



MEETING OF THE PLANNING COMMISSION

**Town Board Room
807 Mountain Avenue
Town of Berthoud, Colorado
Thursday, March 13th, 2025, 6:00 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

1. Call Meeting To Order
2. Pledge Of Allegiance
3. Roll Call
4. Approval Of Meeting Minutes

Documents:

[FEBRUARY 27 2025 PLANNING COMMISSION MEETING MINUTES.PDF](#)
[FEBRUARY 27 2025 BOARD OF ADJUSTMENT MEETING MINUTES.PDF](#)

5. Virtual Tour And Work Session Regarding Design For Residential Development And Downtown Commercial Spaces

Documents:

[01 GENERERAL CODE INFORMATION FORM.PDF](#)
[02 ZONING MAP.PDF](#)
[03 BERTHOUD FUTURE LAND USE MAP \(PDF\).PDF](#)
[04 2025 LAND USE TABLE.PDF](#)

6. Report By Staff
7. Adjourn

Individuals needing special accommodation may request assistance by contacting the Town Clerk at 807 Mountain Avenue, Berthoud, Colorado 80513, 970-532-2643 at least 24 hours in advance.



**Garden
Spot of
Colorado**

**Town of Berthoud Planning Commission Work Session
Town Hall
Board Room
807 Mountain Avenue, Berthoud, CO 80513
February 27, 2025 at 6:05 p.m.**

1. Meeting called to order – Chairperson Anderson at 6:06 p.m.
2. Roll Call

The following Housing Steering Committee members were present:

Karen Anderson, Chair
Marc Hofmans, Commissioner
Mark Brodie, Commissioner
Tiffany Brodie, Habitat for Humanity
David Pond, Commissioner
Nick Semedallas, Commissioner
Tim Hardy, Town Trustee

The following Housing Steering Committee members were absent:

Sean Murphy, Mayor Pro Tem
Jeff Feines, Loveland Housing Authority
Ryan Baker, Thompson School District

The following Planning Commission members were absent:

Abigail Smith, Vice Chair
Stacy Sigman, Commissioner

The following staff members were present:

Anne Johnson, Community Development Director
Tawn Hillenbrand, Planning Manager
Ethan Mattson, Planner

3. Work Session Presentation was given to the Housing Steering Committee by Josh Olhava, Western Planning Lead with Ayres Associates, and Karlyn Vasan, Community Planner with Ayres Associates, on the Initial Action Plan for the Housing Needs Assessment.
4. Report by Staff:
 - a. March 13th, 2025 Planning Commission: A virtual tour of residential and commercial properties previously provided to the Town Board of Trustees on January 21, 2025.
 - b. March 27th, 2025: Consideration of a code amendment to allow natural healing centers in addition to facilities in which natural medicines are grown, processed, and manufactured.
5. Adjourn
The meeting was adjourned by unanimous consensus at 9:21 p.m.

Chairperson

Secretary



**Garden
Spot of
Colorado**

**Town of Berthoud Board of Adjustment
Town Hall
Board Room
807 Mountain Avenue, Berthoud, CO 80513
February 27, 2025 at 6:00 p.m.**

1. Meeting called to order – Chairperson Anderson at 6:03 p.m.
2. Chairperson Anderson led the Pledge of Allegiance
3. Roll Call

The following Planning Commission members were present:

Karen Anderson, Chair
Marc Hofmans, Commissioner
Mark Brodie, Commissioner
David Pond, Commissioner
Nick Semedalas, Commissioner

The following Planning Commission members were absent:

Abigail Smith, Vice Chair
Stacy Sigman, Commissioner

The following staff members were present:

Anne Johnson, Community Development Director
Tawn Hillenbrand, Planning Manager
Ethan Mattson, Planner

4. Approval of Minutes from the February 13, 2025 meeting
 - a. Approval of Minutes was motioned by Commissioner Nick Semedalas and seconded by Commissioner Marc Hofmans
5. Adjourn

The meeting was adjourned by Motion of Commissioner Nick Semedalas and seconded by Commissioner Mark Brodie at 6:05 p.m.

Chairperson

Secretary

PLANNING COMMISSION INFORMATION



COMMUNITY DEVELOPMENT DEPARTMENT

Meeting Date:	March 13, 2025
Agenda Title/Subject:	Work Session regarding design for residential development and downtown commercial spaces
Purpose:	To provide the Planning Commission 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

BACKGROUND:

Planning Commissioners took a field trip in 2024 to review local examples of housing products. The Town Trustees took a similar virtual trip on January 21, 2025 inclusive of national examples and the Planning Commissioners expressed an interest in taking the same virtual field trip. This particular work session 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.

