



MEETING OF THE PLANNING COMMISSION

Town Board Room
807 Mountain Avenue
Town of Berthoud, Colorado
Thursday, June 26, 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
Approval of Meeting Minutes from June 12, 2025
5. Public Hearing
Public Hearing to consider approval of the Farmstead 3rd Filing Neighborhood Master Plan and an amendment to the Zoning Map of the Town of Berthoud (Resolution 13 (2025) and Ordinance 1354)

Documents:

01 FARMSTEAD 3RD FILING PC NMP AND REZONE STAFF REPORT.PDF
02 FARMSTEAD 3RD FILING NMP RESOLUTION.PDF
03 FARMSTEAD 3RD FILING COZ ORDINANCE.PDF
ATTACHMENT 1 APPLICATION FORMS.PDF
ATTACHMENT 2 PROJECT NARRATIVES.PDF
ATTACHMENT 3 NEIGHBORHOOD MASTER PLAN.PDF
ATTACHMENT 4 REZONING MAP.PDF
ATTACHMENT 5 TAFFIC MEMOS.PDF
ATTACHMENT 6 CORRESPONDENCE PROVIDED BY LGI_MITIGATING
IMPACTS ON ALPACA FARM.PDF
ATTACHMENT 7 EXHIBIT FOR NORTHEAST CORNER_MITIGATING
IMPACTS.PDF

- I. Information Form
Farmstead 3rd Filing Information Form

Documents:

[00 PC INFORMATION FORM FARMSTEAD 3RD FILING NMP AND
COZ.PDF](#)

6. Comprehensive Plan - Action Plan Update

Regular Discussion Item: Update on the 2021 Comprehensive Plan, Action Plan implementation

Documents:

[01 GENERERAL CODE INFORMATION FORM.PDF](#)

7. Housing Diversity Plan Action Plan Update

Regular Discussion Item: Informational update on implementing the Action items found in the Housing Diversity Plan

Documents:

[01 INFORMATION FORM.PDF](#)
[02 ORDINANCE 847.PDF](#)

8. Report By Staff

9. 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**

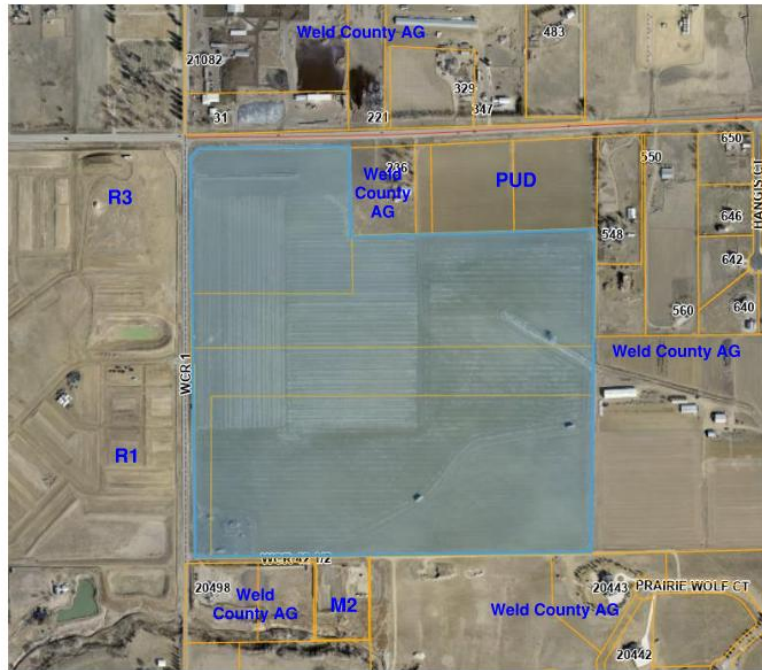
807 Mountain Avenue | PO Box 1229 | Berthoud, CO 80513 | O: 970.532.2643 | F: 970.532.0640 | Berthoud.org

STAFF REPORT: FARMSTEAD 3rd FILING NEIGHBORHOOD MASTER PLAN AND REZONING

DATE: June 26, 2025

GENERAL INFORMATION

Applicant:	Cathy Mathis – TB Group and Steve Schroyer – Schroyer Resources	Size: 124 acres
Site Location:	This property is located at the southeast corner of Mountain Avenue (Highway 56) and Weld County Road 1. Parcel # 106119201003, #106119200076, #106119000064, and #106119000065 Subject Property highlighted in blue. 	
Applicant's Request:	The Applicant is requesting to rezone the subject property from PUD – Planned Unit Development to SR – Suburban Residential, SC – Suburban Commercial, and UR – Urban Residential, and Neighborhood Master Plan for a proposed development consisting of residential and commercial lots.	
Surrounding Property Current Uses:	North across Mountain Avenue: agriculture and residential North adjacent: undeveloped/agriculture and residential West: undeveloped Farmstead 2nd and 4th Filings. South: Berthoud Gun Club and undeveloped (Town property) East: agriculture and residential	
Surrounding Property Current Zoning:	*see map next page	



	<u>PUD</u>	<u>SC</u>	<u>SR</u>	<u>UR</u>
Max Density	Set at FDP	N/A	N/A	N/A
Min. Lot Size	Set at FDP	4,000 sq. ft.	2,500 sq. ft. (detached house) 1,600 sq. ft. (townhome)	2,500 sq. ft. (urban residential) 1,600 sq. ft. (townhomes)
Min. Lot Width	Set at FDP	N/A	40-feet (detached house) 16-feet (townhomes)	25-feet (urban residential) 16-feet (townhome)
Front Setback	Set at FDP	50% of Building within 10-feet minimum	20-feet or 10-feet based on front loaded or rear loaded garage	8'-12' for urban residential, townhomes
Side Setback	Set at FDP	50% of the Building within 10-feet	5-feet; 10-feet (side corner)	5-feet (zero for attached lot line for townhome)
Rear Setback	Set at FDP	10-feet	20-feet or 5-feet based on front loaded or rear loaded garage	5-feet with rear loaded garage for urban residential, townhomes
Building Height:	Set at FDP	40-feet	30-feet	30-feet for urban residential, townhomes
<i>SURROUNDING ZONING, LAND USE AND REQUIRED BUFFERS</i>				
<u>Adjacent Zoning</u>		<u>Adjacent Land Uses</u>	<u>Setbacks for Adjacent Zoning/ Buffer required if rezoned</u>	
North:	PUD and Weld County AG	Single-family Residential/agriculture	N/A	
South:	M2 and Weld County AG	Berthoud Gun Club and undeveloped	N/A	
East:	Weld County AG	Residential and agriculture	N/A	
West:	R3 and R1	Undeveloped; future residential	N/A	

Proposal

The applicant is proposing the following two requests: Neighborhood Master Plan and Rezone from PUD – Planned Unit Development to SR – Suburban Residential, SC – Suburban Commercial, and UR – Urban Residential for the Farmstead 3rd Filing. The Neighborhood Master Plan shows commercial at the northwest corner transitioning to higher density residential lots for the remaining portion along Mountain Avenue, single-family alley loaded lots south along Weld County Road 1 as well as along the northeast corner, a future public-school site at the east-central property line, and lower density residential lots on the remaining portions of the site. The zoning map similarly shows SC – Suburban Commercial at the northwest corner, UR – Urban Residential along Weld County Road 1, and SR – Suburban Residential for the remaining portions of the site.

Background

The subject project is currently zoned PUD – Planned Unit Development. According to project records, three of the four parcels were annexed in 1997 while the fourth parcel was annexed in 1998. The parcels were zoned PUD in April 2000.

The subject parcels were included in the Farmstead 2nd Filing Neighborhood Master Plan (NMP) which was approved in 2021. The Farmstead 2nd Filing included the subject property as well as the land directly to the west across Weld County Road 1. At that time, in 2021, the properties to the west were rezoned as a matter of function and proximity to existing utilities. The intent was to rezone the parcels to the west of Weld County Road 1, what is now being referred to as Farmstead 3rd Filing, at a later date as development became more feasible. Four years later, the proposed Farmstead 3rd Filing is relatively consistent with the Farmstead 2nd Filing NMP approved in 2021. The overall total density has been reduced with the current proposal and modifications have been made to the proposed commercial areas.

Over the course of the last few years, the Town has phased out the PUD process and the PUD zone district is no longer a preferred zone district. The Town has strongly encouraged property owners with PUD zoned properties to transition their projects to a current zone district rather than continuing with the PUD-FDP process. By doing so, developers can alter their development plans to align more closely with the vision found in the most recent vision update to the Comprehensive Plan. The Comprehensive Plan’s future land use map is a guiding document and is not a set boundary such as the Zoning Map. Applicants for re-zoning provide information on how the intent of the Comprehensive Plan future land use map can be met by the rezoning request.

This is the second application for the Farmstead 3rd Filing Neighborhood Master Plan and Rezone. The first application was withdrawn by the applicant on September 12, 2024, to allow the applicant time to address requested changes, made by the school district, to the future school site location and to address neighbor concerns.

Neighborhood Master Plan

The Neighborhood Master Plan is a conceptual design of the development, submitted with a rezoning or major subdivision application, that depicts the applicant’s vision for the overall development, including zoning, transportation, pedestrian network, parks, open space, subdivision identity standards and other amenities. The Neighborhood Master Plan is binding on a development, and all future platting/zoning actions must follow the approved plan or apply for an amendment of said plan. Section 30-6-106 of the municipal code states that a Neighborhood Master Plan must consist of the following required elements:

30-6-106(E) Required Elements	Finding	Rationale
1. <u>Traffic Plan</u> : The applicant shall provide a preliminary traffic plan that addresses the following elements: i. The proposed street network connectivity to the existing road network, including all proposed access points. ii. The location and layout of all	Yes	i. The proposed development would connect to the existing road network via connections to Mountain Avenue (Highway 56) and Weld County Road 1. ii. The project does not propose arterial or collector roads within the development. Local Roads are proposed throughout the site to

arterial and collector roads within the development. Local streets and alleys do not need to be depicted. iii. A preliminary traffic impact study prepared by a licensed traffic engineer which evaluates proposed access points, the existing street system, and any need for any road improvements (including off-site improvements) created by the proposed development.		iii. provide adequate traffic flow connecting primarily to Weld County Road 1. A preliminary traffic impact study/analysis was provided with the submittal. The Town Engineer reviewed the traffic impact study/analysis and found that the on-site and off-site impacts from the anticipated traffic will be mitigated, and such mitigation will be provided with the Preliminary Plat application
30-6-106(E) Required Elements	Finding	Rationale
2. <u>Open Space Plan</u>: The applicant shall provide a preliminary open space plan that addresses the following elements: i. Proposed open space distribution and location, including percentage of open space. ii. Compliance with 30-2-109(D)(4) open space elements. iii. Required buffer areas as per 30-2-109(C)(2)	Yes	i. An open space plan was provided as part of the Neighborhood Master Plan. Farmstead is a master-planned community and includes Farmstead 2nd Filing located on the west side of Weld County Road 1. Open Space was incorporated into the overall master plan to ensure development of a cohesive community, with amenities and open space strategically located to serve the neighborhoods. For the purposes of calculating open space requirements, Staff includes Farmstead 2nd Filing. Although the open space provided in Farmstead 3rd Filing is less than 10% (of total site area) at 5.1 acres or 4.1%, Farmstead 2nd Filing provided 17.8% or 16.9 acres. When combining the additional 7.39 acres in Farmstead 2nd Filing with the 5.1 acres of Farmstead 3rd Filing, the 10% requirement is met at 12.49 acres of open space for Farmstead 3rd Filing. In summation, Farmstead 3rd along with Farmstead 2nd Filing is meeting the open space requirement. ii. By code, the applicant would be required to provide three open space elements for the Farmstead 3rd Filing. The project provides one element, a Trailhead, with the remaining three elements having been fulfilled with the Farmstead 2nd Filing. See Master Planned Community information noted above. iii. There are no required buffer areas with this request.

30-6-106(E) Required Elements	Finding	Rationale
3. <u>Park(s) Plan:</u> i. Proposed park locations and types of parks as per Section 30-2-109(B)(2) and (3) ii. Proposed park acreage as per Section 30-2-109(B)(2)	Yes	(i.-ii.) Parks are provided in accordance with 30-2-109(B)(2) and (3). A full list of how the project meets these requirements can be found on Sheet 2 and Sheet 3 of the NMP.
4. <u>Pedestrian Network:</u> i. Location of all trails within development, and connection to existing trail network. ii. Connectivity of sidewalks to the existing pedestrian system, including any off-site sidewalk improvements. iii. Depiction of any bike lanes or any other multi-modal features.	Yes	i. Locations of all trails are depicted on the NMP. Connections are provided to the existing trail network, and additional trails are provided throughout the project, including a Planned Neighborhood and Planned Regional Trail as depicted in the Berthoud Trails Master Plan. ii. Sidewalks will be constructed along the frontages of all properties and will then connect to the existing pedestrian system. iii. Bike lanes are not proposed nor required along the Local Roads internal to the site. Bike lanes will be required along Weld County Road 1 and will be required as part of this development.
5. <u>Zoning:</u> i. The location of zoning boundaries shall be provided with the application and depicted on the Neighborhood Master Plan. ii. The plan should show how lot diversity standards of Section 30-2-116(D)(1)(c), are met and create a mix of zoning which is harmonious with the surrounding area, and within the property itself. iii. Density and lot diversity shall be distributed throughout the project and shall not be located in only one area.	Yes	i. In addition to the Neighborhood Master Plan, this project also includes a rezoning request. The Neighborhood Master Plan identifies the project showing the proposed zoning changes. ii. The proposed zoning districts will be consistent with the neighboring residential districts as well as proposed commercial districts to the west in Farmstead 2 nd Filing. The proposed Suburban Commercial (SC) district at the northwest corner adjacent to the Mountain Avenue and Weld County Road 1 intersection, is appropriate for the placement of commercial. The proposed Suburban Residential (SR) zoning district provides a transition from this intersection to the east and south. The Urban Residential (UR) district is proposed south of the commercial area and adjacent to Weld County Road 1. This provides opportunities for higher density residential along this road corridor and provides a transition to the proposed Suburban Residential to the east and the Weld County zoned AG-Agriculture beyond this development. iii. Density and diversity are distributed throughout the residential portions of the project.
6. <u>Overall Utility Plan:</u> i. A preliminary utility plan depicting the existing capacity of the utility	Yes	(i. – iv.) A preliminary utility plan has been provided showing the water line and sewer line connections capacity and demand, and where the lines would be

system for both the proposal and any potential future development. ii. Proposed connections to the existing utility system. iii. The location of any proposed or required lift stations. iv. Utility plans for the interior of the development (such as water and sewer service lines) are not required as part of this process.		located to verify the project can served by utilities. The project will connect to existing Town of Berthoud utilities through connections in Weld County Road 1 and from the property to the south. Baseline Engineering noted in their review of the preliminary utility plan that a proposed sanitary line needs to be upsized to accommodate the development. This requirement is noted as a condition of approval to be addressed at the Preliminary Plat submittal.
30-6-106(E) Required Elements	Finding	Rationale
7. <u>Subdivision Identity Standards:</u> i. The applicant shall provide compliance with subdivision identity standards found in Section 30-2-131.	Yes	i. Code requires the proposed development to provide eight subdivision identity and place elements. The applicant has chosen to provide eight: trails (3 elements), entryway element (1 element), pollinator garden (1 element), alley-loaded streets (2 elements), and artwork (1 element).

Neighborhood Master Plan Review Criteria

Section 30-6-106(G) states that the town shall use the following criteria in addition to other applicable provisions of the code to evaluate the application.

30-6-106(E) Required Elements	Finding	Rationale
1. The land use mix within the project conforms to Berthoud's Zoning District Map and Comprehensive Plan Preferred Land Use Map and furthers the goals and policies of the Comprehensive Plan.	Yes	The Preferred Land Use plan [future land use map] envisions this area as Suburban Business adjacent to Mountain Avenue (Hwy 56), Urban Residential for a portion directly below the Suburban Business and adjacent to Weld County Road 1, and Suburban Residential for the remainder of the site. The vision of the Future Land Use map suggests a transition from higher intensity uses along Mountain Avenue with lower intensity uses to the south. Additionally, the northwest corner of the property is located in the Mountain Avenue Overlay, specifically Berthoud East Character District. Appropriate transitions from residential neighborhoods to mixed-use or commercial development is desired in this area at the corner of Weld County Road 1 and Mountain Avenue. The proposed Farmstead 3rd Filing NMP provides an appropriate transition from higher intensity commercial at the northwest corner and townhomes along Mountain Avenue to single-family detached rear loaded lots along Weld County Road 1 transitioning back to townhomes along the southern property line. Moving east, into the site, a variety of single-family detached lot types are provided. The proposed development furthers the goals and policies of the Comprehensive Plan, specifically housing diversity and creating a strong community. The future land use map is a vision/guiding tool and is not legislative in nature such as zone district boundaries.
2. The Neighborhood Master plan represents a functional system of land use and is consistent with the rationale and criteria set forth in this Chapter, the Town Comprehensive Plan, and the Parks, Open Space and Recreation (PORT) Plan as amended.	Yes	The proposed plan is consistent with this criterion. The proposed transition from the higher intensity or higher density uses along both Mountain Avenue and Weld County Road 1, to lower density residential moving east-southeast across the site creates a functional system of land use that is consistent with Code and the Comprehensive Plan. The project will extend existing roadways to service the proposed lots allowing for a more connected neighborhood design. Additionally, the trail system proposed will allow connections throughout the project and into neighboring areas.

