and first floor building ends. The upper levels of the structure will be a concrete like material in shades of tan/brown and the metal roof will be in a stone tile pattern. The Heating, Ventilation and Air Conditioning units will be fully screened as will the trash enclosure. Landscaping will be clustered around the building and entrance to the site and consist of drought tolerant plants which will be irrigated at select locations. Signage will conform to the Town of Hudson sign code and LED lighting will be used for the parking lot and building which will be directed inward to the site. The materials used for the exterior of the building, site plan, and landscape plan are attached.

#### II. EXISTING CONDITIONS:

The subject property contains 3.28 acres and comprises Lot 1 of the Hudson Village Square Amendment No.2. The property is zoned "C-1" Commercial One in the Town of Hudson which permits the proposed use of the property as a Use by Right. The property is currently vacant and is bounded on the south by State Highway 52, on the east by I-76 right-of-way and on the west by the existing Love's Travel Center. The north side of the parcel consists of vacant land that is part of the Hudson Village Square subdivision.

#### III. FINDINGS and CONCLUSIONS

The site plan for the Loves Travel Stop Hotel project has by and large met or exceeded the standards in the code and staff applauds the thorough and professional effort on the part of the applicant and their consultants.

However, there are a few concerns, as there always are:

1. Signage

The wall mounted signs shown on the building are consistent with the Town's Sign Code. However, the 75' Main Highway freestanding sign exceeds the height limit of signs (maximum height 15') and must be no closer than 75' from the lot line adjacent to a highway right-of-way. (Sec. 16-115(1)). A drawing of the sign has been provided, but the location of the freestanding sign has not been indicated on the Site Plan drawings.

2. Setbacks

All setbacks regulations in the C-1 Zoning District have been met. However, the building height (60.5') exceeds the height limit of 30' for the C-1 Zoning District. The Planning Commission may permit a building height in excess of the 30' as specified in Sec. 16-47 (f) of the Land Development Code.

3. Access

The current right-in, right-out shared driveway with Loves Travel Center is proposed to be widened to better accommodate the various types of vehicles that enter the complex. The question is raised as to if that improvement requires an amendment to the existing CDOT driveway access permit. The applicant has been referred to CDOT.

Staff recommends approval of the site plan pending review of the plan from the Town Engineer and any issues expressed at the Planning Commission Public Meeting. The following are recommended concerns to be addressed prior to a meeting before the Board of Trustees:

1. *Identify the location of the proposed freestanding sign for evaluation regarding compliance with the Sign Code.*
2. *The Planning Commission motion should specifically include approval of the 60' 5" height of the hotel building as shown on the site plan drawings.*
3. *The applicant should provide the Town with a written response from CDOT approving modification of the existing access from Highway 52. (The actual permit, if needed will be required at the time of issuance of a Certificate of Occupancy for the building and site).*

The characteristics of the site; its high visibility and access make it ideal for the proposed use, especially in light of the Town's desire to "Encourage highway oriented commercial development" and "Develop regional-commercial opportunities at existing and proposed I-76 interchanges" as expressed in the Town of Hudson Comprehensive Plan.

The Planning Commission has options in their recommendation to the Board of Trustees: (1) approval of the proposal as presented; (2) approval with conditions as stated above and others; (3) denial of the request; or (4) the Commission may table comment until the next available meeting when additional information is needed and requested by the planning commission.

A recommendation to the Board of Trustees on the Loves Travel Stop Hotel Site Plan should include findings regarding the proposed layout of the property along with location, access and other factors, including any testimony at the public meeting. The recommendation will be forwarded to the Board of Trustees for consideration at the June 17, 2015 meeting. It should be noted that at this stage in the Site Plan review process it is the applicant's choice as to when the site plan is submitted for review by the Board of Trustees. In some instances there is often not enough time to address the concerns of the Planning Commission in the one week time between the meetings of the Planning Commission and Board of Trustees.



June 4, 2015

Mr. Roy Fronczyk, AICP  
Hudson Town Planner  
557 Ash Street  
Hudson, CO 80642-0351

Dear Roy:

RE: LOVE'S TRAVEL STOP HOTEL – SUBMITTAL No. 1  
KBN Project No. 12012 Love's Hotel

We received the following information regarding the Love's Travel Stop Hotel (prepared/provided by Highline Engineering & Surveying.):

1. Hudson Village Square Amendment No. 2 Minor Subdivision Plat – Sheets 1 – 2 of 2, dated April 21, 2015
2. Loves Travel Stop Hotel - Construction Plans – Sheets 1-11 of 12, dated April 22, 2015
3. Loves Travel Stop Hotel - Site Plan – Sheets 1, 2, 4A – 4D and 5 of 7, date March 6, 2015
4. Final Drainage Report, dated May 23, 2015
5. Best Management Practice Erosion Control, dated May 23, 2015

Based on the information provided, we have the following questions/comments:

Final Plat:

Sheet 2

- a) Please add a 20' wide easement (10' each side) for the water main and fire sprinkler line.
- b) Please include the property line in the legend.

Site Plan:

- a) Please add the total number of guest rooms to sheet 2.
- b) Please add building dimensions to sheets 2, and 4A-D.
- c) Generally, we would recommend no more than 15 parking spaces in a continuous row without a landscape island.
- d) Please provide the landscape plan.

Construction Plans

General Comments:

- a) Please spell check the plans.
- b) There are locations with text over text, or linework over text. Please mask the text so it's easier to read on the plans.
- c) Please include a demolition plan for removal and replacement of existing improvements.

Ketterling, Butherus & Norton Engineers, LLC.

### Sheet 1 – Cover

- a) What is the datum for this project?
- b) Water Notes:
  - Note 1: should be "City of Greeley Design Criteria and Construction Specifications, Potable Water Distribution, Sanitary Sewer Collection, and Non-Potable Irrigation Systems, Volume III, latest edition.
  - Note 5: minimum cover for water line is 5.0'. Please revise water line profile on sheet C-7 to reflect this.
  - Note 11: revise "Town Planner" to "Town Engineer"
  - Note 16: please add soils report information (company name and contact information, name of project, project number, date of report, etc.)
  - Note 20: meeting will be at Town Hall
- c) Sanitary Sewer Notes:
  - Note 1: refer to City of Greeley specifications, not Hudson
  - Note 3: refer to City of Greeley specifications, not Hudson
  - Note 13: City of Greeley, not Town of Hudson

### Sheet C-2

- a) Please add a 20' easement for the water main and fire sprinkler line.
- b) Please add a note that the sanitary sewer service is private.
- c) Please add the locations of the dry utilities (power, gas, telephone, cable).

