



**Garden
Spot of
Colorado**

**STUDY SESSION OF THE TOWN BOARD
2nd Floor Meeting Room
807 Mountain Avenue
Town of Berthoud, Colorado
Tuesday, January 21, 2025, 6:30 p.m.**

This is an IN-PERSON meeting at the location and time noted above.

This meeting will be streamed live on YouTube. The live stream is accessible by visiting www.berthoud.org/stream

The Town Board may take action on any of the following agenda items as presented or modified prior to or during the meeting and items necessary or convenient to effectuate the agenda items.

1. Study Session Called To Order - Mayor William Karspeck
2. Pledge Of Allegiance - Mayor William Karspeck
3. Roll Call - Mayor William Karspeck
4. Work Session Item - Residential Development And Downtown Commercial Spaces
Introduction by: Anne Johnson

Documents:

MEMO RE GENERERAL CODE INFORMATION.PDF
A. ZONING MAP.PDF
B. BERTHOUD FUTURE LAND USE M (PDF).PDF
C. 2025 LAND USE TABLE.PDF
D. FINAL SURVEY TB.PDF

5. Adjourn

The order of agenda items listed above is approximate and intended as a guideline for the Town Board. Individuals needing special accommodation may request assistance by contacting the Town Clerk 807 Mountain Avenue, Berthoud, Colorado 80513, 970-532-2643 at least 24 hours in advance.

BOARD OF TRUSTEES INFORMATION



COMMUNITY DEVELOPMENT DEPARTMENT

Meeting Date:	January 21, 2025
Agenda Title/Subject:	Work Session regarding design for residential development and downtown commercial spaces
Purpose:	To provide the Town Board of Trustees with an opportunity to review design concepts from other communities with a focus on residential developments and downtown commercial spaces
Presented by:	Anne Johnson, Community Development Director

ATTACHMENTS:

- Town of Berthoud Zoning Map
- Town of Berthoud Future Land Use Map
- Town of Berthoud Land Use Table
- Board of Trustees Survey regarding development and sense of place

BACKGROUND:

The Town Board of Trustees studied the Town's Development Review Process at a Work Session on December 3, 2024. A request of staff by the Town Board was to hold an additional work session regarding design standards for residential development and downtown commercial spaces. The work session to be held on January 21, 2025 will include a virtual tour of communities recommended by the Trustees and regional examples of both residential developments and downtown commercial spaces. Additional materials have been provided as reference inclusive of the Town's zoning map, land use table, and the future land use map.

An additional request of staff by the Town Board was to develop and publish a survey regarding development in general with a focus on determining components of what "Small Town Charm" means to the Town. The results of this survey are attached and will be discussed at the January 21, 2025 Work Session.

UPDATE/NEXT STEPS:

The January 21, 2025 Work Session will include an aggressive agenda. Come prepared for a fast-paced virtual tour. There will be a limited amount of time to offer comments at each of the stops along the tour. Review the attached survey results and provide additional comments.

The outcome of the Work Session and the upcoming downtown review may elicit amendments to the Land Use Code. Staff will gather input received and determine the next steps regarding design vision and regulatory implementation.

FISCAL IMPACT AND FUND SOURCE:

There is no negative impact to the Town by providing and reviewing this information. The

outcome of the work sessions may lead to the need for assistance from third party vendors.

COMMUNITY TOUCHSTONES:

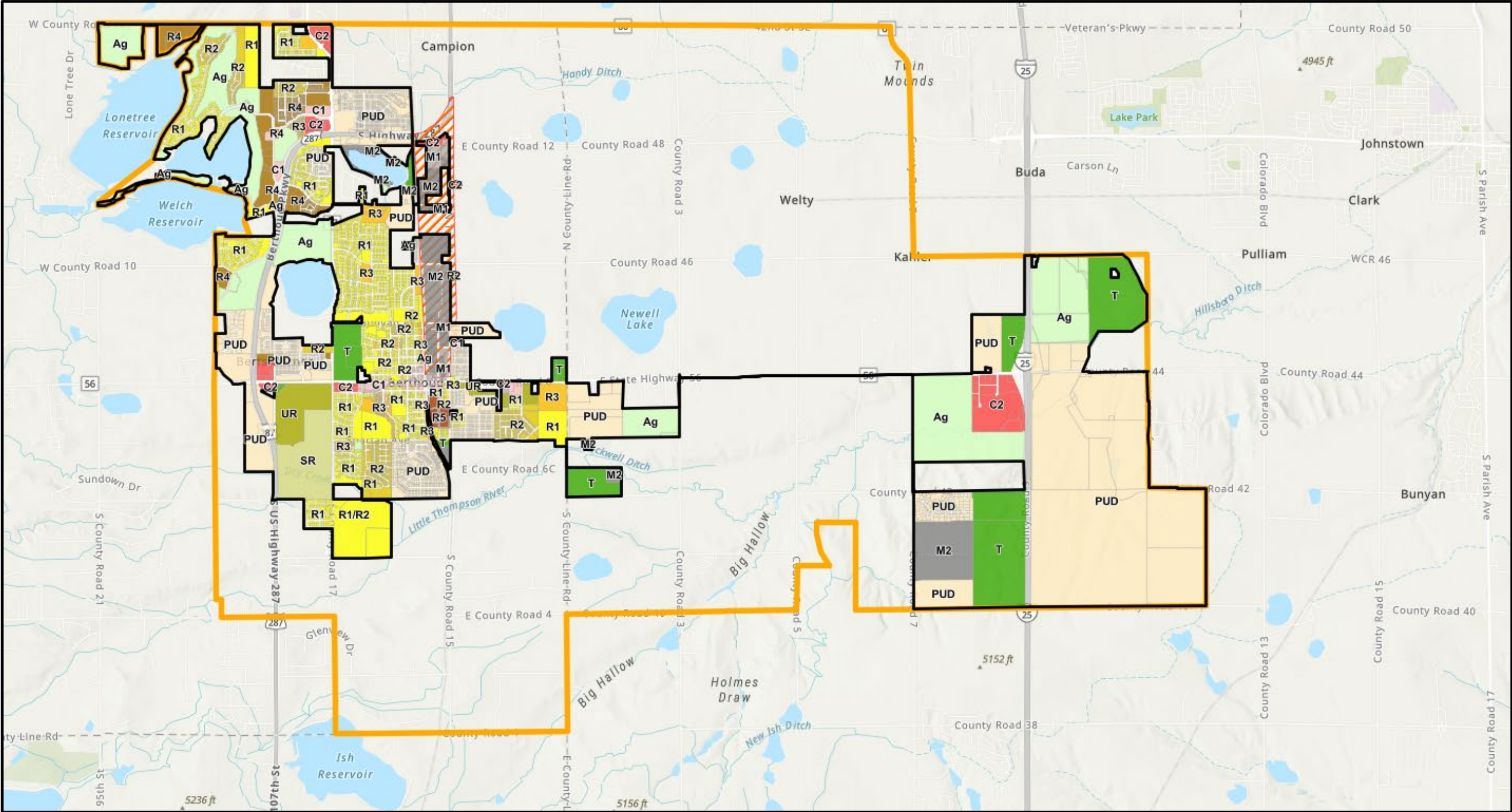
The three touchstones of resiliency, sustainability and promoting community identity are encapsulated into the design and development standards in the Land Use Code. Periodic checks of these standards is essential to ensure the vision and the regulatory standards align. This work may also be valuable to inform the consultants to be retained for the community identity/branding exercise to commence in 2025.

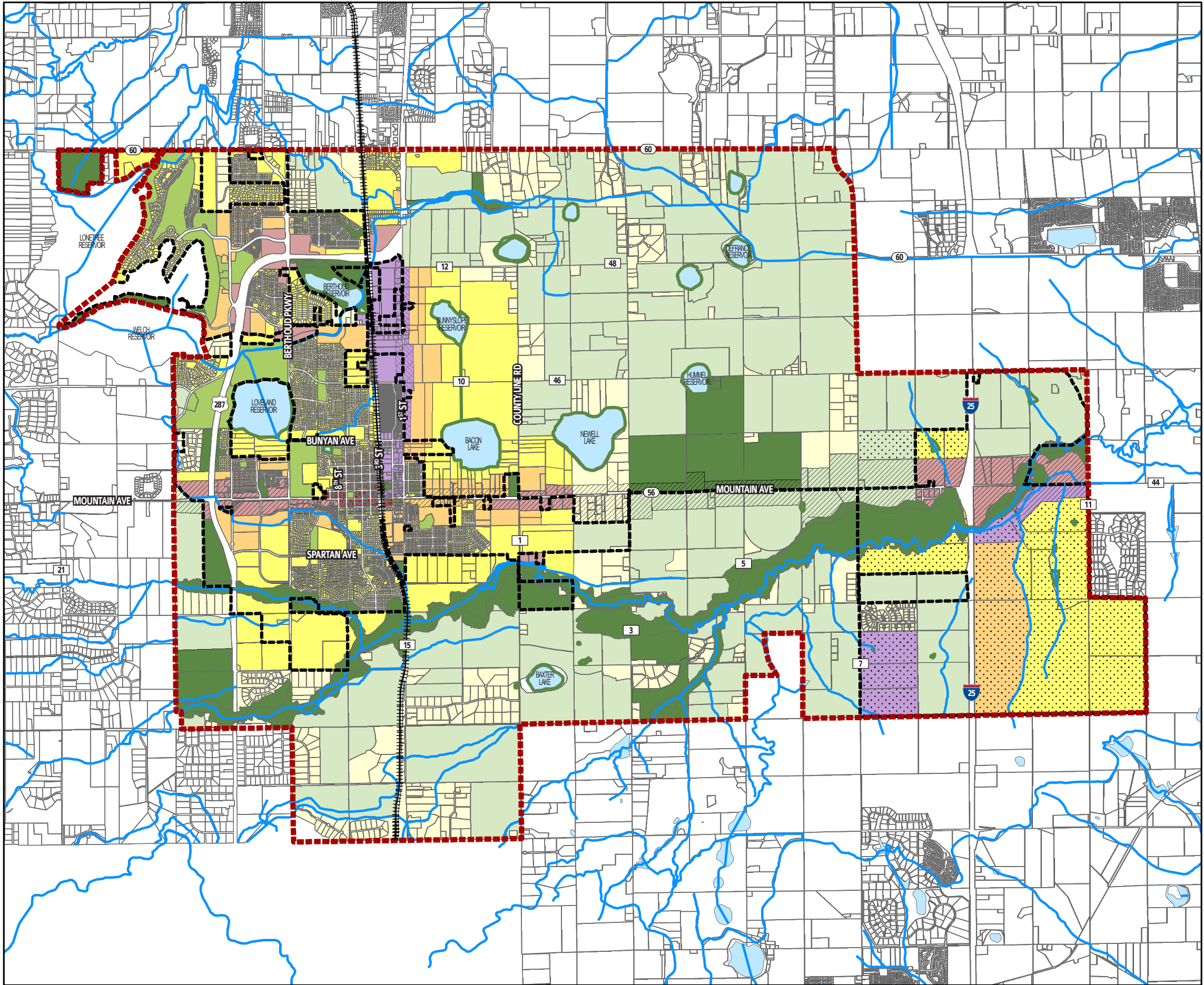
RECOMMENDED ACTION(S):