30-6-106(E) Required Elements	Finding	Rationale
3. The preliminary traffic, open space, park utility and pedestrian design is adequate and functional given the existing and planned capacities of each system, and meets the standards found in this Code.	Yes	Plans were reviewed by Town staff as well as outside referral agencies. No deficient capacity issues were identified. Three roundabouts are near construction at the intersection of Weld County Road 1 and Mountain Avenue, Nebraska Avenue, and Tenderfoot Drive as part of the greater Farmstead development. These traffic amenities will assist in mitigating traffic concerns.
4. Negative impacts on adjacent land uses have been identified and satisfactorily mitigated.	Yes	Impacts to neighboring properties have been mitigated through multiple access points as to not create congested roadways, as well as placing the higher intensity uses (commercial) at the northwest corner adjacent to the Mountain Avenue and Weld County Road 1 intersection. A 42.3-foot open space buffer has been provided between the proposed townhomes lots at the north property line adjacent to Mountain Avenue and the Town's future park site to the east and an 18.3-foot open space buffer has been provided between the proposed single-family residential lots and the Town's future park site to the east. Additionally, single-family residential lots are proposed along the east and a portion of the north property line not adjacent to Mountain Avenue, where some existing agriculture and residential uses are located. A neighboring property owner, along the northern portion of the east property line, expressed concerns related to their existing Alpaca farm operations and the proposed development; specifically related to the health and wellbeing of their Alpaca. It is Staff's understanding that the applicant, LGI Homes, has taken steps to mitigate the neighboring property owners' concerns by creating an approx. 23-foot landscape buffer, including large trees, and privacy fencing along a portion of the east property line and providing alley loaded lots adjacent to a portion of the east property line to avoid adjoining residential backyards with the agricultural uses. In total the applicant is proposing an approximate 59-65 feet of total buffer from the back of any home abutting the existing agriculture use and the shared property line. It is Staff's belief that the applicant has made good faith effort to mitigate the adjacent property owner's concerns and impacts to the existing agriculture use. Correspondence between LGI Homes and the adjacent property owner is provided as an attachment to this report. Also included as an

		attachment is an exhibit reflecting the proposed buffering and alley loaded lot layout.
30-6-106(E) Required Elements	Finding	Rationale
5. There is a need or desirability within the community for the development and the development will help achieve a balance of land use and/or housing types within Berthoud according to town goals.	Yes	The proposed project is consistent with the Future Land Use Map in the Comprehensive Plan. The proposed Neighborhood Master Plan provides a balance of single-family detached lots, townhomes, and limited commercial lots.

Rezoning

The subject project is currently zoned PUD – Planned Unit Development. According to project records, three of the four parcels were annexed in 1997 while the fourth parcel was annexed in 1998. The four parcels were zoned PUD in April 2000.

The subject parcels were included in the Farmstead 2nd Filing Neighborhood Master Plan (NMP) which was approved in 2021. At that time, in 2021, the properties to the west were rezoned as a matter of function and proximity to existing utilities. The intent was to rezone the parcels to the west of Weld County Road 1, what is now being referred to as Farmstead 3rd Filing, at a later date as development became more feasible. Four years later, the proposed Farmstead 3rd Filing is relatively consistent with the Farmstead 2nd Filing NMP approved in 2021.

As noted previously, over the course of the last few years, the Town has phased out the PUD process and the PUD zone district is no longer a preferred zone district. The Town has strongly encouraged property owners with PUD zoned properties to transition their projects to a current zone district rather than continuing with the PUD-FDP process. By doing so, developers can alter their development plans to align more closely with the vision found in the most recent vision update to the Comprehensive Plan.

The proposed commercial area would be focused in the SC – Suburban Commercial zoned area at the northwest corner of the site, while the residential uses would be focused in the SR – Suburban Residential and Urban Residential zoned areas. This request is consistent with the Future Land Use Map contained in the Comprehensive Plan.

Rezoning is addressed through an official zoning map amendment. Section 30-3-110(D) states for the purpose of establishing and maintaining sound stable and desirable development within the Town, the Zoning Map shall not be amended except when it addresses one or more of the criteria in the following table.

30-3-110(D) Zoning Map Amendment Criteria	Finding	Rationale
1. To correct a manifest error in an ordinance establishing the zoning for a specific property; or 2. To rezone an area or extend the boundary of an existing district because of changed or changing conditions in a particular area or in the Town generally; or 3. The land to be rezoned was zoned in error and as presently zoned is inconsistent with the policies and goals of the Town Comprehensive Plan; or	Yes	Staff finds that the proposed rezoning meets criteria 2. The town has shifted away from Planned Unit Developments, and the proposed rezoning will help create more consistency between the project and what is intended in the Future Land Use map in the Comprehensive Plan.

4. The proposed rezoning is necessary to provide land for a community-related use that was not anticipated at the time of the adoption of the Town Comprehensive Plan, and the rezoning will be consistent with the policies and goals of the Comprehensive Plan; or 5. The area requested for rezoning has changed or is changing to such a degree that it is in the public interest to encourage development or redevelopment of the area.		
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PUBLIC NOTICE AND COMMENT
 Notice of the Planning Commission Public Hearing has been mailed to property owners within 500 feet of the subject property June 9, 2025, a legal ad published June 8, 2025, and the property was posted as required by the Development Code by the applicant on June 9, 2025. As of the drafting of this staff report, staff has received no written public comments on the proposed request.

Farmstead 3rd Filing Neighborhood Master Plan and Rezone request application completed three (3) rounds of referral agency review in the following sequence:

- 1st submittal received Nov. 12, 2024 - staff and referral agency review letter sent to applicant on Dec. 31, 2025
- 2nd submittal received Mar. 3, 2025 - staff and referral agency review letter sent to applicant on Apr. 3, 2025
- 3rd submittal received Apr. 28, 2025 - final staff and referral agency review letter sent to applicant on May 20, 2025

FINDINGS AND RECOMMENDATIONS

Neighborhood Master Plan

Staff recommends Planning Commission make a motion to recommend approval of the Farmstead 3rd Filing Neighborhood Master Plan to the Town Board of Trustees.

Rezoning

Staff recommends Planning Commission make a motion to recommend approval to the Town Board of Trustees of the Farmstead 3rd Filing Rezone request to rezone from PUD – Planned Unit Development to SR – Suburban Residential, SC – Suburban Commercial, and UR – Urban Residential.

Attachments

1. Application forms
2. Project Narratives
3. Neighborhood Master Plan
4. Rezoning Map
5. Preliminary traffic memos
6. Correspondence provided by LGI Homes, between LGI Homes and adjacent property owner, regarding mitigating impacts on Alpaca farm
7. Exhibit for northeast corner showing buffer and alley loaded lot layout

RESOLUTION NUMBER 13

(SERIES 2025)

A RESOLUTION OF THE TOWN OF BERTHOUD BOARD OF TRUSTEES APPROVING A NEIGHBORHOOD MASTER PLAN FOR A DEVELOPMENT KNOW AS THE “FARMSTEAD 3rd FILING” DEVELOPMENT IN THE TOWN OF BERTHOUD.

WHEREAS, the property under consideration is known as the “Farmstead 3rd Filing” development; and

WHEREAS, the Town of Berthoud (“Town”) approved Ordinances 850 on April 11, 2000, which approved the Zoning of the Farmstead 3rd Filing property to Planned Unit Development; and

WHEREAS, the applicant has reviewed the 2021 Comprehensive Plan and seeks to incorporate the Town’s new zoning classifications and conform to the land development vision outlined in the 2021 Comprehensive Plan at the request of staff; and

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

WHEREAS, notice was properly posted in the manner required by law and a public hearing was conducted on June 26, 2025, before the Berthoud Planning Commission; and

WHEREAS, after the public hearing, the Berthoud Planning Commission made a unanimous recommendation to the Town Board of Trustees to approve the Neighborhood Master Plan as presented.

WHEREAS, notice was properly posted in a manner required by law and a public hearing was conducted on July 22, 2025, before the Board of Trustees as required by law and which public hearing incorporated the testimony of citizens which were allowed to speak during “Citizen Participation” during the Board of Trustees meeting held July 22, 2025, and which testimony the applicant confirmed it had reviewed; and

WHEREAS, based on the testimony and evidence presented at the public hearing and that given July 22, 2025, the Board of Trustees determines and finds that compliance with the Neighborhood Master Plan review criteria as provided in Section 30-6-106.G of the Berthoud Municipal Code has been demonstrated.

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

Section 1. NMP Approval. The Neighborhood Master Plan is hereby approved. The Preliminary Plat shall be submitted in accordance with the Neighborhood Master Plan and the processing shall follow the Land Use Code.

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

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

APPROVED AND ADOPTED this 22nd day of July 2025.

TOWN OF BERTHOUD

By _____
William Karspeck, Mayor

ATTEST:

By: _____
Christian Samora, Town Clerk

Exhibit A: Neighborhood Master Plan

ORDINANCE NO. 1354

AN ORDINANCE AMENDING THE ZONING MAP OF THE TOWN OF BERTHOUD TO REZONE THE FARMSTEAD 3RD FILING PROPERTY PREVIOUSLY ZONED TO PLANNED UNIT DEVELOPMENT TO SUBURBAN RESIDENTIAL, SUBURBAN COMMERCIAL, AND URBAN RESIDENTIAL DISTRICTS

WHEREAS, the property under consideration is known as the “Farmstead 3rd Filing” development and was zoned to Planned Unit Development by Ordinances 850 in 2000 by the Town of Berthoud; and

WHEREAS, the applicant has reviewed the 2021 Comprehensive Plan and seeks to incorporate the Town’s new zoning classifications and conform to the land development vision outlined in the 2021 Comprehensive Plan at the request of staff; and

WHEREAS, the Planning Commission considered the request to rezone the property at their public hearing on June 26, 2025, and moved to forward their approval of the request to the Town Board of Trustees; and

WHEREAS, notice was properly posted in the manner required by law and a public hearing was conducted on July 22, 2025, before the Board of Trustees as required by law; and

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

Section 1. Map Revision: The official zoning map of the Town of Berthoud shall be amended hereinafter and which property is commonly known as the “Farmstead 3rd Filing” development as described in Exhibit A, shall be rezoned from Planned Unit Development to Suburban Residential (SR), Suburban Commercial (SC), and Urban Residential (UR) as illustrated in Exhibit B.

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

Section 3. Publication: The Town Clerk shall certify to the passage of this Ordinance and cause its contents to be published and shall cause the appropriate change to be made to the official Berthoud Zoning District Map.

Section 4. Effective Date: The provisions of this Ordinance shall take effect thirty days after publication as required by law.

INTRODUCED, READ, ADOPTED, APPROVED, AND ORDERED PUBLISHED IN FULL on this 22nd day of July 2025.

TOWN OF BERTHOUD

By _____
William Karspeck, Mayor

ATTEST:

By: _____
Christian Samora, Town Clerk

EXHIBIT A: LEGAL DESCRIPTION

PARCEL 1:

LOT 3, GREEN ACRES MINOR SUBDIVISION, COUNTY OF WELD, STATE OF COLORADO.

PARCEL 2:

LOT B, RECORDED EXEMPTION NO. 1061-19-2 RE 1472, RECORDED FEBRUARY 8, 1993 UNDER RECEPTION NO. 2321003, LOCATED IN THE NW 1/4 OF SECTION 19, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE 6TH P.M.,

EXCEPTING THEREFROM THAT PARCEL CONVEYED BY DEED RECORDED DECEMBER 26, 2002 UNDER RECEPTION NO. 3018041,

AND ALSO EXCEPTING THAT PARCEL PLATTED AS GREEN ACRES MINOR SUBDIVISION, RECORDED AUGUST 14, 2003 UNDER RECEPTION NO. 3095453, COUNTY OF WELD, STATE OF COLORADO.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Considering the Westerly line of the Northwest Quarter of Section Nineteen (19) Township Four (4) North, Range Sixty-eight (68) West of the Sixth (6) Principal Meridian, County of Weld, State of Colorado, with the West Quarter Corner of said Section 19, being monumented by a 3.25" Aluminum Cap on a #6 Rebar stamped "LS 12374" in a monument box, and the Northwest Corner of said Section 19, being monumented by a 2.5" Aluminum Cap on a #6 Rebar stamped "LS 28285" in a monument box as bearing North 00°05'10" West and with all bearings contained herein relative thereto:

COMMENCING at the West Quarter Corner of said Section 19, THENCE along the Southerly line of the Northwest Quarter of said Section 19 to the Easterly right-of-way of North Weld County Line Road 1, also known as South Larimer County Line Road 13, North 88°58'53" East 30.00 feet also being the POINT OF BEGINNING;

THENCE along said Easterly right-of-way line North 00°05'10" West 1630.80 feet to a #4 Rebar with Yellow Plastic Cap stamped LS 32444, also being the Northwest Corner of Special Warranty Deed recorded under Weld County Clerk & Recorder Reception Number 4794857;

THENCE along the Northerly boundary of said deed South 89°55'50" East 20.00 feet to a #4 Rebar with an illegible Yellow Plastic Cap, also being the Southwest Corner of Lot 3, Green Acres, recorded under Weld County Clerk & Recorder Reception Number 3095453;

THENCE along the Easterly right-of-way of County Line Road 1, also being the Westerly line of said Lot 3, North 00°05'10" West 860.98 feet to a #4 Rebar with Yellow Plastic Cap stamped "LS 32444";

THENCE departing said right-of-way line and continuing along the Southerly right-of-way of E. State Highway 56, also being the Northwesterly line of said Lot 3, North 44°47'56" East 42.41 feet to a #4 Rebar with Yellow Plastic Cap stamped "LS 32444";

THENCE continuing along said right-of-way line, also being the Northerly line of said Lot 3 North 89°36'54" East 515.71 feet to a #5 Rebar with 2" Aluminum Cap stamped "LS 13446";

THENCE along a curve concave to the North 425.77 feet, said curve having a radius of 20412.46 feet, a central angle of 1°11'42", and whose chord bears North 89°02'47" East 425.76 feet to the Northwest Corner of Exception Lot A RE 1061-19-2-RE 1472, also being the Northeast corner of said Lot 3;

THENCE South 01°02'05" East 544.11 feet along the Easterly line of said Lot 3 to a #4 Rebar with Yellow Plastic Cap stamped LS 32444;

THENCE departing said Easterly line and continuing along the Southerly line of Lot A of Recorded Exemption 1061-19-2-RE 1472 recorded under Weld County Reception Number 2321003 North 88°12'10" East 399.98 feet to a #5 Rebar with 2" Aluminum Cap stamped LS 13446;

THENCE along the Southerly line of the excepted parcel described in Book 1609 Page 496 North 88°18'58" East 100.12 feet to a #5 Rebar with an illegible 1.5" Aluminum Cap, also being the Southwest Corner of Lot 2, Green Acres, recorded under Weld County Reception Number 3095453;

THENCE along the Southerly line of said Lot 2 North 88°10'49" East 509.18 feet to a #5 Rebar with an illegible 1.5" Aluminum Cap, also being the Southeast Corner of said Lot 2 and the Southwest Corner of Lot 1, Green Acres recorded under Weld County Reception Number 3095453;

THENCE along the Southerly line of said Lot 1 North 88°13'28" East 509.31 feet to a #4 Rebar with Yellow Plastic Cap stamped LS 32444, also being the Southeast Corner of said Lot 1 and a point on the Easterly line of the Northwest Quarter of Section 19;

THENCE continuing along said Easterly line South 00°39'27" West 664.77 feet to the Center North Sixteenth Corner of said Section 19, being monumented by a 2.5" Aluminum Cap on a #6 Rebar stamped "LS 28285, 2002";

THENCE continuing along said Easterly line South 00°39'47" West 1327.42 feet to the accepted Center Quarter Corner of said Section 19, being monumented by a #6 Rebar with no cap;

THENCE departing said Easterly line and deviating from the accepted Southerly line of the Northwest Quarter of said Section 19, and continuing along the apparent Northerly line of Spanish Fox Estates PUDF18-0007 recorded under Weld County Reception Number 4581302, South $89^{\circ}23'43''$ West 1354.13 feet;

THENCE along the Westerly line of said Spanish Fox Estates Plat South $00^{\circ}05'51''$ West 9.24 feet to a point on the Southerly line of the Northwest Quarter of said Section 19;

THENCE departing said Westerly line South $89^{\circ}00'16''$ West 21.30' along the accepted Southerly line of the Northwest Quarter of Section 19 to the Center West Sixteenth Corner of said Section 19, being monumented by a 2.5" Aluminum Cap on a #6 Rebar stamped "LS 12374";

THENCE continuing along said Southerly line South $88^{\circ}58'53''$ West 1117.01 feet to the POINT OF BEGINNING.

The above-described parcel of land contains 5,471,817 square feet or 125.62 acres, more or less ($\pm$), and may be subject to easements and rights-of-way now on record or existing.

EXHIBIT B: CHANGE OF ZONE MAP



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

DEVELOPMENT REVIEW APPLICATION

All required information must be provided before submittal will be accepted and deemed complete.
To be complete, the application must include all items identified on the submittal checklist.
Please complete both sides of application form.

