MEETING OF THE HISTORIC PRESERVATION ADVISORY COMMITTEE
807 Mountain Avenue
Town of Berthoud, Colorado
Monday, February 10, 2025, 5:30 p.m.

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

1. Roll Call
    - Todd Duval, Chair
    - Leslie Moore, Vice-Chair
    - Cheryl Szydlo, Secretary
    - Lee Hardies
    - Fred Maine
    - Carri Grimdtich
    - Courtney VanHooser
    - Tim Hardy, Board Liason
    - Andrew Wayland, Historical Society Liason
    - Brian Dubois, Town Staff Representative
    - Ethan Mattson, Town Staff Representative
    - Anne Johnson, Town Staff
2. Approval Of Minutes

    Documents:

    MINUTES. 01_13_25.PDF
3. Public Comment Period
4. Discussion Items
    1. Brian last meeting, Ethan Mattson introduction - no action required

2. Select Chair, Vice-Chair, and Secretary Positions
3. CLG Grant Submitted - no action required
    1. Announcing grant awards on March 3
    2. Post RFP in a few weeks
4. Alteration Application Review
    1. Information presented by Anne Johnson
    2. Provide recommendation for Town Board
5. Review and Provide Referral Comments on River Trails Project
6. Other Business - no action required
    1. Saving Places Conference
    2. Hand out shirts

Documents:

330 MOUNTAIN AVE ALTERATION APPLICATION.PDF
330 MOUNTAIN AVE CDS.PDF
330 MOUNTAIN AVE MEMO.PDF
RIVER TRAILS - PROJECT SUMMARY.PDF
RIVER TRAILS NMP.PDF

5. Adjourn

Berthoud Historic Preservation Advisory Committee
Minutes of Meeting, Monday, January 13, 2025, at 5:30 PM
Berthoud Town Hall (807 Mountain Ave.)

I. ROLL CALL

Committee members present included: Leslie Moore (Vice Chair), Cheryl Szydlo (Secretary), Lee Hardies, Carri Grimdtich and Courtney VanHooser. Town of Berthoud: Anne Johnson (Community Development Director), and Andrew Wayland (Historical Society Liaison). The meeting was held in person.

A. The meeting was called to order at 5:37pm. A roll call attendance was taken.

II. MINUTES

Minutes from the December 9, 2024 meeting were reviewed, a motion to approve the Minutes was made by Lee Hardies and seconded by Carri Grimdtich. Minutes were approved unanimously.

III. PUBLIC COMMENT PERIOD

There were no public comments presented.

IV. DISCUSSION ITEMS

1. Preservation Plan Next Steps
- CLG Grant Application Due Tuesday January 15.
  - Brian distributed the Application draft by email to committee members for review. See item 3.

2. Select Chair, Vice-Chair and Secretary Positions
- Current Chair Todd Duval was unable to attend tonight's meeting.
- A motion was made by Carri Grimdtich to delay the selection process to a future meeting, 2nd by Courtney VanHooser. Motion was approved unanimously.

3. CLG Application Comments
- Leslie Moore clarified the purpose of the grant is for the development of a preservation plan
- Discussion followed:
  - Carri Grimdtich suggested including specific historic properties in the document. Lee Maines noted that this is not necessary but it can go either way.
  - Noting that Berthoud is the fastest growing community on the front range could be a compelling addition to the content.
  - HPAC suggests including some general, high-level outcomes that may result by having the preservation plan in place. Anne Johnson will share the suggestion with Brian Dubois.

4. Landmark Selection Signs to be Distributed
- Brian Dubois will transfer the residential sign to The McCormick Brunner Cottage and follow-up with Todd Duval regarding placement of the Commercial sign at Garvin's Grocery (Berthoud Pizza).

5. Other Business
- Andrew Wayland gave us an update on Berthoud Historical Society events:
  - Paul Flanders will be featured at the Speaker Series at Berthoud Community Library on January 21st.
  - Trivia Fundraiser Event at City Star Brewery on January 27th
  - BHS has received completed assessment reports from the American Institute of Conservation. These reports will help plan ongoing action items for the Museum.
- Leslie Moore will ask Mark French to write an article about Garvin's Grocery – the current Commercial Outstanding Landmark Award property.

- The Saving Places Conference will be January 29th – February 1st. Interested HPAC members are encouraged to attend in-person or virtually.
- Anne Johnson shared news regarding a change to the HPAC town staff representative – more to follow at our next meeting, February 10, 2025

V. Adjourn

Lee Maines motioned to adjourn, Leslie Moore seconded, the meeting adjourned at 6:28pm.

Respectfully submitted,
Cheryl Szydlo
Berthoud HPAC Secretary

Town of Berthoud
807 Mountain Ave
P.O. Box 1229
Berthoud, CO 80513-2229
Ph. 970-532-2643 Fax 970-532-0640

APPLICATION FOR ALTERATIONS TO HISTORIC LANDMARKS

The Town of Berthoud Historic Resources Ordinance requires that exterior alterations to a designated historic property, or to a property within a designated historic district must receive a Certificate of Approval issued by the Town of Berthoud. The following information is needed to consider this request:

PROPERTY OWNER(S)

Name: Jack Slades LLC / Loren Conn

Address: 330 Mountain Ave
Berthoud Co 80513

Phone: 720-394-8361

E-mail: IAB1@live.com

APPLICANT (if different from owners)

Name: _____

Address: _____

_____

Phone: _____

E-mail: _____

Certification: I certify that the information and exhibits submitted are true and correct to the best of my knowledge.

