

# AGENDA

TOWN OF HUDSON PLANNING COMMISSION  
REGULAR MEETING  
September 12, 2018 – 6:00 p.m.

CALL TO ORDER

ROLL CALL

ADDITIONS TO AGENDA

CITIZEN'S COMMENTS

1. APPROVAL OF MINUTES

- a. *Approval of Planning Commission Meeting Minutes – August 8, 2018*

2. GENERAL BUSINESS

***Preface to the Hearings – Applications and Overall Development Concept.***

- a. **Case No. 18-09.** *Logistics Center Hudson, Burlington Northern Santa Fe Railway (Each application to be addressed separately).*
- a. *Zoning of Annexed Land.*
  - b. *Plat Vacation of the Right-of-Way, Easement, and Lot Lines, Hudson Industrial Park, Filing No. 1.*
  - c. *Planned Development Plan, Logistics Center Hudson.*
  - d. *Minor Subdivision Plat, Logistics Center Hudson, Filing No. 1.*
- b. **Case No. 18-11.** *Residential Use in B-Business Zoning District. Slate Pippin, 726 Dahlia St.*
- c. **Food Truck Regulations.** *Study session and consideration of rules and regulations for mobile food vendors to operate within Town Limits.*

3. STAFF UPDATES

4. ADJOURNMENT

MINUTES  
TOWN OF HUDSON – PLANNING COMMISSION  
REGULAR MEETING – August 8, 2018

**CALL TO ORDER**

The meeting was called to order by Ex-Officio Member Laura Hargis at 6:02 p.m.

**ROLL CALL**

Present Commissioners -	Kristen McDilda Tami Botelho Shirley Sellers
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Absent Commissioners -	Commissioner Reyes
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Ex-Officio Members -	Laura Hargis Matt Cole
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Staff -	Roy Fronczyk Sayre Brennan Heather Meierkort
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**ADDITIONS TO AGENDA**

Roy Fronczyk, Town Planner, reported that there was a late referral from Weld County and asked if this could be listed as item 2c.

**CITIZEN'S COMMENTS**

None

**1) APPROVAL OF MINUTES**

a. Planning Commission Regular Meeting Minutes – July 11, 2018

Motion was made by Ex-Officio Cole and seconded by Commissioner Sellers “To approve the minutes from the July 11, 2018 meeting as submitted.” Motion was carried unanimously.

2) **GENERAL BUSINESS**

Ex-Officio Hargis reported that we have a new Town Planner, Sayre Brennan, to take over for Roy Fronczyk. The Town also has a new Deputy Town Clerk, Heather Meierkort. There is a new planning commission member, Kristen McDilda. There is still one open position on the planning commission.

a. ***Planning Commission Review. Case No. 18-10 LC. Lot Combine, Block 78, Lot 21 and 22. Brune Meints, 243 Birch Street***

Roy Fronczyk, Town Planner, stated that this is a new request the Town received. Citizens have been asking why they cannot just combine their two lots without any permits. This time, we received a formal request and we want to decide what to do for residents who want to have a recognized residential unit in a commercial zone. The process now is that the request is presented to the planning commission. Next, we would send this request to council. Then, a Weld county assessor finishes the paperwork. Lastly, maps and records reflect that the two parcels are now one. Roy Fronczyk stated that in this case, we have invited the applicant to come to the Town to discuss their plans. Sayre Brennan, Town Planner, has talked to the applicant and the staff has already reviewed this request. He does not foresee it causing problems with any land owners. The planning commission's options are to deny the request, continue discussing it, or sign off on it. It is left up to the planning commission whether they think the applicant needs to be at the planning commission meeting or not.

Ex-Officio Member Laura Hargis asked if this decision should be put to council. Roy stated that it does not need to go to council.

Commissioner Botelho made a motion seconded by Ex-Officio Cole to approve **Case No. 18-10 LC**. Lot Combine, Block 78, Lot 21 and 22. Brune Meints, 243 Birch Street.

The vote was as follows:

Aye - Commissioner McDilda, Commissioner Botelho, Commissioner Sellers and Ex-Officio members Hargis and Cole

Nay: None

Ex-Officio Hargis declared the motion passed.

b. ***Informal Presentation. Shaklee Centre – RV Park Proposal.***

Roy Fronczyk stated he would like to give a background on the process of how we handle presentations. In the past, we have invited applicants to appear in front of the planning commission and staff suggested this applicant should come in to give their opinion. This is an open ended presentation and questions will be answered as they arise. This property was approved as a planning development in 2009.