Parcel Number(s): 106119201003, 106119200076, 10611900064, 106119000065		
Site Address: N/a		
Project Name: Farmstead Third Filing Neighborhood Master Plan and Rezone		
Brief description of project: NMP for 562 lots and 30K of commercial		
APPLICATION TYPE (Check as appropriate):		
☐ Annexation	☐ Preliminary Subdivision Plat	☐ Final Site Plan
☒ Rezoning	☐ Final Subdivision Plat	☐ PUD Amendment
☐ Concept Plan	☐ Plat Amendment	☐ PUD Preliminary Development Plan
☐ Minor Subdivision	☐ Oil and Gas	☐ PUD Final Development Plan
☐ Special Use Review	☐ ROW Vacation	☒ Other <u>NMP</u>
APPLICANT		
Name: Cathy Mathis, TB Group		
E-mail: cathy@tbgroup.us	Mailing Address: 444 Mountain Avenue	
Phone: 970.532.5891	City/State/Zip: Berthoud CO 80513	
CONTACT PERSON (will receive correspondence from Town Staff/Referral Agencies)		
Name: Steve Schroyer		
E-mail: steve@schroyerresources.com	Mailing Address:	
Phone: steve@schroyerresources.com	City/State/Zip:	
OWNER(S) (If different than applicant)		
Name: LGI Homes- Colorado LLC		
E-mail: kacy.flemons@lgihomes.com	Mailing Address: 1450 Lake Robbins Dr., Suite 430	
Phone: 720.563.7701	City/State/Zip: 1450 Lake Robbins Dr., Suite 430	
CONSULTANT (Engineer, Surveyor, or Planner)		
Name: Cathy Mathis, TBGroup		
E-mail: cathy@tbgroup.us	Mailing Address: 444 Mountain Avenue	
Phone: 970.532.5891	City/State/Zip: Berthoud CO 80513	

LAND USE INFORMATION							
Existing Use: Vacant Proposed Use: Residential & Commercial Existing Zoning: PUD Proposed Zoning: (if applicable): Number of acres: 126.3 Proposed Access: County Line Rd.	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr style="background-color: #d9e1f2;"> <th colspan="2" style="text-align: center; padding: 5px;">Adjacent zoning / land use:</th> </tr> </thead> <tbody> <tr> <td style="width: 50%; padding: 5px;">East Side: Ag</td> <td style="width: 50%; padding: 5px;">North Side: Ag</td> </tr> <tr> <td style="padding: 5px;">West Side: R-3</td> <td style="padding: 5px;">South Side: Ag</td> </tr> </tbody> </table>	Adjacent zoning / land use:		East Side: Ag	North Side: Ag	West Side: R-3	South Side: Ag
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East Side: Ag	North Side: Ag						
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UTILITY SERVICE INFORMATION							
Water: Town of Berthoud	Sewer: Town of Berthoud						
PROJECT INFORMATION							
Number of proposed units: 562 Number of phases: TBD Number of Units per phase: TBD Number of lots proposed: 562 Lot size minimum: 1500 s.f. Lot size maximum: 10,000 s.f. Lot size average: 5,000 s.f. Gross density (units/acre): 4.46 d.u./acre Net density (units/acre): Area and percent open space: .4%	Non-Residential Building Area (Sq. Ft.) Proposed: 30,000 s.f. Non-Residential Construction Floor Area Ratio Proposed: 2.4 Total Number of Parking Spaces: 156 <u>Acreage of Site:</u> a. Gross: 126 b. Right-of-Way: c. Net (a-b) <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr style="background-color: #d9e1f2;"> <th colspan="2" style="text-align: center; padding: 5px;">Type of Housing Proposed (<i>please check</i>):</th> </tr> </thead> <tbody> <tr> <td style="width: 50%; padding: 5px; vertical-align: top;"> ☒ Future Single Family ☐ Duplex ☐ Multi-family (# of units:) </td> <td style="width: 50%; padding: 5px; vertical-align: top;"> ☒ Townhouse ☐ Condominium </td> </tr> </tbody> </table>	Type of Housing Proposed (<i>please check</i>):		☒ Future Single Family ☐ Duplex ☐ Multi-family (# of units:)	☒ Townhouse ☐ Condominium		
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☒ Future Single Family ☐ Duplex ☐ Multi-family (# of units:)	☒ Townhouse ☐ Condominium						

Signatures are required for ALL Property Owners and the Applicant

I hereby certify that I am the lawful owner of the parcel(s) of land that this application concerns and consent to the action. I hereby permit Town of Berthoud staff to enter upon the property for the purposes of inspection relating to the application. Building Permits will not be accepted while this application is in process.

Property Owner(s): Signed by:
Cathy Flemons
83C28E6137BD4AE... Date: 10/22/2024

Property Owner(s): _____ Date: _____

In submitting the application materials and signing this application agreement, I acknowledge and agree that the application is subject to the applicable processing and public hearing requirements set forth in the Development Code.

Applicant: Cathy Mathis Date: 10.23.24

FOR OFFICE USE ONLY	Received By:	Date:
----------------------------	---------------------	--------------



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

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Applicant: Cathy Mathis Date: 10.23.24

FOR OFFICE USE ONLY	Received By:	Date:
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Farmstead Third Filing Neighborhood Master Plan Design Rationale October 23, 2024

General Description

The development proposed at Farmstead Third Filing includes residential, mixed-use, and commercial development. The submittal is for a Neighborhood Master Plan. The property is approximately 126 acres, and the entire site will be rezoned to have Suburban Residential, Urban Residential and Suburban Commercial zoning designations as recently adopted by the Town.

The Neighborhood Master Plan continues to utilize the same land uses as the Farmstead 2nd Filing. Residential uses include front loaded single family, alley loaded homes, and townhomes, as well as office and commercial uses.

Compliance with lot area size and lot diversity

The land use mix within the project complies with Berthoud's new zone districts and comprehensive plan preferred land use map.

The Master Plan shows the following mix of housing types per Section 30-2-116:

60' front load lots	145	26%
50' front load lots	168	29%
40' front load lots	52	9%
40' rear loaded lots	48	9%
<u>Townhome lots</u>	<u>149</u>	<u>27%</u>
Total	562	100%

Compliance with open space elements

10% open space is required for the Neighborhood Master Plan. Farmstead Third Filing has approximately 4% open space (5.1 acres). With 562 total units, 5.62 acres of park space is required. 8.6 acres of park space is provided.

The park system is comprised of three (3) pocket parks located throughout the development. Each resident is located no further than 1,000 feet to a park and average around 500 feet to a park. Each park is linked to the residences by the interconnected open space system, which also connects to the larger neighborhood park within Farmstead 2nd Filing, just to the west.

The following Functional Open Space elements are proposed:

Trailhead

Greenway

Green Area

Plazas for commercial areas

The following Subdivision Identity Standards are provided:

Units provided: 562

Subdivision Identity Element Points: 8

The following is a list of site amenity elements:

- Trails (3 elements)
- Pocket Parks (2 elements)
- Commercial Grade Playground (1 element)
- Alley-loaded Streets (2 elements)
-

Description of how the development is connected to/ integrated with the surrounding area, how it responds to site features/constraints, and how it is consistent with the Code

The development's central spines are the expansion of Nebraska Drive from the roundabout at County Line Road and then continuing to the east into the subdivision. The local street systems expand in a grid pattern, promoting connectivity throughout the site.

Pedestrian connectivity is achieved throughout the project. Trail connections are designed to provide seamless connections through the entire project. This trail system is designed to wind through and take its pedestrians to numerous project amenities, pocket parks and open spaces. The Neighborhood Master Plan also provides several intermediate connections linking residents through open space to pocket, neighborhood parks and community parks. The trail system allows residents to travel through the development with limited vehicular contact. Careful thought was made in this pedestrian pathway network. It is the goal of this development to encourage people to walk, ride bikes, jog while enjoying the open space feel of the community while minimizing exposure to vehicular traffic.

Description of how the proposed development complies with the Town Comprehensive Plan

The proposed development integrates the goals set out in the 2021 Town Comprehensive Plan in the following ways:

Goal: Transportation Enhancements

This plan provides a safe and efficient transportation network that accommodates pedestrians, vehicles and bicycles. It is planned as a pedestrian oriented and walkable community with

detached sidewalks, tree lawns, street trees and connections throughout the community, to adjacent neighborhoods and future commercial development.

Goal: Housing Diversity

This plan provides new residential product types to both the Farmstead subdivision and the overall Berthoud community which will support the varying needs of the community. Added diversity in product type will increase the choices of the residents who will be living here.

Goal: Community Identity

This plan provides a community that promotes high quality development. This development is pedestrian oriented and walkable with detached sidewalks, tree lawns and street trees. Future residents of this community will be able to walk to adjacent subdivisions, parks and future commercial. They will have access to significant open space as well as regional trails. Development will be aligned with the underlying character districts attributes.

Goal: Infrastructure Improvement

The proposed development is a logical extension of the Town of Berthoud public services without placing additional burdens on existing residents and businesses. There are nearby utilities and surrounding Berthoud streets. Infrastructure will be provided so as to meet the requirements of the Comprehensive Plan and/or the Land Use Code.

Rationale of How Neighborhood Master Plan Correlates to Proposed Zone District

Residential products will be defined as part of future entitlement packages and will be determined based on the underlying zoning.

Water Dedication

The water dedication for the project will be determined with future entitlement packages when specific lot plans have been established. The water is expected to be acquired through a cash-in-lieu transaction with the Town acquiring the water on behalf of the development.

Stormwater

The proposed drainage pattern will be consistent with existing drainage patterns. Stormwater throughout the site will be conveyed via storm pipes and swales to planned detention ponds. The general direction of proposed conveyance is from west to east.

The Farmstead Third Filing Rezone Narrative

October 23, 2023

General Description

The development proposed at The Farmstead Third Filing includes residential, mixed-use, and commercial development. The submittal is for a Rezone. The property is approximately 126 acres, and the entire site will be rezoned to have Suburban Residential, Urban Residential and Suburban Commercial zoning designations as recently adopted by the Town.

The Third Filing continues to utilize the same land uses as the Farmstead Second Filing. Residential uses include front loaded single family, alley loaded homes, and townhomes, as well as office and commercial uses.

Written Statement Describing the Proposal and Addressing the Following Points:

I. Rationale for the proposed zoning:

The intention is to provide zoning for the site that is current and more in line with the Town's new zone districts. This request is intended to make this property consistent with the overall vision for the development, resulting in a more positive impact on the Town of Berthoud.

II. Present and future impacts on the existing adjacent zone districts, uses, and physical character of the surrounding area:

Impacts on existing adjacent properties are anticipated to be minimal. The land to the south and east is in unincorporated Weld County. Farmstead Second Filing is to the west of County Line Road. The Farmstead development is consistent with the surrounding density and will establish the pattern of high-quality development for the area.

III. Impact of the proposed zone on area accesses and traffic patterns:

The traffic impact of the Farmstead Third Filing rezone will be minimal with the surrounding transportation system infrastructure already in place. An updated traffic memo will be submitted with the neighborhood master plan submittal, which will define what improvements need to be made to the surrounding roads. The main access to the development will be provided from County Line Road.

IV. Availability of utilities for any potential development:

Sanitary Service: Service for the project will be sanitary sewer, provided from the Town of Berthoud.

Water Service: Domestic water service for the project will be provided by the Town of Berthoud. On-site water mains will be looped through the development to provide domestic water service and fire flows.

Potable Water: Applicant has already purchased the required SFE's from the Town of Berthoud and the applicable SFE's reside in the Berthoud Water Bank.

Non-Potable Water: Applicant will purchase the required SFE's from the Town of Berthoud per the Non-Potable Irrigation Plan Farmstead Phase 1 Agreement Dated Nov. 29, 2017.

V: Present and future impacts on public facilities and services, including, but not limited to, fire, police, water, sanitation, roadways, parks, schools, and transit:

Impacts on public facilities and services are acknowledged. With any new development an increase in service calls for law enforcement and fire protection can be anticipated as well as an increase in traffic. This will be part of a HOA and the developer believes that by providing these facilities within the development, there will be minimal impact on existing Town facilities. Like all the other developments in the area, the residents will utilize the Town's parks and trail facilities.

VI. The relationship between the proposal and the Town Comprehensive Plan:

The proposed plan is consistent with the Town's 2021 Comprehensive Plan depiction of this area, defined as Urban Residential, Suburban Residential and Suburban Commercial.

VII. Public benefits arising from the proposal:

The public benefits achieved by this proposed rezoning are from the property taxes that the Town will incur. The development will have impacts on the Town but will be offset by the increase in property taxes and additional residents' spending money and increasing the Town's sales tax base.

AMENITY INFORMATION:

PARK STATISTICS:

PARK SPACE REQUIRED (565 UNITS)	5.65 ACRES
PARK SPACE PROVIDED	8.6 ACRES*

*NOTE: THE FARMSTEAD IS A MASTER-PLANNED COMMUNITY. COMMUNITY PARK AMENITIES IN THE FARMSTEAD SECOND FILING ARE TO COUNT TOWARDS TOTAL REQUIRED PARK AREA.

SUBDIVISION IDENTITY & PLACE STANDARDS:

UNITS PROVIDED:	562
SUBDIVISION IDENTITY ELEMENTS POINTS REQUIRED:	8

FARMSTEAD WAS DESIGNED AS A MASTER PLANNED COMMUNITY. SITE AMENITIES AND OPEN SPACE WERE INCORPORATED INTO THE OVERALL PLAN TO ENSURE DEVELOPMENT OF A COHESIVE COMMUNITY, WITH AMENITIES AND OPEN SPACE STRATEGICALLY LOCATED TO SERVE THE NEIGHBORHOOD.

THE FOLLOWING IS A LIST OF SITE AMENITY ELEMENTS:

- TRAILS (THREE ELEMENTS)
- ENTRYWAY (ONE ELEMENT)
- POLLINATOR GARDEN (ONE ELEMENT)
- ALLEY-LOADED STREETS (TWO ELEMENTS)
- ARTWORK (ONE ELEMENT)

OPEN SPACE CALCULATIONS:

TOTAL OPEN SPACE REQUIRED (10% OF SITE)=	12.6 AC (10.0%)
TOTAL OPEN SPACE PROVIDED=	10.7 AC (8.5%*)
TOTAL SITE ACREAGE =	126.3 AC

*NOTE:
THE FARMSTEAD IS A MASTER-PLANNED COMMUNITY. OPEN SPACE IN THE FARMSTEAD SECOND FILING IS TO COUNT TOWARDS TOTAL REQUIRED OPEN SPACE AREA.

OPEN SPACE ELEMENTS

OPEN SPACE ELEMENTS	3 ELEMENTS REQUIRED
*OPEN SPACE ELEMENTS	1 ELEMENT PROVIDED

TRAIL HEAD ELEMENT	1 ELEMENT
--------------------	-----------

*NOTE: THE FARMSTEAD IS A MASTER-PLANNED COMMUNITY. OPEN SPACE IN THE FARMSTEAD SECOND FILING IS TO COUNT TOWARDS TOTAL REQUIRED OPEN SPACE AREA.

WALKS/TRAILS SUMMARY

	6' DETACHED CONCRETE SIDEWALK - +/- 33,948 feet
	8' CONCRETE TRAIL CONNECTION TO ADJOINING DEVELOPMENTS - +/- 8,752 feet
	8' SOFT SURFACE TRAIL - +/- 2,433 feet
	6' PLANNED NEIGHBORHOOD TRAIL PER TRAILS MASTER PLAN - +/- 6,481 feet
	10' PLANNED REGIONAL TRAIL PER TRAILS MASTER PLAN - +/- 1,000 feet

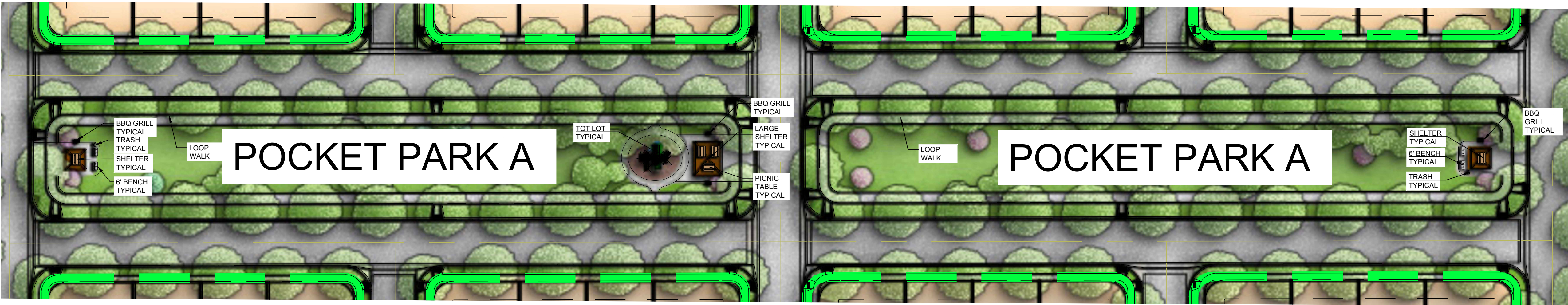
*NOTE: TRAIL LOCATIONS ARE CONCEPTUAL. FINAL LOCATION TO BE DETERMINED AT PLAT.