Applicant (print): Loren Conn Phone: 720-394-8361

Signature: _____ Date: 2/5/25

Owner (print): _____ Phone: _____

Signature: _____ Date: _____

PAPER COPY OF COMPLETED APPLICATION COVER WITH SIGNATURE HAND DELIVERED WITH PAYMENT 02/05/2025

Updated 4/23

SUBMITTAL CHECKLIST FOR ALTERATIONS TO HISTORIC LANDMARKS

Alterations to a designated historic landmark, a contributing structure in an approved historic district, or the major alteration of a historic landmark of statewide significance may include painting, staining, window or door replacement, additions, removal of architectural elements or other similar work, landscaping, relocation, or demolition. (*Note*: The ordinary repair or maintenance of these structures that does not involve a change in design, materials or appearance does not require review and approval under the Historic Resources Ordinance). Alterations to designated historic landmarks shall be done in conformance with the *Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings* as published by the U. S. Department of the Interior, National Park Service. The following submittal information is required:

Date Submitted: 02/05/2025

. Completed Application Form

$100.00 Application Fee

Site plan, drawn to scale, showing:

- ☐ Name, date, project address, north arrow, graphic scale, date of drawings, and name
- ☐ Location of existing and proposed structures
- ☐ Dimensions, height, and materials of all proposed structure(s)
- ☐ Location of existing landscaping, parking areas, and utilities
- ☐ If the project involves new construction, a scale drawing (character sketches or architectural elevations) showing openings (windows, doors), materials, and proposed colors
- ☐ If the project involves replacement of historic elements (windows, doors) product literature, as available
- ☐ Digital photos showing the existing exterior of the structure on all visible sides (date photos and indicate the view the photo was taken from)

-REFERENCE ARCHITECTURAL/STRUCTURAL PERMIT DRAWING SET DATED 02/04/2025 SHEETS C1, A1, A2 FOR FOR REQUESTED INFORMATION. LINK AS FOLLOWS:

https://www.dropbox.com/scl/fi/moy8alixymuy8t54ed2i9/250203-MAR-architectural-structural-CDs.pdf?rlkey=omfaprkblcb9xk9x8zg5uvbx2&dl=0

ALSO REFERENCE NARRATIVE BELOW.

☐ **Narrative of the proposed project, addressing the following items** (attach additional pages if needed):

A. **Describe the proposed work:** _____

In general the Project consists of the renovation of an existing Commercially Zoned building at 330 Mountain Avenue. Renovations include interior and exterior work with the majority of exterior work taking place at the south facade. Speculated potential Occupancy options for the south portion of the project include Assembly Groups A-2, A-3, Business - B, and Mercantile - M.
HVAC and Electrical work to be coordinated by Owner/Tenant and completed through a design-build method of delivery.

-REFERENCE ATTACHED ARCHITECTURAL/STRUCTURAL PERMIT DRAWING SET FOR FULL PROJECT SCOPE AND INTENT

B. **Provide details about proposed materials and colors:** _____

PROPOSED MATERIALS FOR THE SOUTH FACADE RECONSTRUCTION INCLUDE FACE BRICK, STEEL CHANNEL HEADERS, DECORATIVE BRICK PATTERNING, PERIOD APPROPRIATE SKIRTING, WOOD TRIM, ALUMINUM CLAD WOOD WINDOWS WITH PERIOD FRAMES, WOOD DOORS AND VINTAGE SIGNAGE. FINAL MATERIAL COLORS ARE YET TO BE DETERMINED HOWEVER THE INTENT IS TO USE DARKER COLORS FOR THE INFILL TRIM ELEMENTS AND STEEL AND MATCH AS CLOSE AS PRACTICAL THE COLOR OF THE WEST FACADE BRICK ONCE THE EXISTING PAINT HAS BEEN REMOVED.

-REFERENCE ARCHITECTURAL/STRUCTURAL PERMIT DRAWING SET DATED 02/04/2025 FOR FULL PROJECT SCOPE AND INTENT. LINK AS FOLLOWS:

https://www.dropbox.com/scl/fi/moy8alixymuy8t54ed2i9/250203-MAR-architectural-structural-CDs.pdf?rlkey=omfaprkblcb9xk9x8zg5uvbx2&dl=0

C. **How does the proposed project address the applicable Town of Berthoud's review standards** (see Section 30-9-111.6. of the Berthoud Municipal Code (available online at www.berthoud.org)

REFERENCE ATTACHMENT 01

ITEM C REPLIES
SECTION 30-9-111.6.
6.Minor or Major Alterations: Authorization from the Town Staff is required for work identified as minor alterations as defined in this Section as defined in this Section. Authorization from the Town Board of Trustees with a recommendation from the Committee is required for work identified as major alterations to the exterior as defined in this Section. In order to approve an application for an alteration of a Local Historic Landmark, or a Contributing Structure in an approved Historic District, the approving authority shall find that the proposal meets the following standards: **ITENTIFIED AS MAJOR ALTERATION**

a.A property shall be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
HISTORICAL USES THROUGH THE LIFE OF THE PROPERTY HAVE INCLUDED McCORMICK'S GENERAL STORE, BERTHOUD GROCERY & MARKET, WINSLOW'S REXALL PHARMACY AND MOST RECENTLY BERTHOD DRUG. THESE HISTORICAL COMMERCIAL USES ALIGN WITH THE INTENT TO PROVIDE AN UPDATED SPECUALTIVE COMMERCIAL LEASE SPACE THAT COMPLIES WITH THE TOWN'S COMMERCIAL ZONING USES WITH USE BY RIGHT AS PRESENTED IN TABLE 3.3.2. AS THE EXISTING SITE AND BUILDING FOOTPRINT RESITRICT AN ADDITION NO CHANGES ARE PLANNED TO THE PROPERTY OR BUILDING FOOTPRINT. BUILDING HEIGHT REMAINS UNCHANGED.

b.The historic character of a property shall be retained and preserved. The relocation of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property shall be avoided.
THE INTENT OF THE FACADE RECONSTRUCTION IS TO REVERT TO THE ORIGINAL FACADE DESIGN AS CLOSE AS POSSIBLE FROM WHAT CAN BE INFERRED FROM THE C. 1920s IMAGES (REFER TO SHEET A2).

c.A property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, shall be discouraged.
THE PROSED CHANGES AIM TO PROMOTE A SENSE OF HISTORIC PRIDE BY RECONSTRUCTING THE SOUTH ELEVATION AS CLOSE AS PRACTICAL TO THE C. 1920s IMAGES (REFER TO SHEET A2).

d.Changes to a property that have acquired historic significance in their own right shall be retained and preserved.
NO REMARKABLE CHANGES HAVE OCCURED THAT ARE WORHTY OF RETENTION. IMAGES (REFER TO SHEET A2) SHOW THE PROGRESSION OF BRICK REMOVAL ON THE SOUTH FACADE EVENTUALLY RESULTING IN NO BRICK REMAINING.

e.Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
ITEM LISTED TO BE PRESERVED ARE PLANNED IN THE FACADE RECONSTRUCTION.

