

**TOWN OF BERTHOUD ORDINANCE  
NUMBER 1328  
(SERIES 2023)**

**AN ORDINANCE ADOPTING THE TOWN OF BERTHOUD THREE-MILE PLAN**

**WHEREAS**, the Town of Berthoud is a municipal corporation possessing all powers granted to a statutory town by Title 31 of the Colorado Revised Statutes; and

**WHEREAS**, the Town wishes to implement the vision and values expressed in the 2021 update to the Comprehensive Plan, including the Town's Urban Growth Boundary and Future Land Use Map to establish the future growth boundary of the Town; and

**WHEREAS**, the Colorado Revised Statutes require municipalities to annually adopt a Three-Mile Plan and record this in the records of the County Clerk and Recorder; and

**WHEREAS**, Colorado Revised Statute C.R.S. 31-12-105(1)(e) defines the plan as a document that generally describes proposed location, character, and extent of streets, subways, bridges, waterways, waterfronts, parkways, playgrounds, squares, parks, aviation fields, other public ways, grounds, open spaces, public utilities, and terminals for water, light, sanitation, transportation, and power to be provided by the municipality and the proposed land uses for the area; and

**WHEREAS**, the Planning Commission, after proper notice, has held a public hearing on October 26, 2023 on this ordinance providing for a recommendation of approval from the Town Board of Trustees; and

**WHEREAS**, the Three-Mile Plan has been submitted to the Board of Trustees in writing and the Board of Trustees has determined that such code and amendments thereto should be adopted as herein set forth.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN BOARD OF TRUSTEES OF THE TOWN OF BERTHOUD, COLORADO:

Section 1. The attached Town of Berthoud Three-Mile Plan has been approved for the remainder of 2023 and the year 2024.

Section 2. Interpretation: This Ordinance shall be so interpreted and construed to effectuate its general purpose.

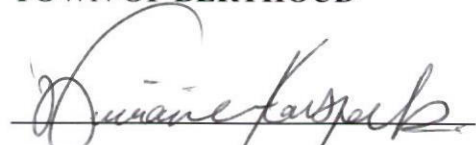
Section 3. Effective Date: The provisions of this Ordinance shall take effect thirty (30) days following the date of public hearing to adopt the Three-Mile Plan.

[INTENTIONALLY LEFT BLANK]

INTRODUCED, READ, ADOPTED, AND APPROVED on second reading this 12<sup>th</sup> day of December, 2023.

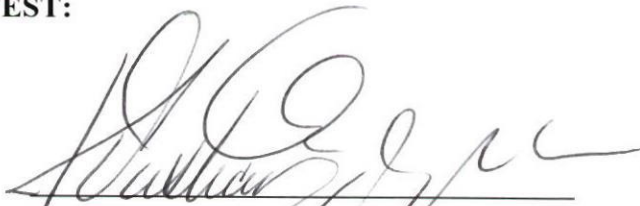
**TOWN OF BERTHOUD**

By

  
William Karspeck, Mayor

**ATTEST:**

By:

  
Christian Samora, Town Clerk



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[INTENTIONALLY LEFT BLANK]

INTRODUCED, READ, ADOPTED, AND APPROVED on first reading this 28<sup>th</sup> day of November, 2023.

**TOWN OF BERTHOUD**

By \_\_\_\_\_

**William Karspeck, Mayor**

**ATTEST:**

By: \_\_\_\_\_

**Christian Samora, Town Clerk**

INTRODUCED, READ, ADOPTED, AND APPROVED on second reading this 12<sup>th</sup> day of December, 2023.

