

MINUTES  
TOWN OF HUDSON – PLANNING COMMISSION  
REGULAR MEETING – April 13, 2016

**CALL TO ORDER**

The meeting was called to order by Ex-Officio Member Laura Hargis at 6:00 p.m.

**ROLL CALL**

Present  
Commissioners:                   Cristine Anderson  
  Jennifer Root

Ex-Officio Members -           Matt Cole  
  Laura Hargis

Staff -                               Roy Fronczyk  
  Dan Hamsmith  
  Joe Racine  
  Becky Utecht

**ADDITIONS TO AGENDA**

Add General Business 3 B – Hudson Hills Filing #2

**CITIZEN'S COMMENTS**

No comments.

**1) APPROVAL OF MINUTES**

a.     Planning Commission Regular Meeting Minutes – March 9, 2016

Motion was made by Ex-Officio Cole, and seconded by Commissioner Anderson “To approve the minutes from the March 9, 2016 meeting as submitted.” Motion was carried unanimously.

## 2) **PUBLIC MEETING**

- a. PD Amendment, Accessory Uses and Buildings Permitted, Hudson Hills Planned Development, Case No. 16-04 PDA

Roy Fronczyk, Town Planner, reported that the current builder, New Vision Development Partners has requested an amendment to the Planned Development Guidelines that specify the use and size of accessory structures on lots in the subdivision. The Hudson Hills Planned Development Plan and Guidelines were adopted and recorded in 2008 and included the following: *G. Items not Specified: For all other design standards and regulations contained in the Residential One (R-1) district and /or other appropriate section of the Town of Hudson Zoning Ordinance shall apply.*

Roy Fronczyk, Town Planner, reported the application for the amendment states that in the process of marketing the subdivision that many potential homeowners have indicated a desire to have accessory structures which can accommodate recreational vehicles and other large vehicles. He reported that the applicant is requesting the following: (1) the size of accessory structures be enlarged to 1,000 square feet – as opposed to the code that allows for 400 square feet and (2) the height of an accessory structure expanded to 14 feet at the roof eaves above the ground measured at the building foundation as opposed to the 10 feet in the code. He reported that all other aspects of accessory structures such as setbacks and number of accessory buildings shall remain the same as in the Land Development Code.

Nick Montalbano, New Vision Development, reported that this request was generated by potential buyers who would the ability to store boats and RV's on their property. He reported that they originally wanted to allow 1,800 total square feet for the accessory use on these lots but 1,200 would be sufficient. He then reported that they would leave it at 1,800 total square feet if it was satisfactory with the Planning Commission and Town Council.

Roy Fronczyk, Town Planner, reported that staff believes that the requested increase can be accommodated on the lots in the subdivision without unduly affecting the crowding or intensity of building in the subdivision and recommends that the amendment be approved. He reported that the amendment would pertain to all lots in the Hudson Hills subdivision and that because Hudson Hills is a planned development any changes are viewed as a legislative action which needs to take the form of an ordinance.

Commissioner Anderson made a motion, seconded by Ex-Officio Cole to approve the PD Amendment, Accessory Uses and Buildings Permitted, Hudson Hills Planned Development, Case No. 16-04 PDA.

The vote was as follows:

Aye: Commissioner Anderson, Commissioner Root, and Ex-Officio Members Hargis and Cole

Nay – None

Ex-Officio Hargis declared the motion carried.

### 3) **GENERAL BUSINESS**

- a. Weld County Referral, RECX16-0038, 2 lot Recorded Exemption, Virginia H. Hixon, WCR 47 ½ and WCR 18 ½.

Roy Fronczyk, Town Planner, reported that the applicants would like to do a two lot recorded exemption just north of the Town's wastewater plant. He reported that the Town finds no conflict with this request and recommends approval.

Commissioner Root made a motion, seconded by Ex-Officio Cole to approve Weld County Referral, RECX16-0038, 2 lot Recorded Exemption, Virginia H. Hixon, WCR 47 ½ and WCR 8 ½.

The vote was as follows:

Aye: Commissioner Anderson, Commissioner Root, and Ex-Officio Members Hargis and Cole

Nay – None

Ex-Officio Hargis declared the motion carried.

- b. Hudson Hills Filing #2 - Ryan Carlson.

Roy Fronczyk, Town Planner, reported that the owner of Hudson Hills, Ryan Carlson, is present to discuss their plans for the 2<sup>nd</sup> phase of development at Hudson Hills.

Ryan Carlson, Owner of Hudson Hills, reported that in their second phase of development the old oil and gas well at the entrance of the development will be relocated to a better location by Great Western Oil and Gas. He reported that the existing wells will be consolidated to the southeast corner of the property. He reported that 20 lots in this area will be gone. He reported that there will be 72 lots done in phases.

Roy Fronczyk, Town Planner, inquired about a USR for this property.

Joe Racine, Town Manager, reported that the USR can be completed concurrently with the subdivision request.

Joe Racine, Town Manager, reported that unfulfilled items from Hudson Hills Filing No. 1 Approval still need to be met. He reported that the Annexation Agreement Items include: (1) Right-of-Way dedication, 20 feet north side of CR 10 and 20 feet west side of Beech Street, (2) Construct and maintain trails, (3)

formulation of a Homeowners Association. He reported that the Subdivision Improvements Agreement, dated February 18, 2005 still have the following items to be met: (1) Dedication of additional right-of-way, (2) Construct pedestrian trails, (3) Install landscaping in Outlots A, B, C, D and E and along ROW of Beech Street and Weld County Road 10. He reported that the Hudson Hills Phase 1 items above need to be met and staff recommends approval of the current request.

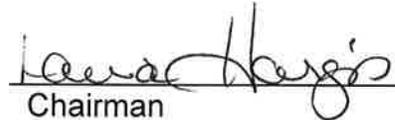
4) **STAFF REPORT**

Joe Racine, Town Manager, reported that the election went smoothly and the results were available online. He reported the Ballot Question on Home Rule passed and Hudson is now the 101<sup>st</sup> Home Rule Municipality in the State of Colorado.

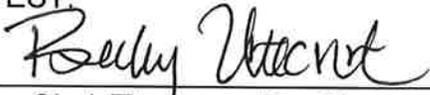
5) **ADJOURNMENT**

The meeting was adjourned at 6:34 p.m.

HUDSON PLANNING COMMISSION

  
Chairman

ATTEST:

  
Town Clerk/Treasurer Pro-Tem