f.Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and, where possible, materials. Replacement of missing features shall be substantiated by documentary and physical evidence.
REPAIRS TO THE WEST AND NORTH FACADES INCLUDE PAINT REMOVAL, BRICK TUCK POINTING, BRICK INFILL OF DISSIMILAR MATERIALS. NO REMARKABLE DISTICTINCTIVE FEATURES PRESENT ON WEST AND NORTH FACADES.

g.Chemical and physical treatments, if appropriate, shall be undertaken using the gentlest means possible. Treatments that cause damage to historic materials shall not be used unless otherwise approved by the Town Staff.
CHEMICAL TREATMENT PROPOSED, NO MEDIA BLASTING ALOWED.

h.Archaeological resources should be protected and preserved in place. If such resources must be disturbed, mitigation measures should be encouraged.
NO ARCHAEOLOGIAL RESOURCES ITENTIFIED.

i.New additions, exterior alterations, or related new construction shall not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and shall be compatible with the historic materials, features, size, scale and proportions, and massing to protect the integrity of the property and its environment.
THE NEW SOUTH FACADE CONSTRUCTION HAS BEEN DESIGNED WITH MODERN MATERIALSAND COLORS WITH THE INTENT OF RESTORING THE FACADE TO THE ORIGIANL AETHETIC.

j.New additions and adjacent or related new construction shall be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.
N/A

HISTORIC PRESERVATION ADVISORY COMMITTEE STAFF REPORT

COMMUNITY DEVELOPMENT DEPARTMENT

Meeting Date:	**February 10, 2025**
Agenda Title/Subject:	**Request for a Major Alteration to a Local Historic Landmark façade located at 330 Mountain Avenue**
Type of Item:	**Regular Item**
Purpose:	**Consider a request for a Major Alteration to the façade of a Local Historic Landmark located at 330 Mountain Avenue [former Berthoud Drug location]**
Presented by:	**Anne Johnson, Community Development Director**

ATTACHMENTS:

- 330 Mountain Avenue Renovations dated February 3, 2025 provided by the applicant

BACKGROUND:

The property located at 330 Mountain Avenue was designated a Local Historic Landmark in the Downtown Commercial character district in 2008. The most recent tenant at this location was Berthoud Drug. The building occupies nearly 50' of 300' building façade frontage on the north side of Mountain Avenue between 3rd and 4th Streets. There is an approximate 20-foot alley along the west side of 330 Mountain Avenue. Many storefront facades on the south side of Mountain Avenue between 3rd and 4th Streets have been renovated to be sympathetic with historical architecture if not restored to the original facades.

The south side of Mountain Avenue from 3rd to 4th Streets is captured in the image below. The image is from east/left to west/right. Please note that the perspective of each façade is off a bit due to the

camera angle however, the impact of the building improvements made on this side of Mountain can be felt through this image.

The north side of Mountain Avenue from 3rd to 4th Streets is captured below. The image is from east/left to west/right. This presentation was made to illustrate the mirror image of both sides of Mountain Avenue. Please note that the perspective of each façade is off a bit due to the camera angle however, the impact of the building improvements made on this side of Mountain can be felt through this image.

The proposed façade amendments to 330 Mountain Avenue can be found in the attached document and represents removing the shake shingle awning and projecting box sign, installing new windows and doors, among other improvements.

UPDATE/NEXT STEPS

Section 30-9-111.3 of the Land Development Code indicates that a proposal for major alterations requires the Historic Preservation Advisory Committee to discuss and make a recommendation to the Town Board. This recommendation may be for approval, approval with conditions or denial of the applicant's request. The item is scheduled for discussion with the Historic Preservation Advisory Committee on February 10, 2025 followed by staff's presentation of the Historic Preservation Advisory Committee's recommendation at the Town Board meeting on February 25, 2025.

This report reflects discussion regarding the proposed façade treatment and does not reflect comments regarding the use of the structure or the site planning for the building in relationship to the Mountain Avenue Overlay District Plan, the Berthoud Architectural Guidelines and the Town Code regarding site planning or commercial development. The applicant will be required to meet with Town Staff regarding the building and site plan permitting process.

Municipal Code Section 30-9-102 defines the term Alteration as follows: An addition, removal, change, or reconfiguration which alters the exterior character of a Local Historic Landmark including new construction in Historic Districts.

i. Minor alterations shall include painting, repair or replacement of roof using the same or similar materials as the existing roof, or foundation repair.
ii. Major alternations shall include window or door replacement, additions, and removal of architectural elements, for example.

Staff has determined upon review of the term, "Alteration" that the proposed work falls into the category of "Major Alterations."

The following standards shall be discussed and included in the Historic Preservation Advisory Committee's recommendation to the Town Board and must be met to approve a major alteration of a

Local Historic Landmark. Each of the standards found in the Town Code are listed below followed by a response from staff in italic font. Staff's response is based on the materials submitted for the consideration of a Major Alteration of a Local Historic Landmark.

30-9-111.6: Minor or Major Alterations: Authorization from the Town Staff is required for work identified as minor alterations as defined in this Section as defined in this Section. Authorization from the Town Board of Trustees with a recommendation from the Committee is required for work identified as major alterations to the exterior as defined in this Section. In order to approve an application for an alteration of a Local Historic Landmark, or a Contributing Structure in an approved Historic District, the approving authority shall find that the proposal meets the following standards:

a. A property shall be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

   Staff response: The applicant has not determined the precise use of the structure other than stating the intended use for each storefront will be a mercantile-type business [commercial and retail businesses with indoor sales and service] which is similar to the most recent use as a Pharmacy and Retail Store. A "Commercial and Retail Business" is defined in the Land Use Code and is a contemplated use in the Commercial Zone District, C-1 through the Site Plan process.

   The application materials submitted for the façade alteration also suggest the structure may be used for a Place of Assembly. A Place of Assembly is defined in the Land Use Code and is a contemplated use in the Commercial Zone District, C-1 through the Site Plan process.

b. The historic character of a property shall be retained and preserved. The relocation of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property shall be avoided.

   Staff response: Removal of the shake shingle canopy, the plastic internally-illuminated box sign, and the sign over the entrance will remove former improvements made that were not historically sympathetic.

   The addition of dentils at the building façade cornice, new windows, doors, directional lighting and the proposed signage style are more reflective of the historical context of the building and support the historical integrity of the structure.

c. A property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, shall be discouraged.

   Staff response: The applicant is not proposing the creation of a false sense of history. The applicant is proposing a sympathetic façade improvement which will result in a structure that fits into the historic context of the Downtown Commercial Character and Mountain Avenue Overlay Districts as well as enhance the character of the block.

