Garden Spot of Colorado, where good things grow.
A small progressive community which endeavors to provide the quality of life enjoyed by past and present generations while ensuring its position for the future within the dynamic Front Range economic corridor. A town that works together to control its own destiny by being proactive in planning for future growth while preserving and enhancing its rural character.

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ACKNOWLEDGEMENTS
Special thanks to the citizens of the Town of Berthoud and our neighbors in Larimer and Weld Counties.

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MAPPING & DOCUMENT ASSISTANCE:
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Terrain Studio

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Tim Katers, AICP, Principal Planner
Sue Bowles, Planning Technician

View toward Longs Peak from Berthoud
BERTHOUD| THE BEST OF BOTH WORLDS

Berthoud is an incorporated town of about 5,500 with a larger and more inclusive community stretching from Interstate 25 at the east to Carter Lake at the west. Including the residents who live in that area results in over 10,000 people who will respond “Berthoud” when asked to identify where they live.

Since its early days in the 1800’s as an agricultural center, Berthoud has grown and evolved while retaining the unique character and feel of a small, rural town surrounded by agricultural and open lands. Berthoud’s location within a setting of open rural lands is unique among the communities of northern Colorado and a major factor in attracting new residents and businesses. Berthoud’s amenities are located within easy travel distance to 3 major universities, as well as the Denver metropolitan area. Berthoud provides residents with all of the benefits and charm of small-town life within a regional setting that includes the full range of regional metropolitan area amenities. Berthoud, the best of both worlds.
2014 COMPREHENSIVE PLAN UPDATE

The 2014 Update of the Town of Berthoud (Town) Comprehensive Plan (Plan) is a long-range plan intended to provide a vision for growth and development in the Berthoud community. The Plan covers a broad geographic area and establishes goals and policies in nine subject areas. This Plan looks outside of the incorporated area of the town to contemplate land uses for property within the Berthoud Growth Management Area (GMA). This Plan serves as a guide for citizens, elected officials and those wishing to invest or develop in the community.

CITIZEN ADVISORY COMMITTEE

In 2013, the Town Board invited nine residents from the town and the surrounding community to form a Citizen Advisory Committee (CAC). The CAC was comprised of a dedicated group of individuals representing a cross-section of the community whose function was to serve as a steering committee for the planning process and to help study, discuss and consider issues relevant to Berthoud and the surrounding community. The CAC met and worked with town staff and outside planning consultants over the course of approximately one year. The CAC developed the direction for the 2014 Update, discussed the vision and goals for the community and reviewed draft documents. The CAC worked with staff to develop detailed recommendations and maps for consideration and inclusion into the Plan.

PUBLIC OUTREACH

Beginning in February, 2014 the Plan was reviewed in a series of public meetings as well as being made available on the Town of Berthoud website for comment through its final adoption. The Plan was also referred to neighboring municipalities and Larimer and Weld Counties for consideration and comment. The Berthoud Weekly Surveyor featured a series of articles on the Comprehensive Plan Update from January 2013 through the adoption of the Plan.

ADOPTION

The 2014 Comprehensive Plan was adopted by the Berthoud Planning Commission on April 10, 2014 and ratified by the Town of Berthoud Board of Trustees on May 6, 2014.

PLAN UPDATES & AMENDMENTS

This Plan will require periodic review and amendment in subsequent years as the needs and desires of community residents continue to evolve and change. Revisions to the Plan shall occur pursuant to the public hearing and other applicable procedures and requirements of the Colorado Revised Statutes. In general, two distinct and different types of revisions may occur: Plan updates and Plan amendments.

PLAN UPDATE PROCESS

It is the intent of the Town that a review and possible update of the Plan, pursuant to the applicable statutory procedures, take place approximately every five years, unless otherwise directed by the Town Board or Planning Commission. In making a determination of when an update should be initiated, prime considerations should include changes in the Berthoud economy, environment, demographic patterns, transportation system, local priorities or issues, projected growth, and/or other issues. A Plan update will include a thorough re-evaluation of the vision, goals, and policies contained within the Plan noting any that should be changed, any that should be removed, and
development of new policies, if necessary, to make sure that the Plan remains effective. A Plan update should also include review of all information within the Plan (demographics, land use, etc.) and provide extensive opportunities for involvement by the public, boards and commissions/committees, elected and appointed officials, staff and other interested parties.

PLAN AMENDMENT PROCESS
Amendments may occur on a more frequent basis and may include revisions to one or more sections of the Plan as a result of adoption of sub-area or corridor plans, a specific issue/policy plan, or by direction from the Town Board or Planning Commission. Plan amendments may also include changes to the Preferred Land Use Plan map or correcting text or map errors. Requests may be initiated by a resident of the town, a property owner, the Planning Commission or the Town Board. All amendments shall be reviewed and adopted by the Planning Commission and the Town Board pursuant to any and all applicable statutory requirements and Town ordinances relating to public notice, public hearings and other matters. A Plan amendment may be approved and adopted according to applicable statutory procedures if it is determined that strict adherence to the Plan would result in a situation not intended by the Plan or if all of the following apply:

1. The proposed amendment is compatible with the surrounding area and the goals and policies of the Plan;

2. The proposed amendment will address impacts on transportation, services and facilities;

3. The proposed amendment is compatible with existing and planned service provision;

4. The proposed amendment, if for an area outside of the town’s municipal boundaries, is consistent with the town’s ability to annex the property; and

5. The proposed amendment will promote the public welfare and will be consistent with the goals and policies of the Plan.
WHO WE ARE

LOCATION AND SETTING
Berthoud is located between the larger cities of Longmont to the south, and Loveland to the north. The greater Berthoud community is located within both Larimer and Weld counties and covers an area from east of Interstate 25 to west of U.S. Highway 287.

From I-25 to the west, Berthoud has very little developed land area. This area remains picturesque farm and ranch land with scattered home sites and stunning views to the front range of Colorado. Once at the Larimer/Weld County line, the setting shifts into a half-mile of more developed landscape before entering residential subdivisions and downtown Berthoud located along Mountain Avenue. Mountain Avenue is the “main street” of the community and features a historic commercial district, residential and civic properties, parks, restaurants and more recently developed commercial properties. West of the intersection of U.S. 287 and Colorado Highway 56 the topography shifts to a rolling/foothills setting that features residential acreage development intermixed with farmlands and horse property. County roads access these larger acreages as well as Carter Lake, Flatirons Reservoir and alternative routes to the cities of Loveland and Longmont.

