

RESOLUTION NO. 11
(SERIES 2019)
TOWN OF BERTHOUD, COLORADO

A RESOLUTION REGARDING GROWTH AND ECONOMIC DEVELOPMENT

Whereas, the US economy, including Berthoud is a capitalist system and the housing market is based on supply and demand; and,

Whereas, the front range of Colorado, especially Berthoud, is a very desirable place to live and raise a family; and,

Whereas, Berthoud had an arbitrary Growth Cap on residential development from 1999-2003 that led to single digit per year building permits issued after its passage; and,

Whereas, this lack of supply, despite strong demand in the Berthoud area for homes, led to rapid subdivision growth to the west of Berthoud in Larimer County where there was no cap; and,

Whereas, this halt in residential growth, in town, devastated local businesses and the Town budget for over 10 years and greatly reduced the Town's ability to provide new parks and trails, or to do needed street and sidewalk maintenance for residents; and,

Whereas, the lack of new home impact fees, and new utility customers, led to severe increases in water and wastewater rates; and,

Whereas, the growth cap gave Berthoud a reputation of being a hostile place to do business in the development and investment community that persisted for many years; and,

Whereas, the recent boom in residential development in Berthoud is a direct result of the pent up demand caused by the previous growth cap and the subsequent recession; and

Whereas, the current Town Board and Town staff have made several updates to the Development Code in the past year to improve the quality and character of new residential neighborhoods and commercial areas; and,

Whereas, the Town Board and Staff are considering further changes to the Development Code in the next several months; and

Whereas, the Town Board and Staff welcome and encourage citizens concerned about the rapid residential growth to submit their comments and suggestions as part of that public process and to work collaboratively in improve the quality of Berthoud's growth; and,

Whereas, the Town Board and Staff have been working for years to attract new commercial development, including primary employers, restaurants, retail, and services for residents and visitors; and,

Whereas, Berthoud citizens have consistently indicated their desire for more restaurants, stores and services in Town; and,

Whereas, Berthoud has a large sales tax leakage problem as residents spend most of their disposable income in other towns and cities surrounding Berthoud; and,

Whereas, sales tax and impact fee revenue are the lifeblood of the Town budget and the primary funding sources for the Town to improve streets and sidewalks and to build new trails, parks and recreation facilities; and,

Whereas, if Berthoud were to return to artificial growth limits or other anti-free market restrictions the likelihood of major new commercial development will decrease dramatically as investors choose to build projects elsewhere; and,

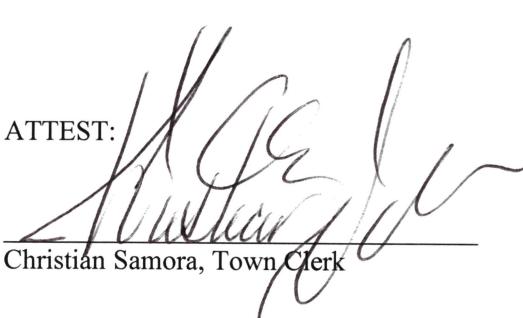
Whereas, new businesses and new amenities are needed to improve the quality of life for Berthoud residents; and,

Whereas, special elections can be very divisive and consume a large amount of time, expense and community energy that could be directed to other, more constructive, purposes;

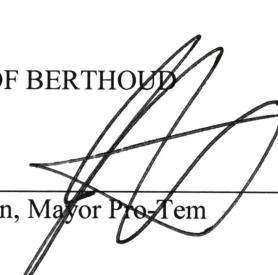
Therefore, be it resolved that the Town Board strongly supports free market policies and managed growth, and welcomes new private investment in Berthoud. The Town Board does not support artificial growth limits, unjustified fees, or moratoriums that would have many negative effects, including, but not limited to: the loss of new investment and businesses; lower future sales and use tax revenue; and fewer new services and amenities for residents and visitors.

PASSED, ADOPTED AND APPROVED THIS 23rd day of April, 2019.

ATTEST:


Christian Samora, Town Clerk

TOWN OF BERTHOLD

BY: 
Jeff Hindman, Mayor Pro Tem