   The applicant has provided historical photos of the building façade and the proposed changes are sympathetic to the original intent. While the proposed changes do not represent restoration to the original façade, the proposed changes do represent restoration to the correct time period of the structure and adjacent structures.

d. Changes to a property that have acquired historic significance in their own right shall be retained and preserved.

   Staff response: The features of the building being removed and renovated do not contribute to the historic significance to the building.

e. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

Staff response: Please see the written response to criteria b above. The proposed renovation will bring historic materials, features and finishes back to the property and a significant frontage of the north side of Mountain Avenue.

f. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and, where possible, materials. Replacement of missing features shall be substantiated by documentary and physical evidence.

Staff response: The proposed renovation is significant and will reflect the historic context of the block.

g. Chemical and physical treatments, if appropriate, shall be undertaken using the gentlest means possible. Treatments that cause damage to historic materials shall not be used unless otherwise approved by the Town Staff.

Staff response: The Applicant has not presented that they will be undertaking the work listed in this standard.

h. Archaeological resources should be protected and preserved in place. If such resources must be disturbed, mitigation measures should be encouraged.

Staff response: The Applicant has not presented that they will be undertaking the work listed in this standard.

i. New additions, exterior alterations, or related new construction shall not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and shall be compatible with the historic materials, features, size, scale and proportions, and massing to protect the integrity of the property and its environment.

Staff response: The proposed renovation is significant and will reflect the historic context of the block.

j. New additions and adjacent or related new construction shall be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Staff response: The proposed renovation is significant and will reflect the historic context of the block. The work to be completed includes a new façade with elements that reflect historic storefronts while not imitating a historic storefront and creating a false history.

RECOMMENDED ACTION(S)

Staff recommends approval of the applicant's request for a Major Alteration to a Local Historic Landmark for the building façade at 330 Mountain Avenue with the following conditions:

1. Tinted windows are discouraged in Section 30-2-117.C.4 of the Municipal Code as well as in the Town's Architectural Guidelines [page 54 of 63, point 3 and page 57/63, point 8]. The Applicant shall revise the building permit, if needed.
2. The historic character of downtown Berthoud includes the use of red brick [Architectural Guidelines page 57 of 63 points 2, 4, 5 and 10]. The applicant shall provide information regarding brick selection with their building permit application for architectural review. The building permit application shall be amended, if needed.
3. The building permit shall not be processed until the Historic Preservation Committee and the Town Trustees have approved this request.

Town of Berthoud
807 Mountain Ave.
P.O. Box 1229
Berthoud, CO 80513
970.532.2643

PROJECT SUMMARY SHEET

February 4, 2025

The Town of Berthoud Community Development Department has received a development review proposal for your review. The land use proposal is summarized below.

Annexation, Zoning and Neighborhood Master Plan

Project Name	River Trails
Project Request	**Annexation and Zoning** for two parcels consisting of approximately 97.5 acres (94-24-00006) and 9.46 acres (94-25-000003). The proposed zoning for the northern parcel is SR, Suburban Residential and AG, Agriculture for the southern parcel. Parcels are outlined on aerial imagery below. Images were obtained on February 4, 2025 from the Larimer County Assessor's website. **Neighborhood Master Plan** for one parcel consisting of approximately 97.5 acres (94-24-00006).
Property Location	Northern parcel:

	Southern parcel:
Size of Property	Approximately 107 +/- acres with both parcels
Current Zoning	Larimer County – RR2 – Rural Residential
Project Access	1st Street/County Road 15 is the western property boundary and E CR 6 is the northern property boundary
NOTE: This is the 4th Submittal. Multiple submittals may be required.	

Please provide your comments to Community Development Director, Anne Johnson at ajohnson@berthoud.org by the end of the business day on **Thursday, February 27, 2025.**

Any response not received by the due date will be considered a positive response from your agency to the Town of Berthoud, and that your agency has no concerns with the proposed requests.

RIVER TRAILS | JANUARY 2025

LEGAL DESCRIPTION

A PARCEL OF LAND SITUATE IN THE SOUTH HALF (S1/2) OF SECTION TWENTY-FOUR (24), TOWNSHIP FOUR NORTH (T.4N.), RANGE SIXTY-NINE WEST (R.69W.) OF THE SIXTH PRINCIPAL MERIDIAN (6TH P.M.), TOWN OF BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO

SUBDIVISION IDENTITY & RESIDENTIAL STANDARDS

RESIDENTIAL PRODUCT TYPES REQUIRED: 4

RESIDENTIAL PRODUCT TYPES PROVIDED: 4

SUBDIVISION IDENTITY ELEMENTS POINTS REQUIRED: 8

THE SUBDIVISION IDENTITY ELEMENTS TO BE PROVIDED WILL BE DETERMINED AT THE TIME OF PLAT. A MINIMUM OF 8 ELEMENT POINTS WILL BE PROVIDED. THE FOLLOWING IS A LIST OF ELEMENTS THAT IS BEING EVALUATED FOR THIS SITE, BUT IS SUBJECT TO CHANGE, SO LONG AS THE REQUIRED ELEMENT POINTS ARE ACHIEVED AT THE TIME OF PLAT:

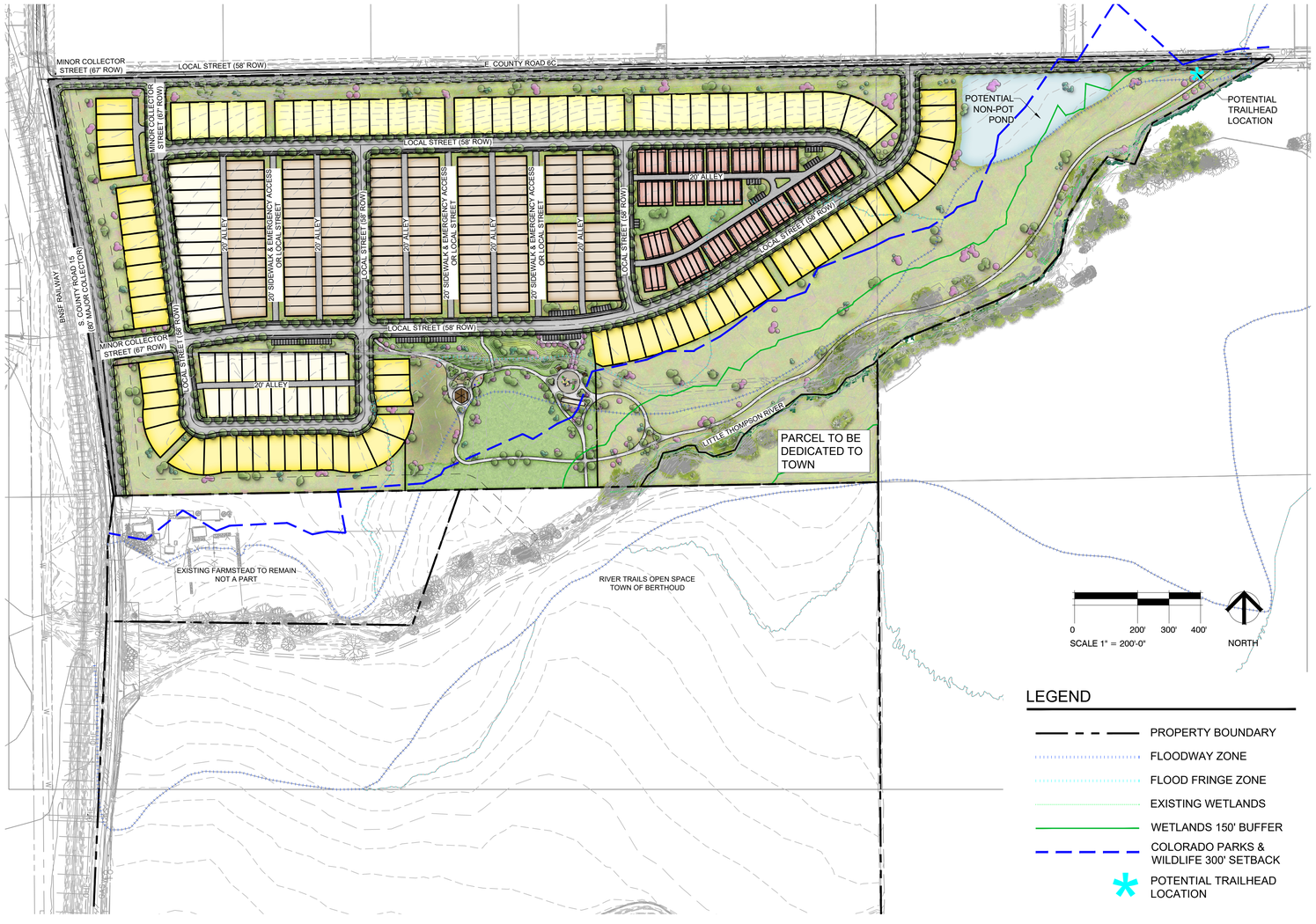
1.	POCKET PARK	1
2.	TRAILS	1
3.	PLAYGROUND	1
4.	BUFFER AREAS	1
5.	POLLINATOR GARDENS	1
6.	EXISTING TREES	1
7.	ALLEY LOADED STREETS	1
8.	USEABLE OPEN SPACE	1
TOTAL :		8

TRAFFIC INFORMATION

1. UNLESS OTHERWISE NOTED ON THE PLAN, ALL STREETS ARE LOCAL STREETS.

NOTES:

1. PROPOSED LOT COUNT AND LOT SIZES ARE CONCEPTUAL AND MAY CHANGE AT TIME OF PLAT, DEPENDING ON MARKET CONDITIONS. HOWEVER, FUTURE LOT SIZES WILL ADHERE TO THE MINIMUM LOT SIZE REQUIREMENTS AND THE APPLICABLE LOT TYPE, PER TOWN OF BERTHOUD CODE.
2. DENSITY MAY SHIFT BETWEEN DEVELOPMENT AREAS SO LONG AS THE OVERALL DENSITY, AS DEPICTED IN THIS NEIGHBORHOOD MASTER PLAN, IS NOT EXCEEDED. DENSITY WITHIN A DEVELOPMENT AREA MAY NOT EXCEED THE MAXIMUM PERMITTED PER THE UNDERLYING ZONE DISTRICT. DENSITY SHIFTS MUST ADHERE TO THE NEIGHBORHOOD MASTER PLAN REQUIREMENTS PER SECTION 30-6-106-C.5 OF THE BERTHOUD MUNICIPAL CODE.
3. RESIDENTIAL PRODUCT TYPES DEPICTED ARE CONCEPTUAL AND MAY BE ADJUSTED AT PLATTING. PER THE MUNICIPAL CODE, A MINIMUM OF FOUR (4) PRODUCT TYPES WILL BE INCLUDED IN THE SUBDIVISION. RESIDENTIAL PRODUCT TYPES COULD INCLUDE BUT ARE NOT LIMITED TO: SINGLE FAMILY DETACHED, TOWNHOMES, DUPLEXES, AND OR OTHER RESIDNETIAL PRODUCT TYPES AS SPECIFIED IN THE MUNICIPAL CODE, PER ZONE DISTRICT SR
4. THE NEIGHBORHOOD MASTER PLAN IS BINDING ON A DEVELOPMENT, AND ALL FUTURE PLATTING/ZONING ACTIONS MUST FOLLOW THE APPROVED PLAN AS PRESENTED AND APPROVED BY THE TOWN BOARD OF TRUSTEES. SHOULD THIS NEIGHBORHOOD MASTER PLAN BE ALTERED POST-APPROVAL, A FORMAL AMENDMENT OF THE PLAN MAY BE REQUIRED.
5. LOCATION OF THE REGIONAL AND NEIGHBORHOOD TRAILS ALONG THE LITTLE THOMPSON RIVER TO BE DETERMINED AT PRELIMINARY PLAT IN CONJUNCTION WITH THE TOWN OF BERTHOUD, ALONG WITH COLORADO PARKS AND WILDLIFE.



LEGEND

- PROPERTY BOUNDARY
- FLOODWAY ZONE
- FLOOD FRINGE ZONE
- EXISTING WETLANDS
- WETLANDS 150' BUFFER
- COLORADO PARKS & WILDLIFE 300' SETBACK
- * POTENTIAL TRAILHEAD LOCATION

APPROVAL CERTIFICATES:

Approved by the Town of Berthoud, Colorado this _____day of _____ , 202_.

_____
Mayor

The foregoing map is approved for filing and accepted by the Town of Berthoud, Colorado this _____day of____ , 202_.