**TOWN OF BERTHOUD**

By \_\_\_\_\_

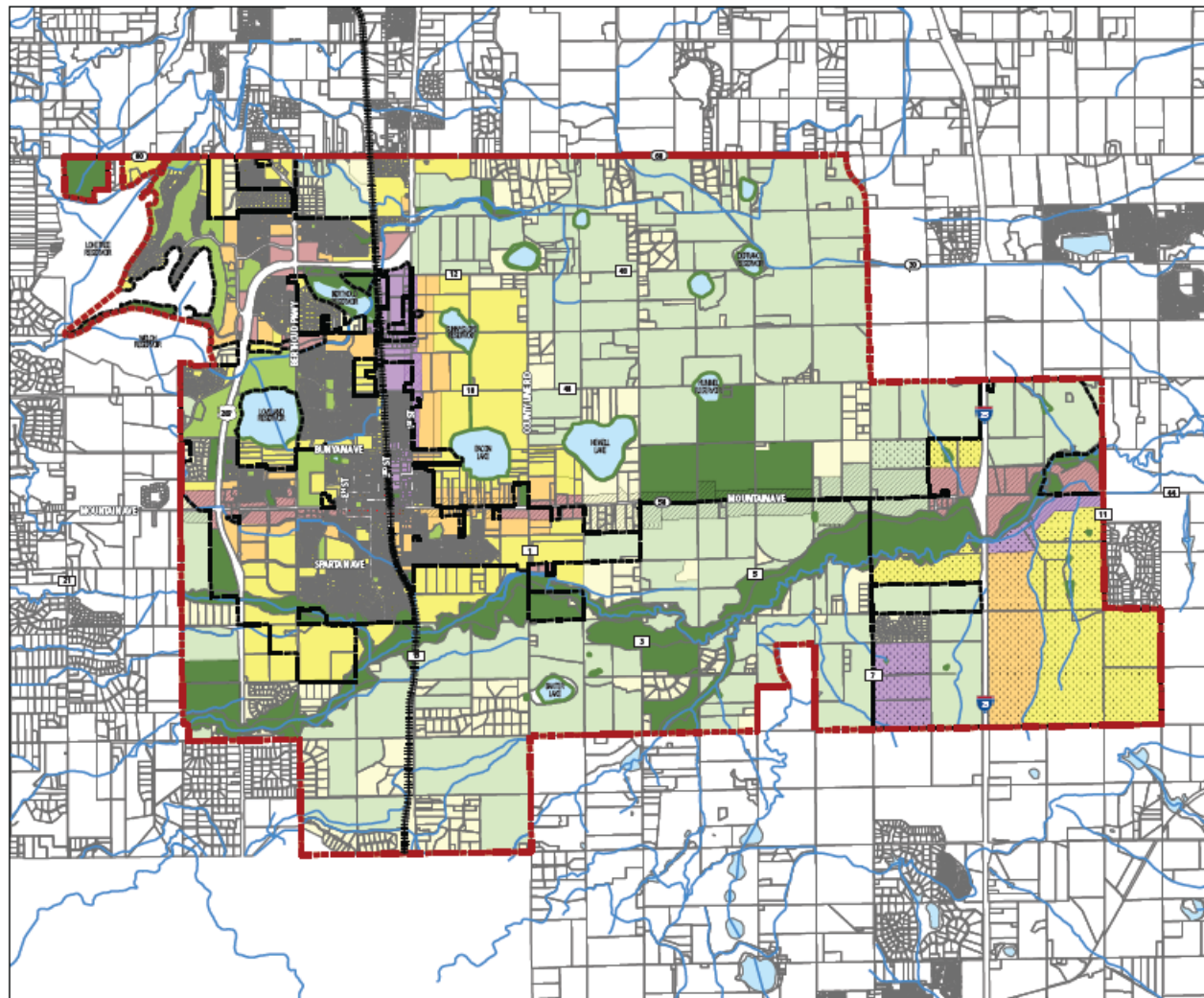
**William Karspeck, Mayor**

**ATTEST:**

By: \_\_\_\_\_

**Christian Samora, Town Clerk**

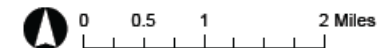
**Ordinance 1328 (Series 2023)** Colorado Revised Statute requires/encourages municipalities to annually adopt a Three-Mile Plan and record this in the records of the County Clerk and Recorder. The Town of Berthoud is proposing to adopt the Future Land Use Map prepared with the 2021 Comprehensive Plan update as its Three Mile Plan for the remainder of 2023 and for 2024.



## FUTURE LAND USE PLAN MAP BERTHOUD COMPREHENSIVE PLAN

Last Revised: September 9, 2021

- Growth Management Area
- Place Type: Natural Areas**
  - Environmentally Sensitive Area
  - Open Space
  - Parks, Recreation & Trails
  - Ditch/Canal - Potential Trail Connections
- Place Type: Rural Areas**
  - Agricultural
  - Rural Residential
- Place Type: Suburban Areas**
  - Suburban Residential
  - Suburban Business
- Place Type: General Urban Areas**
  - Urban Residential
  - Innovation District
- Place Type: Urban Center**
  - Old Town Residential
  - Downtown
- Place Type: Special Districts**
  - New Berthoud
  - 1st Street Corridor
  - Mountain Avenue Corridor



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## **INTRODUCTION**

Colorado statutes relating to municipal annexations restrict annexations from extending any more than three miles outside of municipal boundaries in any given year and require municipalities to create and adopt a Three-Mile Plan prior to annexing any property. A Three-Mile Plan gives a general description for potential future growth and must be updated yearly.

Colorado Revised Statute C.R.S. 31-12-105(1)(e) defines the plan as a document that generally describes proposed location, character, and extent of streets, subways, bridges, waterways, waterfronts, parkways, playgrounds, squares, parks, aviation fields, other public ways, grounds, open spaces, public utilities, and terminals for water, light, sanitation, transportation, and power to be provided by the municipality and the proposed land uses for the area.

## **TOWN OF BERTHOUD TOUCHSTONES**

1. Maintain and strengthen the Town's community identity.
2. Review development plans for sustainable land use.
3. Ensure land use applications are resilient.

## **OPEN SPACE / PARKS / TRAILS**

The Town takes pride in its park, trails, and open spaces. Future annexations will provide an opportunity to extend the trail system and include construction of additional outdoor amenities for use by all Town and community residents.

## **ROADS**

Consideration of any proposed annexation will require scrutiny to determine the fiscal impact of road maintenance and the effect on traffic. Future annexations will require connectivity and improvement to the existing Town of Berthoud road network.

## **WATER, SEWER AND STORMWATER**

The Town of Berthoud will protect its resources and make annexation decisions with respect to its ability to handle the water, wastewater, and stormwater quality needs of its existing residents and businesses. The Town will expect those seeking annexation to invest in the Town's infrastructure based on their level of impact.

## **COLLABORATIVE CONSIDERATION**

As unincorporated surrounding areas continue to grow, the Town of Berthoud desires to have an open line of communication with Larimer and Weld Counties as well as its neighboring communities. In the event a proposed development is within the area of the Town's Three-Mile Plan, the Town would like consideration as to how a development fits with this Urban Growth Area as well as the Town's updated Comprehensive Plan, and requests that recommendations be made to the developer that will honor the desires of the Town. If unincorporated development is imminent, the Town may consider annexation to reap any positive impact of such development.