David Brehm, President of Plan West Inc., thanked Roy Fronczyk for his comments and for having him in the meeting. David Brehm is an architect in Denver here with Dan, their civil engineer, and Kerry Shaklee. The Shaklee property is what they are planning to develop. David Brehm would like to create a long term stay RV neighborhood. He stated this type of long term housing is in high demand. The idea is to have the residents of the park stay for about six months. The goal is to create a safe, affordable neighborhood. As of now, this area is zoned industrial. They are looking at the area of land right across from the entrance to the prison. The proposal is to build 120 units in 4 phases. Each spot in the RV park would be large enough to accommodate a 40ft by 12ft RV. Each unit would have space for an extra car and outdoor living space. There will not be pull through spots so as to minimize roadways through the park. This is not a senior RV park, it would be for any age residents. Currently, there is not enough interim housing and this would be more affordable than renting a house. Each unit would have their own water and sewer line with full hookups. Irrigation might be added but they do not have a set plan for that yet. There will be a park area in the center of the development but there are no details on that yet. Applications and a lease will be required to secure a unit. They are looking into on site management that can oversee facilities and growth as each phase begins.

Ex-Officio Hargis asked how each resident would be charged for their utilities. Since they would hook into the Town of Hudson's sewer and water would they be charged a base? How would they be metered?

David Brehm responded that they do not have the answer yet and are still discussing possible options for how to set up and bill residents for their utilities. David Brehm stated they have not yet talked with the Fire Department to see what their requirements may be as far as water usage and entrances to the RV park. For postal services, there will likely be cluster boxes.

Roy Fronczyk asked what the plan is for security and law enforcement.

David Brehm answered that they've discussed with other parks of this kind to see how they handle these issues. They would like to have a phone number you can call any time of day and cameras that are always on so that the residents are safe. Since the development is within Hudson Town limits, the Marshals would provide law enforcement.

Ex-Officio Hargis asked if there would be any issues with this plan if the prison opened up again.

David Brehm stated they had not yet discussed that.

Roy Fronczyk stated he was concerned with offsite traffic conditions. Hudson is getting new roundabouts that will affect traffic. There is currently a gravel road past the proposed entrance to the RV park. That would need to get paved to create a second entrance. The second entrance is a requirement from the Fire Department.

Sayre Brennan, Town Planner, stated they would need to consider how to provide waste management. They would also want to think about providing Wi-Fi for each unit.

David Brehm stated they would take these questions and discuss them to find the solution. He asked the Planning commission their general feeling on the proposal and no one was opposed. He reported he will come back with a more developed plan.

c. Weld County Referral RECX18-0109. Fossett Columbine. Two lot recorded exemption – East of and adjacent to CR 49 Approx.  $\frac{3}{4}$  mile north of CR 18.

Roy Fronczyk reported that this land would be for agricultural use and it a long, narrow lot. The land is outside town limits, so the request gets sent to the county for the final decision. They send the Town a referral and typically there is no conflict.

Ex-Officio Cole made a motion seconded by Commissioner Botelho to reply no conflict to Weld County Referral RECX18-0109. Fossett Columbine. Two lot recorded exemption – East of and adjacent to CR 49 Approx.  $\frac{3}{4}$  mile north of CR 18.

The vote was as follows:

Aye - Commissioner McDilda, Commissioner Botelho, Commissioner Sellers and Ex-Officio Hargis and Cole

Nay: None

Ex-Officio Hargis declared the motion passed.

#### 4) **STAFF REPORT**

Roy Fronczyk reported that next month is a meeting with Burlington Northern to look over their plan development amendment. Their plan will be discussed in just one meeting and then go to council. They have already had site visits and are ready to begin on October 1<sup>st</sup>, 2018.

Sayre Brennan reported that the Town will do an internal review of the plans submitted by Pioneer. Development is coming at the August 15<sup>th</sup> Town Council meeting. Roy Fronczyk will give a presentation.

Ex-Officio Hargis thanked Roy for all his help and work for the Town. She reported that he will be missed. She welcomed Sayre and Heather to the Town staff and Commissioner McDilda to the planning commission.

5) **ADJOURNMENT**

The meeting was adjourned at 7:02 pm.

HUDSON PLANNING COMMISSION

  
Chairman

ATTEST:

  
Deputy Town Clerk