REVISIONS	DATE
REVISION #1	02-20-25
REVISION #2	04-21-25

POCKET PARK A

SCALE: 1" = 40'



POCKET PARK ELEMENTS:

LIST A: ALL ELEMENTS REQUIRED

- ELECTRICITY
- IRRIGATION
- SECURITY LIGHTING
- TRASH RECEPTACLES (MIN. 2 PER AC)
- WATER SERVICE
- BIKE RACKS
- LANDSCAPING

LIST B: PRE-SELECTED COMPONENTS

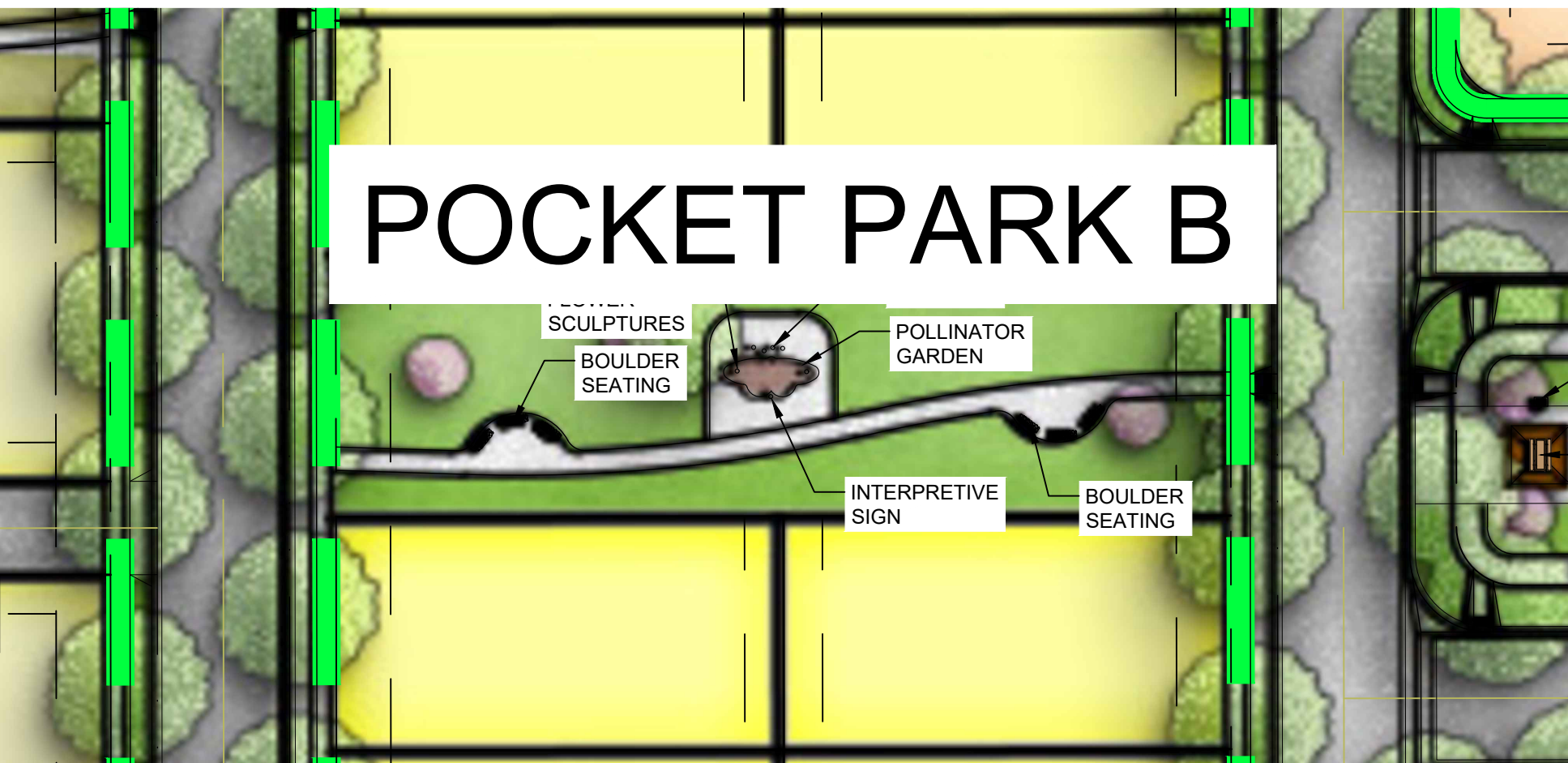
- GROUP PICNIC SHELTER (1)
- 2 INDIVIDUAL SHELTERS W/ ONE PICNIC TABLE EACH (1)
- MIN. 15,000 S.F. TURF PLAY AREA (COUNTED AS 1 PER 15,000 S.F.) (2)
- MIN. 10,000 S.F. NATURAL AREA (1)
- LOOP WALK

LIST C: COMPONENTS OF CHOICE

- SPORTS FIELD (HIGH)
- BOCCE BALL COURT (LOW)
- HORSESHOE PITS (LOW)

POCKET PARK B

SCALE: 1" = 40'



POCKET PARK ELEMENTS:

LIST A: ALL ELEMENTS REQUIRED

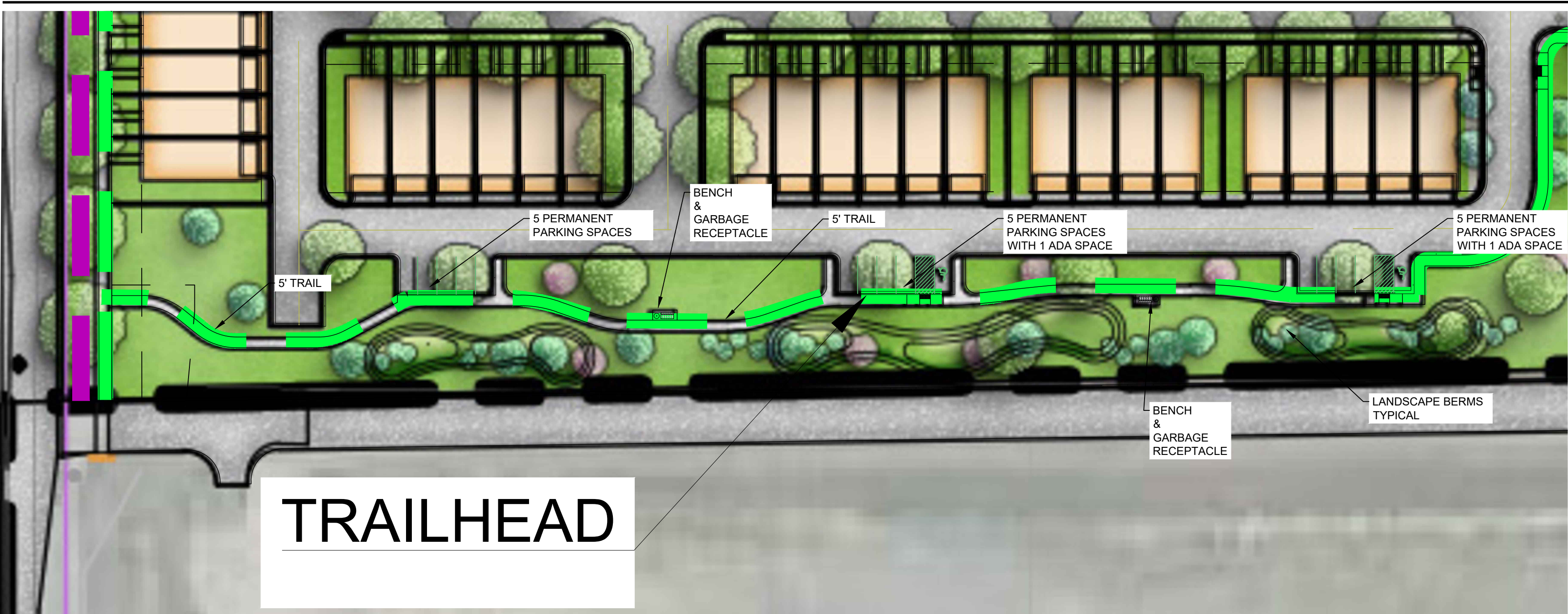
- ELECTRICITY
- IRRIGATION
- SECURITY LIGHTING
- TRASH RECEPTACLES (MIN. 2 PER AC)
- WATER SERVICE
- BIKE RACKS
- LANDSCAPING

CHOSEN COMPONENTS

- BOULDER SEATING
- POLLINATOR GARDEN
- INTERPRETIVE SIGN
- ART
- MUSICAL CHIMES

TRAILHEAD

SCALE: 1" = 40'



SEAL

PROJECT TITLE

THE FARMSTEAD
THIRD FILING

NEIGHBORHOOD
MASTER PLAN

BERTHOUD, CO

PREPARED FOR

OWNER:

LGI HOMES
-COLORADO LLC

1450 LAKE ROBBINS DR.
SUITE 430
THE WOODLANDS, TX
77380-3294

REVISIONS	DATE
REVISION #1	02-20-25
REVISION #2	04-21-25

DATE

October 23, 2024

SHEET TITLE

PARKS ENLARGEMENT

SHEET INFORMATION

Sheet Number: 3

of: 3

FARMSTEAD THIRD FILING REZONING MAP

SITUATE IN THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE 6TH P.M.

TOWN OF BERTHOUD, COUNTY OF WELD, STATE OF COLORADO

LEGAL DESCRIPTION AND DEDICATION:

A parcel of land situate in the Northwest Quarter of Section Nineteen (19), Township Four North (T.4N.), Range Sixty-eight West (R.68W.) of the Sixth Principal Meridian (6th P.M.), and being more particularly described as follows:

Lot 3, Green Acres Minor Subdivision, County of Weld, State of Colorado.

Together with

Lot B, Recorded Exemption No. 1061-19-2 RE 1472, Recorded February 8, 1993 under Reception No. 2321003, located in the NW 1/4 of Section 19, Township 4 North, Range 68 West of the 6th P.M.,
Excepting therefrom that parcel conveyed by deed recorded December 26, 2002 under Reception No. 3018041,
and also excepting that parcel platted as Green Acres Minor Subdivision, recorded August 14, 2003 under Reception No. 3095453.
County of Weld, State of Colorado.

Said parcel contains 5,526,295 Square Feet or 126.866 Acres more or less by this survey.

OWNER: LGI HOMES - COLORADO, LLC

BY: _____
Tim Bruggman, Vice President of Development

NOTARIAL CERTIFICATE:

STATE OF COLORADO)
ss
COUNTY OF LARIMER)
The foregoing instrument was acknowledged before me this ____ day of _____, 20____, by
Tim Bruggman as Vice President of Development
Witness my hand and official seal.

Notary Public
My commission expires: _____.

APPROVAL CERTIFICATES:

This is to certify that the rezoning of the above described property was approved by Ordinance No. _____ of the Town of Berthoud, passed and adopted on the _____ day of _____, 20____, and the Mayor of the Town of Berthoud as authorized by said ordinance on behalf of the Town of Berthoud hereby for all acknowledges and adopts the said rezoning map upon which the certificate is endorsed for all indicated hereon.

Approval by the Board of Trustees of the Town of Berthoud, Colorado this _____ day of _____, 20____.

Mayor

This forgoing map is approved for the filing and accepted by the Town of Berthoud, Colorado this _____ day of _____, 20____.

Attest: _____
Town Clerk

SURVEYOR'S CERTIFICATE

I, Steven Parks, a Licensed Land Surveyor in the State of Colorado, do hereby certify that the survey of The Farmstead Third Filing Rezoning Map was made under my supervision and the accompanying map accurately and properly shows said subdivision and is in compliance with the Subdivision Regulations of the Town of Berthoud.

PRELIMINARY

Steven Parks - On Behalf of Majestic Surveying, LLC
Colorado Licensed Professional Land Surveyor #38348

APPROVAL CERTIFICATES:

Approved by the Planning Commission of the Town of Berthoud, Colorado this _____ day of _____, 20____.

Chairperson

The following map is approved for filing and accepted by the Town of Berthoud, Colorado this _____ day of _____, 20____.

Attest: _____
Town Planner

BASIS OF BEARINGS AND LINEAL UNIT DEFINITION

Assuming the North line of the Northwest Quarter of Section 19, Township 4 North, Range 68 West of the 6th P.M., monumented as shown on this drawing, as bearing North 88°20'04" East, a distance of 2557.82 feet and with all other bearings contained herein relative thereto.

The lineal dimensions as contained herein are based upon the "U.S. Survey Foot".

NOTICE

According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon. (13-80-105 C.R.S. 2012)

FLOOD PLAIN NOTE

The subject property is in flood zone 'X', "areas of minimal flood hazard" per FEMA flood map 08069C1391H revised January 15, 2021.

NOTES:

- Subject Property Address: No addresses listed for current properties within the Subject Parcel by Weld County Assessor's Map.
- There may be other documents related to the Subject Property that were not discovered by the land surveyor.
- Adjacent property owner information per the Larimer and Weld County Assessors' Maps.
- Annexation and zoning information per the Town of Berthoud Zoning Map and GIS portal.
- There are no existing buildings or structures contained within the proposed subdivision boundary.

LEGAL DESCRIPTIONS OF PROPOSED REZONING

PROPOSED SUBURBAN COMMERCIAL PARCEL

A parcel of land, being part of Lot 3, Final Plat of Green Acres Subdivision and adjacent Right of Way, as recorded August 14, 2003 as Reception No. 3095453 of the Records of the Weld County Clerk and Recorder, situate in the Northwest Quarter (NW1/4) of Section Nineteen (19), Township Four North (T.4N.), Range Sixty-eight West (R.68W.) of the Sixth Principal Meridian (6th P.M.), County of Weld, State of Colorado and being more particularly described as follows:

COMMENCING at the Northwest corner of said Section 19 and assuming the West line of said Northwest Quarter as bearing North 00°15'37" West, a distance of 2598.28 feet monumented by a #6 rebar with 2.5" aluminum cap stamped LS 28285 on the North end, and a #6 rebar with 2.5" aluminum cap stamped LS 34174 on the South end, and with all other bearings contained herein relative thereto;

THENCE South 00°15'37" East, along the West line of said NW1/4, a distance of 173.15 feet, said point being the POINT OF BEGINNING;

THENCE North 44°46'38" East a distance of 112.54 feet to the North line of said Lot 3, Green Acres Subdivision;
THENCE North 89°36'38" East, along said North line, a distance of 349.16 feet;
THENCE South 00°05'10" East a distance of 753.56 feet;
THENCE South 89°54'50" West a distance of 426.50 feet to the West line of said Northwest Quarter;
THENCE North 00°15'37" West, along said West line, a distance of 671.95 feet to the POINT OF BEGINNING.

Said described parcel of land contains 318,609 Square Feet or 7.314 Acres, more or less (±).

LEGAL DESCRIPTIONS OF PROPOSED REZONING (CONT.)

PROPOSED SUBURBAN RESIDENTIAL PARCEL

A parcel of land, being part of Lot B, Recorded Exemption No. 1061-19-2-RE1472, as recorded February 8, 1993 as Reception No. 2321003 of the Records of the Weld County Clerk and Recorder, situate in the Northwest Quarter (NW1/4) of Section Nineteen (19), Township Four North (T.4N.), Range Sixty-eight West (R.68W.) of the Sixth Principal Meridian (6th P.M.), County of Weld, State of Colorado and being more particularly described as follows:

COMMENCING at the Northwest corner of said Section 19 and assuming the North line of said Northwest Quarter as bearing North 88°20'04" East, a distance of 2557.82 feet monumented by a #6 rebar with 2.5" aluminum cap stamped LS 28285 on the West end, and a #6 rebar with 2.5" aluminum cap stamped LS 28285 on the East end, and with all other bearings contained herein relative thereto;

THENCE North 88°20'04" East, along the North line of said NW1/4, a distance of 426.38 feet;
THENCE South 01°39'56" East a distance of 103.33 feet to the North line of said Lot 3, Green Acres Subdivision, as recorded August 14, 2003 as Reception No. 3094543 of the Records of the Weld County Clerk and Recorder;
THENCE South 00°05'10" East a distance of 225.56 feet to the POINT OF BEGINNING;

THENCE North 89°54'50" East a distance of 596.11 feet to the West line of Lot A, Recorded Exemption No. 1061-19-2-RE1472;
THENCE South 01°03'02" East a distance of 311.19 feet to the Southwest Corner of said Lot A;
THENCE North 88°12'37" East a distance of 1,518.61 feet to the East line of said NW1/4, said line being an extension of the South line of said Lot A;

THENCE South 00°39'32" West, along said East Line, a distance of 664.81 feet to the Center-North Sixteenth Corner of said Section 19, monumented by a #6 rebar with 2.5" aluminum cap stamped LS28285;
THENCE South 00°39'32" West, continuing along the East line of said NW1/4, a distance of 1,318.65 feet to the Center Quarter Corner of said Section 19, monumented by a #6 rebar with 2.5" aluminum cap stamped LS28285;
THENCE South 89°11'15" West, along the South line of said NW1/4 a distance of 1348.59 feet;
THENCE North 00°05'10" West a distance of 418.39 feet;
THENCE South 79°54'50" West a distance of 186.47 feet to a Point of Curvature (PC);
THENCE along the arc of a curve concave to the Northwest a distance of 104.72 feet, having a Radius of 600.00 feet, a Delta of 10°00'00" and is subtended by a Chord that bears South 84°54'50" West a distance of 104.59 feet to a Point of Tangency (PT);
THENCE South 89°54'50" West a distance of 576.17 feet;
THENCE North 00°05'10" West a distance of 1,361.50 feet;
THENCE North 89°54'50" East a distance of 118.99 feet;
THENCE North 00°05'10" West a distance of 528.00 feet to the POINT OF BEGINNING.

Said described parcel of land contains 4,202,982 Square Feet or 96.487 Acres, more or less (±).