This report is informational only. No action is required.

Berthoud Zoning Map

1/21/2025





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

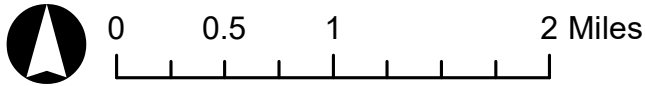
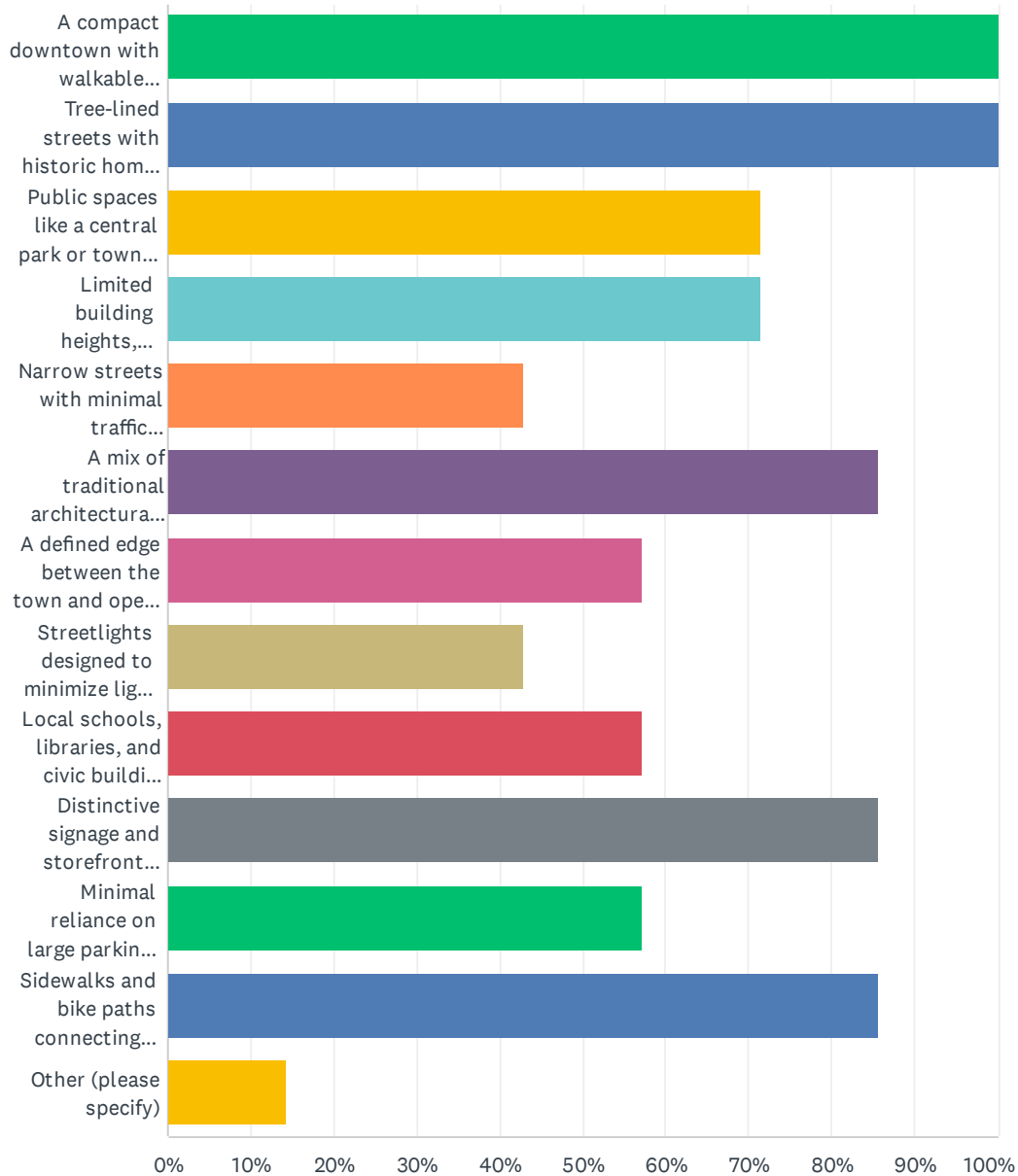


Table 3.3: Land Use Table															
Land uses contemplated in the Town's Zone Districts are found in the table below. Those uses listed on the table with a "P" require approval of a Site Plan Permit; with a "S" require approval of a Use by Special Review permit; and with a "B" require approval of a Building Permit following land use approval, as may be required. Those Land uses not specifically listed on the Table shall be presumed to be prohibited. A change in land use may necessitate a land use permit as listed below.															
Land Use	Zone District														
Residential Land Uses	AG	CD	SR	SC	UR	UC	R1	R2	R3	R4	R5	C1	C2	M1	M2
Dwelling, single-family detached	B	B	B		B		B	B	B	B	B	B	S		
Dwelling, Urban House, Single-family detached					B										
Dwelling, Suburban House, Single-family detached			B												
Dwelling, two family; and Dwelling, single-family attached; Duplex/Paried Home			B		B		B	B	B	B		B			
Dwelling, Garden House, Single-family detached or attached			B		B										
Dwelling, Townhome, Multi-family dwelling (3 or more units)			P		P			S	P	P		P	S		
Dwelling, Apartment/Condo, Multi-family dwelling (4 or more units)			P		P			S	P	P		P	S		
Manufactured/mobile home and park											P				
Zero lot line single or two-family dwellings								P	P	P		P			
Accessory dwelling unit associated with a permitted use, See Section 30-1-116.A.2	B	B	B, Dwelling, single family detached		B, Dwelling, single family detached		B	B, Primary dwelling needs to be single-family							
Mixed Land Uses	AG	CD	SR	SC	UR	UC	R1	R2	R3	R4	R5	C1	C2	M1	M2
Bed and breakfast establishments	P		S		S, prohibited in Apartment/ Condo		S	S	S	S		P	P		
Boarding and rooming houses								S	S	S		S	P		
Single-room occupancy boarding house							S	S	S	S		P	P		
Caretaker dwelling												S	S		
Child care home (up to 12 persons)	B	B	B		B		B	B	B	B					
Family care, elderly day care homes	P	S	P, Dwelling, single family detached		P, Dwelling, single family detached		P	P	P	P		P			
Group homes	P		S, Dwelling, single family detached		S, Dwelling, single family detached			P	P	P		P	P		
Live-work units and buildings					P	P				P		P	P	S	S
Long-term care facilities							P	P	P	P		P	P		
Mixed use buildings (residential, commercial, office, workshops, etc.)				P		P				P		P	P	S	S
Safe house for adults or children (up to 8 persons)		S	S, Dwelling, single family detached		S, Dwelling, single family detached			P	P						
Senior housing			S		S			S	P	P	S	P	S		
Nursing facility			S		S			S	P	P	S	P	S		
Commercial, retail or service land uses	AG	CD	SR	SC	UR	UC	R1	R2	R3	R4	R5	C1	C2	M1	M2
Adult entertainment															S
Agricultural activity	P	P		P											
Appliance sales and service				P						S		P	P	P	P
Automotive service and repair - minor				S						S		S	P	P	P
Automotive service and repair - major				S									S	P	P
Banks and financial institutions with our without drive through and/or ATM kiosks				P		P				P		P	P	P	P
Bars/taverns/micro-breweries				P		P				P		P	P	P	P
Business / Professional offices (professional offices for attorneys, realtors, service contractors, administrative services, and similar service providers)				P		P				P		P	P	P	P
Car/motor vehicle washes				P									P	P	P
Child care center	S			P			S	S	S	P		P	P	P	
Cremation facility														S	S
Commercial and retail businesses, indoor sales and service				P		P				P		P	P	P	P
Contractor's office/shop				S						P		P	P	P	P
Distillery including tasting room and retail sales				P						P		P	P	P	P
Entertainment facilities, commercial theatres, etc.				P						P		P	P		
Equipment rental (small) establishments without outdoor sales				P								S	P	P	P
Equipment rental (heavy) establishments with outdoor sales				S										S	P
Fireworks sales - temporary				P								P	P	P	
Gasoline station				P		S				S		S	P	P	P
Gas, oil and other hydrocarbon well drilling and production, See Section 11	S			P										S	S
Plant nursery and Greenhouses, public or private	P	P		P						P		P	P	P	P
Grocery store less than 25,000 square feet of floor area				P		P				P		P	P	S	S
Grocery store greater than 25,000 square feet of floor area				P		P				S		S	P	S	S
Home Occupations, See Section 30-3-112, "P" in this line item represents a Home Occupaion Permit is needed	P	P	P		P	P	P	P	P	P	P	P			
Hospital				P		P	S	S	S	S		P	P	P	S
Hotel/motel (no room limit)				P		P				S		S	P	P	
Inn (up to 12 rooms)				P		P				P		P	P	P	
Kennel - small animal	P			P	P	P	P	P	P	P	P	P	P	S	S
Laundry and dry cleaning retail outlets				S						S		P	P	P	
Marina	P			S						P			P		
Medical and dental offices/clinics				P		P	S	S	S	P		P	P	S	S
Allowed Marijuana Business, See Section 30-3-113														S	S
Mixed Use Building (Building with a variety of uses including Commercial and Residential)				P		P									
Movie theater				P						P		P	P	P	
Parking lots and parking garages (as principal use)				P						S		S	P	P	P
Passenger terminal or park-n-ride				P						P		P	P	P	P
Personal and business service shops				P						P		P	P	P	P
Push cart (sidewalk /mobile vending)						P				P		P	P	P	
Recycling facilities (including biofuel) processing and sales														S	S
Research facilities				P						P		P	P	P	P