### Sheet C-2A

- a) Please add a call-out for the sidewalk between the hotel and truck stop.
- b) Please add required handicap ramps.
- c) Sidewalks adjacent to parking stalls (without wheel stops) shall be a minimum of 6' wide (preferably 7' wide) to allow wheelchairs to pass by a 2' vehicle overhang. Please revise where necessary.
- d) Please add call-outs for types of curb and gutter (catch and spill); how do these transition?
- e) Please add dimensions to drive lane widths.
- f) Please add handicap pavement markings and signage, stop sign, and striping notes.
- g) Please add a note clarifying whether call-outs are to flowline or top back of curb.
- h) Please add call-outs where there are changes in grade or handicap ramps to help the Contractor.
- i) Please clarify what is existing and proposed by using either a different line width and/or line type.

### Sheet C-3 (The Town would consider allowing a 10-year historic release to assist this design)

- a) The culvert constructed at the site entrance conveying Basin A to the detention pond is hydraulically linked to the detention pond. When the pond is full this culvert will backflow and start spilling from the north corner of the site. Please revise grading in this area.
- b) Please provide 1 foot of freeboard above the high water elevation of the spillway.
- c) Please provide at least 8 feet at the top of berm for all ponding areas, if possible.

- d) Please note, no more than 12 inches of ponding shall occur within parking areas, as measured from the flowline.
- e) Please provide grading for a swale to redirect off-site flow to the south or revise the drainage report. The grading in this area is directing off-site flow into the swale on-site and into the detention pond.
- f) The existing grade at the upstream end of the "SH 52" culvert is below the invert of the culvert. Please revise to eliminate ponding in this area.
- g) The area of pavement between the building and the high point of the site entrance appears to have shallow slopes. Please confirm positive drainage will be provided in this area.
- h) It appears that the vehicle drop-off/pick-up drive and attached sidewalk may have cross directional slopes exceeding ADA standards, and the pillars in this area may reduce the sidewalk width below the minimum ADA requirement. Please confirm the main building entrance will meet ADA standards.
- i) Please provide trickle channels in pond area with a minimum flowline slope of 0.4% and a minimum cross slope of 1%. Please include spot elevations.
- j) Please add call-outs indicating rundowns and pans.
- k) Please indicate areas of outflow and inflow curb and gutter.
- l) The proposed asphalt used to widen the entrance from State Highway 52 deviates from the slope of the existing asphalt according to the contours. Please revise the contours and spot elevations in this area to provide consistent slopes across the drive.

Sheet C-4

- a) Please provide inlet protection on the proposed upstream end of the "SH 52" culvert and move inlet protection symbol to the upstream end of the site entrance culvert.

Sheet C-5

- a) Standard Notes: 1, 2, 21, 22 refer to the City of Greeley. Please revise.

Sheet C-6

- a) Please add the existing invert at MH-1.
- b) Please add missing call-outs in the plan view for some of the sections of pipe.
- c) Please add the clear distance between the proposed 8" water line and the proposed 8" sewer line.
- d) The sewer service text size is very small. Please revise to match the rest of the text.
- e) Please add the existing and proposed utility crossings in the profile.
- f) Please add call-outs to the proposed and existing grades in the profile view.
- g) Please add bearings to the pipe call-outs and/or Northings and Eastings to the manhole call-outs in plan view.

Sheet C-7

- a) Please add bearings to the pipe call-outs and/or Northings and Eastings to the bend call-outs in plan view.
- b) Please add call-outs to the water meter for size and location.
- c) Please add call-outs for the bearing, length, pipe material and diameter of water service and fire sprinkler lines.
- d) Please check slopes of pipe in plan and profile views. Most slopes appear to be reversed.

- e) Please add fire hydrant information including pipe size, length of pipe and flange elevation.
- f) Please add call-outs to the proposed and existing grades in the profile view.
- g) Please add a dimension from the island columns to the water line. Is there adequate clearance?
- h) Please revise water line depth in profile to have a minimum of 5' of cover.

Sheet C-8

- a) The profile of the storm culvert shows an 18" RCP pipe connecting to a 24" RCP FES. Please revise.
- b) Please provide a minimum of 1 foot of cover on all storm pipes.
- c) Please provide a detail for the bends called out on the culverts.

Sheets C-9 through C-11

- a) Please add City of Greeley detail S-34 (Manhole Raising Detail).
- b) Please add City of Greeley details S-30 (New Development Trench Excavation & Backfill Detail) and S-31 (Existing Street Pavement Patch Detail for Asphalt & Concrete).
- c) Please add City of Greeley detail S-33 (Water Valve Detail for Raising To Finish Grade).

Drainage Report (The Town would consider allowing a 10-year historic release to assist this design)

- a) Please provide calculations showing that all culverts, curb openings, rundowns and trickle channels can safely convey runoff.
- b) Please provide calculations for outlet protection at the end of all culverts, curb openings and rundowns.
- c) The rundowns located on the northeast side of the site are not consistent with the drainage report. Please revise.
- d) Paragraph 3 of the Hydraulic Criteria in Drainage Design Criteria section of the report indicates there are four on-site detention/water quality ponds. Please clarify.
- e) Please revise the time of concentration calculations on page 16 to use C5 for initial time instead of C10 per Urban Drainage.
- f) The outlet structure detail on page 27 shows a 5-year orifice plate in the Back View and a 10-year orifice plate in Profile. Please clarify.
- g) Please follow the City of Greeley Outlet and Spillway detail 11-7 and add to the detail sheets.
- h) Please revise detention pond per the grading comments.

Miscellaneous

- a) Please provide a project narrative.

If you have any questions concerning our review comments, please give me a call.

Sincerely,



Michael C. Ketterling, PE

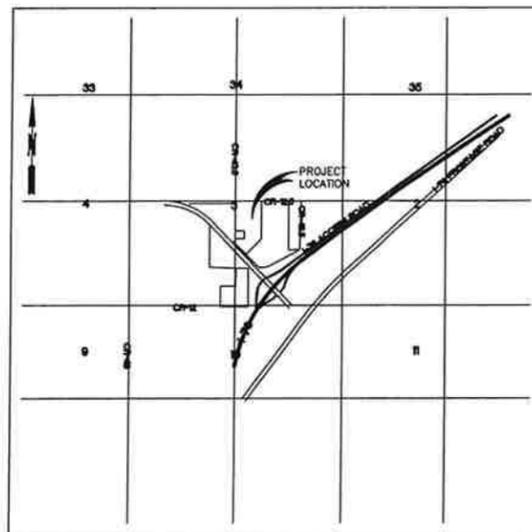
Cc: Mr. Joe Racine, Town Manager  
Mr. Rusty Hall, PE, PLS, Highline Engineering & Surveying

# HUDSON VILLAGE SQUARE AMENDMENT NO. 2

## MINOR SUBDIVISION PLAT

BEING A REPLAT OF LOT 2A, BLOCK 1 OF HUDSON VILLAGE SQUARE AMENDMENT NO. 1

LOCATED WITHIN THE SOUTHEAST 1/4 OF SECTION 3  
TOWNSHIP 1 NORTH, RANGE 65 WEST 6th PRINCIPAL MERIDIAN,  
TOWN OF HUDSON, COUNTY OF WELD, STATE OF COLORADO.