UPDATE/NEXT STEPS:

The March 13, 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. The outcome of the Work Session may elicit amendments to the Land Use Code. Staff will gather input received and determine the next steps regarding design vision and regulatory implementation.

COMMUNITY TOUCHSTONES:

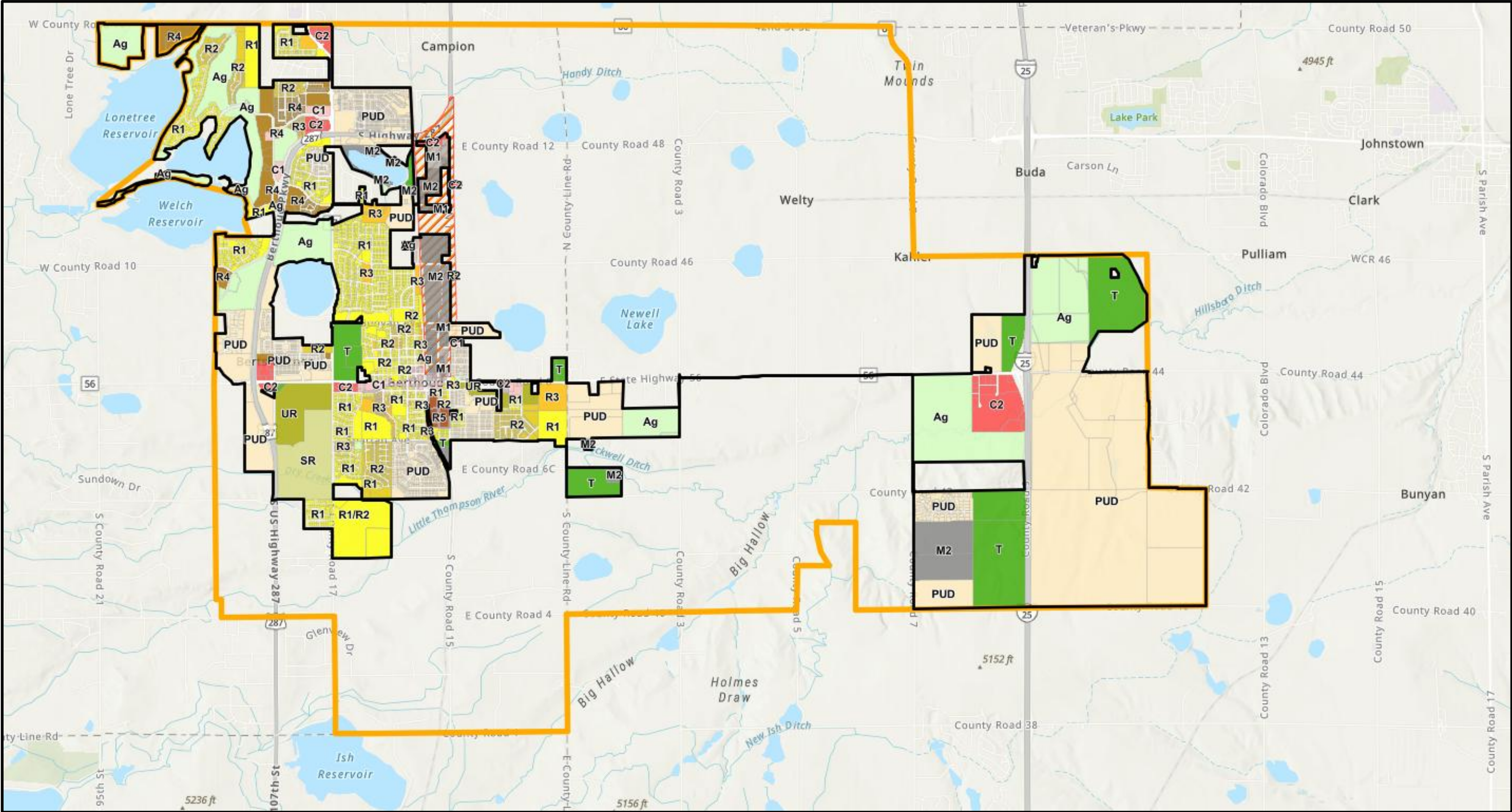
The three touchstones of resiliency, sustainability and promoting community identity are encapsulated into the design and development standards in the Land Use Code. Periodic checks of these standards is essential to ensure the vision and the regulatory standards align.

