

TOWN OF BERTHOUD  
BOARD OF TRUSTEES  
SPECIAL MEETING  
JANUARY 6, 2004  
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The Board of Trustees for the Town of Berthoud met for a special meeting on Tuesday, January 6, 2004 in the Board Room of Town Hall. Mayor Milan Karspeck called the meeting to order at 7:35 p.m.

MEMBERS PRESENT: Mayor Milan Karspeck  
Mayor Pro-Tem Jenny Foote  
Trustee Don Ashcraft  
Trustee Glen Buckingham

MEMBERS ABSENT: Trustee David Gregg  
Trustee Michael Patrick  
Trustee Peder Thorstensen

**CONTINUATION OF PUBLIC HEARING –  
WILSON RANCH REZONE AND ANNEXATION.**

During the last meeting on December 16, 2003, the Board reviewed the definition of open space, and received revisions to Chapters 8 and 9.

Attorney Fickel distributed summary sheets for the Board members to use to provide input regarding the annexation agreement, and asked for that input prior to the meeting scheduled with Attorney Fickel, Administrator White and McWhinney Enterprise on Thursday, January 8, 2004.

Steve Schroyer of McWhinney Enterprises distributed copies of the revisions to Section 7, noting that the minimum for tree lawns was increased from 6' to 8'.

Mr. Schroyer distributed revised copies of Section 1. Mr. McWhinney noted they have included additional language at the request of their attorney, with a goal of making the annexation agreement and development manual compatible. These changes are strictly revisions to wording, and the goal is not to change the intent of the agreement.

Mr. Schroyer distributed revised copies of Section 8. He noted they requested clarification from other towns regarding the size of tree lawns, and learned that other towns in the area allow tree lawns as small as 6-7'. Mr. McWhinney noted in Centerra, they vary the widths of the tree lawns, but agreed to keep 8' as the minimum for Wilson Ranch.

Mr. Schroyer noted that once these chapters are reviewed and approved by the Board, they will replace the working copies with complete new book, which will include all the revisions for all the chapters.

Mr. McWhinney noted the only red lines in Section 8 involve the definition of open space. He noted they are willing to agree on the requested 13% open lands, 7% active parkland and 10% development open space.

Trustee Buckingham noted the revised definition eliminates any areas being counted twice and clearly states the definitions for each area.

Mr. McWhinney agreed, noting they feel they can achieve these percentages. He noted their goal in the past has been to exceed the standards they are given, and they will continue to make the effort to exceed the standards that are set by this Board.

Mayor Pro-Tem Foote noted the Board asked previously to remove landscape islands from the definitions. Mr. Schroyer noted it was put back in at a later meeting as an incentive to encourage the developer to spend the money and take the time to make this type improvement. Planner Reed noted medians were removed, and explained the difference between the two definitions.

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Mr. McWhinney noted leaving landscape islands in the definition will encourage them to increase the landscaping and incur the cost to improve the appearance of islands within the development. Trustee Buckingham noted the islands were included in the agreement when it was determined that the amount of land we are looking at is 1-3 acres.

Planner Reed noted it is not common to count trails as Active Parkland, and this has not been done for other developers in Town. Mr. Schroyer agreed, but noted other developers in Town are not providing 13% open lands, and they are using this as incentive to connect trails and active parkland throughout the Wilson ranch Property.

Mayor Pro-Tem Foote noted it is a benefit to the residents of the area to link the parks with trails. Trustee Ashcraft agreed, noting anything that encourages pedestrian movement is a good thing.

Mayor Karspeck noted all parks are maintained by the Homeowners Association. Mr. Schroyer noted that would be the case unless mutually agreed by the Town and the Developer.

Planner Reed noted the definition of Active Parkland allows the developer to do parks other than public parks. He noted the Town does have Best Development Practices for Parks, and he offered to share that document with the developer for discussion.

Mayor Karspeck asked if this document has been reviewed by the Town Arborist. Planner Reed noted the document was reviewed by the Arborist, and there are revisions in the manual that include suggested changes.

Mr. Schroyer distributed Section 9 revisions. These changes do not change the intent of the manual.

Mr. McWhinney noted this completes the first review of the document, and he noted it is their hope to reach an agreement on the manual and move forward.

Mayor Karspeck noted he would be interested in seeing any differences between the I-25 Design Standards and the Wilson Ranch Development Manual prior to taking action on the manual. Planner Reed noted that comparison will be completed this week, and a matrix prepared which identifies any differences prior to the next meeting.

Mr. McWhinney noted he would like to put efforts into approval of the annexation agreement. He noted his personal goal was to have this process complete by the end of December, since he is up against a deadline with the Wilsons. He asked Attorney Fickel where we are in this process.

Attorney Fickel responded that he has received comments from several of the Board members, and as soon as the remainder are received, we will be ready to go forward with negotiations on this document. He noted the Board has been working on the development agreement to allow them to feel comfortable with the development, and suggested members have a significant level of comfort with what has been discussed.

Mr. McWhinney asked when this will be discussed in a public forum. Attorney Fickel responded the Board should be ready as early as next Tuesday, January 13, 2004, or at the following meeting on Tuesday, January 20, 2004.

Mr. McWhinney asked if it is possible to approve the development manual next week. Mayor Karspeck agreed, as long as there are no big conflicts with the I-25 Design Guidelines.

Mayor Karspeck asked if Public Works has been involved in the review of this project. Planner Reed noted this Manual has been reviewed by the Public Works Director and by the Town's Transportation Engineer and approval has been received from both.

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Attorney Fickel asked Mr. McWhinney what areas are to be developed first. Mr. McWhinney noted most of the work done over the past three years has been to complete the annexation of the area. He noted once the annexation is complete, they will be hiring planners and engineers and working with the Town to determine what needs to be done for a small treatment plant to service the area. He noted they have been in contact with several landowners in the area who are willing to help get the treatment plant established in the area.

Mr. McWhinney noted the first area they hope to develop will be the commercial property located at the intersection of I-25 and Highway 56. That is "bread and butter" of the development. They hope to have the first groundbreaking for late 2005 or early 2006. He noted their initial goal is to have the commercial area ready to go so when an interested party comes forward they are ready.

Mr. McWhinney noted they will also solicit public input throughout the planning stages. Their intention is to keep the public involved, and the best way to do that is to solicit input. He noted Wilson Ranch has better demographics than many of the developments in Longmont and Loveland, and they hope to draw shoppers from both directions.

Mr. McWhinney noted they realize they are going to have to do something special to attract residents, and hope to have public areas with sculptures and they hope to have every home backing up to green space. He noted the residential markets have slowed down this year, and they have a commitment to the Wilsons to purchase 160 acres the first year and to continue purchasing acreage annually.

Mayor Karspeck opened the floor for public comment, and with no comments returned the discussion to the Board.

With no further business before the Board, the meeting adjourned at 8:47 p.m.

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Mayor Milan Karspeck

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Deputy Town Clerk Charlene Reed