Restaurant not including drive-through				P		P				P		P	P	P	P
Restaurant with drive-through				P		S				S		S	P	P	P
Retail sales building/center <=50,000 gross square feet				P		P				P		P	P	P	P
Retail sales building/center >= 50,000 gross square feet				P		P				S		S	P	P	P
Retail and supply yard establishmets with outdoor storage				S											S
Roadside or temporary retail stand/tent	P			S						S		P	P	P	P
Sales of farm implements, heavy equipment, Mobile/manufactured homes															P
Short-term Rental (max. 10 guests), See Section 30-3-113			P	P	P	P	P	P	P	P		P			
Storage facilities, outdoor storage for RV's, boats, trailers, etc.														S	S
Storage facilities - enclosed														S	S
Truck depot				S									S	P	P
Vehicle sales including automobiles, motorcycles, RV's, boats and trucks				S									P	P	P
Veterinary facilities, small animal clinic with no outside kennels	P			P		P				P		P	P	P	P
Veterinary facilities, small animal clinic with outside kennels	P			S		S				S	S	S	S	S	S
Veterinary hospitals - small animals	P			P		P				P	S	P	P	P	P
Veterinary hospitals - large animals	P			S							S	S	S	S	S
Public, quasi-public, other land uses	AG	CD	SR	SC	UR	UC	R1	R2	R3	R4	R5	C1	C2	M1	M2
Accessory buildings and uses	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Alternative power generation facilities	S						S	S	S	S	S	S	S	S	S
Bus shelters	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Cemetery	P						S	S	S						
Clubs and lodges										P		P	P	P	
Community Garden	P	P	P	P	P	P	P	P	P	P	P	P	P		
Conference / convention center, see Places of Assembly															
Farmer's market				P		P				S		P	P	P	P
Fire station	P			P		P	S	S	S	S		P	P	P	P
Municipal uses without equipment yards										S		P	P	P	P
Municipal uses with equipment yards														P	P
Museum	P			P		P	P	P	P	P		P	P	P	
Parks and open space	P		P	P	P	P	P	P	P	P	P	P	P	P	P
Parks and playgrounds - neighborhood			P	P	P	P	P	P	P	P	P	P	P		
Amphitheater, outdoor	P		S	S	S	S						S	S	S	
Public or other non-profit recreational uses	P		P	P	P	P	P	P	P	P	P	P	P	P	P
Public utility	P		P	P	P	P	P	P	P	P	P	P	P	P	P
Places of assembly (neighborhood scale)	P				P	P	P	P	P	P	P	P	P	P	P
Places of assembly (community scale)					P	P						P	P	P	P
Rest stop	P									P		P	P		
Schools, public and private (preschool - grade 12)	P			P		P	P	P	P	P		P	P	P	
Schools, including colleges, vocational and technical training				P		P						S	P	P	P
Wireless telecommunications facility, see Section 30-3-111	P		S	P	S	P				S		S	P	P	P
Industrial land uses	AG	CD	SR	SC	UR	UC	R1	R2	R3	R4	R5	C1	C2	M1	M2
Laboratory and/or research facility										S			S	P	P
Industrial facility, light										S			P	P	P
Industrial facility, heavy															P
Manufacturing plants including: assembly, sales and service of commodities														P	P
Warehouse and; distrubition													S	P	P
Workshops and custom small industry	S		S			P				P		P	P	P	P

Q1 What does “Small Town Feel” mean to you? Select all applicable responses.

Answered: 7 Skipped: 0

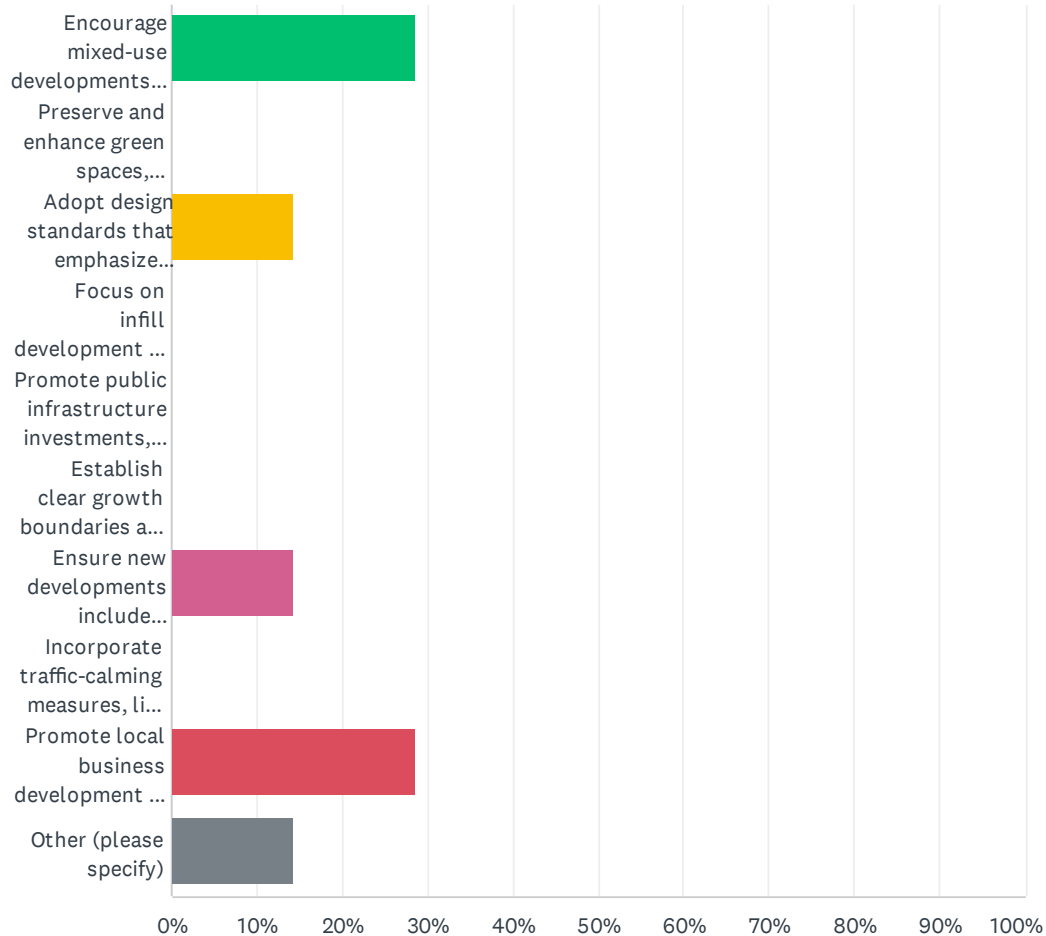


2025 Berthoud Town Board

ANSWER CHOICES	RESPONSES	
A compact downtown with walkable streets and locally owned shops and cafes.	100.00%	7
Tree-lined streets with historic homes and well-maintained sidewalks.	100.00%	7
Public spaces like a central park or town square where community events are held.	71.43%	5
Limited building heights, preserving open skies and a human-scale streetscape.	71.43%	5
Narrow streets with minimal traffic congestion and easy pedestrian access.	42.86%	3
A mix of traditional architectural styles and buildings that reflect the town's heritage.	85.71%	6
A defined edge between the town and open countryside, maintaining a clear boundary from sprawling development.	57.14%	4
Streetlights designed to minimize light pollution, preserving views of the night sky.	42.86%	3
Local schools, libraries, and civic buildings that are centrally located and accessible to all residents.	57.14%	4
Distinctive signage and storefront designs that reflect the character of the community rather than corporate branding.	85.71%	6
Minimal reliance on large parking lots, with well-integrated on-street parking and smaller shared lots.	57.14%	4
Sidewalks and bike paths connecting neighborhoods to the town center and other community hubs.	85.71%	6
Other (please specify)	14.29%	1
Total Respondents: 7		

Q2 What is the most important thing that the Town can do to maintain the Small Town Feel while still allowing growth and development?