NORTH PROPOSED URBAN RESIDENTIAL PARCEL

A parcel of land, being part of Lot 3, Final Plat of Green Acres Subdivision and adjacent Right of Way, as recorded August 14, 2003 as Reception No. 3095453 of the Records of the Weld County Clerk and Recorder, situate in the Northwest Quarter (NW1/4) of Section Nineteen (19), Township Four North (T.4N.), Range Sixty-eight West (R.68W.) of the Sixth Principal Meridian (6th P.M.), County of Weld, State of Colorado and being more particularly described as follows:

COMMENCING at the Northwest corner of said Section 19 and assuming the North line of said Northwest Quarter as bearing North 88°20'04" East, a distance of 2557.82 feet monumented by a #6 rebar with 2.5" aluminum cap stamped LS 28285 on the West end, and a #6 rebar with 2.5" aluminum cap stamped LS 28285 on the East end, and with all other bearings contained herein relative thereto;

THENCE North 88°20'04" East, along the North line of said NW1/4, a distance of 426.38 feet;
THENCE South 01°39'56" East a distance of 103.33 feet to the North line of said Lot 3, Green Acres Subdivision, said point being the POINT OF BEGINNING;

THENCE North 89°36'38" East a distance of 166.64 feet to the beginning point of a curve, non-tangent to the aforesaid line;
THENCE along the arc of a curve concave to the North a distance of 425.61 feet, having a Radius of 22,995 feet, a Delta of 01°03'38" and is subtended by a Chord that bears North 89°04'50" East a distance of 425.60 feet to the Northwest corner of Lot A, Recorded Exemption No. 1061-19-2-RE1472;
THENCE South 01°03'02" East, along the West line of said Lot A, a distance of 232.66 feet;
THENCE South 89°54'50" West a distance of 596.11 feet;
THENCE North 00°05'10" West a distance of 225.56 feet to the POINT OF BEGINNING;

Said described parcel of land contains 135,516 Square Feet or 3.111 Acres, more or less (±).

SOUTH PROPOSED URBAN RESIDENTIAL PARCEL

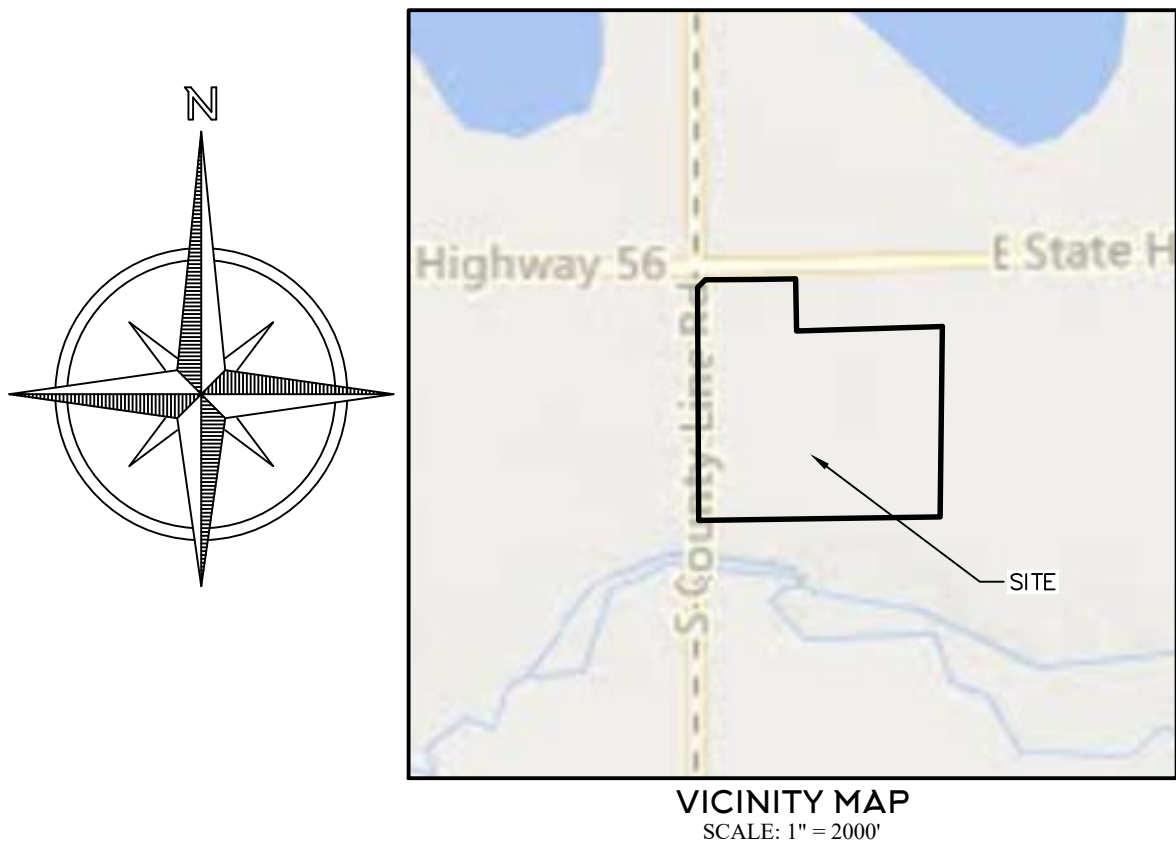
A parcel of land, being part of Lot B, Recorded Exemption No. 1061-19-2-RE1472 and adjacent Right of Way, as recorded February 8, 1993 as Reception No. 2321003 of the Records of the Weld County Clerk and Recorder, situate in the Northwest Quarter (NW1/4) of Section Nineteen (19), Township Four North (T.4N.), Range Sixty-eight West (R.68W.) of the Sixth Principal Meridian (6th P.M.), County of Weld, State of Colorado and being more particularly described as follows:

COMMENCING at the Northwest corner of said Section 19 and assuming the West line of said Northwest Quarter as bearing North 00°15'37" West, a distance of 2598.28 feet monumented by a #6 rebar with 2.5" aluminum cap stamped LS 28285 on the North end, and a #6 rebar with 2.5" aluminum cap stamped LS 34174 on the South end, and with all other bearings contained herein relative thereto;

THENCE South 00°15'37" East, along said West line, a distance of 845.10 feet to the POINT OF BEGINNING;

THENCE North 89°54'50" East a distance of 307.50 feet;
THENCE South 00°05'10" East a distance of 1,361.50 feet;
THENCE North 89°54'50" East a distance of 576.17 feet to a Point of Curvature (PC);
THENCE along the arc of a curve concave to the Northwest a distance of 104.72 feet, having a Radius of 600.00 feet, a Delta of 10°00'00" and is subtended by a Chord that bears North 84°54'50" East a distance of 104.59 feet to a Point of Tangency (PT);
THENCE North 79°54'50" East a distance of 186.47 feet;
THENCE South 00°05'10" East a distance of 418.39 feet to the South line of said NW1/4;
THENCE South 89°11'15" West, along said South line, a distance of 5.84 feet to the Center-West Sixteenth Corner of said Section 19, monumented by a #6 rebar with 2.5" aluminum cap stamped LS 28285;
THENCE South 89°11'15" West, continuing on said South line, a distance of 1,160.43 feet to the West Quarter Corner of said Section 19;
THENCE North 00°15'37" West, along the West line of said NW1/4, a distance of 1,753.18 feet to the POINT OF BEGINNING;

Said described parcel of land contains 869,188 Square Feet or 19.954 Acres, more or less (±).



VICINITY MAP
SCALE: 1" = 200'

PROJECT CONTACTS:

OWNER:

LGI Homes - Colorado, LLC
3401 Quebec Street
Denver, CO 80207
425-308-3519

OWNER'S REPRESENTATIVE:

Tim Bruggman, Vice President of Development
3401 Quebec Street
Denver, CO
425-308-3519

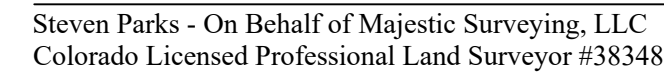
SURVEYOR:

Majestic Surveying, LLC
C/O Steven Parks, PLS
1111 Diamond Valley Drive, Suite 104
Windsor, CO 80550
970-833-5698



PROJECT NO: 2024133-A	PROJECT NAME: FARMSTEAD EAST REZONE	REVISIONS:	DATE:
DATE: 05-21-2024	CLIENT: SCHROYER RESOURCES	REDLINES - AU	6-3-24
DRAWN BY: AU	FILE NAME: 2024133ZONE	REDLINES - AU	1-8-25
CHECKED BY: SP	SCALE: N/A		

PRELIMINARY



PRELIMINARY

- Steven Parks - On Behalf of Majestic Surveying, LLC
Colorado Licensed Professional Land Surveyor #38348

According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon. (13-80-105 C.R.S. 2012)

2



MEMORANDUM

TO: Luke Seeber, Berthoud Engineering Consultant
Cathy Mathis, TB Group
Steve Schroyer, Schroyer Resources

FROM: Matt Delich

DATE: October 25, 2024

SUBJECT: Farmstead 3rd Filing – Site Plan Change
(File: 2408ME01)



The ***Farmstead Traffic Impact Study (TIS)***, dated March 2024 was submitted to the Town of Berthoud. With the Farmstead 3rd Filing, the location of the future school site has changed. Figure 1 shows the 3rd Filing portion of the former site plan from the cited TIS. Figure 2 shows the new site plan for the Farmstead 3rd Filing. As can be seen in Figure 2, the future school site has moved to be just south of East Nebraska Avenue. The former site plan from the cited TIS had 48 single family dwelling units in this area. The former location of the future school site now has 56 single family dwelling units. The relocation of the future school site and the additional eight dwelling units is not expected to significantly change the traffic forecasts at the study intersections along County Line Road. It is respectfully requested that no additional traffic analyses be required for this change.



SCALE: 1"=400'



FORMER SITE PLAN

Figure 1



SCALE: 1"=400'



NEW SITE PLAN

Figure 2



MEMORANDUM

TO: Traci Shambo, Larimer County Engineering
Tawn Hillenbrand/Luke Seeber, Town of Berthoud
Cathy Mathis, TB Group
Steve Schroyer, Schroyer Resources

FROM: Matt Delich 

DATE: January 7, 2025

SUBJECT: Farmstead 3rd Filing Traffic Impact Study – Response to Larimer County Engineering Comments (File: 2408ME02)

This memorandum addresses Larimer County Engineering staff [Traci Shambo] comments in a memorandum (attached) dated November 26, 2024. The comments refer to the **Farmstead Traffic Impact Study** (TIS), dated March 2024. The TIS was scoped with the Town of Berthoud and the study area was agreed upon. The study area included three intersections along SH56 and four intersections along County Line Road. The responses will be in the order of the bullet comments in the Larimer County Engineering memorandum.

- It is acknowledged that traffic volumes on County Line Road, south of the Farmstead property, will likely double by the long range (2045) future. However, most of the traffic growth on County Line Road, to the south of Farmstead, is due to the growth in background traffic. Neither LCR6C nor LCR4 directly extend west of the railroad tracks. The Farmstead site generated traffic to/from US287 will utilize SH56, through Berthoud, and via the FUTURE extension of Nebraska Avenue across the railroad tracks. Therefore, LCR6C and LCR4 will not carry Farmstead site generated traffic west to/from US287. The Farmstead site generated traffic will utilize County Line Road to go south to Ute Highway (SH66).
- Given the above response, there are 13 residential dwelling units along LCR6C and 7 residential dwelling units along LCR4. The daily volume count on LCR6C in 2020 was 160 for an average weekday. The daily volume count on LCR4 in 2020 was 160 for an average weekday. Even if some Farmstead site generated traffic would use either LCR6C or LCR4, it is not likely that the paving threshold for LCR6C and LCR4 will be met.

- The trip distribution on County Line Road, north of SH56, is five percent. There are some existing residences along County Line Road, north of SH56. It was assumed that the five percent of the Farmstead site generated traffic using County Line Road, north of SH56, would be to avoid travelling through Berthoud to go north. Instead, some Farmstead site generated traffic would use County Line Road to get to LCR10. This is consistent with the current traffic pattern for vehicles using County Line Road, north of SH56. The daily volume count on County Line Road, south of LCR10 in 2020 was 725 for an average weekday. The daily volume count on LCR10, west of County Line Road in 2020 was 750 for an average weekday. The daily volume count on County Line Road, north of LCR10 in 2018 was 210 for an average weekday. With the small Farmstead site generated traffic that might use County Line Road, north of LCR10, the paving threshold for County Line Road, north of LCR10 will not likely be met.

It is respectfully requested that no further traffic studies be required for the proposed Farmstead development. Do not hesitate to contact me if there are questions or if additional information is required.

Larimer County Engineering Comments

From: Traci Shambo <shambotl@co.larimer.co.us>
Sent: Tuesday, November 26, 2024 9:32 AM
To: Tawn Hillenbrand
Cc: Anne Johnson; Rusty McDaniel; Peterson, Mark; Fraaken, Brian
Subject: Re: Town of Berthoud Planning Referral Request - Farmstead 3rd Filing (New Application)

Follow Up Flag: Follow up
Flag Status: Flagged

Tawn –

Thank you for the opportunity to comment on the Farmstead 3rd Filing shown below.

The County Engineering Department's primary concern is that the Traffic Impact Study dated March 2024 does not address off-site road impacts. We ask that the TIS, or future amendments to the TIS, include a discussion and analysis of the following comments:

- Based on the development trip distribution percentages in both the short and long range, the current ADT on County Line Road south of the development is likely to double. Drivers from this development going south will likely use CR 6C or CR 4 to go west to get on US 287. We would like the analysis to note any capacity issues of the County Roads & Intersections that are within the impact area.
- We also request that the TIS is required to determine if the paving threshold (400 ADTE) will be exceeded on CR 6C or CR4, which are both gravel roadways. It appears that the paving thresholds for CR 6C may be exceeded because of this development.
- Paving thresholds on County Line Roads to the north of the site could also be triggered. Depending on the trip distribution, County Line Road, north of CR10, has a gravel section as well as CR 12 west of County Line Road.

The County's Land Use Code stipulates that all developments must provide adequate public facilities to their development. County Staff is hopeful that the Town will look outside their Town boundaries at the transportation improvements that will be needed to accommodate future trips and their associated impacts to the roads in the unincorporated areas of the County. The County would also like to continue discussions with the Town of Berthoud on the maintenance impacts on off-site County Roads that are a result of increased ADTE from development within the Town of Berthoud.

Thank you,
Traci Shambo

Tawn Hillenbrand

From: Ryan Cohn <ryan.cohn@lgihomes.com>
Sent: Tuesday, June 10, 2025 9:30 AM
To: Tawn Hillenbrand; Anne Johnson; Luke Chwiedor; Chris Kirk; Town of Berthoud Building Department
Cc: Kacy Flemons; Ryan Meitz; Steve Schroyer
Subject: FW: Farmstead & Your Farm

Follow Up Flag: Follow up
Flag Status: Flagged

Berthoud Team-

As always I am forwarding the most recent correspondence with Kevin Buhrer for the staff file. As we've previously discussed with Tawn and Anne, his new list of requests falls far outside of his original concerns regarding density, neighborhood park space and green space sufficiency within our development and threats to Kevin's farm. Density, park space and green space within our development are matters that we worked closely with your team to Town code and ordinance and satisfy all requirements. As Tawn, Anne and I discussed last Wednesday 6/4/25, the only remaining matter that demanded resolution was ensuring our proximity isn't threatening Kevin's farm. While we remain of the opinion that our development would not in any way become a threat to the farm as it was previously laid out, we heeded Kevin's concerns when we met him on site on 4/16/25 and redesigned our site where it bordered his farm. Our concern now is that despite our best efforts, Kevin will not be possible to satisfy.

We continue to attempt to meet with Kevin in person, but in the event he chooses to make a public comment on the record later this month we will come prepared with our response (which I will offer personally), including the full list of everything that Kevin has ever asked of LGI Homes or its development team. Thank you!

RC


Ryan Cohn
VP of Land Acquisitions
M: 248-752-1696
ryan.cohn@lgihomes.com
www.lgihomes.com



From: Ryan Cohn
Sent: Tuesday, June 10, 2025 9:16 AM
To: 'Kevin Buhrer' <kevin.buhrer@gmail.com>

Cc: Kacy Flemons <kacy.flemons@lgihomes.com>; Ryan Meitz <ryan.meitz@lgihomes.com>

Subject: RE: Farmstead & Your Farm

Kevin-

Your concerns below about misunderstandings and miscommunication are why we always prefer to have these conversations face to face. Let us know when we can make that happen to close the circle, thank you

RC

From: Kevin Buhrer <kevin.buhrer@gmail.com>

Sent: Monday, June 9, 2025 7:50 PM

To: Ryan Cohn <ryan.cohn@lgihomes.com>

Cc: Kacy Flemons <kacy.flemons@lgihomes.com>; Ryan Meitz <ryan.meitz@lgihomes.com>

Subject: Re: Farmstead & Your Farm

Ryan,

Your response contains several significant misrepresentations that need correction before we can have a productive in-person meeting. These aren't differences of opinion - they're factual inaccuracies that suggest either a fundamental misunderstanding of our previous conversations or a deliberate attempt to reframe them.

Addressing the "Moving Target" Characterization

First, characterizing our requests as a "moving target" is inaccurate. During our in-person meeting, you explicitly asked us to review your initial proposal and provide additional feedback. That's exactly what we did. Responding to your specific design proposals with thoughtful suggestions isn't moving goalposts - it's the collaborative process you requested.

Correcting the Livestock Misrepresentation

Second, your characterization of our livestock areas is completely wrong. We never stated that livestock would extend to the shared fence line. My orchard is clearly located in the southwest corner of my property, and Emily's parents' animals will be kept well away from the western edge. All livestock will have additional protective fencing between them and the community border - at our expense. Plants along the western edge serve critical functions for noise dampening, light screening, and habitat support, with no interference from livestock beyond chickens, which pose no threat to vegetation. To suggest otherwise indicates either a serious misunderstanding of our property layout or unfounded assumptions on your part.

Clarifying the Cash Payment Context

Third, you've misrepresented my position on cash payments. I never said I was "uncomfortable" with them categorically. I specifically said I'd be uncomfortable starting there when better buffering was a viable option. Your current buffering plan, while an improvement, doesn't fully address our concerns - particularly on the north end where the density remains problematic. The educational partnership represents a different category entirely: shared community value creation, not compensation.