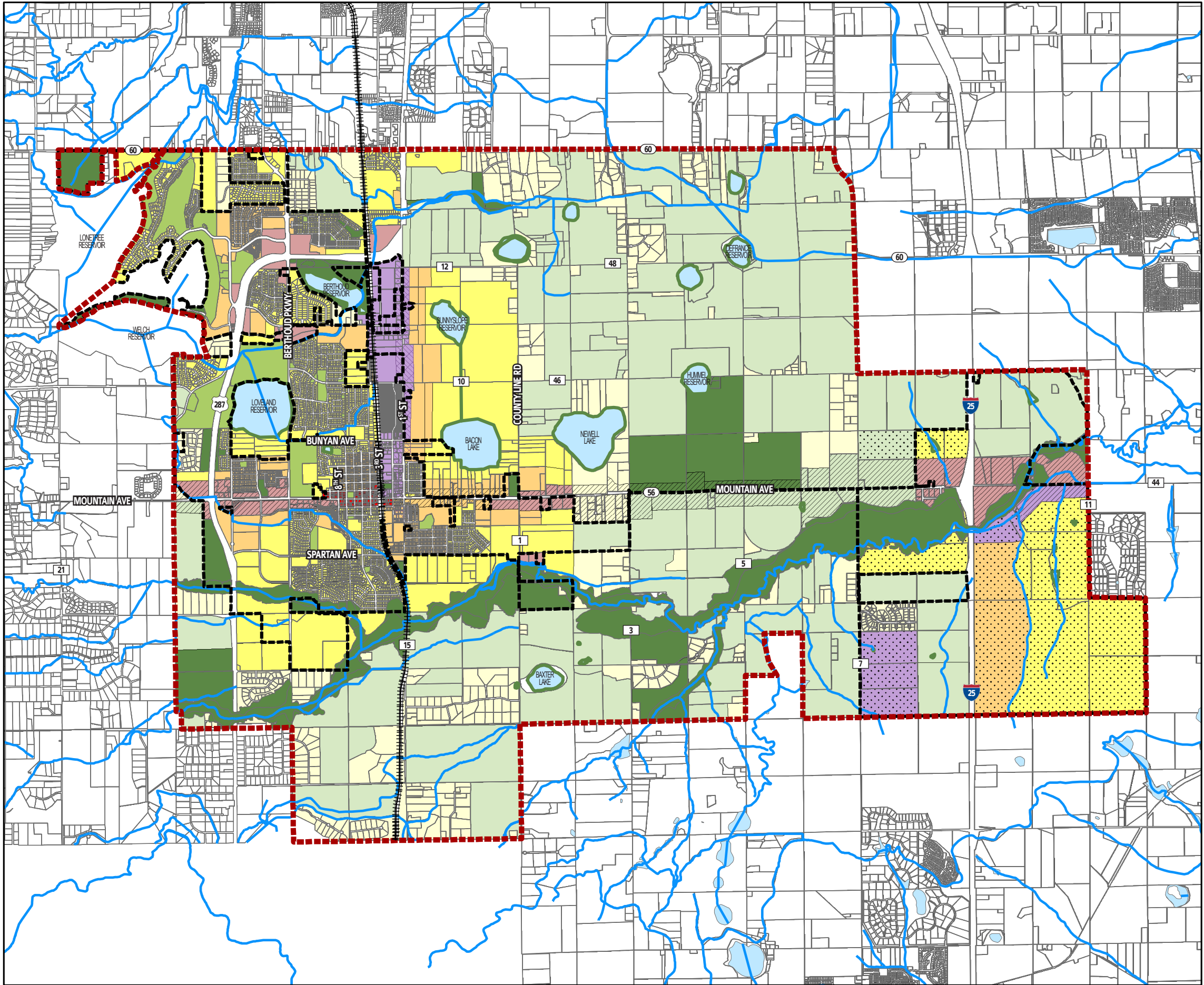
RECOMMENDED ACTION(S):

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

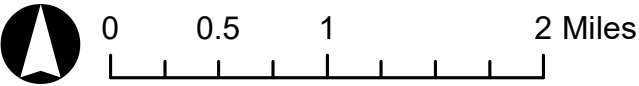


Table 3.3: Land Use Table															
Land uses contemplated in the Town's Zone Districts are found in the table below. Those uses listed on the table with a "P" require approval of a Site Plan Permit; with a "S"require approval of a Use by Special Review permit; and with a "B" require approval of 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