Lands north of Berthoud quickly transition to developed county-level subdivisions or the City of Loveland itself. Communities including Campion and portions of south Loveland are close enough to be served by the wastewater utility of the Town. Other than a few rural subdivisions quite close to the Berthoud town limits to the south, 7 miles of lightly developed open land remain in place before reaching the city limits of the City of Longmont. Open farmlands in the Berthoud area are generally found south and east of the developed portion of town. These elements of the Berthoud area landscape have proven to be important to residents of the community.
POPULATION
The rate of population increase in Larimer and Weld Counties is expected to be faster than that experienced by the State of Colorado as a whole (see Table 1). Over the next 20 years Weld County is expected to experience stronger growth and should surpass Larimer County in total population according to projections developed by the State of Colorado Department of Local Affairs. The combined population of the two counties is projected to exceed 850,000 people by the year 2030 with much of that population increase within a 10-15 mile corridor on either side of I-25. Straddling both counties, Berthoud can be expected to be influenced by this surge of growth and the associated demand for new housing, employment and recreational opportunities in the area. Berthoud’s percentage share of Larimer and Weld County population may increase over this time period as there is available developable land in the Berthoud community and its growth management area. Growth will affect all aspects of the Town’s infrastructure and the level of community services. Analyzing the anticipated growth in conjunction with the Plan update will enable the community to be better prepared to meet the demands in the near future. Should current building trends hold, Berthoud could be expected to have a population of approximately 7,200 persons by 2020 based on projections assuming approximately 100 single-family homes/year between 2014-2020.

| Table 1: County and State population estimates |
|-----------------|--------|--------|--------|--------|--------|
|                  | 2010   | 2015   | 2020   | 2025   | 2030   |
| Larimer County   | 300,532| 328,390| 360,424| 394,496| 426,691|
| % increase       | 1.8%   | 1.9%   | 1.8%   | 1.6%   |
| Weld County      | 254,230| 283,503| 329,479| 386,359| 446,211|
| % increase       | 2.2%   | 3.1%   | 3.2%   | 2.9%   |
| Colorado         | 5,049,717| 5,456,067| 5,946,128| 6,449,955| 6,926,159|
| % increase       | 1.6%   | 1.7%   | 1.6%   | 1.4%   |

Source: Colorado Department of Local Affairs, Demography Section

HOUSING COMPOSITION AND FUTURE DEMAND
Using the 2010 census as a base, the State of Colorado Demography Section conducts updates between census events. Information presented in this Plan is a combination of census information and State of Colorado estimates.

Over the last two decades, average wages, salaries, and agricultural income for area residents has increased. Transfer payments, particularly retirement funds, dividends, interest and rents increased as a
percentage of all income and the difference appears to reflect a shift in the demographics of the town. As older residents move to the community and younger residents leave to pursue employment opportunities elsewhere, personal income is expected to be based less on wage-based employment and more on transfer payments and other income including social security, annuities, or investment income. Nationally, 30% of household income is the recommended level of income that a household should spend in order for housing to be considered affordable. In Berthoud, nearly 40% of homeowners pay more than 30% of their income for housing. For those renting, affordability drops as nearly half of renters pay over 30% of their household income for rents.

The distribution related to housing affordability in Berthoud is clearly divided with about 40% of the residents paying less than 20% of their income for housing and 40% paying more than the national average.

The tables on this and the following page highlight the changes in housing units and characteristics in the Berthoud area. The number of persons per household is dropping, mirroring the national trend towards smaller families. The large majority of homes in Berthoud are single-family homes in a range of established neighborhoods. Currently there are fewer options for multi-family living in Town.

### Table 3: Berthoud housing

<table>
<thead>
<tr>
<th></th>
<th>2000</th>
<th>2010</th>
<th>2012</th>
</tr>
</thead>
<tbody>
<tr>
<td>Housing units</td>
<td>1,883</td>
<td>2,084</td>
<td>2,095</td>
</tr>
<tr>
<td>Occupied units</td>
<td>1,821</td>
<td>1,999</td>
<td>2,049</td>
</tr>
<tr>
<td>Vacant units</td>
<td>62</td>
<td>85</td>
<td>46</td>
</tr>
<tr>
<td>Vacancy rate</td>
<td>3.3%</td>
<td>4.1%</td>
<td>2.2%</td>
</tr>
<tr>
<td>Persons per household</td>
<td>2.65</td>
<td>2.52</td>
<td>2.51</td>
</tr>
</tbody>
</table>

*Source: Colorado Department of Local Affairs, Demography Section*

### Table 4: Race and household income, Berthoud

<table>
<thead>
<tr>
<th></th>
<th>2000</th>
<th>2010</th>
<th>2012</th>
</tr>
</thead>
<tbody>
<tr>
<td>Median age</td>
<td>35.5</td>
<td>41.2</td>
<td></td>
</tr>
<tr>
<td>White race</td>
<td>93.3%</td>
<td>93.1%</td>
<td></td>
</tr>
<tr>
<td>All other races</td>
<td>6.7%</td>
<td>6.9%</td>
<td></td>
</tr>
<tr>
<td>Mean household income</td>
<td>$66,733</td>
<td>$80,910</td>
<td></td>
</tr>
<tr>
<td>Median household income</td>
<td>$52,672</td>
<td>$70,301</td>
<td></td>
</tr>
<tr>
<td>Per capita income</td>
<td>$25,037</td>
<td>$31,626</td>
<td></td>
</tr>
</tbody>
</table>

*Source: Colorado Department of Local Affairs, Demography Section*
5. The increase in permitting in 2013 highlights changes in the overall economy as well as Berthoud’s housing role within the region. While well under the building rate in some of the neighboring communities’ for single-family home construction totals, Berthoud has experienced an overall increase in new construction during the current economic recovery.

<table>
<thead>
<tr>
<th>Table 5: Berthoud housing &amp; construction activity</th>
</tr>
</thead>
<tbody>
<tr>
<td>2010</td>
</tr>
<tr>
<td>-------</td>
</tr>
<tr>
<td>Single-family permits</td>
</tr>
<tr>
<td>All permits</td>
</tr>
</tbody>
</table>

Source: Town of Berthoud

<table>
<thead>
<tr>
<th>Table 6: Housing characteristics</th>
</tr>
</thead>
<tbody>
<tr>
<td>2000</td>
</tr>
<tr>
<td>-------</td>
</tr>
<tr>
<td>Owner occupied units</td>
</tr>
<tr>
<td>Renter occupied units</td>
</tr>
<tr>
<td>Housing type</td>
</tr>
<tr>
<td>Single-family homes</td>
</tr>
<tr>
<td>Attached 1-4 units</td>
</tr>
<tr>
<td>Attached 5 or more units</td>
</tr>
<tr>
<td>Mobile homes</td>
</tr>
<tr>
<td>Year structure built</td>
</tr>
<tr>
<td>2000 or later</td>
</tr>
<tr>
<td>1950-2000</td>
</tr>
<tr>
<td>Pre 1950</td>
</tr>
</tbody>
</table>

Source: Colorado Dept. of Local Affairs, Demography Section

EDUCATION
Colorado State University in Fort Collins is home to over 27,000 students and is one of the nation’s leading research universities as well as one of the top 5 veterinary schools in the nation. Just 15 miles north of Berthoud, CSU features world-class research in infectious diseases, atmospheric science, clean energy technologies, and environmental science. Even closer to Berthoud, Front Range and Aims Community Colleges offer associate degrees and certificate programs in emerging industries including clean energy and health information technology.