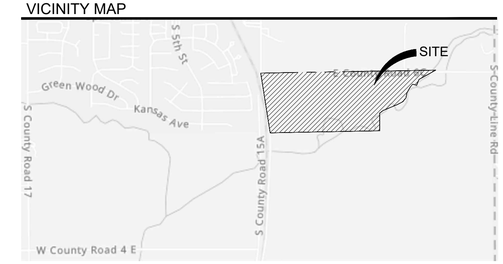
ATTEST: _____
Town Clerk

APPROVAL CERTIFICATES:

Approved by the Planning Commission of the Town of Berthoud, Colorado this _____day of _____ , 202_.

_____
Chairman

VICINITY MAP



LAND USE SUMMARY

SFD - FRONT LOADED (60' X 115')	36
SFD - FRONT LOADED (50' X 115')	62
SFD - REAR LOADED (40' X 90')	34
DUPLEXES (31' X 90')	140
TOWNHOMES	72
TOTAL	344 LOTS 3.68 DU/AC

LAND USE STATISTICS

TOTAL ACREAGE =	~93.56 ACRES
SFD - FRONT LOADED (60'x115') =	~5.71 ACRES
SFD - FRONT LOADED (50'x115') =	~8.21 ACRES
SFD - REAR LOADED ACREAGE (40'x90') =	~2.81 ACRES
DUPLEXES ACREAGE (31'x90') =	~8.97 ACRES
TOWNHOMES ACREAGE (40'x90') =	~5.95 ACRES
OPEN SPACE ACREAGE = % OF SITE AS OPEN SPACE =	~33.23 ACRES 35.5%
DETENTION ACREAGE = % OF SITE AS DETENTION =	~3.85 ACRES 4.1%
PARK ACREAGE = % OF SITE AS OPEN SPACE =	~7.25 ACRES 7.7%
ROW ACREAGE = % OF SITE AS DRIVE =	~16 ACRES 17.2%
DRIVE ACREAGE = % OF SITE AS DRIVE =	~1.58 ACRES 2.7%

SHEET INDEX

SHEET 1 - NEIGHBORHOOD MASTER PLAN
SHEET 2 - OPEN SPACE AND CIRCULATION EXHIBIT
SHEET 3 - PARK EXHIBIT

NEIGHBORHOOD MASTER PLAN

RIVER TRAILS | JANUARY 2025

PARK STATISTICS:

ESTIMATED PARK SPACE REQUIRED (APPROX. 344 UNITS)	3.44 ACRES
PARK SPACE PROVIDED	7.25 ACRES 7.7% OF SITE

NOTE: FINAL PARK SPACE REQUIREMENT WILL BE BASED ON ACTUAL FINAL UNIT COUNT. TO BE DETERMINED WITH FINAL PLATS.

LEGEND

- PROPERTY BOUNDARY
- DETACHED CONCRETE SIDEWALK - 22,625 feet
- OFF-STREET CONCRETE NEIGHBORHOOD TRAILS - 8,714 feet
- FLOODWAY ZONE
- FLOOD FRINGE ZONE
- EXISTING WETLANDS
- WETLANDS 150' BUFFER
- COLORADO PARKS & WILDLIFE 300' SETBACK
- SEATING AREAS