VICINITY MAP  
SCALE: 1" = 200'

### DEDICATION

THE UNDERSIGNED BEING THE OWNER OF THE FOLLOWING DESCRIBED PROPERTY,

A PARCEL OF LAND LOCATED WITHIN THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF HUDSON, COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 2A, BLOCK 1 OF HUDSON VILLAGE SQUARE AMENDMENT NO. 1, AS SHOWN IN THE WELD COUNTY CLERK AND RECORDERS OFFICE UNDER RECEPTION NO. 3820808, CONTAINING 1,688,174 SQUARE FEET OR 38.76 ACRES MORE OR LESS.

HAS LAID OUT, SUBDIVIDED AND PLATTED THE SAME INTO STREETS, AVENUES, LOTS, BLOCKS AND TRACTS AS SHOWN HEREIN UNDER THE NAME AND STYLE OF HUDSON VILLAGE SQUARE AMENDMENT NO. 2, AND DO HEREBY GRANT AND CONVEY TO THE TOWN OF HUDSON FOR PUBLIC USE AND ROADWAY PURPOSES ALL STREETS AND AVENUES, WITH ALL APPURTENANCES AND WARRANTS TITLE TO THE SAME, IN FEE SIMPLE, AND DO FURTHER HEREBY GRANT AND CONVEY ALL DRAINAGE, SIGNAGE AND UTILITY EASEMENTS, WITH ALL APPURTENANCES AND WARRANTS TITLE TO THE SAME, OVER, UPON, UNDER AND ACROSS SAID LOTS AND BLOCKS AT THE LOCATIONS SHOWN ON THE ACCOMPANYING PLAT FOR RECONSTRUCTION, OPERATION AND MAINTENANCE OF DRAINAGE, SIGNAGE AND UTILITY FACILITIES.

IN WITNESS WHEREOF \_\_\_\_\_ AS \_\_\_\_\_, HAS CAUSED THESE

PRESENTS TO BE EXECUTED THIS \_\_\_\_ DAY OF \_\_\_\_\_ AD 20\_\_.

BY: \_\_\_\_\_ AS \_\_\_\_\_

### OWNERS:

HUDSON INTERCHANGE, A GENERAL PARTNERSHIP

BY: \_\_\_\_\_

AS: \_\_\_\_\_

STATE OF \_\_\_\_\_ )

COUNTY OF \_\_\_\_\_ )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_ AD 20\_\_ BY \_\_\_\_\_ AS MANAGING MEMBER OF HUDSON INTERCHANGE, A GENERAL PARTNERSHIP

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC \_\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_ NOTARY/BUSN. ADDRESS: \_\_\_\_\_

HUDSON FIRE PROTECTION DISTRICT

BY: \_\_\_\_\_

AS: \_\_\_\_\_

STATE OF \_\_\_\_\_ )

COUNTY OF \_\_\_\_\_ )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_ AD 20\_\_ BY \_\_\_\_\_ AS MANAGING MEMBER OF HUDSON FIRE PROTECTION DISTRICT.

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC \_\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_ NOTARY/BUSN. ADDRESS: \_\_\_\_\_

### BASIS OF BEARINGS

BASIS OF BEARINGS IS THE NORTH LINE OF THE SE 1/4 OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 65 WEST, OF THE 6TH PRINCIPAL MERIDIAN, IS ASSUMED TO BEAR N 89°59'35" W

### SURVEYORS CERTIFICATE

I, RUSSELL B. HALL, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON WAS MADE UNDER MY DIRECT SUPERVISION AND THAT THIS PLAT IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

RUSSELL B. HALL, PE & PLS  
COLORADO REGISTRATION NO. 26715

### TOWN OF HUDSON APPROVALS:

APPROVAL OF BOARD OF TRUSTEES

THIS PLAT WAS APPROVED BY THE BOARD OF TRUSTEES OF HUDSON, COLORADO ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ AD, FOR FILING, SUBJECT TO THE CONDITIONS SET FORTH BY THE BOARD WHICH ARE RECORDED IN BOOK \_\_\_\_ AT PAGE \_\_\_\_\_, WELD COUNTY, COLORADO.

\_\_\_\_\_  
MAYOR

### DEED OF TRUST HOLDER

THE UNDERSIGNED, AS LEGAL HOLDER OF THE DEED OF TRUST RECORDED ON \_\_\_\_\_ AT RECEPTION NUMBER \_\_\_\_\_ HEREBY CONSENTS TO THE WITHIN PLAT AND SUBORDINATES ALL OF ITS RIGHT, TITLE AND INTEREST UNDER THE SAID DEED OF TRUST TO THE WITHIN PLAT.

SIGNED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_

DEED OF TRUST HOLDER: \_\_\_\_\_

BY: \_\_\_\_\_

### NOTARY

STATE OF \_\_\_\_\_ )

COUNTY OF \_\_\_\_\_ )

THE ABOVE AND FOREGOING INSTRUMENT OF THE HUDSON VILLAGE SQUARE

WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ BY \_\_\_\_\_ AS \_\_\_\_\_ DEED OF TRUST HOLDER.

MY COMMISSION EXPIRES: \_\_\_\_\_

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC \_\_\_\_\_

ADDRESS \_\_\_\_\_

### RECORDERS CERTIFICATE:

I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ AD, AT \_\_\_\_\_ O'CLOCK, A.M./P.M., AND

WAS RECORDED PER RECEPTION NUMBER \_\_\_\_\_

\_\_\_\_\_  
COUNTY CLERK AND RECORDER



**HIGHLINE**  
**ENGINEERING & SURVEYING**

ENGINEERING CONSULTANTS

PO BOX 1295  
PARKER, COLORADO 80138  
Tel. No. (303) 889-0644  
Fax. No. (303) 386-3389