Answered: 7 Skipped: 0

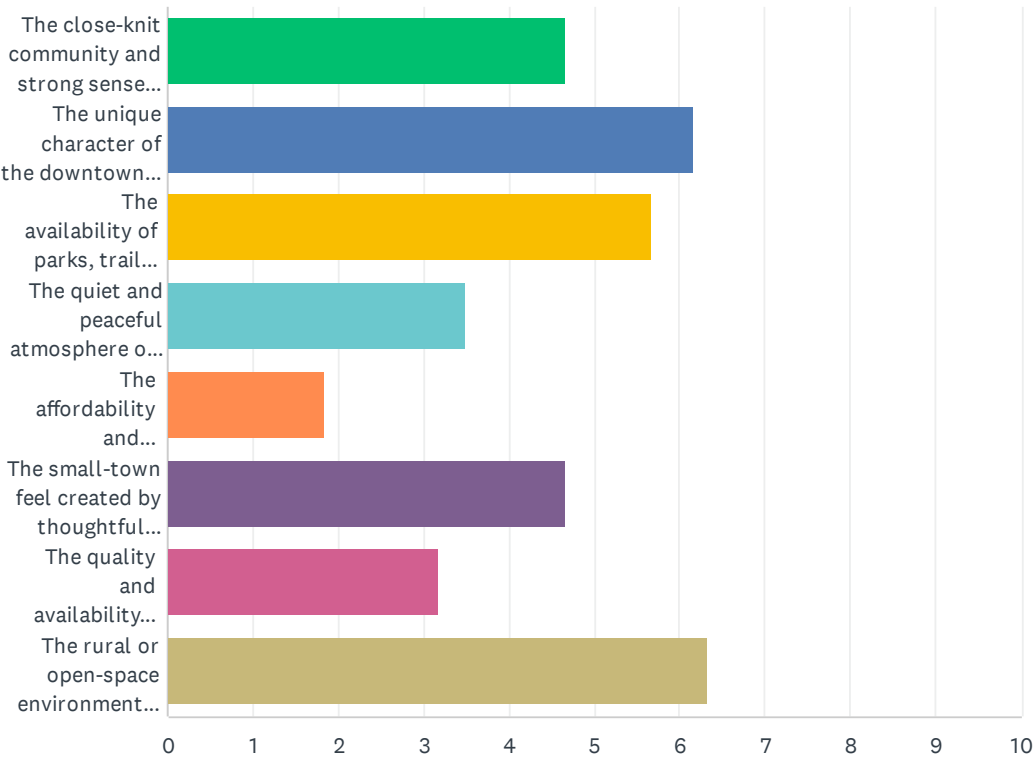


2025 Berthoud Town Board

ANSWER CHOICES	RESPONSES	
Encourage mixed-use developments that prioritize walkability and integrate housing, retail, and community spaces into compact, accessible areas.	28.57%	2
Preserve and enhance green spaces, including parks and trails, to provide natural buffers between developments and create gathering spaces for residents.	0.00%	0
Adopt design standards that emphasize traditional, human-scale architecture and cohesive streetscapes reflecting the town's character.	14.29%	1
Focus on infill development and redevelopment of underutilized areas within the town's existing boundaries to limit sprawl.	0.00%	0
Promote public infrastructure investments, like pedestrian-friendly sidewalks and bike paths, to connect neighborhoods and encourage community interaction.	0.00%	0
Establish clear growth boundaries and zoning regulations to protect open space and maintain a balance between new development and the town's rural surroundings.	0.00%	0
Ensure new developments include community gathering spaces, such as plazas, event venues, or town squares, to foster social interaction and civic pride.	14.29%	1
Incorporate traffic-calming measures, like narrower streets, roundabouts, and pedestrian crossings, to maintain safe and welcoming roadways in growing areas.	0.00%	0
Promote local business development by creating incentives for small, independently owned shops and discouraging the over-proliferation of chain retailers.	28.57%	2
Other (please specify)	14.29%	1
TOTAL		7

Q3 Which aspects of our Town do you most value? Rank your choice.

Answered: 6 Skipped: 1

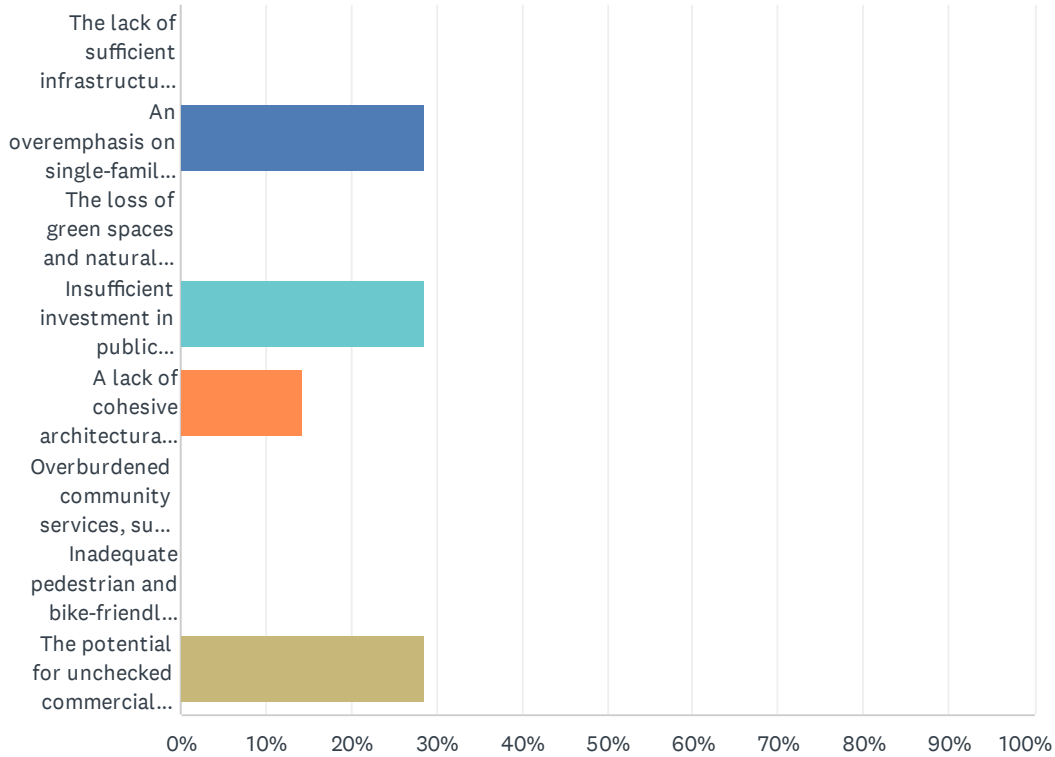


2025 Berthoud Town Board

	1	2	3	4	5	6	7	8	TOTAL	SCORE
The close-knit community and strong sense of belonging.	0.00% 0	33.33% 2	0.00% 0	0.00% 0	33.33% 2	33.33% 2	0.00% 0	0.00% 0	6	4.67
The unique character of the downtown area, including local businesses and historic charm.	33.33% 2	0.00% 0	33.33% 2	16.67% 1	16.67% 1	0.00% 0	0.00% 0	0.00% 0	6	6.17
The availability of parks, trails, and access to nature.	16.67% 1	16.67% 1	16.67% 1	33.33% 2	0.00% 0	16.67% 1	0.00% 0	0.00% 0	6	5.67
The quiet and peaceful atmosphere of our neighborhoods.	0.00% 0	16.67% 1	0.00% 0	0.00% 0	33.33% 2	16.67% 1	16.67% 1	16.67% 1	6	3.50
The affordability and accessibility of living in our Town.	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	33.33% 2	16.67% 1	50.00% 3	6	1.83
The small-town feel created by thoughtful planning and design.	33.33% 2	0.00% 0	16.67% 1	0.00% 0	0.00% 0	0.00% 0	50.00% 3	0.00% 0	6	4.67
The quality and availability of public services, such as schools, libraries, and recreational facilities.	0.00% 0	0.00% 0	16.67% 1	16.67% 1	16.67% 1	0.00% 0	16.67% 1	33.33% 2	6	3.17
The rural or open-space environment surrounding the Town.	16.67% 1	33.33% 2	16.67% 1	33.33% 2	0.00% 0	0.00% 0	0.00% 0	0.00% 0	6	6.33

Q7 What is the most significant concern you have with the current growth and development in Town?