OPEN SPACE STATISTICS

TOTAL OPEN SPACE REQUIRED =	9.36 AC	10.00%
TOTAL OPEN SPACE PROVIDED =	33.23 AC	35.51%
TOTAL SITE ACREAGE =	93.561 AC	

OPEN SPACE ELEMENTS

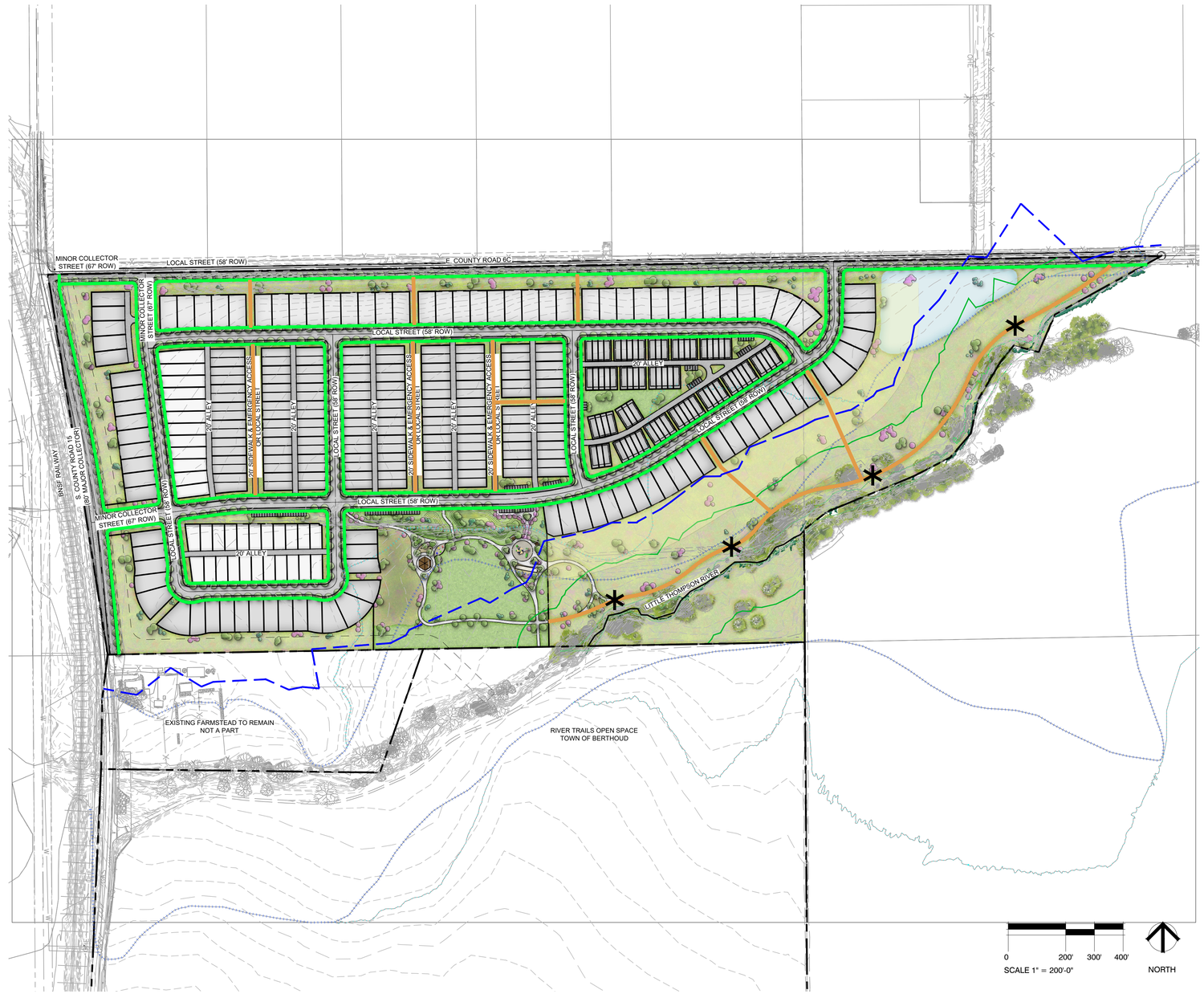
OPEN SPACE ELEMENT POINTS REQUIRED: 3

THE OPEN SPACE ELEMENTS TO BE PROVIDED WILL BE DETERMINED AT THE TIME OF PLAT. A MINIMUM OF 3 ELEMENT POINTS WILL BE PROVIDED. THE FOLLOWING IS A LIST OF ELEMENTS THAT IS BEING EVALUATED FOR THIS SITE, BUT IS SUBJECT TO CHANGE, SO LONG AS THE REQUIRED ELEMENT POINTS ARE ACHIEVED AT THE TIME OF PLAT:

1. GREEN AREA	1 OR 2
2. TRAIL HEAD	1
TOTAL :	3

PARKS & OPEN SPACE SUMMARY

PARK SPACE	7.25 ACRES
OPEN SPACE	33.23 ACRES
DETENTION SPACE	3.85 ACRES
TOTAL	44.33 ACRES



A POLICY OF THE TOWN OF BERTHOUD: RIGHT TO FARM

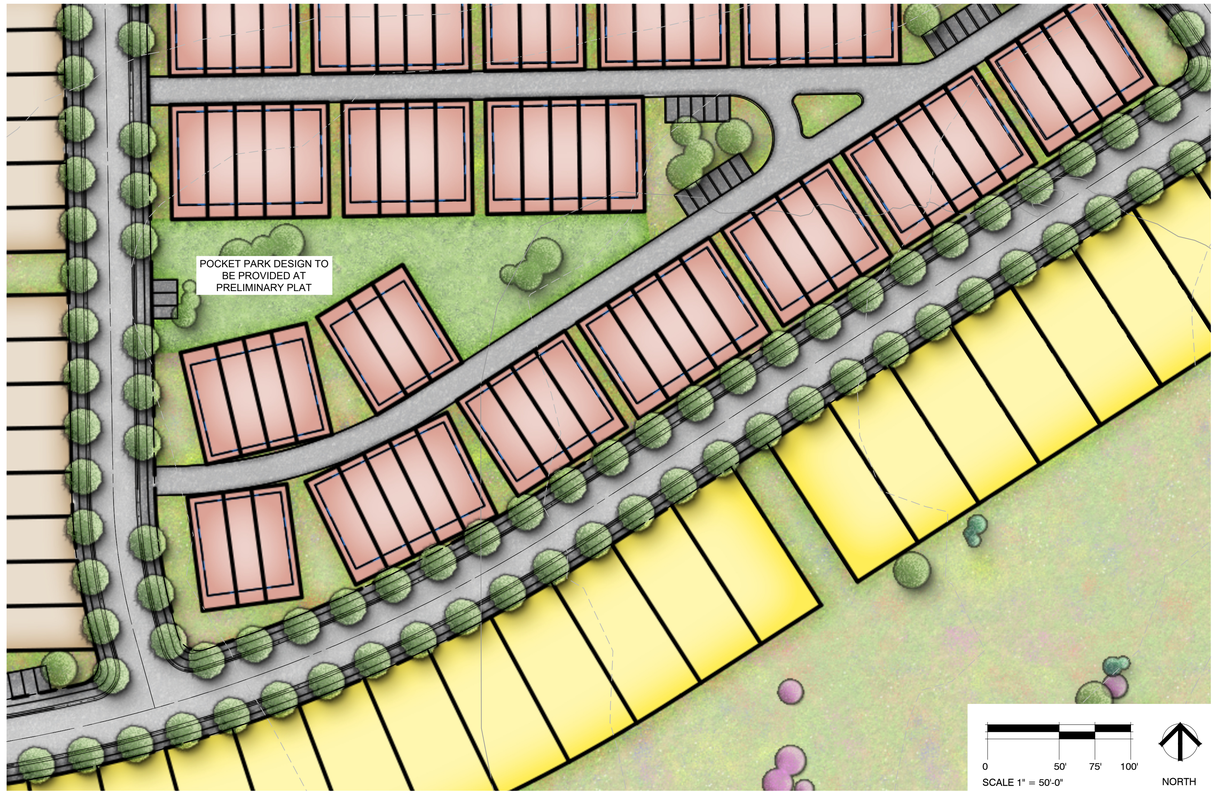
THE TOWN OF BERTHOUD IS A UNIQUE COMMUNITY LOCATED WITHIN AN AGRICULTURAL AREA THAT PROVIDES MANY BENEFITS TO THE TOWN AND A VARIETY OF AGRICULTURAL PRODUCTS TO THE PEOPLE OF THE STATE OF COLORADO. AGRIBUSINESS IS AN IMPORTANT PART OF OUR STATE'S ECONOMY. THE TOWN OF BERTHOUD RECOGNIZES THAT WITHOUT THE FARMERS AND RANCHERS IN THE AREA, THE TOWN WOULD NOT MAINTAIN ITS SMALL TOWN CHARACTER, LIFESTYLE AND APPEAL. THEREFORE, IT BECOMES IMPERATIVE TO EDUCATE PEOPLE MOVING TO THIS AREA RELATIVE TO THE DAY TO DAY ACTIVITIES AND EVENTS THAT OCCUR IN AREAS OF LARIMER AND WELD COUNTIES ADJACENT TO RESIDENTIAL AREAS OF THE TOWN.THE LAWS OF COLORADO CLASSIFY IT AS A "RIGHT TO FARM" STATE. NEW AND EXISTING RESIDENTS OF THE TOWN OF BERTHOUD AND THOSE TO WHOM THE TOWN SUPPLIES MUNICIPAL SERVICES SHOULD UNDERSTAND THAT ALL OF US BENEFIT FROM THE LARGE AREAS OF OPEN FARMLANDS AND FIELDS THAT SURROUND OUR COMMUNITY. IN ORDER FOR THESE LANDS TO REMAIN PRODUCTIVE, THE FARMING AND RANCHING OPERATIONS ON THESE PROPERTIES MUST CONTINUE. THEREFORE, IT IS THE RESPONSIBILITY OF THE NEIGHBORING PROPERTY OWNERS TO UNDERSTAND AND RESEARCH THE AREA THEY ARE CONSIDERING MOVING INTO, AND FULLY UNDERSTAND AND ACCEPT THAT THE ACTIVITIES, SIGHTS, SOUNDS AND SMELLS OF AGRICULTURAL OPERATIONS ARE NORMAL FACTS OF LIFE WHEN LIVING IN THE AREAS WITHIN AND AROUND THE TOWN OF BERTHOUD.SOME INDIVIDUALS MAY NOT APPRECIATE THESE AGRICULTURAL OPERATIONS AND MAY PERCEIVE THEM AS ANNOYANCES, EYESORES OR NUISANCES. STATE LAW AND TOWN RESOLUTIONS RECOGNIZE THAT RANCHING, FARMING OR OTHER AGRICULTURAL ACTIVITIES AND OPERATIONS WITHIN THE AREAS SURROUNDING BERTHOUD SHALL NOT BE CONSIDERED TO BE NUISANCES SO LONG AS THEY ARE OPERATED IN CONFORMANCE WITH THE LAW IN A NON-NEGLIGENT MANNER. THEREFORE, LOCAL RESIDENTS SHOULD BE PREPARED TO ENCOUNTER NOISES, 24 HOUR OPERATIONS, ODORS, LIGHTS, MUD, DUST, SMOKE, CHEMICALS, MACHINERY ON PUBLIC ROADS, LIVESTOCK, STORAGE AND DISPOSAL OF FEED AND MANURE, THE APPLICATION BY SPRAYING OF OTHER CHEMICAL FERTILIZERS, SOIL AMENDMENTS, HERBICIDES AND PESTICIDES, ANYONE OR MORE OF WHICH MAY NORMALLY OCCUR AS PART OF LEGAL AND NON-NEGLIGENT AGRICULTURAL OPERATIONS.IN ADDITION, COLORADO LAW STATES THAT COLORADO IS AN OPEN RANGE STATE. PROPERTY OWNERS MUST FENCE LIVESTOCK OUT OF THEIR PROPERTY, AND NOT WITHIN IT. THERE ARE ALSO ORDINANCES WHICH REQUIRE THAT YOUR PETS BE LEASHED AND MAINTAINED ON YOUR PROPERTY. THEREFORE, PET OWNERS MUST COMPLY WITH ALL LAWS PERTAINING TO LEASH LAWS AND ANIMAL CONTROL REGULATIONS.OWNERS OF EASEMENTS AND RIGHTS-OF-WAY FOR DITCHES AND UTILITIES MUST HAVE REASONABLE ACCESS TO BURN, CONTROL WEEDS, MAINTAIN AND SERVICE THEIR LINES AND DITCHES. THESE DITCHES AND EASEMENTS ARE NOT FOR PUBLIC USE AND MAY NOT BE USED WITHOUT THE WRITTEN CONSENT OF THE DITCH OWNER. THE WATER CONTAINED IN THESE DITCHES IS PRIVATE PROPERTY AND ANY USE OF THIS WATER WITHOUT WRITTEN CONSENT IS TO BE CONSIDERERED THEFT. RESIDENTS AND LANDOWNERS ARE ENCOURAGED TO LEARN. MORE ABOUT THESE RIGHTS AND RESPONSIBILITIES AND THE POSITION THE STATE OF COLORADO AND THIS TOWN HAVE ADOPTED REGARDING THESE ISSUES. THE TOWN BELIEVES FARMING AND RANCHING OPERATIONS CAN PROVIDE MANY BENEFITS TO LOCAL RESIDENTS AND THAT AGRICULTURE AND RESIDENTIAL USES CAN COEXIST.