JOB NO. 293H PLAT

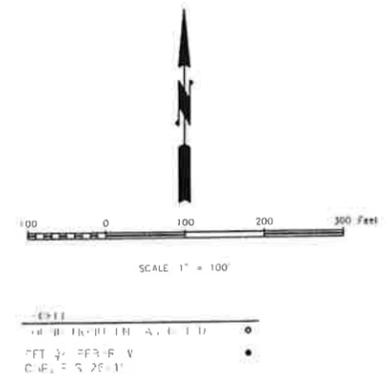
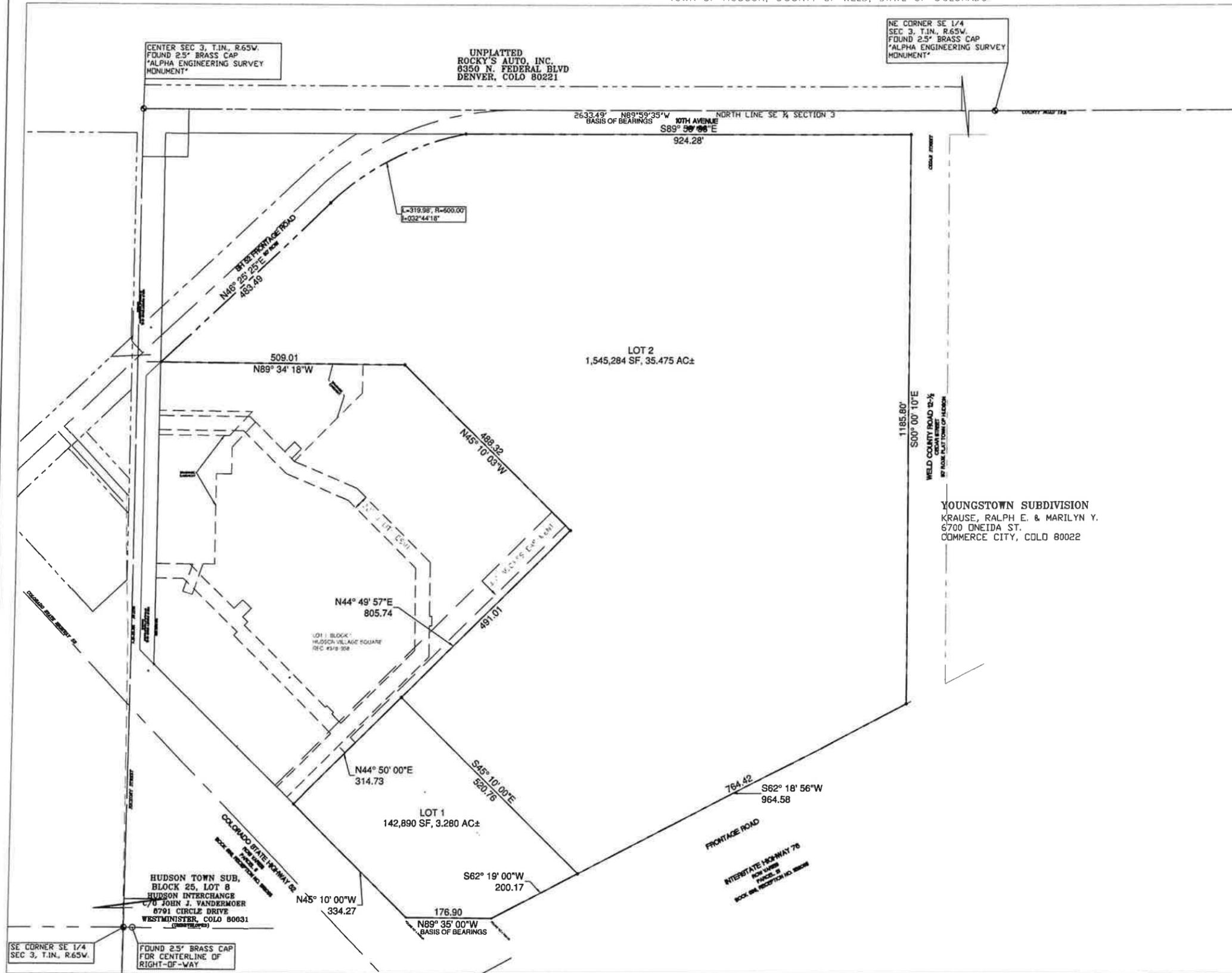
DATE: 04/21/15

SHEET 1

# HUDSON VILLAGE SQUARE AMENDMENT NO. 12

## MINOR SUBDIVISION PLAT

BEING A REPLAT OF LOT 2A OF HUDSON VILLAGE SQUARE AMENDMENT NO. 1  
 LOCATED WITHIN THE SOUTHEAST 1/4 OF SECTION 3  
 TOWNSHIP 1 NORTH, RANGE 65 WEST 6th PRINCIPAL MERIDIAN,  
 TOWN OF HUDSON, COUNTY OF WELD, STATE OF COLORADO.



