

AGENDA

TOWN OF HUDSON – TOWN COUNCIL
REGULAR MEETING
November 2, 2016 - 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. Town Council Meeting Minutes – October 19, 2016
- b. Payment of Bills

2) GENERAL BUSINESS

- a. PUBLIC HEARING, 2017 Budget
- b. Public Meeting, Residential Trash Service
- c. Resolution 16-29, A RESOLUTION ENACTING A SUPPLEMENTAL BUDGET AND APPROPRIATION FOR THE 2016 BUDGET OF THE TOWN OF HUDSON
- d. Discussion: 2017 Website Upgrade
- e. Ordinance No. 16-10, First Reading, Rezoning of Town Hall site to C-O, Commercial Office district

3) STAFF REPORTS

4) ADJOURNMENT

MEMORANDUM

2.e.

To: Council
From: Joe Racine, Town Manager
Date: November 2, 2016
Subject: Ordinance No. 16-10, Rezoning of old Town Hall site to C-O, Commercial-Office

Attachment

Council recently approved creation of a new zoning district classification, C-O, Commercial-Office. It is a lower impact commercial zoning category that provides for professional offices. The district is intended as a limited commercial zone that would be more compatible with adjoining residential properties. It does not allow for retail as a primary use, nor does it allow many of the other activities normally associated with commercial zoning such as fueling stations, hotels, etc.

The old Town Hall site consists of 0.4 acres of land. Since it was acquired by the town in 1992 it has been used as the Town Hall. It was acquired in 1969 by the Assembly of God Church. For some time prior to that it was owned by the Christian Church of Hudson.

The attached Ordinance No. 16-10, presented for consideration on first reading, would change the existing R-1, Residential, zoning to C-O, Commercial-Office. This would enable the Town to offer the property for sale as a site for professional office development.

The property has been used for fifty or more years as a non-residential site. Professional offices would continue the use of the property in a similar manner as its historical use. Proximity to downtown, to the railroad crossing and to Highway 52 make it more suitable for non-residential use.

The surrounding zoning is R-1 and B. The following is a list of uses permitted in the C-O district:

- (1) Accounting, Auditing and Bookkeeping Services
- (2) Advertising Agencies
- (3) Barber Shops
- (4) Beauty Shops
- (5) Computer Maintenance and Repair
- (6) Home Health Care Services

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- (7) Insurance Agents, Brokers and Services
- (8) Legal Services
- (9) Offices and Clinics of Dentists
- (10) Offices and Clinics of Doctors of Medicine
- (11) Photographic Studios
- (12) Retail sales that are operated entirely within office buildings and which are compatible with and incidental to the primary permitted office use. Retail sales may not occupy more than ten (10) percent of the floor area of office buildings.
- (13) Real Estate Agents and Managers
- (14) Security Brokers and Dealers
- (15) Tax Return Preparation Services
- (16) Title Abstract Offices
- (17) Other such similar uses as listed in paragraphs (1) through (15) above which are determined by the planning commission to be not more detrimental uses in said district than the uses by right hereinafter enumerated.

If approved on first reading, the ordinance will be considered after public hearings by the Planning Commission on November 9th and by Council on November 16th.

ORDINANCE NO.

16-10

Series of 2016

TITLE: AN ORDINANCE REZONING LOTS 17 THROUGH 21 AND THE NORTH ONE-HALF OF LOT 22, BLOCK 50, TOWN OF HUDSON FROM R-1 RESIDENTIAL TO C-O, COMMERCIAL OFFICE

BE IT ORDAINED BY THE COUNCIL FOR THE TOWN OF HUDSON, COLORADO, THAT:

Section 1. Findings of Fact.

- A. The Town desires to rezone land commonly known as the old Town Hall site from R-1, Residential, to C-O, Commercial-Office district.
- B. Public notice has been given of such rezoning by one publication in a newspaper of general circulation within the Town at least fifteen (15) days before the public hearing of such rezoning and by posting of the Property at each adjacent public right-of-way.
- C. Written notice of such hearing on the proposed rezoning was sent by first class mail at least fifteen (15) days prior to the hearing to owners of property within five hundred (500) feet of the Property.
- D. A need exists for rezoning the Property to Commercial-Office, C-O.

Section 2. The Property is hereby rezoned to Commercial-Office (C-O).

Section 3. The Zoning Ordinance and Zoning Map are hereby amended to conform with the zoning changes.

Section 4. Safety Clause. The Town Council hereby finds, determines, and declares that this ordinance is promulgated under the general police power of the Town of Hudson, that it is promulgated for the health, safety, and welfare of the public, and that this ordinance is necessary for the preservation of health and safety and for the protection of public convenience and welfare. The Council further determines that the ordinance bears a rational relation to the proper legislative object sought to be attained.

Section 5. Severability. If any clause, sentence, paragraph, or part of this ordinance or the application thereof to any person or circumstances shall for any reason be adjudged by a court of competent jurisdiction invalid, such judgment shall not affect application to other persons or circumstances.

Section 6. Effective Date. This Ordinance shall become effective ten (10) days after final publication by title only.

INTRODUCED, READ IN FULL, AND APPROVED ON FIRST READING this 2nd day of November, 2016.

TOWN OF HUDSON, COLORADO

Raymond Patch, Mayor

ATTEST:

Rebecca Utecht, Town Clerk

PASSED ON SECOND AND FINAL READING this 16th day of November, 2016, AND ORDERED PUBLISHED ONCE BY TITLE ONLY.

TOWN OF HUDSON, COLORADO

Raymond Patch, Mayor

ATTEST:

Rebecca Utecht, Town Clerk

APPROVED AS TO FORM:

Corey Y. Hoffmann, Town Attorney

EXHIBIT A, LEGAL DESCRIPTION

A PARCEL OF LAND IN THE NORTHEAST $\frac{1}{4}$ OF SECTION 11, TOWNSHIP 1 NORTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
LOTS 17, 18, 19, 20, 21, AND THE NORTH $\frac{1}{2}$ OF LOT 22, BLOCK 50, TOWN OF HUDSON.

CONTAINS 0.395 ACRES MORE OR LESS, AND IS SUBJECT TO ALL EXISTING EASEMENTS AND/OR RIGHTS-OF-WAY OF RECORD.