



MINUTES  
TOWN OF HUDSON PLANNING COMMISSION  
REGULAR MEETING  
August 9, 2023 - 6:00 P.M.

**CALL TO ORDER**

The meeting was called to order by the Planning Commission Chairperson, Daniel Warren, at 6:00 p.m.

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

Present Commissioners:           Brandi Bond  
  Robert Hollister  
  Don Post  
  Daniel Warren

Ex-Officio Members:           Matt Cole

Absent:                               Aspen Gurley  
  Candace Nolf

Natalie Schlidt, Deputy Town Clerk, took roll call and five (5) Commissioners were present.

Town Staff Present:           Bryce Lange, Town Manager  
  Jennifer Woods, Town Planner  
  Scott Sedgwick, Police Chief  
  Natalie Schlidt, Deputy Town Clerk

**APPROVAL OF MINUTES**

a) Wednesday, June 14, 2023

Commissioner Cole made a motion, seconded by Commissioner Hollister to approve the minutes from June 14, 2023.

The vote was as follows:

Aye- Commissioners Cole, Hollister, Bond, Post and Warren  
Nay- None

Commissioner Warren declared the Motion passed.

**ADDITIONS TO AGENDA**

None

**CITIZEN'S COMMENTS**

None

**GENERAL BUSINESS**

a) Public Hearing: Case 23-03 Dumpster Code Amendments

Commissioner Warren opened the Public Hearing at 6:03 p.m. for Case No. 23-03 Dumpster Code Amendments. Deputy Town Clerk Schlidt stated the Public Hearing is for receiving public comment and consideration to amend Section 16-147 of the Hudson Municipal Code relating to dumpster permits. Town Planner Woods stated the notice for the public hearing was published in the newspaper on July 15, 2023. Town Planner Woods stated that the existing Town Code provides for requirements surrounding the permitting of dumpsters. Specifically, it determines when a permit is needed, the requirements for the use of dumpsters, and where they are allowed to be used. Currently, there is no allowance for someone to utilize a dumpster or roll-off without a building permit other than for moving in or out of the property. Code Enforcement Officer Yearick gave the Planning Commission examples of why the change is necessary. The Planning Commission hears public comment from resident Zach Reyes requesting the code allow residential dumpsters permanently. The Planning Commission may make one (1) of the following recommendations for consideration by the Town Council: 1. Approval of the code amendment, with or without modifications or conditions; 2. Disapproval of the request, indicating for the record the reasons for the recommendation of denial; or 3. Continuing the request until the next available meeting in order to obtain more information to help clarify or support the request before it. If approved the amendment will be heard at a public hearing in front of the Town Council on 08-16-23 at 6:00pm. Commissioners and staff discussed the best way to proceed since additional changes to the code are needed including whether a permit is even needed, the difference between roll-off and dumpster and effect to residential trash service. Police Chief Sedgwick also addressed the Planning Commission during the discussion.

There being no further discussion, Commissioner Warren closed the Public Hearing at 6:33 p.m.

Commissioner Cole made a motion, seconded by Commissioner Bond, to approve Case 23-03 Dumpster Code Amendments with the condition that the Planning Commission and/or Town Council relook at this code along with the definition of roll-off and dumpster and ordinance on residential trash service and whether a dumpster code is even needed.

The vote was as follows:

Aye- Commissioners Warren, Bond, Cole and Hollister and Post.

Nay- None

Commissioner Warren declared the motion passed.

b) Weld County Referral: LLA23-0014 Lousberg/Gurtler Lot Line Adjustment

Town Planner Woods noted that the referral is regarding a lot line adjustment off CR 18 and CR 49. Town Planner Woods noted no concerns. Planner Woods indicated that in the response to Weld County that future development of the site would be within the Town's new projected growth area and the Town would be interested if development occurred on the subject property. The Commission had no other comments or concerns and is in consensus on the recommendation with the addition.

**DISCUSSION ITEMS**

a) Street Standards- Pavement Design

Brad Curtis from Northern Engineering addressed pavement thickness and street standards as it relates to recent town projects and discussion was held on the topic with the Planning Commission. The Planning Commission is in consensus that a recommendation be made to Town Council to make changes regarding sidewalks as will be outlined in a memo by Brad Curtis.

**STAFF COMMENTS**

None

**PLANNING COMMISSION COMMENTS**

None

**ADJOURN**

The meeting was adjourned at approximately 7:14 p.m.

Hudson Planning Commission

  
Chairman, Daniel Warren

ATTEST

  
Natalie Schlidt, Deputy Town Clerk