YOUNGSTOWN SUBDIVISION  
 KRAUSE, RALPH E. & MARILYN Y.  
 6700 ONEIDA ST.  
 COMMERCE CITY, COLO 80022

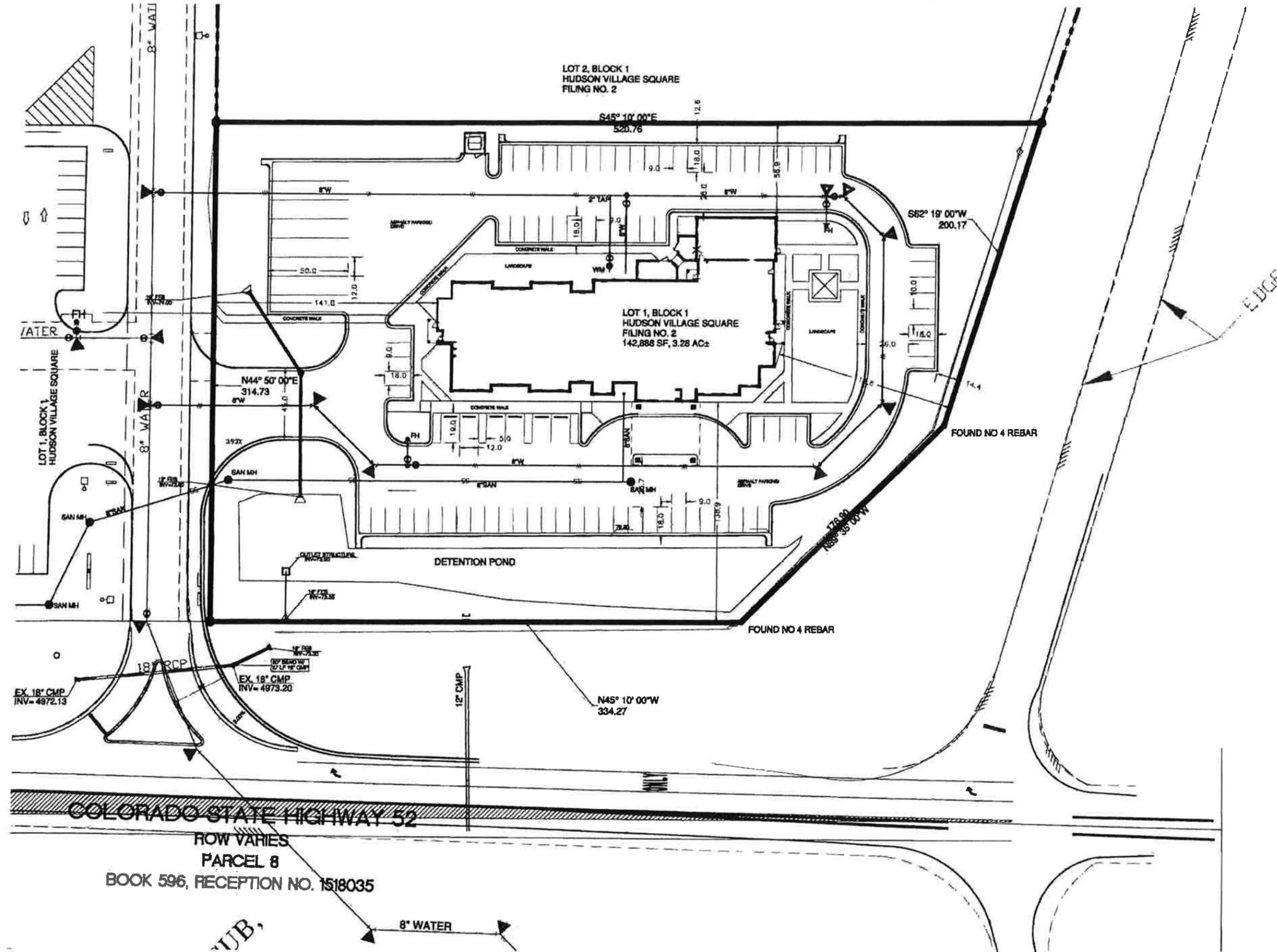
**HL HIGHLINE**  
**ENGINEERING & SURVEYING**  
 ENGINEERING CONSULTANTS

PO BOX 1295 PARKER COLORADO 80138 Tel: No (303) 262-0444 Fax: No(303) 262-1444

DATE: 04/21/15 SHEET 2

# LOVES TRAVEL STOP HOTEL SITE PLAN

LOT 1, BLOCK 1 OF HUDSON VILLAGE SQUARE  
 FILING NO. 2  
 LOCATED WITHIN THE SOUTHEAST 1/4 OF SECTION 3  
 TOWNSHIP 1 NORTH, RANGE 65 WEST 6th PRINCIPAL MERIDIAN,  
 TOWN OF HUDSON, COUNTY OF WELD, STATE OF COLORADO.



**LEGEND**  
 PROPERTY LINE  
 PROPOSED UTILITY EASEMENT

APPLICANT  
 LOVES TRAVEL STOPS & COUNTRY STORES  
 PO BOX 26210  
 OKLAHOMA CITY, OK 73128  
 (405) 302-3646 // FAX: (405) 463-3646

OWNER  
 HUDSON INTERCHANGE  
 8791 CIRCLE DRIVE  
 WESTMINSTER, CO 80031

**H** **HIGHLINE**  
**ENGINEERING & SURVEYING**

ENGINEERING CONSULTANTS

PO BOX 1298  
 PARKER, COLORADO 80138  
 TEL: (303) 889-0044  
 FAX: (303) 330-3320

JOB NO. 2934 SITE

**SITE PLAN**  
**SHEET 2**  
**MAY 26, 2015**

**COLORADO STATE HIGHWAY 52**

ROW VARIES  
 PARCEL 8  
 BOOK 596, RECEPTION NO. 1518035

UB,

# LOVES TRAVEL STOP HOTEL SITE PLAN

LOT 1, BLOCK 1 OF HUDSON VILLAGE SQUARE  
FILING NO. 2  
LOCATED WITHIN THE SOUTHEAST 1/4 OF SECTION 3  
TOWNSHIP 1 NORTH, RANGE 65 WEST 6TH PRINCIPAL MERIDIAN,  
TOWN OF HUDSON, COUNTY OF WELD, STATE OF COLORADO.



5'-2 1/2"

NH-85 (PANAFLEX)  
84.4 SQUARE FEET



## SOUTH BUILDING ELEVATION

# LOVES TRAVEL STOP HOTEL SITE PLAN

LOT 1, BLOCK 1 OF HUDSON VILLAGE SQUARE  
FILING NO. 2  
LOCATED WITHIN THE SOUTHEAST 1/4 OF SECTION 9  
TOWNSHIP 1 NORTH, RANGE 65 WEST 8th PRINCIPAL MERIDIAN,  
TOWN OF HUDSON, COUNTY OF WELD, STATE OF COLORADO.



**NORTH BUILDING ELEVATION**

APPLICANT  
LOVES TRAVEL STOPS & COUNTRY STORES  
PO BOX 28210  
OKLAHOMA CITY, OK 73128  
(405) 302-3846 // FAX: (405) 463-3646

OWNER  
HUDSON INTERCHANGE  
8791 CIRCLE DRIVE  
WESTMINSTER, CO. 80031

**HL** **HIGHLINE**  
**ENGINEERING & SURVEYING**

ENGINEERING CONSULTANTS

PO BOX 1259  
PARKER, COLORADO 80138  
Tel. No. (303) 868-0044  
Fax. No. (303) 330-3320

JOB NO. 293HSITE

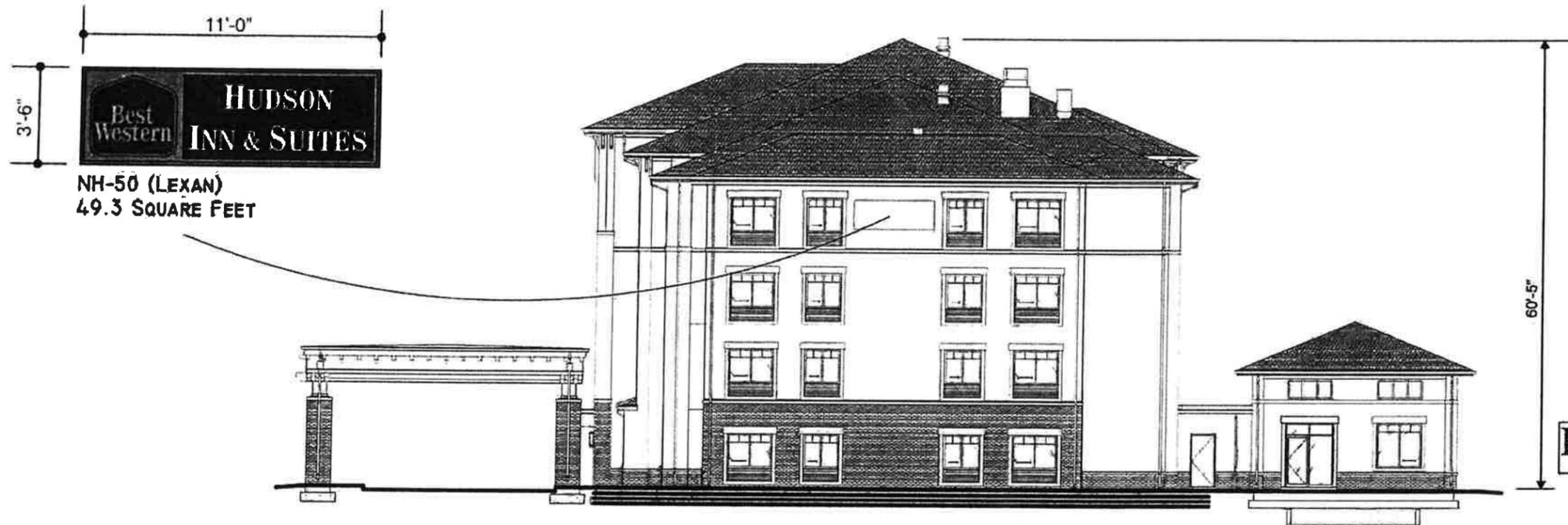
**SITE PLAN**  
**SHEET 4B**  
**MAR 6, 2015**