OPEN SPACE & CIRCULATION EXHIBIT

RIVER TRAILS | JANUARY 2025

NEIGHBORHOOD PARK

POCKET PARK



NEIGHBORHOOD PARK ELEMENTS

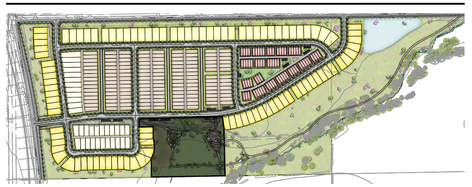
ALL OF LIST A*:
- ELECTRICITY
- IRRIGATION
- SECURITY LIGHTING
- TRASH RECEPTACLES (2/AC)
- WATER SERVICE
- BIKE RACKS
- LANDSCAPING

5 OF LIST B*:
- GROUP PICNIC SHELTER (MIN SIZE 500 SF AND THREE TABLES
- PICNIC SHELTERS WITH PICNIC TABLES (2)
- LOOP WALK (MIN. 2,000 LF)
- TURF - APPROX. 80,062 S.F.
- NATURAL AREA - APPROX. 144,327 S.F.

3 OF LIST C*:
- 1 HIGH:
  - TRAIL HEAD WITH A MIN. OF SEVEN PARKING SPACES
- 2 LOW:
  - CONCRETE CORN HOLE
  - CONCRETE CHESS / CHECKER TABLES

* FINAL PARK COMPONENTS TO BE DETERMINED AT PLAT.

NEIGHBORHOOD KEY MAP



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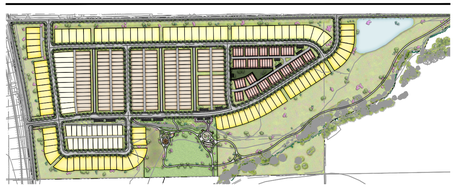
- TURF
- NATURAL AREA

3 OF LIST C*:
- 1 HIGH:
  - TBD
- 2 LOW:
  - TBD
  - TBD

* FINAL PARK COMPONENTS TO BE DETERMINED AT PLAT.

POCKET PARK KEY MAP



PARKS EXHIBIT