Addressing the Internet Issue

Fourth, dismissing our internet concerns as "outside original comments" ignores the fact that these concerns arose directly from your specific design proposals. Line-of-sight interference from two-story homes wasn't relevant until you proposed two-story homes in locations that would block our signal. This is a direct consequence of your design choices.

Challenging the Development Timeline Argument

Regarding timing: while the development was entitled in 2019, the specific design details we're discussing were not finalized then. Our requests relate to implementation choices that remain within your control - not the fundamental right to develop, which we've never contested. Your response suggests that because development was entitled in 2019, no consideration should be given to implementation details that affect neighbors. This is a false choice. The right to develop doesn't eliminate the opportunity - or community benefit - of thoughtful implementation. Many of our suggestions would actually enhance your project's marketability and community integration.

Setting Clear Boundaries

I'm troubled by your characterization of this as us feeling "entitled to compensation." We're proposing partnerships that create shared value. Your previous mention during our in-person meeting of fiduciary obligations to shareholders suggests your priority is maximizing returns over community integration. That's your right, but let's be honest about the framework we're operating within.

You've also misunderstood the distinction between controlled access (like shared alley use) and uncontrolled connectivity. Our livestock safety concerns were about unsecured boundaries, not managed access arrangements. These are fundamentally different issues that can coexist.

Moving Forward

I'm still willing to meet in person, but only if we can have an honest conversation based on accurate representations of our previous discussions. If you prefer to proceed solely based on minimum legal requirements, that's your choice, but don't expect our support in public forums when you're unwilling to engage constructively on reasonable community enhancement opportunities.

Our participation in public processes will be based on what we believe serves the community's interests, not on whether we reach private agreements. However, I still believe there's potential for solutions that benefit everyone - if we can move past misrepresentations and focus on actual possibilities.

For our in-person meeting, I suggest we focus on the feasible elements: finalizing fence specifications, discussing the practical aspects of utility coordination, and exploring which aspects of landscape buffering might work for both parties. Let's identify what we can accomplish rather than debating what we cannot.

Best regards,

Kevin

On behalf of the properties at 548 and 554

Kevin Buhrer

On Mon, Jun 9, 2025 at 10:03 AM Ryan Cohn <ryan.cohn@lgihomes.com> wrote:

No problem Kevin, we will respond here in writing but we really should plan to have an in person meeting to continue this conversation and finalize our plans prior to the Planning Commission meeting later this month. In our experience it's easier to find common ground discussing things over a table rather than over an email chain. Please see below **RED BOLD itemized responses**.

You have given us a bit of a moving target here, and we are happy to grant you everything we previously offered in terms of spacing, landscape buffering and fencing as those addressed concerns that you shared with us face to face. This new set of requests however falls outside of your stated concerns in your written correspondence with the Town, your public comments last September or your meeting earlier this spring with us in person. In fact, some of the new requests are contrary to and directly conflict with your original stated concerns, such as ensuring that there is no connectivity whatsoever between our sites that might allow homeowners, their children or their pets to wander onto your property and disturb your livestock or crops (most specifically to avoid a scenario where you might be within your rights to shoot to wound or to kill one of Farmstead's homeowners' pets, as you stated was a real concern when we met on site). You also told us when we met in person that you were not comfortable with cash payments and were more concerned with your quiet enjoyment of your homestead and ability to farm in peace, which is why we worked so hard to directly address your concerns through the previously offered remedies. Adding a request for cash payment on top of those remedies is a bridge too far, as is asking us to choose not to build on four (or any) of our planned residential lots.

It's important to note that our site has been predestined for dense residential since 2019, before you became its neighbor in 2020 or LGI Homes became involved in its development in 2023. Farmstead Filings 1, 2, and 3 were entitled by Edwards Development and were all approved by the Town of Berthoud in late 2019, compared to you purchasing your farm in March 2020 and your in-laws' purchasing their homestead after that in December. Based on that timing, it seems unreasonable that you would want to materially inhibit our development plans or would feel entitled to some form of compensation in order for us to proceed. We want to be a good neighbor, but we also want to be clear that what we have offered already is beyond any requirements enforced by the Town of Berthoud or anything within the Town's development code or zoning ordinance. Given how hard LGI is working here in an attempt to find middle ground with your family and you, and given the scenic route that we have taken to the most recent list of requests below, we must politely decline any of your additional requests.

Again, we are happy to provide everything that we have previously offered and we hope you agree that what we have offered is more than fair. LGI Homes would like your support or silence in the upcoming Planning Commission and Town Board of Trustees meetings, but what we have offered to date should satisfy your concerns and we are confident that the Town will agree if this matter is discussed again on the record. Thank you for your understanding and continued communication, let us know when we may meet in person again to finalize a plan.

RC


Ryan Cohn
VP of Land Acquisitions
M: 248-752-1696
ryan.cohn@lgihomes.com
www.lgihomes.com



From: Kevin Buhrer <kevin.buhrer@gmail.com>
Sent: Friday, June 6, 2025 9:55 AM
To: Ryan Cohn <ryan.cohn@lgihomes.com>
Cc: Kacy Flemons <kacy.flemons@lgihomes.com>; Ryan Meitz <ryan.meitz@lgihomes.com>
Subject: Re: Farmstead & Your Farm

(Sending again. Kacy and Ryan were inadvertently dropped)

Hi Ryan,

Thanks for the quick response.

I want to clarify that our recent letter builds directly on concerns and proposals that have been raised consistently throughout this process, both publicly and in writing. In particular, I'd refer you to the **formal comment letter we submitted to the Town of Berthoud on May 22, 2023**, which is attached here for your reference. That document outlines a broad set of concerns—including green space removal, proximity of dense housing to agricultural land, threats to livestock, chemical use, drainage, and the need for substantial buffers—and also proposes many of the same solutions we're

still advocating for now: expanded open space, community gardens, and a more thoughtful edge treatment that respects the agricultural context.

As you know, the development plans have changed considerably over time, including the removal of the school site and green space that once served as a buffer. Our recent requests are a direct and reasonable response to those changes. Where the plan has moved closer to our property line, we've responded with adjusted proposals intended to mitigate that impact in constructive, forward-looking ways. **These are not new concerns—they are evolving solutions to a shifting plan.**

Regarding your question about how to proceed: I'd prefer that we continue the conversation in writing before any meeting is scheduled. Written replies allow us to avoid ambiguity, ensure each point is addressed, and keep a clear record of what's been raised. I've found that this helps everyone stay aligned and avoids the risk of missed or forgotten details.

Looking forward to your responses on the items we outlined.

Best,

Kevin

Kevin Buhrer

(928) 380-2781

kevin.buhrer@gmail.com

On Thu, Jun 5, 2025 at 10:49 AM Ryan Cohn <ryan.cohn@lgihomes.com> wrote:

Hi Kevin-

This is a big list of asks, much of which falls outside the scope of your public comments last year regarding concerns for the wellbeing and safety of your livestock. Would you like us to reply in writing here or shall we sit down in person next week to discuss?

RC



Ryan Cohn

VP of Land Acquisitions

M: 248-752-1696

ryan.cohn@lgihomes.com

www.lgihomes.com



From: Kevin Buhner <kevin.buhner@gmail.com>

Sent: Monday, June 2, 2025 2:23 PM

To: Ryan Cohn <ryan.cohn@lgihomes.com>

Cc: Kacy Flemons <kacy.flemons@lgihomes.com>; Ryan Meitz <ryan.meitz@lgihomes.com>

Subject: Re: Farmstead & Your Farm

Hi Ryan,

Thank you for your detailed proposal and for the ongoing collaboration on the design along our shared boundary. We truly appreciate the inclusion of alley-loaded homes, reduced rear-facing windows, and the landscaped and fenced buffer. These are clear signs of an honest effort to address our concerns and we acknowledge that good faith.

That said, we're writing to formally respond with a few refinements and additional proposals that reflect the priorities of both properties we represent — ourselves and Emily's parents — and our interest in fostering a high-quality, context-sensitive outcome for all parties.

1. Refinements and Requests Based on Previous Conversations

These are modest additions or clarifications that align with discussions to date or address practical concerns:

1. **Internet Access Continuity:** We currently receive wireless internet from Rise Broadband, which relies on line-of-sight. The proposed development — including two-story homes and a new school — will likely interfere with that signal. Since your development will be serviced by cable or fiber, we are requesting that those services be extended to both of our properties to ensure we do not lose reliable internet access. **Farmstead will be served for telecommunications by Lumen**

(formerly CenturyLink) and Comcast. We do not pay these providers to install service lines and provide service to our homeowners; we reach out to telecommunication providers to coordinate when our dry utility trenches will be prepared for them to install and we coordinate their access to the site for said installation. We recommend reaching out to Comcast (800.934.6489) or Lumen (800.536.3273) to see if they can provide connectivity for your farm and your in-laws' home. This must be your responsibility, as our infrastructure plan regarding dry utilities does not have a feasible connection point to your and your in-laws' 2 parcels, and this request falls outside your original concerns regarding neighborhood park space, green space, threats to your farm, or density concerns. Additionally, providing utility easements between our site would create potential connectivity if the line ever needed to be dug up for maintenance or replacement purposes, and LGI is very concerned with any connectivity that might lead to any potential scenario that leads to livestock, homeowners' or homeowners' pets' injury or death.

2. **Fence Continuity and Customization:** We request that fencing continue farther north beyond the current development edge due to the possibility of a future roadway and for visual consistency. We also request that Emily's parents be given the option to choose between the proposed privacy or semi-privacy fencing styles. **We do not own the land north of our development along your property boundary and therefore cannot build additional fencing north as requested. Regarding fencing along your in-laws' shared boundary, if they would like to install a specific style or type of fence that is their right, but it must also be their responsibility. Their home site has almost zero landscaping upon it currently, and we need to stay focused together on alleviating concerns as they relate to the proximity of residential density to the farm's rural agricultural use. The fence specifications we provided are what we intend to build, which as a reminder was made "semi-private" with spacing for air flow per your specific request to ensure that our development doesn't hamper crop growth. For those reasons we must decline both of these requests.**
3. **Planting on Our Side of the Fence:** During past conversations, Kacy indicated a willingness to help fund planting on our side of the fence. We would like to formally request that support now, as substantial plantings will be required to create a lasting buffer and provide additional ecological support. Additionally, we request that trees be added to the **northernmost open space** to provide both habitat value and visual transition. **You are fully within your rights to plant whatever you see fit on your side of the fence, but you told us when we met on site that you intended for all or most of the land on both your and your in-laws' parcels directly abutting our shared property line was earmarked for future livestock pen/roaming space (this was part of your reasoning for the request for exceptionally spaced buffering between our properties). Given that prospective use, plantings here do not seem like an efficient use of resources nor does it do anything to address your original concerns, therefore we must decline this request.**
4. **Alley Access Easements:** We are requesting formal access easements for both 548 and 554 to use the alleyway. This improves property access and fosters a more integrated relationship with the surrounding neighborhood. **When we met in person your primary concern was buffering your farm and livestock from neighbors intentionally or unintentionally entering your property, including noting that if a dog found its way onto the property you would be within your rights to shoot it. We cannot permit any interconnectivity where your livestock might be endangered or where you might be in a position to wound or kill one of our customers' pets. Additionally, the right of way closest to your site will be a private alley that will be owned and maintained in perpetuity by the community's homeowners association which will be funded by dues paid by homeowners using those private alleys; if you were to connect to it your in-laws and you both would be required to pay up-front commitments for that HOA maintained alley as well as participating in paying HOA monthly dues as it relates to your use of their facilities. For those reasons we must decline this request.**

2. Expanded Open Space and Community Garden Integration

We are requesting that the **northernmost portion of the property adjacent to 548** — currently planned for two home sites — be instead reserved as **permanent, undeveloped open space** as an expansion to the currently allocated space. This dedicated area would provide a meaningful visual and ecological buffer and help honor the site's agricultural legacy. **LGI declines this request as well as any other requests herein that would materially affect our business model of building and selling homes for profit.**

Immediately south of that open space, we propose that a **community-oriented garden or xeric demonstration garden** be developed in lieu of the next two planned home sites. This would:

1. Create a public-facing educational amenity tied to Berthoud's "Garden Spot" identity
2. Reinforce your own development branding under the name "The Farmstead"
3. Create a more meaningful and gradual transition from agricultural land to dense residential use

These are not just compromises — they are opportunities to *build community character* and *add long-term value*.

3. Direct Funding Request for Educational Infrastructure at Fibonacci Farm

We are also requesting that **LGI Homes provide direct funding or sponsorship** for the development of **educational infrastructure and demonstration gardens at Fibonacci Farm**. This goes beyond a community garden and leverages our existing momentum to create a unique educational resource for Berthoud and the surrounding area.

1. **Fibonacci Farm** is an active homestead and working alpaca farm, already engaged in regenerative agriculture, permaculture, and habitat restoration.
2. I am deeply committed to education — and our site has been intentionally shaped with learning in mind. My wife, Emily, is a former high school math teacher, and our alpacas are named after figures in science and mathematics.
3. Our name — *Fibonacci Farm* — reflects our intent to operate as a living, learning landscape.

We are seeking funding, sponsorship, or development support that would allow us to construct a **flexible outdoor classroom, interpretive signage, and supporting infrastructure** for an educational garden and programming space. We believe this partnership would serve as a powerful story of collaboration between farmland and neighborhood — and one that can be shared proudly by LGI in **marketing, community relations, and town communications**. **When we met on site together and broached the topic of cash payments in lieu of satisfying some or all of your concerns you said that cash payments of this nature made you uncomfortable, and given what we have already offered you to address what we believed was your entire list of concerns at the time, LGI declines this request.**

4. A Final Note on Context and Compromise

From the beginning, we advocated for significant separation between our properties and the proposed homes — an approach that would have required eliminating all lots along our shared edge. We ultimately

accepted the idea of 13 homes as a difficult but constructive compromise. In light of that, we hope the requests outlined above — many of which offer shared community value — will be seen as both fair and forward-thinking.

Thank you again for your time, collaboration, and commitment to working through this process. We look forward to continuing the conversation.

Warm regards,

Kevin

On behalf of the properties at 548 and 554

Kevin Buhrer

(928) 380-2781

kevin.buhrer@gmail.com

On Thu, May 29, 2025 at 2:46 PM Ryan Cohn <ryan.cohn@lgihomes.com> wrote:

It's always an adventure waiting on vendors like surveyors to do the work they're instructed to do, welcome to the exciting world of land development!

Regarding Item 5 comment below: we are unable to relocate the walking path, as Town of Berthou requires all trail system components line up linearly with one another. Relocating this one path would require redesigning the entire site to maintain the town's design requirements which is not economically feasible.

For your comment on Item 3a below, can you please show us on the exhibit we provided what additional measurements you are seeking? Handwritten and scanned is fine.

Keep us posted on when we can meet, thanks

RC

<image003.png>

Ryan Cohn

VP of Land Acquisitions

M: 248-752-1696

ryan.cohn@lgihomes.com

www.lgihomes.com

<image004.png>

<image005.png>

<image006.png>

From: Kevin Buhrer <kevin.buhrer@gmail.com>

Sent: Thursday, May 29, 2025 1:23 PM

To: Ryan Cohn <ryan.cohn@lgihomes.com>

Cc: Kacy Flemons <kacy.flemons@lgihomes.com>; Ryan Meitz <ryan.meitz@lgihomes.com>

Subject: Re: Farmstead & Your Farm

Hi Ryan,

I was actually in the process of reaching out to you.

The surveyor didn't mark the northeast corner until Wednesday morning (possibly late Tuesday), so I've only just begun reviewing everything with that new information.

A few additional notes:

1. **Item 3a**, I had requested measurements not only down to where the alley meets the road but also to "*some of the northernmost lots*". Those measurements don't appear to be included in the updated exhibit.

2. **Item 4**, I just wanted to confirm the right-of-way was conceptual. I appreciate the clarification you provided and understand that final alignment is an issue outside of your scope.
3. **Item 5**, I think there may have been a misunderstanding. I wasn't raising any concern about the walking path itself—just wondering if its placement could be adjusted slightly to improve the view from Emily's parents' home, assuming the location was flexible.

If the surveyor had been out before the holiday weekend, I likely would have sent a more complete response by now. As it stands, I have a few other matters that require attention first, so a more detailed follow-up will likely come on Monday.

As far as scheduling a meeting for next week: Thursday won't work, and while Friday is a possibility, I'm not yet able to confirm availability. Let's hold off on scheduling for now.

Regards,

Kevin

Kevin Buhrer

(928) 380-2781

kevin.buhrer@gmail.com

On Thu, May 29, 2025 at 12:34 PM Ryan Cohn <ryan.cohn@lgihomes.com> wrote:

Hey Kevin-

Following up on below and attached sent 1 week ago today. Can we meet in person next Thursday or Friday after 11am either day to resolve?

RC

<image003.png>

Ryan Cohn

VP of Land Acquisitions

M: 248-752-1696

ryan.cohn@lgihomes.com

www.lgihomes.com

<image004.png>

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From: Ryan Cohn <ryan.cohn@lgihomes.com>

Sent: Thursday, May 22, 2025 11:56 AM

To: Kevin Buhrer <kevin.buhrer@gmail.com>

Cc: Kacy Flemons <kacy.flemons@lgihomes.com>; Ryan Meitz <ryan.meitz@lgihomes.com>

Subject: RE: Farmstead & Your Farm

Hi Kevin-

Thanks for being patient while we responded to your questions and updated our exhibit. See below comments in **BOLD RED** and attached. Please review and let's plan to get together in person in the next 2 weeks when your family's collective schedule allows. Thanks call me with any quick questions as you review if needed.