# LOVES TRAVEL STOP HOTEL SITE PLAN

LOT 1, BLOCK 1 OF HUDSON VILLAGE SQUARE  
 FILING NO. 2  
 LOCATED WITHIN THE SOUTHEAST 1/4 OF SECTION 3  
 TOWNSHIP 1 NORTH, RANGE 85 WEST 8th PRINCIPAL MERIDIAN,  
 TOWN OF HUDSON, COUNTY OF WELD, STATE OF COLORADO.



WEST BUILDING ELEVATION



EAST BUILDING ELEVATION

APPLICANT  
 LOVES TRAVEL STOPS & COUNTRY STORES  
 PO BOX 28210  
 OKLAHOMA CITY, OK 73128  
 (405) 302-3546 // FAX: (405) 463-3846

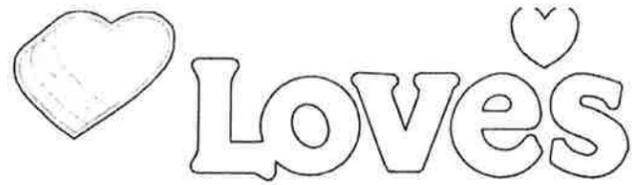
OWNER  
 HUDSON INTERCHANGE  
 8781 CIRCLE DRIVE  
 WESTMINSTER, CO. 80031

**HL** **HIGHLINE**  
**ENGINEERING & SURVEYING**  
 ENGINEERING CONSULTANTS

PO BOX 1285  
 PARKER, CO 80140 80138 Tel. No. (303) 858-0044  
 Fax: No. (303) 330-3320

JOB NO. 293HSITE

SITE PLAN  
 SHEET 4C  
 MAR 6, 2015

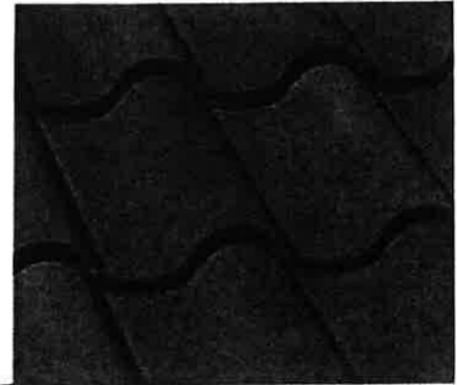


# LOVES HOSPITALITY, LLC

## A NEW BEST WESTERN HOTEL

### HUDSON, COLORADO

DECRA VILLA TILE STONE COVERED METAL ROOFING PANELS "VENETIAN GOLD"