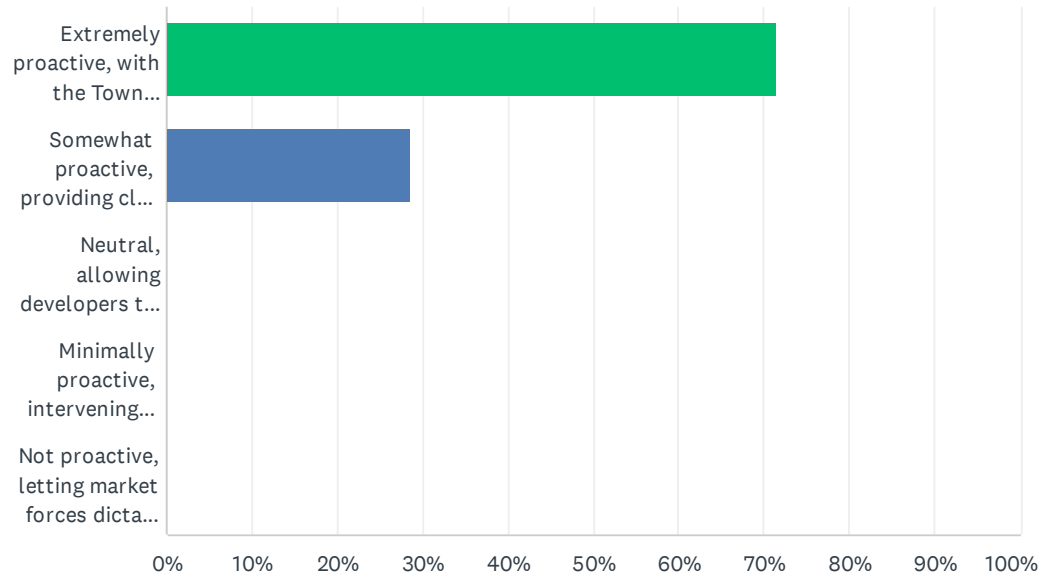
Answered: 7 Skipped: 0



ANSWER CHOICES	RESPONSES	
The lack of sufficient infrastructure, such as roads and utilities, to support the population growth, leading to traffic congestion and service delays.	0.00%	0
An overemphasis on single-family residential development without enough diversity in housing types to accommodate different income levels and household needs.	28.57%	2
The loss of green spaces and natural areas due to sprawling developments that are not carefully planned.	0.00%	0
Insufficient investment in public facilities, such as schools, parks, and libraries, to meet the needs of the growing population.	28.57%	2
A lack of cohesive architectural standards, resulting in developments that feel disconnected and inconsistent with the town's character	14.29%	1
Overburdened community services, such as fire, police, and emergency medical services, struggling to keep up with the demands of a larger population.	0.00%	0
Inadequate pedestrian and bike-friendly infrastructure, which limits mobility and contributes to a car-dependent community.	0.00%	0
The potential for unchecked commercial development to lead to generic, strip-mall-style growth that detracts from the unique charm of the town.	28.57%	2
TOTAL		7

Q8 How proactive should the Town be in influencing the types of developments proposed by private developers? (Select one)

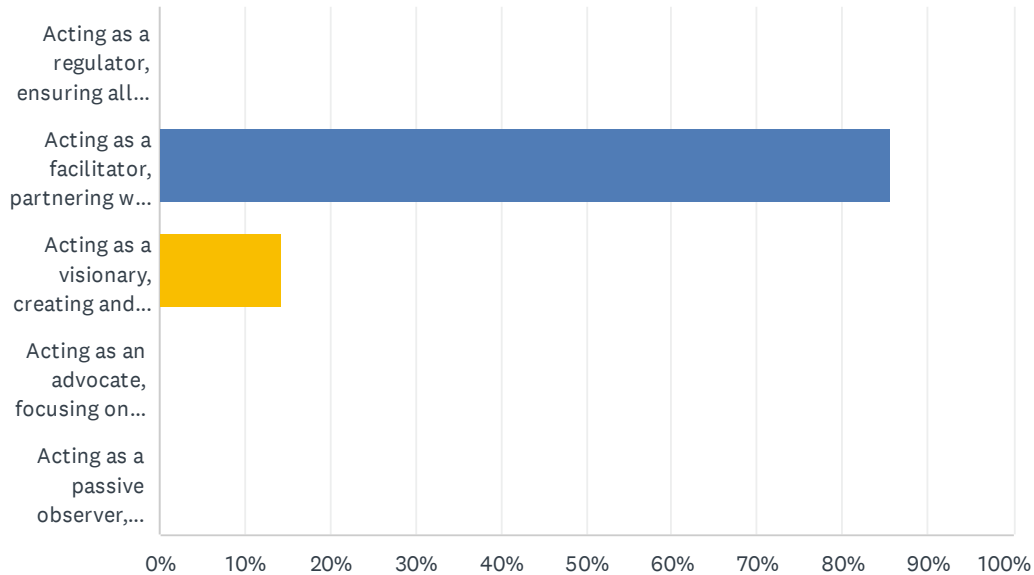
Answered: 7 Skipped: 0



ANSWER CHOICES	RESPONSES	
Extremely proactive, with the Town leading efforts to attract specific types of development.	71.43%	5
Somewhat proactive, providing clear guidelines and incentives but allowing flexibility for developers.	28.57%	2
Neutral, allowing developers to propose projects while ensuring compliance with existing codes.	0.00%	0
Minimally proactive, intervening only in cases where developments may cause significant issues.	0.00%	0
Not proactive, letting market forces dictate development without Town interference.	0.00%	0
TOTAL		7

Q9 In your opinion, what should be the Town's primary role in shaping future development? (Select the most appropriate option)

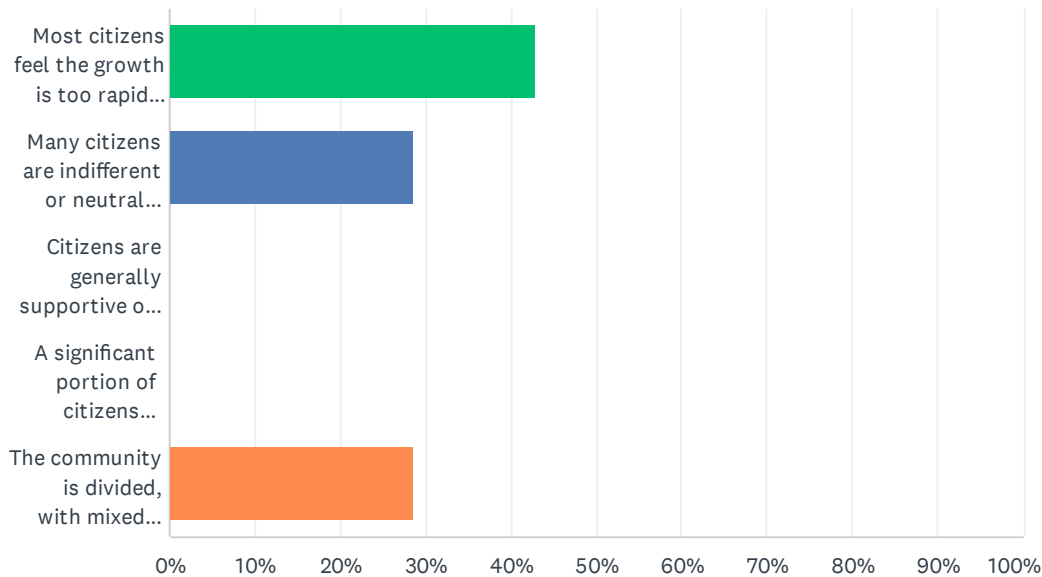
Answered: 7 Skipped: 0



ANSWER CHOICES	RESPONSES	
Acting as a regulator, ensuring all developments meet strict zoning, design, and environmental standards.	0.00%	0
Acting as a facilitator, partnering with developers to encourage projects that align with the Town's vision and goals.	85.71%	6
Acting as a visionary, creating and updating a long-term comprehensive plan to guide development.	14.29%	1
Acting as an advocate, focusing on community engagement to reflect residents' needs and preferences in development decisions.	0.00%	0
Acting as a passive observer, allowing market forces to largely dictate the pace and type of development.	0.00%	0
TOTAL		7

Q10 How do you believe the majority of our citizens perceive the current pace and type of growth in Town? (Select the most accurate option)

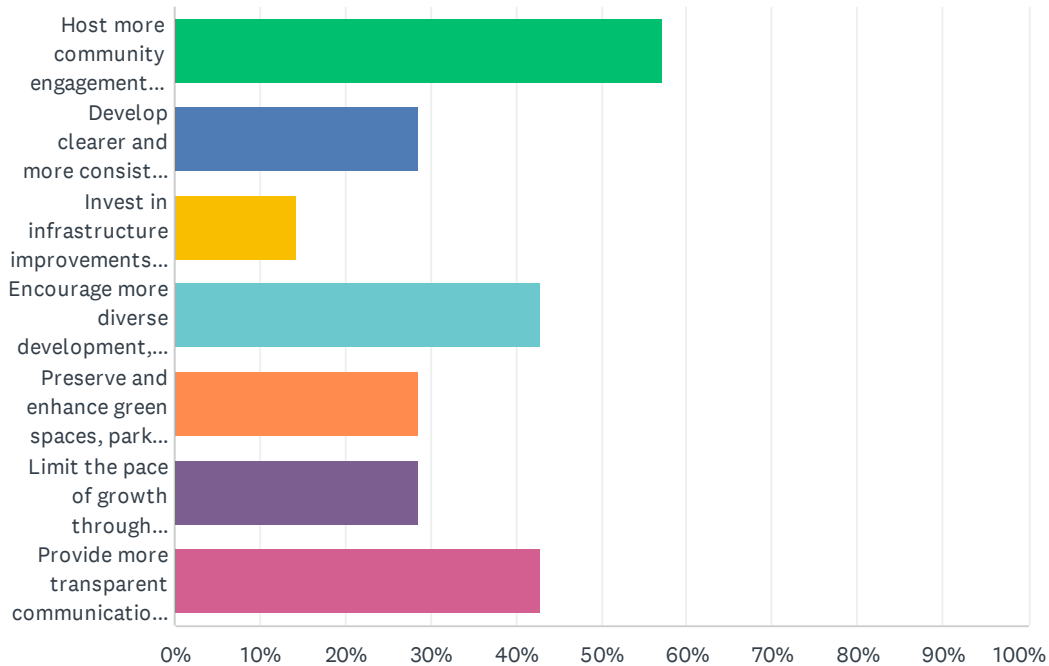
Answered: 7 Skipped: 0



ANSWER CHOICES	RESPONSES	
Most citizens feel the growth is too rapid and are concerned about its impact on the Town's character.	42.86%	3
Many citizens are indifferent or neutral about the pace of growth but want better planning and design standards.	28.57%	2
Citizens are generally supportive of the growth but feel it lacks diversity in housing, amenities, or services.	0.00%	0
A significant portion of citizens believe the Town is not growing quickly enough to support future needs.	0.00%	0
The community is divided, with mixed feelings about the pace, type, and impact of growth.	28.57%	2
TOTAL		7

