

MBSS

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MEMORANDUM

TO: Mayor Karspeck and Town of Berthoud Board of Trustees
Chris Kirk, Town Administrator

FROM: Erin M. Smith

RE: Ordinance No. 1363

DATE: January 8, 2026

SUMMARY:

Referendum Petition – Ordinance 1363

The Board of Trustees adopted Ordinance No. 1363, an ordinance amending the zoning map of the Town of Berthoud to rezone a property commonly known as the “Revere” property. Final publication of the Ordinance was on October 23, 2025 and the Ordinance would have become effective as of November 22, 2025. However, the citizen referendum petition process has suspended the effectiveness of the ordinance. Unless a majority of voters vote to make Ordinance No. 1363 effective, it will never become effective.

Below is a quick summary of important petition dates, as also previously reported by Clerk Samora:

Action	Date
Ordinance 1363 Adopted by the BOT	October 14, 2025
Publication of Ordinance 1363	October 23, 2025
Form of Petition Filed with Town	October 21, 2025
Petition form Approved	October 30, 2025
Completed Petition Submitted to Town	November 24, 2025
Petition Deemed Sufficient	December 24, 2025

ACTION ALTERNATIVES:

WEST BUILDING
835 EAST SECOND AVENUE, SUITE 123
DURANGO, COLORADO 81301
(970) 247-1755 / (970) 247-8827 - FACSIMILE

DOMINION PLAZA
600 SEVENTEENTH STREET, SUITE 2150-S
DENVER, COLORADO 80202
(720) 345-0300 / (720) 345-0301 - FACSIMILE

State statute gives the Trustees 20 days to reconsider the adopted ordinance. This matter is on the agenda for January 13, 2026 regular meeting. The Trustees may reconsider and rescind Ordinance No.1363 or refer the measure to the electors of the Town.

If the Trustees choose to rescind Ordinance 1363, they may do so with the following Motion:

“I move to reconsider and rescind Ordinance No. 1363 and direct the Town Clerk to record the rescission in the Book of Ordinances”

If the Trustees choose to refer to the voters the question of whether Ordinance 1363 shall become effective, the enclosed resolution will meet the 20-day deadline and the question of whether Ordinance 1363 shall become effective will be presented to the electors as part of the Town’s regular April 7, 2026 election. If a majority of electors vote yes on the measure, then Ordinance 1363 shall become effective.