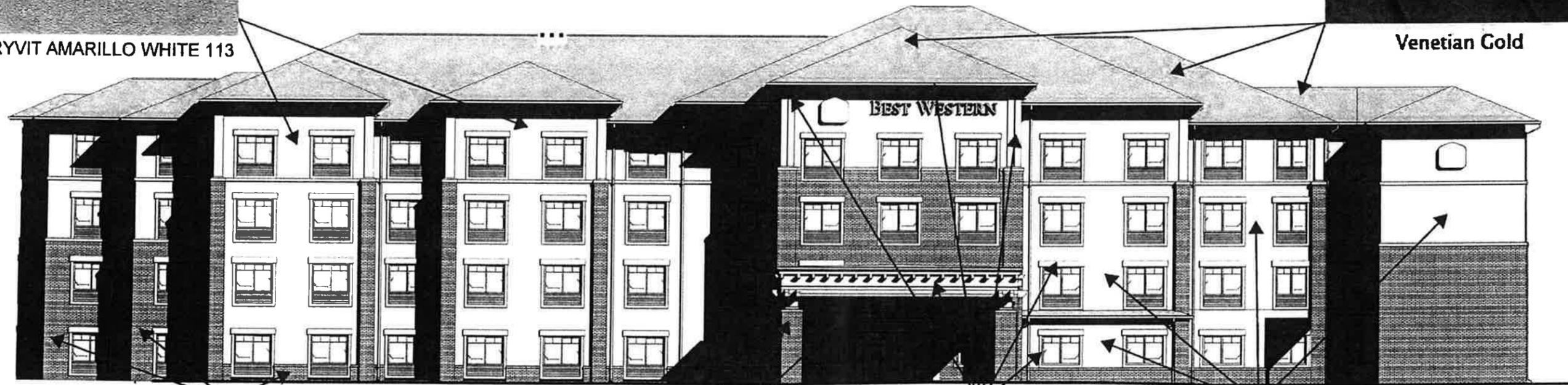


Venetian Gold



THE EXTERIOR EIFS WALLS ON THE FOURTH FLOOR

DRYVIT AMARILLO WHITE 113



ADOBE BRICK WAINSCOT, MAIN ENTRY AND FIRST FLOOR BUILDING ENDS

ELDORADO ADOBE BRICK "SOLANO" BUT WITH OVERGROUT TECHNIQUE (ADJACENT PHOTO) NO DARK GROUT

EIFS WINDOW LINTELS AND HORIZONTAL 4th FLOOR BAND ON THE EXTERIOR

EIFS CORNERS, BRACKETS, CANOPIES ON THE EXTERIOR

DRYVIT PRALINE 341A

EIFS WALLS ON THE FIRST, SECOND AND THIRD FLOORS

DRYVIT HONEY GOLD 424A



# LOVES TRAVEL STOP HOTEL SITE PLAN

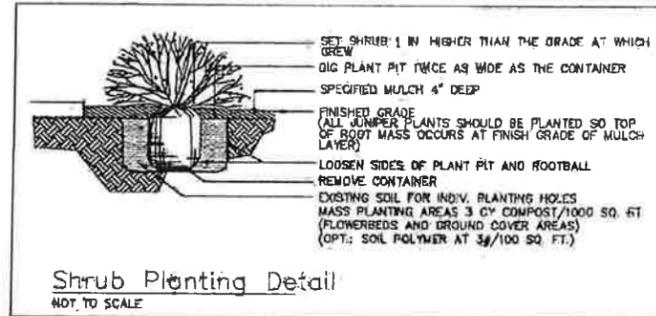
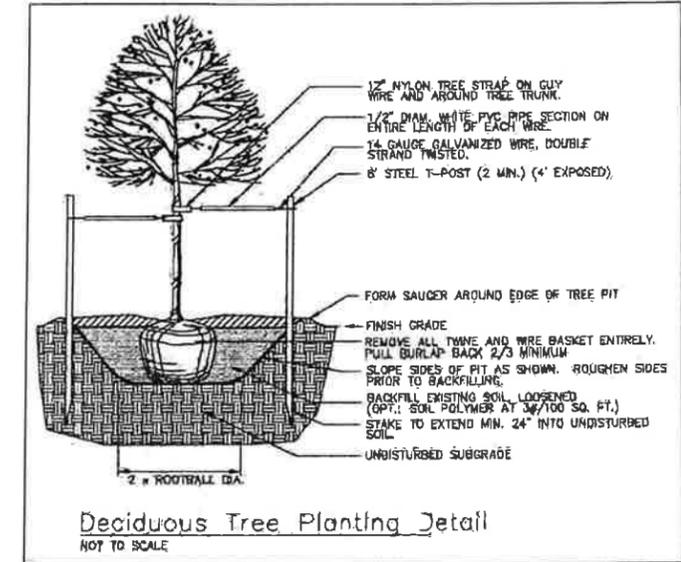
LOT 1, BLOCK 1 OF HUDSON VILLAGE SQUARE  
FILING NO. 2  
LOCATED WITHIN THE SOUTHEAST 1/4 OF SECTION 3  
TOWNSHIP 1 NORTH, RANGE 65 WEST 6th PRINCIPAL MERIDIAN,  
TOWN OF HUDSON, COUNTY OF WELD, STATE OF COLORADO

LANDSCAPE LEGEND

SEEDING GRASS AREA  
SOD - BT (SWEET TURF FARM (ROGGEN, CO) BT TEXAS DROUGHT-RESISTANT BLEND, OR EQUAL  
STEEL EDGINGS  
GRAVEL MULCH

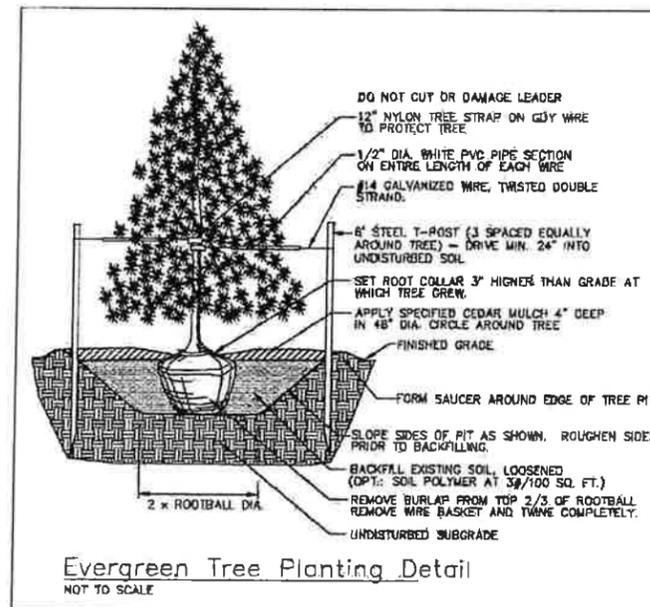
PLANT LIST:

| PLANT NAME  | KEY | SIZE   |
|---|-----|--------|
| DECIDUOUS TREE  |     |        |
| BUR OAK QUERCUS MACROCARPA                                  | BO  | 2 1/2" |
| SKYLINE HONEYLOCUST LAEVOBIA TRIACANTHOS INERMIS 'S'        | SH  | 2 1/2" |
| THORNLESS DOGWOOD HAWTHORN CRATAEGUS                        | CH  | 2"     |
| DOGWOOD CORNUS FLORIDA                                      | BT  | 2"     |
| BOOTH HAWTHORN GRANDIDENTATUS                               | BT  | 2"     |
| EVERGREEN TREE  |     |        |
| PONDEROSA PINE PINUS P.                                     | PP  | 8'     |
| AUSTRIAN PINE P. NIGRA                                      | AP  | 8'     |
| BRISTLE CONE PINE P. ARISTATA                               | BP  | 8'     |
| SHRUBS  |     |        |
| HUGHES JUNIPER J. HUGHES                                    | HUJ | 5 GAL  |
| BLUE-POINT JUNIPER J. CHINENSIS 'S.P.'                      | BPJ | 5 GAL  |
| ARCADIA JUNIPER J. SABINA 'A'                               | ARJ | 5 GAL  |
| MORRIS MUGO PINUS PINUS 'M'                                 | MMP | 5 GAL  |
| MORRIS TEA TREE ILEX SP.                                    | MIT | 5 GAL  |
| SPANISH GOLD BROOM CYTISUS PURGANS 'S.G.'                   | SGB | 5 GAL  |
| GOLDEN SWORD YUCCA Y. FILAMENTOSA 'G.S.'                    | GSY | 5 GAL  |
| ORNAMENTAL GRASS  |     |        |
| CURL-LEAF MITL MAHOGANY CYPEROCARPUS LESIFOLIUS             | CMG | 5 GAL  |
| GLOBE PINE SHRUB CARAGANA LEBLITEX FLORIDA                  | GPS | 5 GAL  |
| GOLDEN CURRANT RIBES ALBIDUM                                | GCC | 5 GAL  |
| HUNTER ROSE ROSA RUCCIA 'H'                                 | HUR | 5 GAL  |
| HONEYROSE HONEYBUCKLE LONICERA 'H'                          | HRS | 5 GAL  |
| ROCKET ORANGE BARBERRY                                      | ROB | 5 GAL  |
| BERBERIS THUNBERGII 'ORANGE ROCKET'                         | RTB | 5 GAL  |
| RUSSIAN BAGE PEROVSKIA ATRIPLICIFOLIA                       | RUS | 5 GAL  |
| FEATHER REED GRASS CALAMAGROSTIS ACUTIFOLIA 'KARL FOERSTER' | FRG | 1 GAL  |
| HEAVY METAL SWITCH GRASS PANICUM VIRGATUM 'H.M.'            | HMT | 1 GAL  |
| THREAD-LEAF COREOPSIS VERTICILLATA                          | TC  | 1 GAL  |
| BLANKET FLOWER GAillardia                                   | GA  | 1 GAL  |
| BLUE FLAX LINUM PERSIANUM                                   | BP  | 1 GAL  |