University of Colorado campuses in both Boulder and Denver offer one of the great comprehensive public research universities in the world only 27 miles from Berthoud. Programs in the sciences, engineering, business, law, arts, humanities, education, music, and other disciplines are led by 5 Nobel laureates and more than 50 members of prestigious academies.
The University of Northern Colorado (UNC) in Greeley is a highly regarded teaching college as well as the home of the Monfort College of Business. UNC features over 100 graduate programs including those in education, the humanities, and natural sciences.

The Colorado School of Mines in Golden, Colorado is a public research university devoted to engineering and applied science. The School of Mines has broad expertise in resource exploration, extraction, production, and utilization.

Scholastic achievement in Berthoud begins early with students in the Thompson School District. This District consistently ranks high in academic achievement and offers a range of programming including Science Technology Engineering Math (STEM), an Integrated Schools for the Arts program, an Enrichment Access program, and leadership training. Advanced and rigorous curriculum is offered in all high schools through Baccalaureate, Advanced Placement, and concurrent Community College course work.
OUR COMMUNITY VISION

GEOGRAPHIC
Berthoud will remain a small to medium-sized town featuring a vibrant mixed use commercial and residential core as well as a state-of-the-art mixed use residential, educational, employment and commercial presence at I-25. Downtown will be surrounded by vibrant strong neighborhoods, and regional business and commercial facilities will be featured along U.S. 287, I-25 and Larimer County Road 17. Outside of Berthoud neighborhoods, the rural pattern of development will be a mix of agricultural, open space and large lot residential property. Parks, open spaces, neighborhoods and outlying areas will be connected by community and regional trails.

CULTURAL
Civic, cultural, historic, artistic and recreational facilities will be encouraged and supported in the community. Berthoud will remain a family-oriented town that encourages interaction between neighbors, the business community, and civic services through community design, community decision-making and community events. Sponsorships and efforts by local organizations will be cooperative and collaborative and promote Berthoud as a great place to live, do business, and visit.

ECONOMIC
Berthoud will be an economically sustainable community by managing growth and encouraging policies and practices that support diverse uses, flexibility and free market economic principles. Appropriate infrastructure requirements and fees, combined with clear, straightforward processes will be a hallmark of the community. Modern office, industrial, and technological workplaces will be supported across the community. Presenting Berthoud as a unique community in the region and as a gateway to Carter Lake and Rocky Mountain National Park will attract visitors, new businesses, and residents who support a growing economic base.

GRAPHIC
Three maps found in Appendix A of this Plan identify the Preferred Land Use, Transportation, and Park & Open Space plans for the Berthoud community. These maps are intended to be used in combination as they provide a graphic display of the goals and policies as written in this Plan.
COLLABORATION

WITH AN OWNER/DEVELOPER OF PROPERTY

A. Development efforts will comply with the Berthoud Comprehensive Plan and Development Code.

B. Proposed land use changes are to include creative and unique plans that support the vision of this community.

C. Property owners or developers will establish a productive working relationship with the Town.

WITH THE PUBLIC

A. Constructive engagement working towards community solutions.

WITH TOWN OFFICIALS & STAFF

A. Codes, plans, policies and procedures will support the Berthoud Comprehensive Plan in a way that balances community values with private property rights and minimizes potential impacts of new development on existing residents and land uses.

B. Codes, plans, policies and procedures will:
   - be clearly stated and administered consistently,
   - administered in a spirit of collaboration,
   - foster creativity and quality in new design,
   - support fiscal sustainability of the community, and
   - foster economic activity.
GOALS AND POLICIES

ECONOMIC DEVELOPMENT
Residents from Larimer and Weld Counties travel to Berthoud for schools, community activities, shopping opportunities and general services. Among other opportunities, the town includes an industrial area with some of the last undeveloped industrial land along an active rail line in northern Colorado. Immediate access to Colorado Highway 56, U.S. 287 and Interstate 25 create the opportunity to move the community from a land use comprised of mostly residential or undeveloped land to an overall land use that is more balanced with commercial and industrial.

The town strives to promote a business and community environment that provides opportunities to enhance economic vitality, assure a high quality of life for its residents, and enhance its revenue base.

With its location in both Larimer and Weld Counties, Berthoud has access to industry organizations including the Clean Energy Cluster, Colorado Association for Manufacturing and Technology, Northern Colorado Entrepreneurs Network, Rocky Mountain Geospatial Cluster, Agricultural Innovators, and Rocky Mountain Innosphere. Manufacturing, construction, technology, trade, agricultural, and oil & natural gas/renewable energy industry sectors are strongly represented in the Berthoud and northern Colorado area.

Berthoud is home to over 80 diverse businesses within an industrial and commercial area that includes machining and milling capabilities, clean room operations, automotive and oil and gas well services, printing, and plastics operations. This area includes over a half million square feet of manufacturing, or industrial space with available rail access and room to expand on adjacent properties. Click www.berthoud.org for a link to the current business directory for Berthoud or more information about our highly educated technical workforce.

Berthoud’s current commercial and retail district is centered along Mountain Avenue (Colorado Highway 56) in the heart of the community. In the center of town the Berthoud Historic Commercial District includes many of the original commercial structures built by early pioneers and town founders. These structures have been renovated and re-purposed over the years and form the nucleus of a vibrant downtown district with restaurants, craft breweries, financial services, small technology companies, and retail shops.

ECONOMIC DEVELOPMENT GOALS
1. Support the retention and expansion of the existing businesses and primary employers.

2. Attract new primary employers to complement and diversify Berthoud’s employment and retail bases.

3. Enhance the tourism potential of Berthoud.

ECONOMIC DEVELOPMENT POLICIES
1. Promote a business-friendly climate in order to retain, expand and attract investment.

2. Use Berthoud’s Enterprise Zone and other available business development incentives or credits including state and federal programs.
3. Work with regional economic development organizations on business recruitment and retention efforts. Click www.berthoud.org for links to the Larimer County Workforce Center, Northern Colorado Economic Development Corporation (Larimer County) and Upstate Colorado (Weld County).

4. Work with property owners to participate in community historic districts and land designations and to provide technical and financial assistance to renovate building facades.

5. Market Berthoud utilizing the internet, social media, newsletters, and joint programs with economic development partners in order to promote the region and target site location visits.

7. Develop incentives and programs including public-private financing mechanisms, development or redevelopment grants and other opportunities.

8. Recruit community colleges, universities, trade schools and other institutions to establish campuses, extension services and programs in Berthoud.


10. Promote diversification of the employment base with attention to medical, advanced manufacturing, construction, engineering, research and development, high-tech and academic institutions, agribusiness, bioscience, research & development, and related business categories.