Thank you,

RC

<image003.png>

Ryan Cohn

VP of Land Acquisitions

M: 248-752-1696

ryan.cohn@lgihomes.com

www.lgihomes.com

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<image006.png>

From: Kevin Buhrer <kevin.buhrer@gmail.com>

Sent: Monday, May 12, 2025 1:17 PM

To: Ryan Cohn <ryan.cohn@lgihomes.com>

Cc: Kacy Flemons <kacy.flemons@lgihomes.com>; Ryan Meitz <ryan.meitz@lgihomes.com>

Subject: Re: Farmstead & Your Farm

Hello Ryan,

Thank you for sending over the proposal and exhibit. I appreciate the thoughtfulness that has gone into it so far. I'm in the process of reviewing everything and plan to provide a full response later this week or early next week, depending in part on the questions below.

In the meantime, I'd appreciate your input on the following items:

1. NE Property Corner:

Would it be possible to have someone mark the northeast corner of the property? When we walked the property line, I mentioned I had a general sense of its location, but I now believe there may be a +/- 20 ft uncertainty. **Our surveyor is planning to stake this Friday (tomorrow).**

1. Overlay Accuracy:

How confident are you in the alignment and scaling of the overlay on the exhibit? Based on my familiarity with the property and visible reference points, there appear to be a few inconsistencies. I'd like to better understand whether those are due to misalignment or scaling errors. **Per our engineer, the boundary linework was created by the project**

surveyor, the aerial background is georectified to the survey but may have a margin of error of several feet. Staking the site should resolve these concerns but let's circle back after staking is completed if necessary

1. Additional Exhibit Measurements:

Would it be possible to receive an updated exhibit that includes additional reference distances?

1. (3a) From the northern property line down to where the alley meets the road, as well as to some of the northernmost lots. **Added, see attached**
2. (3b) From the western edge of my property to the road. **Added, see attached**

1. Right-of-Way and Road Termination:

The overlay shows what appears to be a right-of-way, but the road currently ends within the development. Do you have any further information regarding its potential continuation to the highway, or on the intended alignment? Any commentary would be appreciated. **The alignment of the offsite ROW is conceptual and TBD by that development, but we are showing it connecting to Hwy 56 west of the Buhrer property. This potential requirement is being driven by the Town; we recommend you reach out to the Town staff to discuss further. LGI and our development team are unable to negotiate on this based on their guidance.**

1. Path Placement Between Houses 11 and 12:

There appears to be a pedestrian path between houses 11 and 12 (counting from the north). Is there a specific reason for its current placement? If the location is flexible, I wonder if it might be shifted a few lots north to better align with a viewing angle from Emily's parents' home. I haven't spoken with them about this idea, but if the placement is largely arbitrary, a slight adjustment might be well received. **The trail/path alignment needs to line up in a tract that allows it to run east-west in order to have a consistent and connected trail system per the Town's requirements. Moving this north would not be feasible, but this shouldn't be something that affects your or your animals' quiet enjoyment of your property as it does not approach our shared boundary.**

Items 1 through 3 are part of a broader effort on my end to visualize the final layout. I plan to stake out a few distances and would like to cross-reference those with accurate measurements. Having a corner marked and updated exhibits would be very helpful.

I'll respond more fully as soon as I can, but your answers to the above will help determine the timing.

Regards,

Kevin

Kevin Buhrer

(928) 380-2781

kevin.buhrer@gmail.com

On Fri, May 9, 2025 at 3:40 PM Ryan Cohn <ryan.cohn@lgihomes.com> wrote:

Hey Kevin-

I hope that big rain we just had was good for you all on the farm! We spent a lot of time considering your concerns and are happy to present what we hope your entire family will agree is a fair proposal. Here is what we are able to offer you (as shown on the first attached PDF):

1. Large trees intermittently placed along our shared perimeter
2. Privacy fencing with spacing to allow airflow as requested along the farm's shared perimeter (see the lower right hand of the first attachment's fence design concept)
3. Per your and our discussion the last time we met, we went with rear alley-loaded homes closest to our shared boundary so that we could have a rear alley between you and the homes, and so that your animals wouldn't be spooked by anyone playing in their homes' outdoor spaces which will now be on the opposite/west side of this row of homes
 1. Note: we were not able to design these homes as single-story; with alley load product it is nearly impossible to get enough livable square footage on 1 floor and a garage, however we have minimized the rear-facing windows on the 4 home types we are planning here. See attached, 2 of the 4 have only 1 rear facing window while the two slightly larger home types have only 2
 2. Rear alley loading homes enclosed outdoor space in their "front" yards, which will be on the west side of the homes facing away from you and separated by the homes themselves... which means no barking dogs jumping fences or kids eyeballing your animals
1. Approximately **59-65 feet of total buffer** from the back of any home abutting your farm and Emily's parents' homestead's shared boundary (this is as much as we can offer without losing lots)
 1. The treed and fenced buffer landscaping shall be about 15.6-23.2 feet in width

2. The rear alley will be 24 feet of right of way
 3. The rear setbacks from the lot lines to the rear elevation of the homes abutting your property line are 20 feet
1. NOTE: the topmost/northmost home in this configuration sits on a slightly shorter rear setback, however the landscape buffer lining up with this home and lot here is 23.2 feet wide to provide for a 58.92 foot total buffering

Regarding buffering: After meeting with you we worked with the Town staff to understand what is required by their development code in terms of buffering between agricultural and residential uses. Currently, no such buffering requirements exist between residential and agricultural land in Berthoud... but that doesn't mean we aren't still interested in being good neighbors. As we discussed in person a few weeks ago, 100 or more feet of buffering is not economically feasible on this site. That size buffer would mean losing an entire row of home sites, which would be prohibitively expensive in terms of lost revenue. That said, if you can get comfortable with the rear alley (which Emily and you seemed open to when we met in person) and flipping the homeowners' yards away from you, this plan would provide considerably more benefit to you than a simple 30 foot buffer from the homes' backyards that was proposed in previous conversations before Kacy and I became directly involved. We hope you agree that these creative solutions are an acceptable compromise.

We understand what changes and development growth can mean for neighbors and adjacent uses, and we understand that you're not getting everything you want in what we are proposing above. Even so, we hope you can see how seriously we are taking working together with you. Towns are meant to grow, and LGI Homes loves being part of that growth and putting rooftops over American families' heads as first time homeowners. Thank you for working with us to accomplish that goal. Please take some time reviewing what we've shared here internally and let us know when we can return for a follow up in person meeting to finalize. I will plan to check in toward the end of next week if we haven't already connected.

Thank you!

RC

<image003.png>

Ryan Cohn

VP of Land Acquisitions

M: 248-752-1696

ryan.cohn@lgihomes.com

www.lgihomes.com

<image004.png>

<image005.png>

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From: Kevin Buhrer <kevin.buhrer@gmail.com>

Sent: Sunday, April 13, 2025 11:31 PM

To: Ryan Cohn <ryan.cohn@lgihomes.com>

Subject: Re: Farmstead & Your Farm

Confirmed: 3pm Wednesday, April 16th, 2025 at my farm. I'm sure you have the address, but I've included it below for convenience.

548 E State Hwy 56

Berthoud, CO 80513

--Kevin

Kevin Buhrer

(928) 380-2781

kevin.buhrer@gmail.com

On Fri, Apr 11, 2025 at 3:38 PM Ryan Cohn <ryan.cohn@lgihomes.com> wrote:

3pm next Wednesday works, LGI team only will attend without our fee developers joining. Selfishly I'd like to meet the alpacas, I haven't hung out with any spitters since I left Michigan.

If acceptable let's plan to meet at your farm, walk the boundary together, and we can wrap up conversations either back at your place or head to the brewery together if it suits our collective schedule.

Sound good? Thanks Kevin

RC

<image003.png>

Ryan Cohn

VP of Land Acquisitions

M: 248-752-1696

ryan.cohn@lgihomes.com

www.lgihomes.com

<image004.png>

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On Apr 11, 2025, at 3:02 PM, Kevin Buhrer <kevin.buhrer@gmail.com> wrote:

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Ryan,

Thanks for the prompt follow-up.

The meeting will need to be in Berthoud—I work from home and prefer to keep it local. City Star Brewing is a neutral spot that works well, unless you'd prefer to meet an alpaca or feel that walking the shared border would be more productive.

We can aim for Wednesday afternoon. City Star opens at 3pm.

I'd prefer Steve sit this one out.

–Kevin

Kevin Buhrer

(928) 380-2781

kevin.buhrer@gmail.com

On Fri, Apr 11, 2025 at 2:26 PM Ryan Cohn <ryan.cohn@lgihomes.com> wrote:

Kevin- We get it. Let's start by sitting down and discussing your list of wants and work backwards from there. You tell me if you think it's better for Steve to accompany or sit this one out, totally your call.

Next week we can meet:

1. Tuesday 4/15 after 2pm
2. Wednesday 4/16 after 2pm
3. Thursday 4/17 after 11:30am
4. Friday 4/18 before 2pm

We can meet you near KPMG's downtown Denver office, near your home or wherever's mutually convenient. Thank you

RC

<image003.png>

Ryan Cohn

VP of Land Acquisitions

M: 248-752-1696

ryan.cohn@lgihomes.com

www.lgihomes.com

<image004.png>

<image005.png>

<image006.png>

From: Kevin Buhrer <kevin.buhrer@gmail.com>

Sent: Friday, April 11, 2025 2:12 PM

To: Ryan Cohn <ryan.cohn@lgihomes.com>

Cc: Kacy Flemons <kacy.flemons@lgihomes.com>; Ryan Meitz <ryan.meitz@lgihomes.com>

Subject: Re: Farmstead & Your Farm

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hi Ryan,

Thank you for reaching out and for your willingness to have a face-to-face conversation.

I'm open to meeting next week to revisit the development plans and discuss where things stand. I want to be candid from the outset that prior discussions—particularly

with your representative, Steve Schroyer—were unproductive. Despite some concessions related to fencing and limited tree plantings, the proposals ultimately failed to address the most fundamental issue: the proximity of high-density housing to working agricultural land. Without a meaningful buffer, the potential for long-term conflict between land uses remains high.

Given the development is called “The Farmstead” and the town has expressed an interest in preserving its agricultural character, the lack of consideration for adjacent agricultural operations like mine feels counter to both the name and spirit of the project.

That said, I am willing to hear what has changed and whether there is a genuine opportunity to find a mutually respectful path forward. Please let me know your availability for next week and I’ll do my best to accommodate.

Regards,

Kevin Buhrer

Kevin Buhrer

(928) 380-2781

kevin.buhrer@gmail.com

On Fri, Apr 11, 2025 at 1:23 PM Ryan Cohn <ryan.cohn@lgihomes.com> wrote:

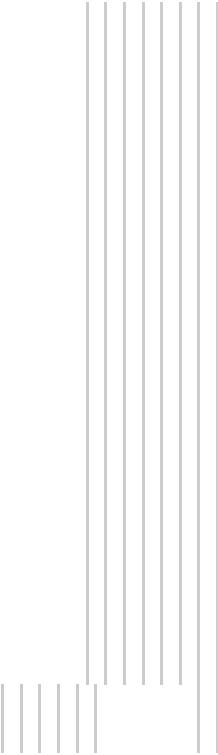
Hi Kevin-

My name is Ryan Cohn, I’m the Vice President of Land Acquisitions and lead the land development team in Colorado for LGI Homes. As you’re well aware, we are planning to develop the site directly west of your farm.

We’re disappointed that our team and we have been unable to come to an agreement about development plans that sets us up to be good neighbors and we’d like to come meet you to see what we can resolve together. Are you available next week for us to come meet you somewhere convenient to talk face to face?

Thanks! Contacts info below.

RC



<image003.png>

Ryan Cohn

VP of Land Acquisitions

M: 248-752-1696

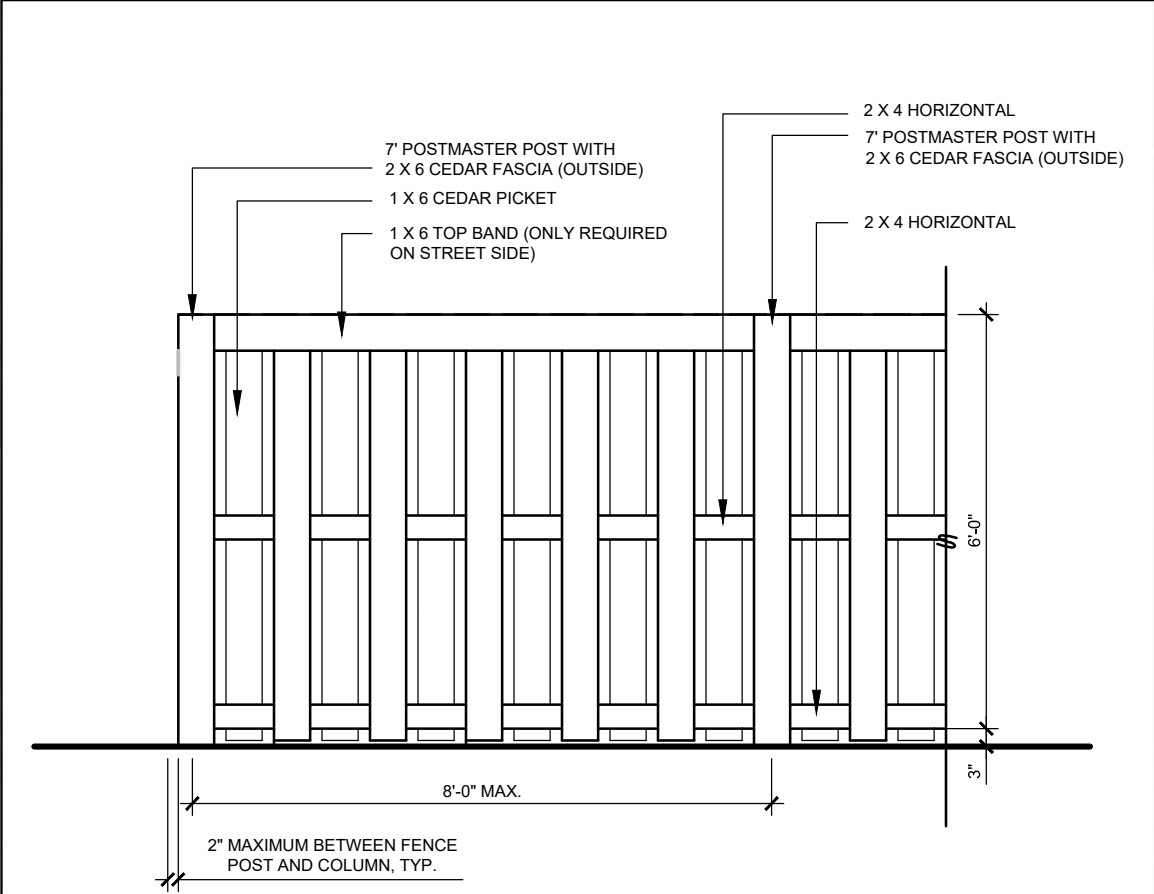
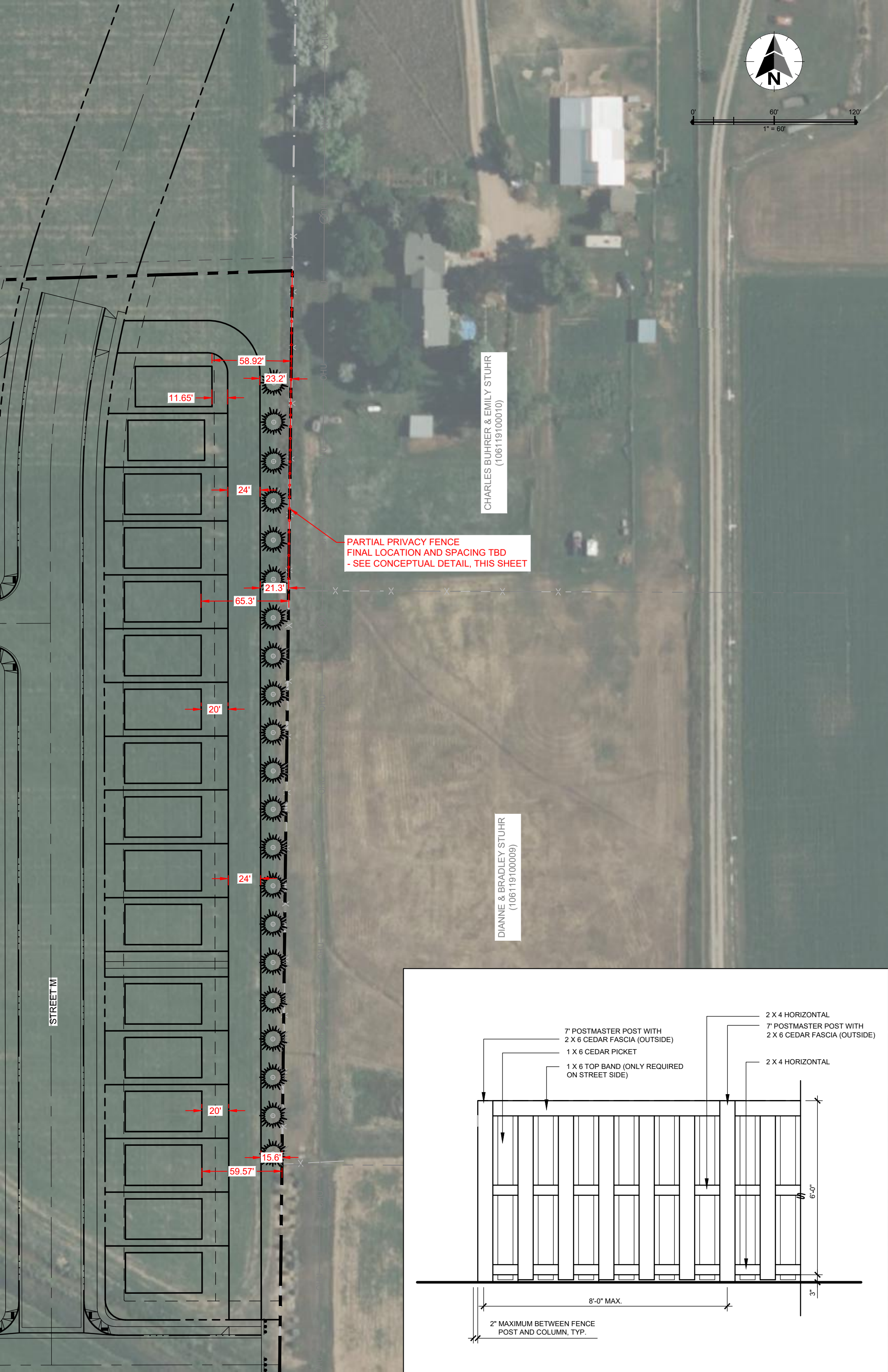
ryan.cohn@lgihomes.com