## NOTES

- SEE ENGINEERING DRAWINGS FOR SITE LAYOUT, DIMENSIONS AND GRADING. BERMS ARE TO BE OF UNIFORM GRADE THROUGHOUT AND TO BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PLANTING.
- ALL PLANT MATERIALS SHALL MEET OR EXCEED MINIMUM STANDARDS AS OUTLINED IN THE COLORADO NURSERY ACT REGULATIONS. PLANTS WILL BE USED ACCORDING TO THE SPECIFICS OF THE ASSOCIATED LANDSCAPE CONTRACTORS OF COLORADO. PLANT MATERIAL SHALL ALSO CONFORM TO UNIFORM NURSERY STANDARDS, CURRENT EDITION. MATERIAL TO BE INSPECTED BY LA ON-SITE AT TIME OF PLANTING.
- ALL GRASS SEED AREAS TO BE DRILL-SEEDED. SEEDING TO BE DONE AFTER AUGUST 15 AND BEFORE OCTOBER 15. ANY DAY THAT NATURAL PRECIPITATION DOES NOT OCCUR WITHIN THE FIRST 3 WEEKS AFTER SEEDING, ALL SEEDED AREAS TO BE WATERED EARLY MORNING AND EVENING WITH A HYDROSEEDER.
- ALL PLANTING BEDS ARE TO BE MULCHED WITH 3" GRAVEL MULCH SPREAD TO A DEPTH OF 2 INCHES OVER LANDSCAPE FABRIC.
- ALL UTILITY EASEMENTS MUST REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT.
- ROLL-TOP METAL EDGER IS TO BE UTILIZED AS NECESSARY TO SEPARATE GRASS AND PLANTER BEDS.
- IRRIGATION SYSTEM IS TO BE AUTOMATIC. IRRIGATION SYSTEM IS TO BE OF TORO, RAINFOR, BUCKNER OR EQUAL. IRRIGATION SYSTEM DESIGN IS TO BE APPROVED BY LANDSCAPE ARCHITECT.
- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE PLAN, PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- TREES IN GRASS AREAS TO RECEIVE 4" DIA. BED OF WOOD CHIP MULCH.
- ALL LANDSCAPING WILL BE INSTALLED AS PART OF PHASE ONE CONSTRUCTION.
- PLANTERS TO BE FILLED WITH A MIXTURE OF 2/3 EXCAVATED SOIL AND 1/3 EKO BRAND (OR EQUIV.) COMPOST. TILL INTO THE TOP 8 INCHES OF SOIL. PLANTING HOLE AROUND ISOLATED TREES AND SHRUBS TO FILLED WITH EXCAVATED SOIL ONLY.



NATIVE SEED MIX

| SPECIES            | VARIETY PREFERRED | PERCENT BY WEIGHT | POUNDS/AC. OF PLS. BROADCAST | DRILLED |
|--------------------|-------------------|-------------------|------------------------------|---------|
| WESTERN WHEATGRASS | ARRIBA OR BARTON  | 42                | 13.2                         | 6.6     |
| SMOOTH BROME       | LINCOLN           | 36                | 10.8                         | 5.4     |
| SIDEGRASS GRAMA    | VAUGHN OR BUTTE   | 22                | 7.2                          | 3.6     |
| TOTAL              |                   | 100               | 31.2                         | 15.6    |

APPLICANT  
LOVES TRAVEL STOPS & COUNTRY STORES  
PO BOX 26210  
OKLAHOMA CITY, OK 73126  
(405) 302-3846 // FAX: (405) 463-3646

OWNER  
HUDSON INTERCHANGE  
8781 CIRCLE DRIVE  
WESTMINSTER, CO. 80031

**HH** **HIGHLINE**  
**ENGINEERING & SURVEYING**

ENGINEERING CONSULTANTS

PC 304 1938 Fax: (405) 468-0844  
9410111, 0410111, 0410111 Fax: (405) 468-3302

JOB NO. 293HSITE

LANDSCAPE PLAN  
SHEET 3B  
MAR 15, 2015

## MEMORANDUM

**2.f.**

**To:** Board of Trustees  
**From:** Joe Racine, Town Administrator  
**Date:** June 17, 2015  
**Subject:** Bid award, Beech Street improvements

### **Attachments**

Attached is information from Town Engineer Mike Ketterling regarding the bids for the Beech Street improvements. The project includes a new sidewalk and street lighting from the elementary school to the new library, and pavement improvements including reconstruction, widening and curb and gutter between Remington Drive and Library Drive. The low bidder on the project was Mountain Constructors.

If the bid is awarded, I recommend that the Board also authorize staff to issue a notice to proceed when recommended by the Town Engineer. It will be important to move quickly in order to ensure that the project will be substantially complete prior to school starting in August.

# Notice of Award

Date: \_\_\_\_\_

|                                     |                               |
|-------------------------------------|-------------------------------|
| Project: Beech Street Improvements  |                               |
| Owner: Town of Hudson               | Owner's Contract No.:N/A      |
| Contract: N/A                       | Engineer's Project No.: 12012 |
| Bidder: Mountain Constructors, Inc. |                               |
| Bidder's Address: 622 Main Street   |                               |
| Platteville, CO 80651               |                               |

You are notified that your Bid dated June 11, 2015 for the above Contract has been considered. You are the Successful Bidder and are awarded a Contract for Town of Hudson, Beech Street Improvements.

Contract is for total amount of both Bid Schedule No. 1 & No. 2.

The Contract Price of your Contract is Four Hundred and Two Thousand, Five Hundred and Eighty Seven Dollars (\$402,587.00).

3 copies of the proposed Contract Documents (except Drawings) accompany this Notice of Award.

3 sets of the Drawings will be delivered separately or otherwise made available to you immediately.

You must comply with the following conditions precedent within 15 days of the date you receive this Notice of Award.

1. Deliver to the Owner 3 fully executed counterparts of the Contract Documents.
2. Deliver with the executed Contract Documents the Contract security [Bonds] as specified in the Instructions to Bidders (Article 20), General Conditions (Paragraph 5.01), and Supplementary Conditions (Paragraph SC-5.01).

Failure to comply with these conditions within the time specified will entitle Owner to consider you in default, annul this Notice of Award, and declare your Bid security forfeited.

Within ten days after you comply with the above conditions, Owner will return to you one fully executed counterpart of the Contract Documents.

\_\_\_\_\_  
Owner  
By: \_\_\_\_\_  
Authorized Signature  
\_\_\_\_\_  
Title

Copy to Engineer