11. Promote the LCR 17 and U.S. Highway 287 corridor as an emerging commercial, retail, office and recreation area.
LAND USE
Berthoud is centrally located within the larger population and employment centers of the northern Colorado Front Range. Located approximately 25 miles from Fort Collins, Boulder and Greeley and only 40 miles north of Denver, Berthoud is a reasonable commute to both regional and major metropolitan areas. Regional entities such as the Northern Colorado Water Conservancy District, the Little Thompson Water District, the Berthoud Library District and the Berthoud Fire Protection District are located in Berthoud and a regional community college campus is planned at the intersection of I-25 and Colorado Highway 56.

CURRENT LAND USE AND ZONING
Much of the land within the incorporated area of Berthoud remains undeveloped or is in agricultural use. In addition, many properties that have been annexed into the community remain at a preliminary stage of development entitlement and planning. The following table identifies the actual land use of the incorporated lands within Berthoud in four basic categories:

<table>
<thead>
<tr>
<th>Table 7: Berthoud land use, 2014</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Acreage</td>
<td>Percent</td>
</tr>
<tr>
<td>Residential</td>
<td>906</td>
</tr>
<tr>
<td>Commercial</td>
<td>102</td>
</tr>
<tr>
<td>Industrial</td>
<td>268</td>
</tr>
<tr>
<td>Undeveloped</td>
<td>6,710</td>
</tr>
<tr>
<td>Total</td>
<td>7,986</td>
</tr>
</tbody>
</table>

Source: Town of Berthoud

Of the undeveloped acreage identified in Table 7, approximately 4,990 acres (75%) are at some level of development entitlement.

Berthoud zone districts include thirteen zones with a Planned Unit Development (PUD) overlay zone where certain standards and regulations found in the Development Code may be modified. The current zone districts and the percentage of land zoned in that category are listed below.

RESIDENTIAL OR AGRICULTURAL DISTRICTS - 7.4%
1. AG - Agricultural
2. TN - Traditional Neighborhood
3. R1 - Single Family
4. R2 - Limited Multi-Family
5. R3 - Multi-Family
6. R4 - Mixed Use
7. R5 - Manufactured/Mobile Home

NONRESIDENTIAL DISTRICTS - 14.2%
1. C1 - Neighborhood Commercial
2. C2 - General Commercial
3. M1 - Light Industrial
4. M2 - Industrial
5. T - Transitional

PLANNED UNIT DEVELOPMENT DISTRICT - 65.9%
1. PUD - Planned Unit Development or PUD Overlay

The community has a large percentage of PUD zoning as that was the preferred zone designation during a period of active annexation to the town. In recent years, a shift in the Development Code to support more traditional zone district designations and de-emphasize the PUD zone district has been made. This change was made in order to provide more certainty in the land development process for all parties.
GROWTH MANAGEMENT AREA
This Plan has established the Growth Management Area (GMA) boundary to provide a logical planning framework for the growth of the community which includes housing, commercial, parks, open space, and industrial land uses and the corresponding public infrastructure. The GMA boundary for the town is defined as follows:

The Growth Management Area represents the area the Town of Berthoud has defined as important for managing growth to fulfill the cultural, economic, and geographic vision for our community.

The Preferred Land Use Map as shown in Appendix A is the general guide or blueprint for development in Berthoud and its GMA. This map is a core element of the 2014 Comprehensive Plan Update and depicts the land use patterns that the town will support in the future. The GMA boundary was identified based on the anticipated population growth in the area; the opportunity for urban level development; limitations to development through either county-level subdivision or adjacent community boundaries, and discussions with the Planning Commission and Town Board.

All maps in this Plan include the Berthoud GMA boundary as adopted. The GMA identifies areas where it may be appropriate to extend urban level services in the future and better plan for new road connections, trails, park locations, utilities, and other elements of the community. Based on a referendum approved by the voters in 2014, any proposed annexation outside of the December 31, 2012 GMA boundary with the exception of town-owned lands and the I-25 subarea, will be referred to Berthoud voters.

The Town of Berthoud and Larimer County have an Intergovernmental Agreement (IGA) that was originally adopted on August 22, 2000. This IGA called out certain procedures and policies that the Town and County agreed to within the GMA, the Cooperative Planning Area, and the Community Influence Area as established in that IGA. The Berthoud/Larimer County IGA is anticipated to be updated in the near future and can be viewed at www.berthoud.org.

AREA OF INFLUENCE
In the eastern portion of Berthoud, just outside of the GMA, the town has established an Area of Influence where future land use activities may have the potential to impact land uses or infrastructure within Berthoud. These areas are where Berthoud is near or adjacent to the town of Johnstown where land in the Area of Influence could become part of the Berthoud GMA over time and eventually annex to the community.

PREFERRED LAND USE
The land use designations found on the Preferred Land Use Map include:

LOW DENSITY RURAL RESIDENTIAL
This land use represents the least developed, most rural residential areas within the Berthoud GMA. It is intended to support rural-oriented residential development that preserves significant areas of either farmland or open space. Residential lot size in this designation would be a minimum of 2 acres, yielding a maximum density of less than .5 dwelling unit per gross acre. Clustering of these lots on the property is encouraged in order to preserve open space and farmland. With clustering of lots, the minimum lot size of 2 acres may be reduced as long as...
the overall allowable density on the property is not exceeded.

**LOW DENSITY SUBURBAN RESIDENTIAL**
This designation represents a transition from low-density rural residential to a slightly higher overall density that remains single-family detached home developments on larger lots. Overall residential density in these areas is shown as up to 2 units per acre. The option to cluster lots on land in this category is available as long as the overall density is not exceeded.

**MODERATE DENSITY RESIDENTIAL**
This land use is intended to support traditional residential neighborhoods primarily, but not exclusively, in single-family home development. Overall residential density in these areas may range from 2 to 6 dwelling units per gross acre. While single family residential is the primary land use, additional uses such as churches, schools, medical and dental clinics, offices and neighborhood retail are permitted.

**HIGH DENSITY MIXED USE-RESIDENTIAL**
This designation supports higher density residential development but also mixed uses including retail, commercial, office, service business, workshop and related uses. Land within this designation may grow to be a rich pedestrian-oriented and mixed-use environment where shops, housing, employment, and services would all be found. Residential densities are supported between 6 and 14 dwelling units per acre within this land use.

**COMMERCIAL-OFFICE**
This Plan designation supports small-scale downtown commercial uses as well as larger regional commercial opportunities, office spaces, and technology companies.

**EMPLOYMENT**
This preferred land use is characterized by single and multi-tenant uses and corporate campuses. Employment uses commonly include corporate headquarters, research and development facilities, laboratories, offices and industrial uses. Both light and heavy industrial land uses are supported within this land use designation.

