

RESOLUTION NO. 24-01

A RESOLUTION REGARDING DEVELOPMENT AT I-25 AND  
HIGHWAY 56

WHEREAS, one of the Town Board's top seven priorities is to keep downtown the focal point of the community and the Main Street Enhancement Committee has been formed to pursue this goal, and

WHEREAS, the Highway 56 exit from I-25 is the only Berthoud exit and was identified as Berthoud's "gateway" by the Northern Colorado Regional Study in 1995, and

WHEREAS, the 80 acres on the Southwest corner of the Berthoud exit were annexed into Johnstown in 1996 and remain part of the Town of Johnstown today, and

WHEREAS, the I-25 corridor is Northern Colorado's main transportation corridor and will attract significant development over the next 20 years whether we like it or not, and

WHEREAS, the Urban Land Institute recommended a master plan and master developer for the Berthoud planning area at I-25 to ensure high quality development and avoid repeating the hodgepodge of poorly planned development evident along I-25 between Highway 119 and Denver, and

WHEREAS, the potential revenues to the Town from this area will be very significant and will be an important part of Berthoud's financial future, and

WHEREAS, residential development at I-25 will generate approximately \$3,000 per house and \$1,500 per multi-family unit exclusively for open space protection in and around Berthoud, and

WHEREAS, the developers of this area will pay for all of the necessary infrastructure such as water, sewer, and roads at no cost to the Town, and

WHEREAS, this initial up-front infrastructure is so large that it is impossible to economically develop under the current 5% growth cap, and

WHEREAS, Berthoud's updated land use plan includes an agricultural protection corridor along Highway 56 to prevent strip development out to I-25 and identifies the 4,000 acres surrounding the Berthoud exit as a separate master planned area, and

WHEREAS, the Town Board of Trustees recognizes that there will be difficult issues and challenges to be faced as the I-25 and Highway 56 area develops, but that these issues will be better resolved by Berthoud than Johnstown, Mead or Weld County, and

WHEREAS, if the I-25 area is exempt from the 5% growth cap all development plans will still need the normal review and approval by the Town Board, and

WHEREAS, if the Town of Berthoud chooses not to work with landowners and developers at the I-25 and Highway 56 interchange those landowners and developers could apply for de-annexation and pursue their plans in Weld County, Mead or Johnstown.

THEREFORE, BE IT RESOLVED THAT THE BOARD OF TRUSTEES OF THE TOWN OF BERTHOUD SUPPORTS THE EXEMPTION OF THE I-25 AREA FROM THE 5% GROWTH CAP AND RECOMMEND THE FOLLOWING FOR ALL FUTURE DEVELOPMENT IN THE I-25 PLANNING AREA AS DEFINED BY THE TOWN'S LAND USE PLAN:

- 1) A minimum of 30-40% open space, not including roads or rights of way;
- 2) A minimum of 25% commercially zoned areas to insure future revenue for the Town;
- 3) A maximum of 40% residentially zoned areas;
- 4) All development will meet the I-25 Design Regulations from the I-25 Corridor Study, as adopted or amended, by the Town of Berthoud;

- 5) All infrastructure layout will conform with the I-25 Corridor Study;
- 6) The population of the I-25 area will never exceed that of old town Berthoud.

This resolution was introduced, read and passed at the special meeting of the Board of Trustees of the Town of Berthoud on October 16, 2001 by a vote of 6 in favor and 1 opposed.

TOWN OF BERTHOUD:

Milan Karspeck  
Milan Karspeck, Mayor

ATTEST:

Mary K. Cowdin  
Mary K. Cowdin, Town Clerk

Published: N/A