Q11 What actions could the Town take to improve or change citizens' perceptions of growth? (Select up to three)

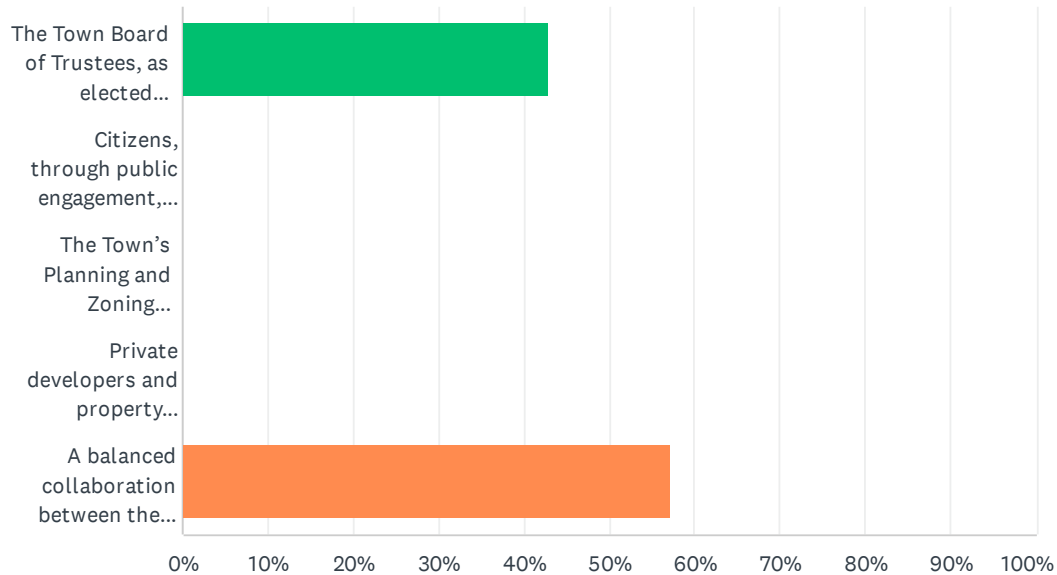
Answered: 7 Skipped: 0



ANSWER CHOICES	RESPONSES	
Host more community engagement events to include citizens in planning decisions.	57.14%	4
Develop clearer and more consistent standards for architectural design, landscaping, and site planning.	28.57%	2
Invest in infrastructure improvements to ensure growth does not strain existing services.	14.29%	1
Encourage more diverse development, including mixed-use projects and affordable housing.	42.86%	3
Preserve and enhance green spaces, parks, and trails as part of all new developments.	28.57%	2
Limit the pace of growth through stricter zoning regulations and growth boundaries.	28.57%	2
Provide more transparent communication about the benefits and challenges of growth.	42.86%	3
Total Respondents: 7		

Q12 Who do you believe should have the most influence over decisions regarding the growth and development of the Town? (Select one)

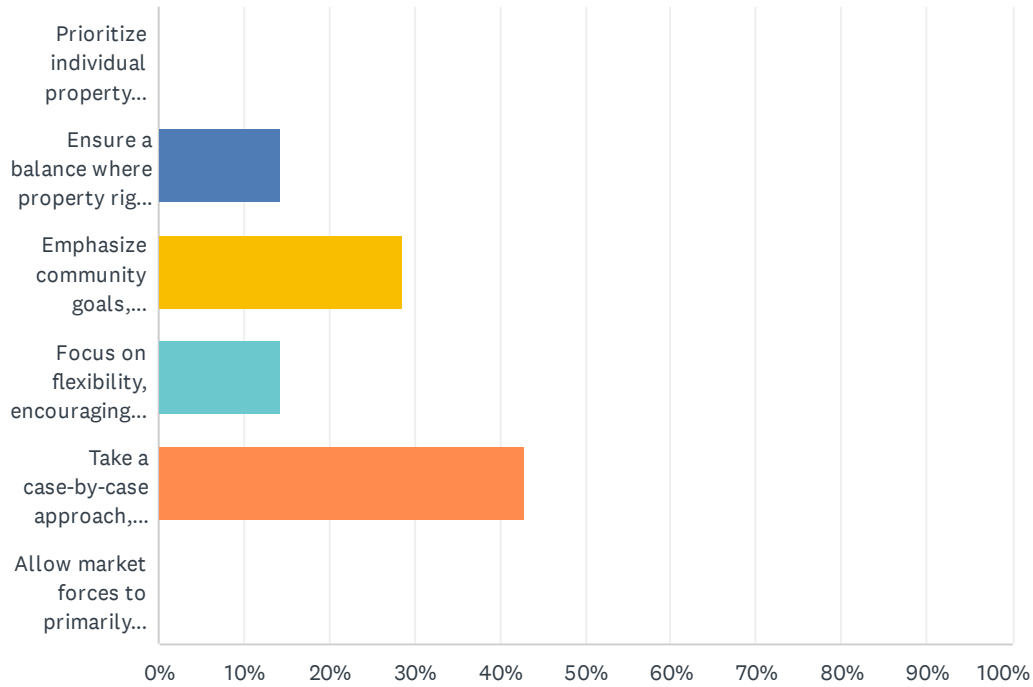
Answered: 7 Skipped: 0



ANSWER CHOICES	RESPONSES	
The Town Board of Trustees, as elected representatives of the community.	42.86%	3
Citizens, through public engagement, surveys, and referenda.	0.00%	0
The Town's Planning and Zoning Commission, as the primary advisory body for development.	0.00%	0
Private developers and property owners, as they bring the financial investment for growth.	0.00%	0
A balanced collaboration between the Town Board, Planning Commission, staff, citizens, and developers, with shared decision-making responsibilities.	57.14%	4
TOTAL		7

Q13 How should the Town balance individual property rights with broader community goals when considering development projects? (Select one)

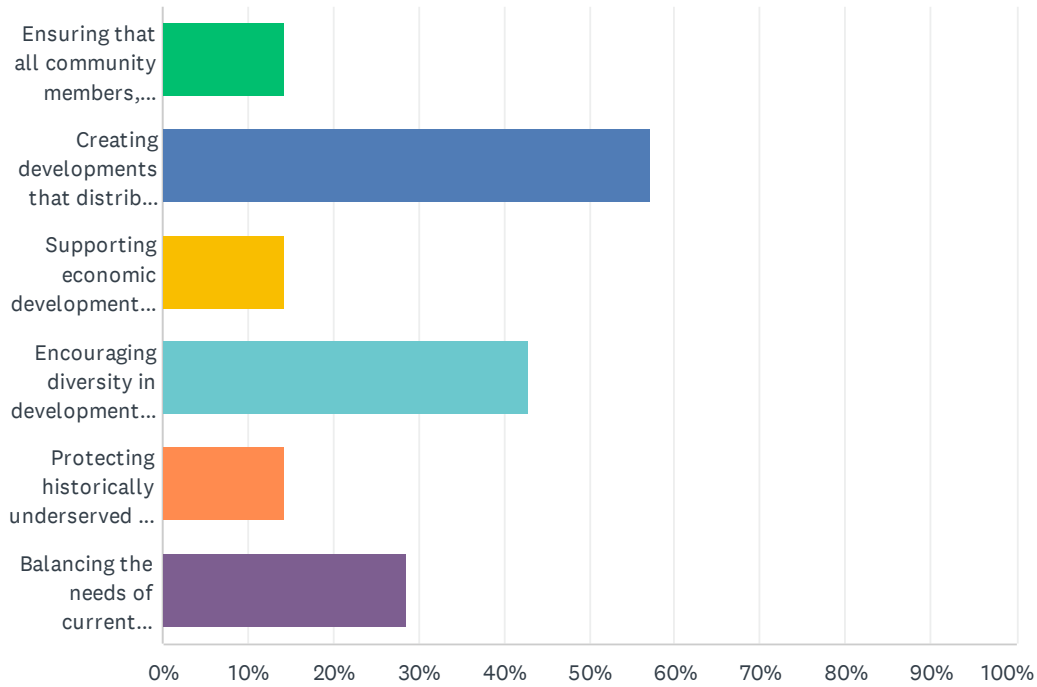
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ANSWER CHOICES	RESPONSES	
Prioritize individual property rights, allowing property owners significant freedom to develop as they see fit within basic zoning guidelines.	0.00%	0
Ensure a balance where property rights are respected but require developments to align closely with the Town's comprehensive plan and design standards.	14.29%	1
Emphasize community goals, requiring stricter oversight and approval processes for developments to ensure they meet long-term planning objectives.	28.57%	2
Focus on flexibility, encouraging cooperation between property owners and the Town to find mutually beneficial solutions.	14.29%	1
Take a case-by-case approach, tailoring decisions based on the specific context and potential impact of each development proposal.	42.86%	3
Allow market forces to primarily dictate development, with minimal Town intervention beyond legal requirements.	0.00%	0
TOTAL		7

