

The Planning and Zoning Commission of the Town of Berthoud met for a regular meeting on Thursday April 12, 2007 in the Board Room at Town Hall. Vice Chairman Banzhaf called the meeting to order at 7:02 p.m.

MEMBERS PRESENT: Vice Chairman Scott Banzhaf
Ben Zink
Brian Anderson
Jeff Hindman
John Bauer
Rural Representative John Goreski

MEMBERS ABSENT: Chairman Chris Thorne
Stelios Androulidakis

STAFF/TOWN Planning Director Robert Anderson
Planning Technician Sue Bowles
Building Official Patrick Buckley

CONSENT AGENDA

The Consent Agenda consisted of the minutes of the meetings of February 22nd, March 22, and March 29, 2007. Bauer asked to address the minutes separately.

Bauer moved to approve the minutes of the meeting of February 22, 2007 as presented. Second by Anderson. Commissioner Anderson asked whether DTJ had done a comparison of the maps as they had discussed at the February 22nd meeting regarding the differences between the GMA maps. Director Anderson will follow up with Rick Volpe. **All members voted YES.**

Bauer moved to approve the minutes of the meeting of March 22, 2007 as presented. Second by Anderson. All members voted YES.

Bauer moved to approve the minutes of the meeting of March 29, 2007. Second by Anderson. Hindman asked that the tape recording be listened to and that it be inserted into the minutes when he asked staff whether the conditions on the Waggener Farm 1st Subdivision were appropriate and Director Anderson said yes. He asked that the minutes be tabled until the next agenda.

FLOOD DAMAGE PREVENTION ORDINANCE

Building Official, Patrick Buckley addressed the commission to update them on Ordinance 1053, an ordinance adopting flood damage prevention measures. Buckley noted that the ordinance was passed by the Board of Trustees on February 27, 2007, and it became effectively immediately. Buckley went over the history of the Town's participation in the FEMA/NFIP program since 1974, but noted that in the past 30 years the town has not actively controlled the flood plain because no property had been annexed into the flood plain. Recently with the annexation of Tollgate Farms, Wilson Ranch and the Town's Utility annexations, we have annexed into the flood plain. FEMA

asked that we update our ordinance to provide an active flood management program. This ordinance fulfills the requirements.

Buckley explained that he is primarily bringing this forward because the Planning Commission is named as the board of appeals. He noted that tonight he is just providing an overview, and is not asking for any action. He went over some of the key points in the memo he had provided to the commission, as well as the ordinance.

Banzhaf asked about the disadvantages of not participating in the program.

Buckley explained that if the Town does not participate, property owners would not qualify for flood plain insurance. Participation will allow areas in the flood plain to have insurance, otherwise they would not qualify for aid from FEMA. Federally backed loans could be called in. There are a number of punitive items if you choose not to participate. Entire town is now labeled as a significant flood plain hazard area. Map modernization and annexation in those areas changes the designation.

There was some discussion of the effect these regulations could have on amenities such as trails and parks located within a flood plain. Buckley noted that they've been building trails along the river in Loveland for a lot of years, so he felt sure there was room for those types of things within FEMA's regulations. He will report back to the commission once he has some answers.

STAFF REPORTS

Planning Director Anderson reported that the Board of Trustees approved the Brown Farm annexation, rezoning and ODP, and the O'Malley Glen annexation.

Banzhaf noted the educational opportunity of the upcoming CML conference. Anderson said we would find the money for those who wish to attend. Hindman noted that he'd been to several and they were very beneficial.

MEETING ADJOURNED AT 8:05 P.M.

Brian Anderson, Secretary

Sue Bowles, Planning Technician