

**TOWN OF BERTHOUD
RESOLUTION NO. 07
(Series 2021)**

**A RESOLUTION CORRECTING THE RECORD REGARDING THE
APPROVAL OF THE TRAILS AT CREEKVIEW NEIGHBORHOOD
MASTERPLAN**

WHEREAS on February 9, 2021 at around 11:30 P.M., the Board of Trustees of the Town of Berthoud (the “Board”) approved the Trails at Creekview Neighborhood Master Plan (the “Master Plan”); and

WHEREAS, the record is reasonably clear, but to the extent that there is any question as to the Board’s intention and the form of the final motion, there is hereby this resolution to clarify the record.

NOW, THEREFORE, BE IT RESOLVED by the Board of Trustees of the Town of Berthoud Colorado, as follows:

Section 1. Approval with Conditions: That the Master Plan is hereby approved subject to the following conditions:

- a. The Applicant shall make every effort to obtain a trail easement for a connection to Hillsdale Park.
- b. The Applicant shall consider transferring required open space and park area to the North, to take advantage of its excellent view corridors and topography and provide additional buffering to Hillsdale Park. The Applicant shall enhance this buffering with the type and kind of landscaping to further achieve a qualitative setback effect.
- c. US 287 & LCR 4E – Following platting and the approval of a Final Traffic Study, any improvements, including a potential signalized intersection, will be the proportional responsibility/share of the Developer, and must be coordinated with all relevant agencies.
- d. The Applicant must provide an Eastern road connection or stub.
- e. The Applicant shall follow the Plan Adjustments: Option C (February 9, 2021 Town Board Meeting Packet page 76 of 97).
- f. The Town will waive the open space points requirements as necessary to pursue development of Option C.
- g. The eleven or such other number of dwelling units identified on Option C that border the Hillsdale Park shall not exceed one story in height measured from the average of finished grade at street level. These eleven units or such other number may be walkout style dwelling units. This height restriction shall be contained as

a note on the plat and in the granting deeds to the affected lots. The number of lots so restricted will depend upon the final plat layout.

- h. The applicant will consider transferring open space and two lots on the north side to take advantage of the excellent view corridors and provide additional buffering to Hillsdale Park.

Section 2. This resolution shall be and is effective upon its adoption.

DULY PASSED by the Board of Trustees this 23rd day of February, 2021.

TOWN OF BERTHOUD


William Karspeck, Mayor

ATTEST:


Christian Samora, Town Clerk