Q14 What does equitable development mean to you? (Select up to two options)

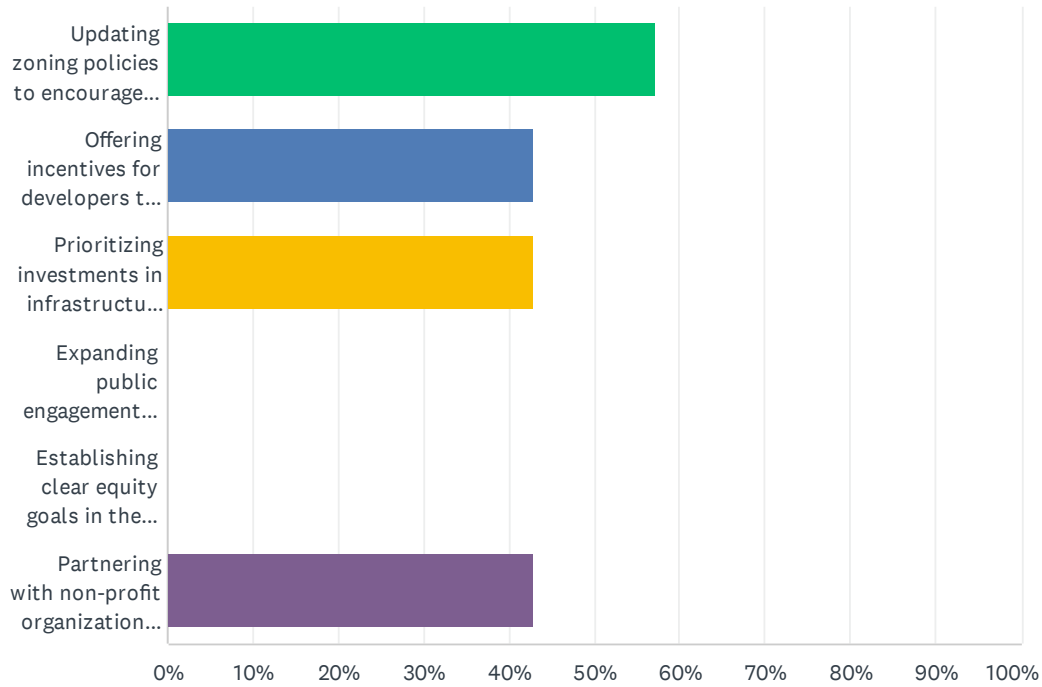
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ANSWER CHOICES	RESPONSES	
Ensuring that all community members, regardless of income, race, or background, have access to affordable housing.	14.29%	1
Creating developments that distribute public resources and amenities, such as parks, schools, and transit, fairly across all neighborhoods.	57.14%	4
Supporting economic development that provides equal job opportunities for residents of all socioeconomic levels.	14.29%	1
Encouraging diversity in development types to meet the needs of a wide range of families, individuals, and businesses.	42.86%	3
Protecting historically underserved or underrepresented groups from displacement caused by new developments.	14.29%	1
Balancing the needs of current residents with those of future generations in planning and development.	28.57%	2
Total Respondents: 7		

Q15 How can the Town best achieve equitable development? (Select two options)

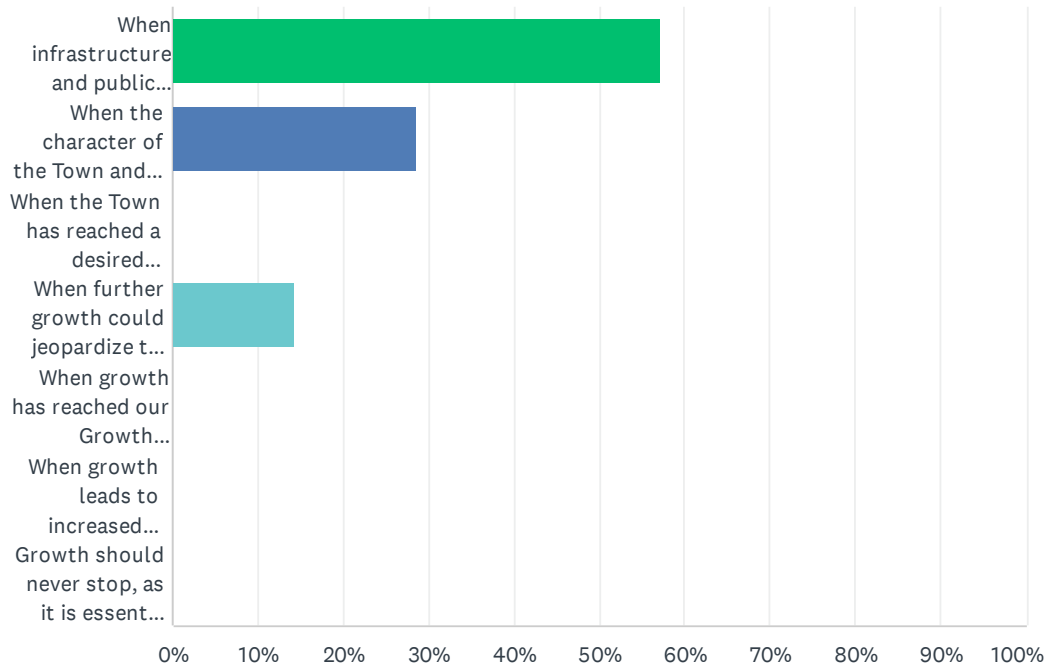
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ANSWER CHOICES	RESPONSES	
Updating zoning policies to encourage diverse housing types and mixed-use developments.	57.14%	4
Offering incentives for developers to include affordable housing and community-serving amenities in their projects.	42.86%	3
Prioritizing investments in infrastructure and public spaces in underserved areas of the Town.	42.86%	3
Expanding public engagement efforts to include input from underrepresented communities in development decisions.	0.00%	0
Establishing clear equity goals in the Town's comprehensive plan and development review processes.	0.00%	0
Partnering with non-profit organizations and regional agencies to fund and implement equitable development initiatives.	42.86%	3
Total Respondents: 7		

Q16 In your opinion, when is the right time to stop growth in the Town? (Select the most appropriate option)

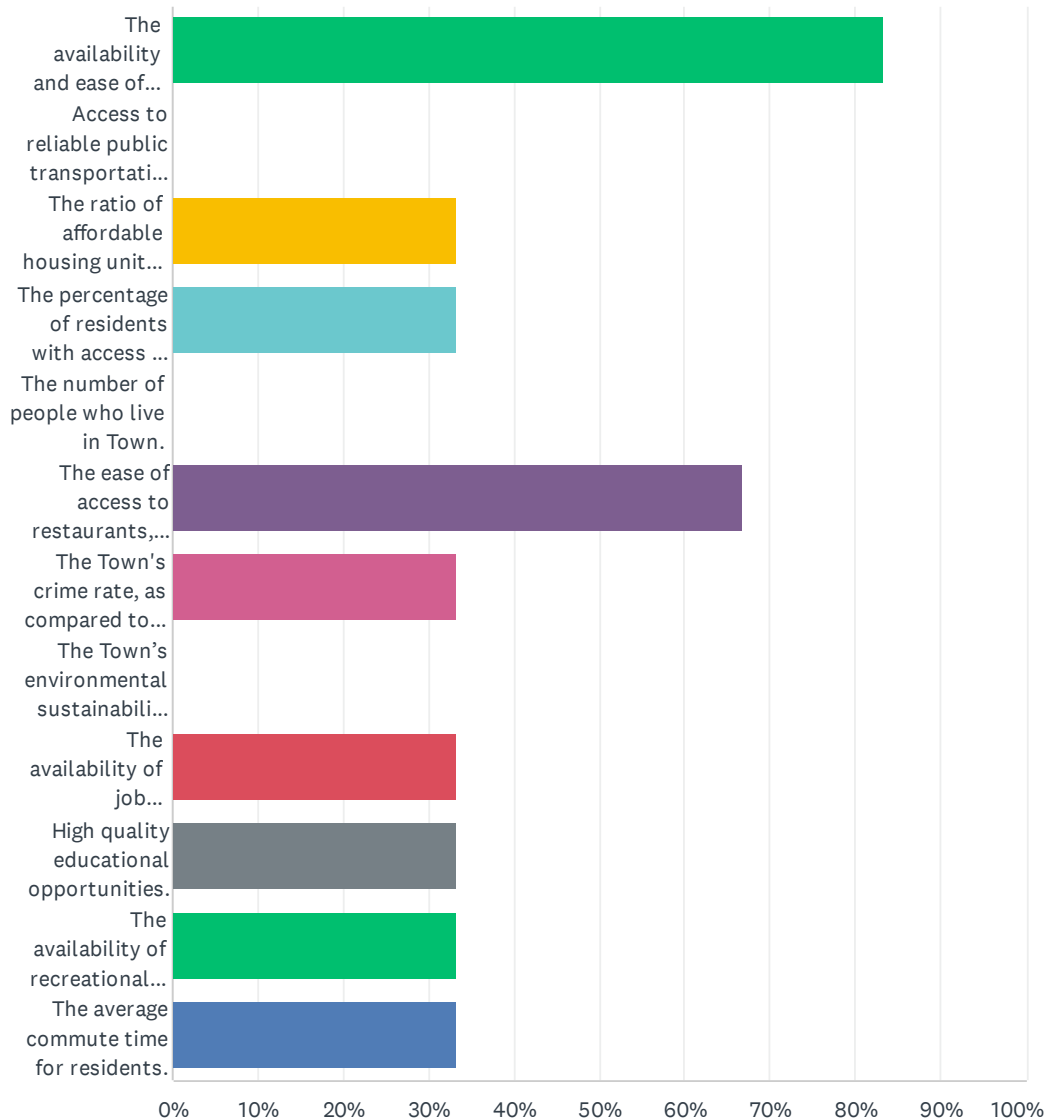
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ANSWER CHOICES	RESPONSES	
When infrastructure and public services can no longer meet the needs of the population without significant strain or deterioration.	57.14%	4
When the character of the Town and the quality of life begin to be negatively affected by overcrowding and congestion.	28.57%	2
When the Town has reached a desired population size.	0.00%	0
When further growth could jeopardize the Town's environmental sustainability, such as overdevelopment of natural spaces or depletion of resources.	14.29%	1
When growth has reached our Growth Management Area	0.00%	0
When growth leads to increased inequality or the displacement of long-standing residents.	0.00%	0
Growth should never stop, as it is essential for long-term economic development and the overall vitality of the Town	0.00%	0
TOTAL		7