**PARK, CIVIC, NATURAL PRESERVE, AND OPEN SPACE**
This designation identifies areas of the incorporated Town as well as within the larger GMA that have been, or could be, preserved as conservation easements or for use by the public. It includes riparian corridors, areas subject to flooding, and other recreation or resource areas.

View of Longs Peak from west Berthoud
ROLE OF LAND USE DESIGNATIONS
The land use designations identified on the preferred land use map are considered to be the most appropriate land use in the near future based on current information. This Plan specifically assumes that a less intensive use than that shown on the map is available to property owners. For example, where an employment designation is made, a less-intensive use (commercial or residential) would be available to the property owner without an amendment to the Plan. Changes from a less intensive use (e.g. residential) to more intensive use (e.g. commercial or employment) would necessitate an amendment to this Plan and a review of any proposal.

This Plan also maintains that a given parcel need only meet the overall density level across the entire property. For example, a parcel designated at 5 units per acre may have an area of 3 units per acre and an area of 7 units per acre as long as the overall density of the property would not exceed the Plan designation of 5 units per acre.

LAND USE GOALS
1. Maintain downtown as the heart of the community by enhancing it as a destination for social, cultural, commercial, entertainment and civic activities.

2. Create regional and community commercial and business centers.

3. Support downtown development that enables viable public transit or light rail options within Berthoud.

4. Strategically preserve the rural character of Berthoud by protecting open lands and farmland.

5. Identify, retain, and protect important view corridors to preserve the visual character of the community.

LAND USE POLICIES
1. Support a diversity of residential densities, housing types, and price levels within individual neighborhoods.
2. Promote a mixed-use environment in downtown Berthoud to create a dynamic pedestrian-oriented atmosphere.

3. Concentrate higher-intensity land uses within downtown Berthoud, along the US 287/LCR 17 corridor, and at Interstate 25.

4. Support a balance of non-residential and residential land uses within the GMA.

5. Support an open lands conservation easement program to preserve targeted natural amenities, farmlands, and open spaces.

6. Identify and preserve community and public view corridors.

7. Protect natural drainages and areas with high and moderate biological significance, especially riparian corridors.

8. Preserve open lands where flood conditions may endanger public health, safety, and welfare.

9. Maintain right-to-farm regulations and support the continuation of agricultural uses.

10. Promote the creation of historic districts or individual historic designations and the rehabilitation and preservation of historic structures/sites.

11. Encourage redevelopment and expansion of downtown Berthoud with the intent of revitalizing this area as a multi-use, pedestrian-oriented center for government, service, financial, and entertainment facilities.
TRANSPORTATION
Berthoud’s history and development is closely linked to transportation. The town was originally located south of its current site on the banks of the Little Thompson River. Early locomotives had trouble climbing the hill directly north of that location so rather than risk losing the railroad stop, Town founders decided to move Berthoud to higher ground. As in so many other communities of that period, the commercial center of the newly relocated Berthoud town site developed around the railroad tracks and depot. While the railroad still travels through Berthoud, other modes of transportation have also helped shape the community.

Berthoud regularly updates its Transportation Plan in an effort to serve its residents and support growth in the region. Please click www.berthoud.org for a link to the current Transportation Plan.

HIGHWAY AND ROAD NETWORK
Interstate 25 is a major regional/national highway and has become an economic center for all of Northern Colorado. A significant area of land at the intersection of I-25 and State Highway 56 is annexed into Berthoud and gives the Town a substantial presence on this major transportation corridor.

U.S. Highway 287 serves the northern and western sections of the Berthoud community and is the major connector between the Town and City of Loveland to the north - City of Longmont to the south. Constructed in 2005 as a limited access freeway, it intersects with State Highway 56, Larimer County Road 17, a potential extension of Spartan Avenue, and 1st Street within the Town.

State Highway 56 extends west from I-25 to its terminus at U.S. 287. As it passes through the developed portion of Berthoud it is called Mountain Avenue and serves as the main street for the traditional downtown. West of U.S. 287, this roadway becomes Larimer County Road 8 which leads through rural subdivisions while providing access to recreational amenities at Carter Lake and Rocky Mountain National Park.

First Street extends north from Mountain Avenue to U.S. Highway 287 and provides a key gateway to the northeast for the community with opportunities for commercial, industrial, and mixed-use development.

Larimer County Road 17 extends north from Mountain Avenue to west Loveland and the City of Fort Collins. It is a key link to U.S. Highway 287 as well as an important north/south transportation route for Berthoud, Loveland, and Fort Collins.
RAIL
The Burlington Northern Santa Fe Railroad is the second largest freight railroad in the U.S. and one of only seven North American Class 1 railroads. It has a main north/south line traversing Berthoud at 3rd Street. Existing spurs off this line serve industrial uses along 2nd Street and future spurs may be installed for new industrial uses. The Great Western Railway also has a rail spur in the eastern portion of the Berthoud GMA. Active use of this spur ends on the east side of I-25 but right-of-way as well as the remnants of the rail line exist west of I-25 and the potential remains for this line to become active in the future.

Long range planning for Northern Colorado transportation is coordinated by the North Front Range Metropolitan Planning Organization and includes a vision for commuter or light rail. A commuter rail system would provide passenger service over existing freight rail lines and rights-of-way. Berthoud is well situated for a potential maintenance facility as well as a passenger stop on this route should it come into service.

BICYCLE
The Parks, Open Space, Recreation, and Trails (PORT) Plan identifies a substantial future trail network designed to provide connectivity within the developed area of the town as well as regionally to Carter Lake, the City of Loveland and towns east of I-25. The trail plan is corridor-based in that the historic irrigation ditches, Dry Creek, Ryan’s Gulch, and the Little Thompson River are intended to form the backbone of the system. Eventual connections to Boulder County and the Colorado Front Range Trail are important elements in the overall trails vision.

PEDESTRIAN
Detached sidewalks with wide tree lawns between the sidewalk and street are provided in most parts of old town Berthoud. Continued construction of safe sidewalks in new developments as well as expansions of the Berthoud trail system will provide for safe pedestrian travel in a wider area, both for recreational use and access to major activity and employment centers. Pedestrian routes within each neighborhood should provide clear, comfortable, and direct access to commercial sites, schools, parks and transit stops.

TRANSIT
Berthoud residents enjoy commuter-friendly, convenient, and economical access to all the communities along the Front Range and into the Denver metropolitan area. The Fort Collins – Longmont Express (FLEX) is a federal and locally funded bus route serving stops between Longmont and Fort Collins.
FLEX services allow Berthoud residents to make bus transfers to City of Loveland Transit (COLT), Fort Collins (Transfort), or to Denver, Boulder and the Regional Transportation District (RTD) which includes light rail connections across the entire metropolitan area.

Unique for a community of this size, the Berthoud Area Transportation Service (BATS) is a demand-response service. A resident must make arrangements 24-hours in advance to schedule round-trips within the Berthoud service area, which matches the developed area of the community.

