

RESOLUTION NUMBER 2025-16

A RESOLUTION OF THE TOWN OF BERTHOUD BOARD OF TRUSTEES APPROVING A
NEIGHBORHOOD MASTER PLAN FOR A DEVELOPMENT KNOWN AS HARVEST WEST
IN THE TOWN OF BERTHOUD.

WHEREAS, the property under consideration is known as the "Harvest West" development; and

WHEREAS, the Town of Berthoud ("Town") approved Ordinance 1358 on July 29, 2025, which approved the Harvest West Annexation; and

WHEREAS, the Town of Berthoud ("Town") approved Ordinance 1359 on July 29, 2025, which approved the Zoning to SR, Suburban Residential, of the Harvest West property; and

WHEREAS, the 2021 update to the Town's Comprehensive Plan and Future Land Use Map have envisioned the property described in Exhibit A attached hereto as appropriate for Suburban Residential development; and

WHEREAS, the developer has proposed a Neighborhood Master Plan application that has been prepared in substantial compliance with the 2021 update to the Town's Comprehensive Plan and Future Land Use Map; and

WHEREAS, the Neighborhood Master Plan has been reviewed by referral agencies to ensure the proposed development does not present a burden on service provision; and

WHEREAS, notice was properly posted in the manner required by law and a public hearing was conducted on May 22, 2025, before the Berthoud Planning Commission; and

WHEREAS, after the public hearing, the Berthoud Planning Commission made a unanimous recommendation to the Town Board of Trustees to approve the Neighborhood Master Plan as presented with the following four Conditions of Approval:

1. The applicant shall address concerns expressed by the adjacent property owner, Jim Brehm, as expressed in an email dated May 13, 2025 as a submittal item with the Preliminary Plan application.

WHEREAS, notice was properly posted in a manner required by law and a public hearing was conducted on June 25, July 2, July 9, July 16, 2025, before the Board of Trustees as required by law and which public hearing incorporated the testimony of citizens which were allowed to speak during "Citizen Participation" during this Board of Trustees meeting, and which testimony the applicant confirmed it had reviewed; and

WHEREAS, based on the testimony and evidence presented at the public hearing held on July 29, 2025, the Board of Trustees determines and finds that compliance with the Neighborhood

Master Plan review criteria as provided in Section 30-6-106.E of the Berthoud Municipal Code has been demonstrated.

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

Section 1. Neighborhood Master Plan Approval. The Neighborhood Master Plan is hereby conditionally approved. The Preliminary Plat shall be submitted in substantial compliance with the Neighborhood Master Plan and the development review for the Preliminary Plat shall be processed in accordance with the Land Use Code. The applicant shall address concerns expressed by the adjacent property owner, Jim Brehm, as expressed in an email dated May 13, 2025 as a submittal item with the Preliminary Plan application.


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

Section 3. Effective Date: The provisions of this Resolution shall take effect upon adoption.

APPROVED AND ADOPTED this 29th day of July, 2025.

TOWN OF BERTHOUD

By


William Karspeck, Mayor

ATTEST:

By:



Christian Samora, Town Clerk



Exhibit A: Legal Description

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF LARIMER, STATE OF COLORADO, EXCEPTING THEREFROM THOSE PARCELS DESCRIBED IN RULE AND ORDER RECORDED JULY 19, 2000 AT RECEPTION NO. 2000048368 AND JANUARY 22, 2004 AT RECEPTION NO. 20040006992, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 27 AS BEARING SOUTH 00°20'18" EAST WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 27; THENCE SOUTH 89°08'40" WEST ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27 A DISTANCE OF 1186.23 FEET TO THE EAST RIGHT-OF-WAY LINE OF HIGHWAY 287; THENCE ALONG THE EAST RIGHT-OF-WAY LINE OF HIGHWAY 287 THE FOLLOWING FIVE (5) COURSES: NORTH 00°18'39" WEST A DISTANCE OF 6.04 FEET; NORTH 25°13'09" EAST A DISTANCE OF 80.00 FEET; NORTH 00°18'39" WEST A DISTANCE OF 820.56 FEET; NORTH 08°11'06" EAST A DISTANCE OF 338.44 FEET; NORTH 00°18'39" WEST A DISTANCE OF 81.62 FEET TO THE NORTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27; THENCE NORTH 88°51'21" EAST ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27 A DISTANCE OF 1101.18 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27; THENCE SOUTH 00°20'18" EAST ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27 A DISTANCE OF 1319.88 FEET TO THE POINT OF BEGINNING, CONTAINING 34.56 ACRES MORE OR LESS.