

The Planning and Zoning Commission of the Town of Berthoud met for a regular meeting on June 28, 2007 in the Board Room at Town Hall. Chairman Thorne called the meeting to order at 7:05 p.m.

MEMBERS PRESENT: Chairman Chris Thorne  
Jeff Hindman  
Brian Anderson  
John Bauer  
Stelios Androulidakis  
Rural Representative John Goreski

MEMBERS ABSENT: Vice Chairman Scott Banzhaf  
Ben Zink

STAFF/TOWN Planning Director Robert Anderson  
Planning Technician Sue Bowles

### **PUBLIC HEARING – YEAGER MINOR SUBDIVISION**

Planning Director Anderson reported that the property owner, Mark Strodman is requesting approval of a minor subdivision containing approximately 89.85 acres. The purpose of the applicant's request is to divide the property into two (2) lots and one tract, so as to represent the lots with the commercial properties and tract with the open space conservation property. Anderson further noted that when the new 287 Parkway was put through this property, it created a division of the parcel. In order for the owner to sell the lots, they must be subdivided. No development is requested with this application.

Chairman Thorne opened the public hearing.

Doug Stout - 1800 WCR 6 noted that his neighbor wasn't notified. He asked to see a map or plat to see where the open space is. He then thanked the commission for sharing the information noting that his concerns had been addressed.

There being no one else wishing to speak, the public hearing was closed and the matter brought back to the commission for discussion.

There was some discussion of the difference between a lot and a tract. Director Anderson explained that a lot is generally developable, while a tract is not a buildable lot.

Brian Anderson asked what happened to the apartment complex that was proposed for this property.

It was explained that the property was zoned but was not subdivided.

**Bauer moved to approve the Yeager Minor Subdivision with staff's condition that all technical issues are addressed. Second by Thorne. All members voted YES.**

**PUBLIC HEARING – 2007 COMPREHENSIVE PLAN UPDATE**

Chairman Thorne introduced this agenda item by giving his thanks to town staff, this commission, the CAC and the community.

Director Anderson thanked Commissioner Hindman for being the courier from DTJ and thanked the commission as well as the CAC.

The commission had had asked for DTJ's comments on the plan. Frank Dreckman sent a letter which Robert read into the record.

Chairman Thorne opened the public hearing.

Karen Stockley – I have been one of the members of the CAC and now it is coming to the final map, and there are two areas I'd like you to think about. The separator area and Highway 56 out to I-25. We talk about control, but when you put property in the GMA it gives property owners the incentive to develop. We went into this wanting an agriculturally preserved area there. I hope you remember that we want to preserve it, but I think we're going to spur development out there.

There was no one else wishing to speak.

Chairman Thorne opened the meeting up for discussion by the commission. Thorne suggested starting with DTJ's comments. He was heartened that DTJ has identified only 2 issues. To begin with the "where appropriate" we did with a purpose and specific intent. We didn't do it in very many places, but only in those areas where we were trying to compromise. We focused on flexibility. We couldn't foresee all circumstances, so I feel we did it with a purpose. He would not be comfortable deleting that phrase from the document, however if town staff finds in working with the document that disputes arise, bring it back to the commission.

Bauer agreed saying that he looked at where we included those words and we were trying to make it a little soft.

Robert Anderson noted that staff will use this document when looking at developments and doesn't see the legal questions at this point, and to define it gives it more legal problems. You're tasked with determining what is appropriate for the town.

There was some discussion of DTJ's second point – that the way the color on the map looks now, it looks like strip development on Mountain Avenue and Highway 287.

Hindman suggested that on the map it might be a good idea to add to the definition "linear strip development is discouraged."

Thorne agreed – saying that when you look at the map it does look like "strip"

There was some discussion about the meeting in Boulder with DTJ and the issue of finding a job to housing balance and promoting commercial projects. Due to its geographic location between Longmont and Loveland, Berthoud will most likely continue

to be a bedroom community. DTJ said Berthoud will have to do some creative financing to provide sustainability.

It was determined that the final Comp Plan should include some clearer pictures of what different densities look like.

Hindman agreed with a lot of what Karen Stockley said about Highway 56, noting that he'd changed his opinion because of what Weld County has allowed in that area. We're going to have to be careful and the Board is going to have to follow the plan and not up-zone. He further noted his disappointment that this update has been categorized as a no growth plan. The area where the separator plan is shows how much we've compromised. There's been a lot of give and take and taking this out to Highway 60 shows how realistic and pragmatic this plan is.

Thorne agreed that his is a balanced plan and reflects a variety of competing interests and goals. We did the best we could in balancing the need for growth and economic development while still maintaining the small town character.

Goreski commended everyone for sticking together and getting this done. He noted that he was frustrated in the beginning but we've worked together. It is more aggressive than what he would have like to see, but in most areas it fits.

Thorne moved to adopt the 2007 Comprehensive Plan and Land Use Plan and give staff the authority to fix typographical errors. Second by Hindman. All members voted YES.

Thorne again thanked the CAC as well as town staff for its hard work. He also thanked the community, the commission and Envision Workshop participants.

Meeting adjourned at 8:30 p.m.

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Brian Anderson, Secretary

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Sue Bowles, Planning Technician