An ad-hoc group has established a second on-demand service called Rural Alternative for Transportation (RAFT) in the Berthoud area. RAFT provides door-to-door transportation in the rural areas outside of town and provides connecting transportation to systems such as BATS and FLEX.

**TRANSPORTATION GOALS**

1. Ensure that Berthoud has adequate transportation infrastructure as the community grows.

2. Transportation improvements will support and complement land use, economic, and development plans.

3. Develop and maintain a comprehensive transportation system integrating all modes of transportation.

4. Explore mass transit opportunities for the Berthoud community.

5. Create infrastructure to provide connectivity between all parts of Town including safe routes to schools.

6. Provide community gateways at the major entrances to Berthoud.

**TRANSPORTATION POLICIES**

1. Adopt and implement a “Complete Streets” policy where the entire right-of-way is routinely designed and operated to ensure safe access for all users.

2. Limit the use of cul-de-sac streets to locations where topography or other conditions preclude a grid street system.
3. Allow the use of modified grid or curvilinear roadway patterns in rural areas or to respond to steep topography.

4. Develop the transportation and circulation system as an image-setting feature.

5. Require connections and internal reciprocal-access easements between adjacent retail/commercial developments.

6. Create and improve pedestrian and bicycle routes within and between neighborhoods that provide clear, comfortable access to commercial sites, schools, parks, and transit stops.

7. Remain active in the support and promotion of regional transportation planning, cooperation, and programming.

8. Work cooperatively with Larimer and Weld Counties and the State of Colorado to coordinate regionally significant roadway improvements.

9. Assess the potential adverse impacts on historic and environmentally sensitive areas when improving or constructing roadways and require mitigation of any adverse impacts.

10. Discourage primary access to new non-residential, higher intensity developments through existing residential subdivisions.

11. Locate and design major roadway features to reduce impacts to existing residential neighborhoods.

12. Support the opportunity for light rail service in Berthoud.
INFRASTRUCTURE: WATER

Raw water is important to support sustainable growth in the Berthoud GMA. The procurement and maintenance of water rights, the ability to deliver water, and the treatment and storage of water are key considerations for the community.

CURRENT WATER SYSTEM

The final phase of a new pipeline to deliver water from Carter Lake to Berthoud for treatment was completed in 2012 and a capacity expansion of Berthoud Reservoir for storage and public use is anticipated in the near future. The town has a potable water treatment plant that underwent a full rehabilitation in 2013. Other Berthoud water customers are also served through an Inter-Governmental Agreement with the Little Thompson Water District (LTWD). The town will continue to work with LTWD and other regional entities, as appropriate, to ensure that all customers within our service area have a reliable source of potable water. Berthoud’s Raw Water Master Plan can be accessed at www.berthoud.org

WATER SYSTEM GOALS

1. Provide adequate and cost effective water facilities to reliably serve existing residents and accommodate the growth of the town.

2. Strengthen and protect Berthoud’s raw water sources and delivery system.

3. Pursue waterline extensions without placing additional burdens on existing utility customers.

4. Promote the use of non-potable systems where feasible.

5. Protect surface and ground water from contamination.

WATER SYSTEM POLICIES

1. Ensure an adequate and cost effective supply of quality drinking water that meets current and pending regulatory standards.

2. Continue cooperative efforts with other jurisdictions related to regional water service.

3. Seek cooperative relationships to protect the town’s water delivery and storage systems.

4. Continue to partner with developers to install oversized waterline extensions as appropriate.

5. Explore any feasible means of reducing peak demand for potable water.
6. Maintain a water rights portfolio sufficient to provide reliable supplies to Town residents.

7. Enforce regulations to reduce pollutants from entering the wastewater system.

8. Maximize the benefit to the Town of the water portfolio in accordance with the Raw Water Master Plan.
INFRASTRUCTURE: WASTEWATER
The Town of Berthoud provides municipal sewer service to residential, commercial, industrial, institutional and municipal customers within and adjacent to the town. The wastewater system currently serves an estimated population of 5,700 people plus 160 commercial accounts through the main wastewater facility (Thomas C. Jones Memorial Water Reclamation Facility) and the Serenity Ridge Wastewater Treatment Facility. The I-25 Sub-Area also has a location for a future treatment facility once development begins in this area. Outside the town’s service area, individual sewage disposal systems (septic) are utilized for wastewater treatment.

Berthoud currently has a Wastewater System Master Plan adopted in 2011 (link at www.berthoud.org). The Wastewater Plan addresses projected growth within the Berthoud Growth Management Area. Based on federal action stemming from the Clean Water Act of 1972, Berthoud is also part of the North Front Range Water Quality Planning Association (NFRWQPA) as a management agency. NFRWQPA planning responsibilities include updating the 208 Area wide Water Quality Management Plan and the 208 Planning Area Boundaries. These planning tools help maintain water quality and ensure safe drinking water in the region. Berthoud’s 208 Plan Boundary generally includes land from LCR 25 on the west, Highway 60 (or LCR 14) on the north, the Boulder County line at the south, and the incorporated area of Berthoud east of I-25. The 208 Planning Boundary is shown in Appendix B on page 42.

WASTEWATER GOALS
1. Provide adequate and cost effective wastewater facilities to accommodate the build-out of the Town’s GMA and, where appropriate, Berthoud’s larger 208 Planning Boundary.
2. Pursue sanitary sewer extensions consistent with the Preferred Land Use Plan without placing additional burdens on existing utility customers.

WASTEWATER POLICIES
1. Update the Town’s Wastewater System Master Plan to be consistent with the Preferred Land Use Plan.
2. Eliminate existing private package treatment plants and lift stations as opportunities arise, and avoid new ones except where no other solution is feasible.
3. Continue cooperative efforts with other jurisdictions to provide regional wastewater treatment services.
4. Continue efforts to identify, reduce, and remove inflow and infiltration sources.
5. Continue to partner with developers to install oversized wastewater line extensions as appropriate.
6. Enforce the Town’s industrial pre-treatment program to reduce harmful pollutants from entering the wastewater system.
7. Maintain wastewater operations at levels that meet or exceed applicable state or federal regulations.
INFRASTRUCTURE: STORM WATER

Effective master planning for community-wide drainage is essential and promotes efficient use of available funds, assures public safety, and promotes smart growth. Berthoud has a Storm Drainage Master Plan adopted in 2011 (link to plan at www.berthoud.org), which quantifies the amount of runoff to be generated across the major drainage basins in the Berthoud GMA. That plan provides an initial look at the drainage watershed in this area, identifies major natural drainage ways, and estimates the rainfall runoff magnitudes that will need to be managed in the future.

The majority of the watershed in this area is a direct tributary to the Little Thompson River. The Little Thompson River effectively separates the drainage basin into north and south portions. The thirteen individual basins within the Berthoud area include: Berthoud, 287, Welch, Newell Reservoir, 56, W25, E25, Highlands, Big Hollow, Ish Reservoir, Baxter Reservoir, Dry Creek and Loveland Reservoir. These basins range in size from 500 to 3,000 acres and are shown in Appendix B on page 45.