Q17 What factors do you believe have the most impact on "quality of life" for residents in our Town? (Select four options)

Answered: 6 Skipped: 1

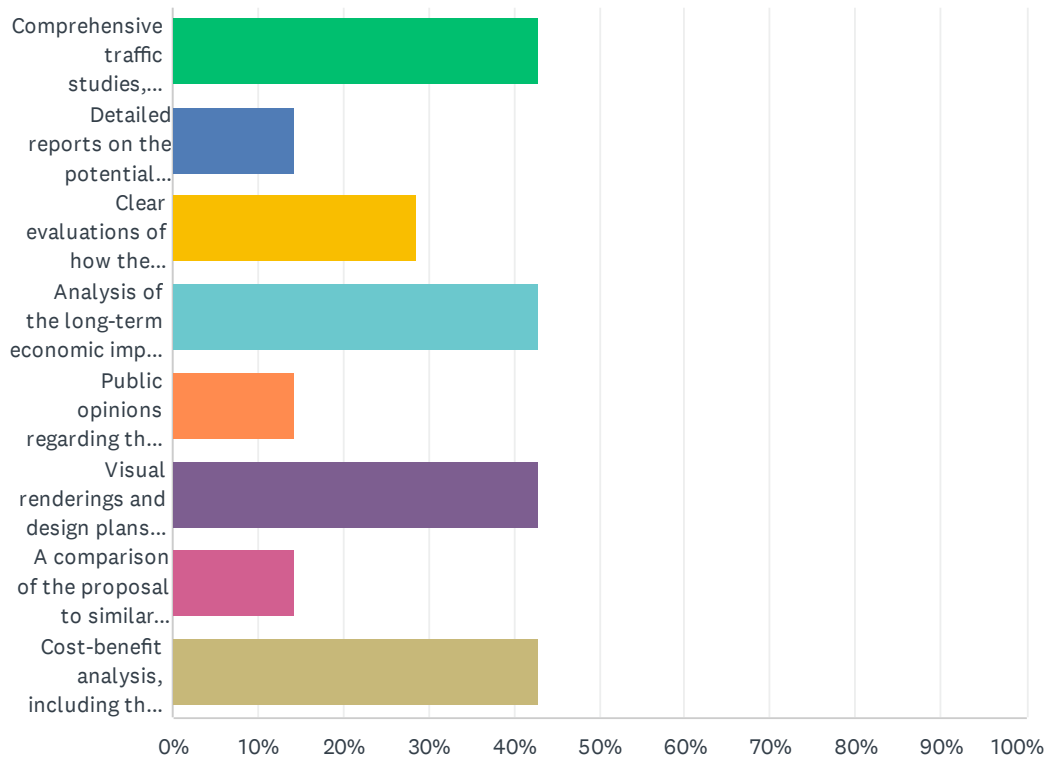


2025 Berthoud Town Board

ANSWER CHOICES	RESPONSES	
The availability and ease of access to public parks and green spaces.	83.33%	5
Access to reliable public transportation or traffic congestion levels.	0.00%	0
The ratio of affordable housing units to total housing stock.	33.33%	2
The percentage of residents with access to essential services such as healthcare and education within a reasonable distance.	33.33%	2
The number of people who live in Town.	0.00%	0
The ease of access to restaurants, entertainment, and shopping.	66.67%	4
The Town's crime rate, as compared to regional or national averages.	33.33%	2
The Town's environmental sustainability practices, including energy use, waste management and air and water quality.	0.00%	0
The availability of job opportunities and employment rates within the Town.	33.33%	2
High quality educational opportunities.	33.33%	2
The availability of recreational and cultural amenities such as sports facilities, theaters, museums, and community centers.	33.33%	2
The average commute time for residents.	33.33%	2
Total Respondents: 6		

Q18 What information or resources do you feel Town staff should provide to help you make well-informed decisions regarding development proposals? (Select up to two options)

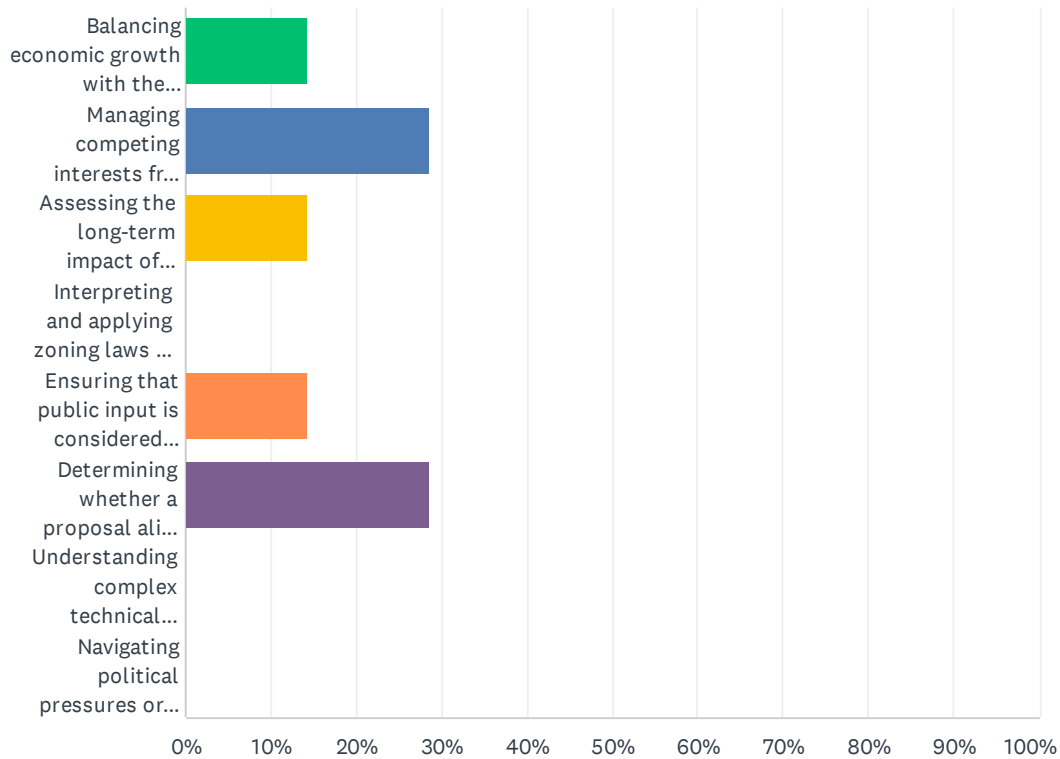
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ANSWER CHOICES	RESPONSES	
Comprehensive traffic studies, including projected congestion and the impact on local infrastructure	42.86%	3
Detailed reports on the potential environmental impacts of proposed developments, including sustainability practices.	14.29%	1
Clear evaluations of how the proposal aligns with the Town's comprehensive plan and development code regulations.	28.57%	2
Analysis of the long-term economic impact of the development, including job creation, tax revenue, and effects on local businesses.	42.86%	3
Public opinions regarding the proposal.	14.29%	1
Visual renderings and design plans, illustrating the aesthetic impact of the development.	42.86%	3
A comparison of the proposal to similar projects in other comparable communities or regions.	14.29%	1
Cost-benefit analysis, including the costs of public services and infrastructure upgrades required to support the development.	42.86%	3
Total Respondents: 7		

Q19 What do you find to be the most challenging aspect of the decision-making process when reviewing development proposals? (Select the most significant challenge)

Answered: 7 Skipped: 0



ANSWER CHOICES	RESPONSES	
Balancing economic growth with the preservation of the Town's character and quality of life.	14.29%	1
Managing competing interests from developers, residents, and other stakeholders.	28.57%	2
Assessing the long-term impact of developments on the Town's infrastructure and resources.	14.29%	1
Interpreting and applying zoning laws and regulations consistently across different proposals.	0.00%	0
Ensuring that public input is considered while making objective, data-driven decisions.	14.29%	1
Determining whether a proposal aligns with the Town's broader vision and strategic goals for development.	28.57%	2
Understanding complex technical reports and analyses, such as traffic studies or environmental impact assessments.	0.00%	0
Navigating political pressures or public opinion that may conflict with best practices, planning objectives or the Town's regulations and requirements.	0.00%	0
TOTAL		7