STORMWATER SYSTEM GOALS

1. Provide adequate and cost effective stormwater facilities that will accommodate and protect existing and future development within the town’s GMA.

2. Site and design stormwater retention and detention basins to blend with the surrounding development and serve as an attractive amenity.

STORMWATER SYSTEM POLICIES

1. Collaborate and plan to implement regional detention and water quality facilities within the watershed.

2. To the maximum extent possible, ensure that developments within the unincorporated areas located within the area of the Storm Drainage Master Plan meet the Town’s drainage criteria.

3. Design future retention and detention ponds that are efficient to maintain, meet engineering requirements, and potentially support public-oriented multi-use activities.

4. Protect water quality through implementation of “Best Management Practices” in the design of stormwater conveyance and detention facilities.
INFRASTRUCTURE: PUBLIC FACILITIES
Public facilities in Berthoud include the services that are outside the standard utility, street, or park and recreation operations of the community. These public facilities support town hall administrative and planning functions, public works facilities, police services and the eventual construction and operation of a recreation center in the community. Planning, constructing and operating excellent public facilities are closely related to the financial health of the community.

PUBLIC FACILITY GOALS
1. Provide excellent community facilities and services to the residents of Berthoud.

2. Develop both short-term and long-range capital improvements plan that includes improvements to and expansion of Berthoud public facilities.

PUBLIC FACILITY POLICIES
1. Ensure a planning effort for public infrastructure is conducted every five years and aligned with a corresponding capital improvement plan.

2. Monitor the fiscal impact of development.

3. Fund, maintain, and implement a Master Plan to construct and operate a community recreation center.

4. Explore acquisition, location and funding opportunities for municipal facilities such as a new town hall, police station, and other town related facilities.

5. Expand cultural and community amenities including a regionally interconnected trail system, parks and open spaces, and cultural and performance spaces.
PARKS, OPEN SPACE, RECREATION AND TRAILS

Parks, open spaces and recreation activities offer places to exercise, participate in competitive sports, socialize with others, and spaces for people to get away from development in order to experience the natural environment. Corridors that preserve the world-class views from Berthoud west to the Front Range are also an important part of daily life in the community.

Recreation activity provides opportunities for learning, exploration and challenge that contribute to human growth. When paired with cultural activities and historic sites, recreation also can contribute to our sense of community identity and our connection to others.

This Plan, when used in coordination with Berthoud’s Parks, Open Lands, Recreation, and Trails (PORT) Master Plan, (link to PORT Plan at www.berthoud.org) is intended to guide town policy and ensure that all Berthoud residents, regardless of age, gender, ability or lifestyle, will have an opportunity to enjoy a fiscally responsible balance of park and recreation amenities. The Plan supports a variety of open lands that protect important environmental and historic resources and seeks to implement a wide range of quality recreational facilities and activities including a trail system that connects neighborhoods to downtown, downtown to other areas, and Berthoud to the rest of the Front Range.

EXISTING CONDITIONS

Historically, residents of Berthoud have been very fortunate to access open lands and recreational opportunities from the town without traveling great distances. The agrarian setting from which Berthoud emerged left little want or need for a structured park, open land, recreation, and trails program during much of its history. The town occupies a favored location, one that combines some of northern Colorado’s finest agricultural land with unobstructed views of the dramatic rise of the Front Range at Rocky Mountain National Park including Longs Peak.

DEVELOPED PARKS

Berthoud has 10 developed parks covering 50 acres of property. These include Hillsdale Nature Park (a natural area along Dry Creek) active ball fields, neighborhood parks, pocket parks, and community parks for events. The newest community park in the system is Pioneer Park, a 6.28 acre setting with rolling topography, a playground for children, roller hockey, large event and community shelter, and a large pond.
### Table 8: Berthoud developed parks

<table>
<thead>
<tr>
<th>Park</th>
<th>Acreage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Railroad Park</td>
<td>0.34</td>
</tr>
<tr>
<td>Skate Park</td>
<td>0.37</td>
</tr>
<tr>
<td>Neilson Greenway</td>
<td>0.80</td>
</tr>
<tr>
<td>Collins Park</td>
<td>1.90</td>
</tr>
<tr>
<td>Fickel Park</td>
<td>2.06</td>
</tr>
<tr>
<td>Pioneer Park (south)</td>
<td>4.00</td>
</tr>
<tr>
<td>Town Park</td>
<td>6.89</td>
</tr>
<tr>
<td>Roberts Lake Park</td>
<td>7.60</td>
</tr>
<tr>
<td>Bein Park</td>
<td>10.8</td>
</tr>
<tr>
<td>Hillsdale Nature Park</td>
<td>15.24</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>50.00</td>
</tr>
</tbody>
</table>

Source: Town of Berthoud

**OPEN LANDS, CONSERVATION EASEMENTS AND VIEW CORRIDORS**

This Plan identifies open lands that protect important views, maintain agricultural uses, and preserve important wildlife habitats. Elements of the system include major drainages, particularly the Little Thompson River and Dry Creek as well as agricultural areas east and west of town where low-density land uses are designated. Berthoud has already taken a number of steps to protect open lands in the area. The town has partnered to find cooperative, positive, voluntary ways to keep lands in farming and these efforts have led to the establishment of a local “right to farm” resolution. Partnerships with Colorado Open Lands and the Great Outdoors Colorado Trust (GOCO), and Larimer County have been developed that have led to multiple grants to fund farm preservation and the acquisition of conservation easements. Town efforts with open space, recreational property acquisition, conservation easements and development review help preserve views to the Front Range from many areas of the community.

### Table 9: Conservation easements

<table>
<thead>
<tr>
<th>Property</th>
<th>Acreage</th>
<th>Year Acquired</th>
</tr>
</thead>
<tbody>
<tr>
<td>Heron Lakes</td>
<td>43</td>
<td>2012</td>
</tr>
<tr>
<td>Dunkin</td>
<td>52</td>
<td>2002</td>
</tr>
<tr>
<td>Hopkins</td>
<td>59</td>
<td>2009</td>
</tr>
<tr>
<td>Yeager Farm</td>
<td>65</td>
<td>2003</td>
</tr>
<tr>
<td>Alverson</td>
<td>70</td>
<td>2004</td>
</tr>
<tr>
<td>Rockwell Farm</td>
<td>77</td>
<td>2002</td>
</tr>
<tr>
<td>Neal Property</td>
<td>100</td>
<td>2002</td>
</tr>
<tr>
<td>Hofmeister Farm</td>
<td>120</td>
<td>2001</td>
</tr>
<tr>
<td>Lazy J Bar S</td>
<td>289</td>
<td>2002</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>875</strong></td>
<td></td>
</tr>
</tbody>
</table>

Source: Town of Berthoud

While formal view corridors have not been set aside in easements or in designated open spaces, the preservation of community or public view corridors in areas of the Berthoud community are prioritized in the goals and policies that follow as well as on the Preferred Land Use and Parks, Open Space, Recreation and Trails maps in this Plan.

### Table 10: Undeveloped recreation property

<table>
<thead>
<tr>
<th>Park</th>
<th>Acreage</th>
<th>Year Acquired</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pioneer Park (north)</td>
<td>2.8</td>
<td>2013</td>
</tr>
<tr>
<td>Carter Property</td>
<td>3.0</td>
<td>2013</td>
</tr>
<tr>
<td>Estates at Matthews Farm</td>
<td>20.0</td>
<td>2003</td>
</tr>
<tr>
<td>Berthoud Reservoir</td>
<td>77.0</td>
<td>n/a</td>
</tr>
<tr>
<td>Jaskowski Property</td>
<td>78.0</td>
<td>2013</td>
</tr>
<tr>
<td>Waggener Farm Park</td>
<td>65.0</td>
<td>2006</td>
</tr>
<tr>
<td>Richardson Property</td>
<td>86.3</td>
<td>2013</td>
</tr>
<tr>
<td>Knieval Property</td>
<td>90.5</td>
<td>2013</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>422.6</strong></td>
<td></td>
</tr>
</tbody>
</table>

Source: Town of Berthoud
In recent years, Berthoud has increased its property holdings in lands suitable for community-wide recreation. While these properties remain undeveloped at this time, the completion and implementation of the Berthoud PORT Plan should identify the necessary steps to begin the development of these community and regional amenities.
PARK, OPEN SPACE, RECREATION AND TRAILS GOALS

1. Provide a wide range of recreational and leisure time opportunities for all citizens and visitors in Berthoud.

2. Ensure that parks, recreational facilities and trails are strategically located to serve the entire community.

3. Focus efforts on the provision and maintenance of developed parklands, trails, recreational facilities and open lands of community-wide significance.

4. Protect open lands that preserve unique or sensitive environmental resources, buffers between Berthoud and adjacent communities, prime agricultural lands and key view corridors that contribute to the town’s rural identity.

PARK, OPEN SPACE, RECREATION AND TRAILS POLICIES

1. Design parks for both active and passive use and promote a balance between different sized parks, special facilities and recreation programming.

2. Locate parks conveniently to neighborhoods and in areas with excellent pedestrian or trail access with emphasis given to strategic partnerships with the school district, Larimer County, and the State of Colorado where applicable.

3. Provide both hard and soft surface trails to accommodate a variety of users.

4. Provide facilities and activities for all ages – children, teens, adults and senior adults.

5. Pocket parks should be provided and maintained by Homeowner Associations, Metropolitan Districts, or others to compliment, but not replace, larger neighborhood parks.

6. Locate community parks within 2 to 3 miles of the residential areas they are intended to serve.

7. Connect community parks to a primary off-street trail system and connect neighborhood parks to the primary trail with secondary off-street trails/sidewalks or on-street bike lanes as feasible.

8. Incorporate art into park designs to celebrate the unique aspects of Berthoud and provide distinctiveness between parks.

9. Preserve views to agricultural lands, natural areas, and the mountains along major roadway corridors.

10. Protect and enhance the Little Thompson River corridor, Dry Creek corridor and other major drainages in and around the community.
MINERAL DEVELOPMENT
The development of mineral resources in Colorado generally follows the boom/bust cycle that has been present since the founding of the state. In recent years, technological improvements in drilling and recovery techniques have led to resurgence in mineral extraction activity within the Niobrara Shale formation across the Denver-Julesburg basin. The eastern portion of Berthoud is within the Denver-Julesburg basin and has seen increased mineral activity. Within this basin, typical wells reach depths of 6,000 to 8,000 feet and can extend up to a mile horizontally into the shale formation. They may have a production life that ranges from 15 to 25 years.

MINERAL DEVELOPMENT GOAL
1. Mineral, oil, and gas development shall adhere to local, county, state and federal regulations and follow industry best practices.

MINERAL DEVELOPMENT POLICIES
1. Explore opportunities to take advantage of any mineral rights owned by the Town.

2. The Town will closely monitor proposed mineral development plans within the Berthoud GMA in order to identify the potential impacts of these operations and explore ways to mitigate the associated impacts.

3. The Town will use its best efforts to ensure that extraction operations do not adversely impact the natural or built environment.
CONCLUSION

Although Berthoud has evolved and grown considerably since its founding in 1878, it has retained the distinct feeling and character of a small rural town in the midst of the fast-growing Northern Front Range. This atmosphere is one of the most appealing characteristics of Berthoud and is a major factor in attracting new residents and businesses.

This Plan is focused on allowing well-planned growth of the town and building upon the unique character of the community. It is the intent of the 2014 Berthoud Comprehensive Plan update to provide direction for the growth that will occur while retaining and enhancing Berthoud’s small town character and rural heritage. With proper planning and a collaborative spirit, this community’s high quality of life can be preserved and enhanced.
APPENDIX A: COMPREHENSIVE PLAN MAPS

The set of Comprehensive Plan maps are intended to be used together to determine the land use, transportation, and park & open space goals of the Berthoud community.

1. Preferred Land Use Plan, Map 1 of 3 (page 37)
2. Transportation Plan, Map 2 of 3 (page 38)
3. Parks, Open Space and Trails Plan, Map 3 of 3 (page 39)
The Town of
BERTHOUD
COLORADO

Prefered Land Use Plan

Accomplishments
- Include key elements such as community connection, recreation, and transportation
- Ensure compatibility with existing land uses
- Support sustainable development
- Promote a mix of housing options

Map 1 of 3
Comprehensive Plan

Legend

Land Use Designation
- Low Density Residential (25-30 dwelling units/acre)
- Low Density Single-Family Residential (4-10 dwelling units/acre)
- High Density Multi-Family Residential (20+ dwelling units/acre)
- Commercial/Other
- Employment
- Recreational/Recreation
- Open Space

Title
- Open Space

Source
- Berthoud Comprehensive Plan

4.5 Park, Open Space, and Open Area
- 41% of the Town's area is parks, open space, and open area
- Special areas include Milliken Reservoir Park, Berthoud Lake Reservoir, and the North Berthoud Trailway

37 of 47
APPENDIX B: SERVICE AREA MAPS

Service area maps for the following districts or utility providers follow.

1. Berthoud Water Utility (page 41)
2. Berthoud Wastewater Utility (page 42)
3. Electrical Utilities (page 43)
4. Fire Protection Districts (page 44)
5. Major Drainage Basins (page 45)
APPENDIX C: I-25 SUBAREA PLAN

Town of Berthoud, Colorado
I-25 Sub-Area

LAND USE PLAN

June 12, 2003

TOWN OF BERTHOUD 2014 COMPREHENSIVE PLAN
46 of 47