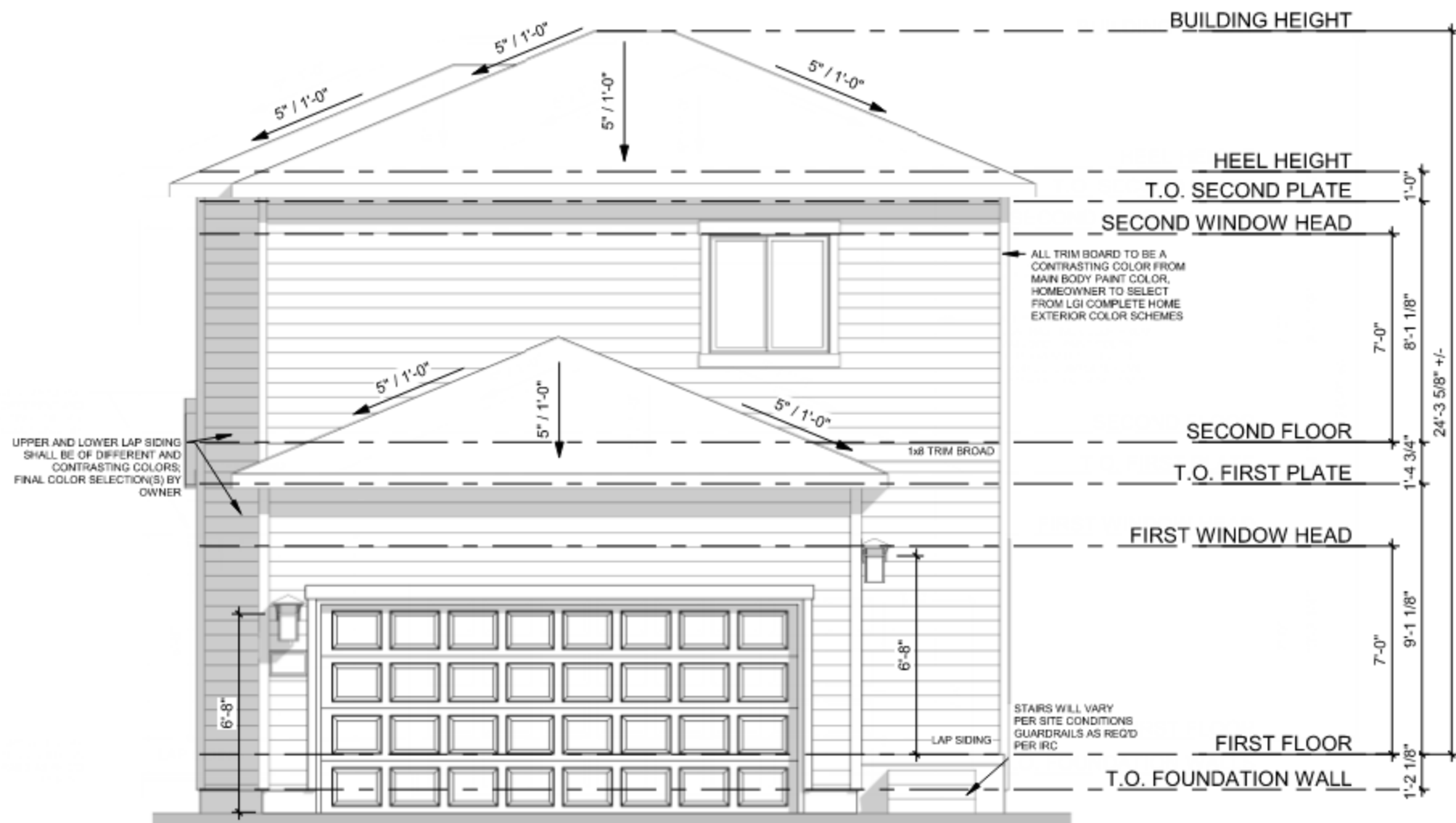
www.lgihomes.com

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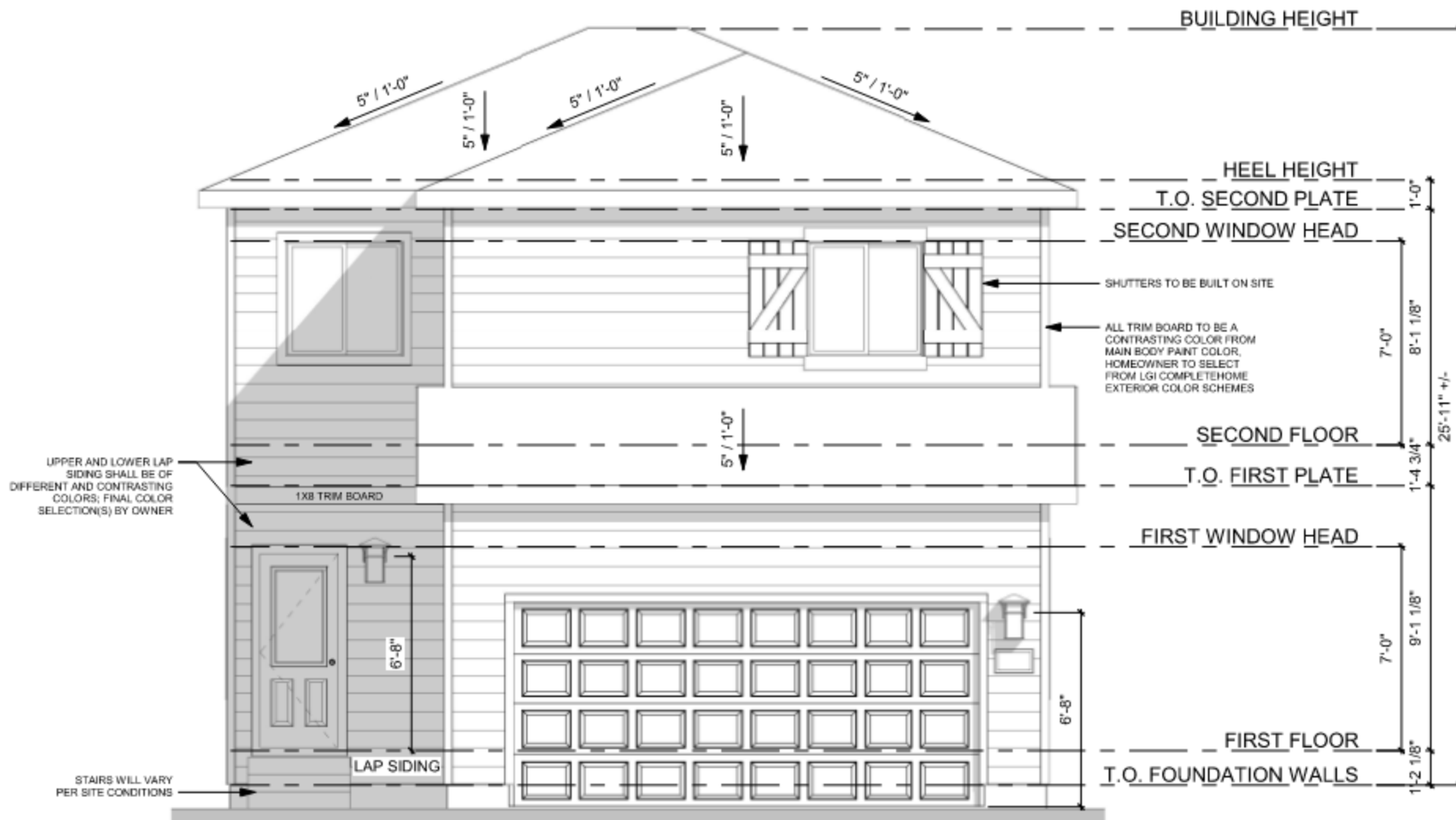
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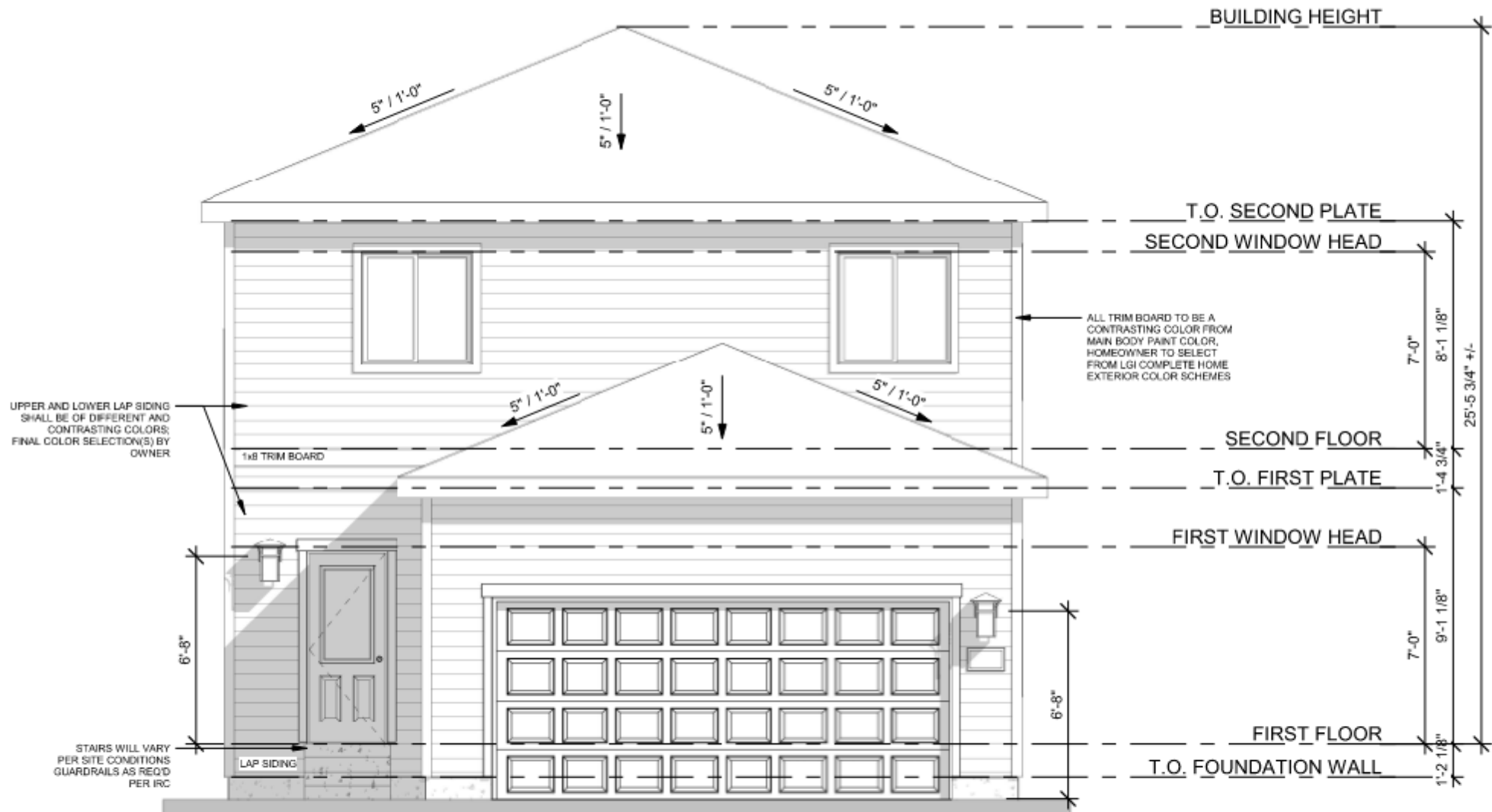
2 **REAR ELEVATION (ALLEY) - A**

1/4" = 1'-0"



1 REAR ELEVATION - ALLEY - A

Sheet 24x36 : 1/4" = 1'-0" Sheet 11x17 : 1/8" = 1'-0"



2 **REAR ELEVATION - ALLEY - A**

1/4" = 1'-0"

PLANNING COMMISSION INFORMATION

COMMUNITY DEVELOPMENT DEPARTMENT



Meeting Date:	June 26, 2025
Agenda Title/Subject:	Resolution 13 (Series 2025), a Resolution approving the Farmstead 3rd Filing Neighborhood Master Plan, and Ordinance 1354, an Ordinance amending the zoning map of the Town of Berthoud to rezone the Farmstead 3rd Filing property currently zoned PUD - Planned Unit Development to SR - Suburban Residential, SC – Suburban Commercial, and UR – Urban Residential.
Type of Item:	Public Hearing
Request:	Request to accept the Neighborhood Master Plan for the Farmstead 3rd Filing property and to change the existing zoning to align the proposed development with the vision found in the 2021 Comprehensive Plan future land use map.
Presented by:	Tawn Hillenbrand, Planning Manager

ATTACHMENTS:

- Staff Report with attachments
- Draft Resolution 13 (Series 2025) and Ordinance 1354

BACKGROUND:

The current request consists of four (4) undeveloped parcels. The four parcel total approximately 124-acres. Three of the subject parcels were annexed to the Town in 1997 while the fourth parcel was annexed in 1998. The four parcels were zoned PUD in April 2000.

The intent of the Neighborhood Master Plan and Rezone request, to rezone to SR - Suburban Residential, SC – Suburban Commercial, and UR – Urban Residential, is to align land uses with the vision and intent of the Comprehensive Plan and Future Land Use Map while also allowing the future development of the proposed residential and commercial lots. The Comprehensive Plan Future Land Use Map is not legislative in nature such as a zoning district boundary. The Future Land Use Map is a vision document to guide future development.

This is the second application for the Farmstead 3rd Filing Neighborhood Master Plan and Rezone. The first application was withdrawn by the applicant on September 12, 2024, to allow the applicant time to address requested changes, made by the school district, to the future school site location and to address neighbor concerns.

UPDATE/NEXT STEPS:

Tonight, the Planning Commission will hear two requests of the applicant. The first will be the Neighborhood Master Plan. The purpose of the Neighborhood Master Plan is to conceptualize the overall character of a future subdivision inclusive of “zoning, transportation, pedestrian network, parks, open space, subdivision identity standards and other amenities.” The second request is the Change of Zone which should be a simple public hearing if the Neighborhood Master Plan is approved as the Change of Zone is simply a map illustrating zoning boundaries which conform to the Neighborhood Master Plan

The applicant will be required to record the Neighborhood Master Plan and Change of Zone if approved by the Town Board of Trustees. Following recording of the documents, the next step would be a Preliminary Plat which would be presented in a public hearing before both the Planning Commission and the Town Board of Trustees. The Preliminary Plat review phase includes review of the Construction Documents (80%), referral agency review, analysis of the utilities and infrastructure planned for the project, off-site and on-site improvements, for example. If approved, the final planning process step would be a public hearing before the Planning Commission for a Final Plat. The Final Plat phase includes review of the Construction Documents (100%), referral agency review, analysis of the utilities and infrastructure planned for the project, off-site and on-site improvements, for example. The Final Plat can encompass all or a portion of the project. Both the Preliminary and Final platting must adhere to the Neighborhood Master Plan.

Referral agencies such as the school district, fire protection district, utility and infrastructure providers, for example have reviewed the Neighborhood Master Plan and the Change of Zone applications. Referral agency comments at this phase are incorporated into the Staff Report and are used by the applicant when they are preparing their next land use application materials for review. Sanitary sewer and water main engineering designs, the need for water dedication, and school bus stop locations, if needed, for example are reviewed at the Preliminary Plat and Final Plat stages. The developer will provide Construction Documents with these next two phases of development, and these will be reviewed by the Town Engineer and supportive agencies.

FISCAL IMPACT AND FUND SOURCE:

There is no negative impact to the Town in consideration of this request to rezone the property in conformance with the 2021 Comprehensive Plan update. Public notice is funded through fees paid by the applicant. Development review is funded through fees paid by the applicant.

COMMUNITY TOUCHSTONES:

Consideration of this request does not negatively impact community touchstones and in fact is supportive of the 2021 Comprehensive Plan update. The applicant's request for Neighborhood Master Plan and Rezone illustrates a change to align the proposal with the vision of continued growth within the Town's utility service area. Suburban Residential, Suburban Commercial, and Urban Residential zoning classifications are proposed and align more closely with the Comprehensive Plan's vision for all three districts. Additional open space and park space coupled with greater diversity of housing types have been provided.

RECOMMENDED ACTION(S):Neighborhood Master Plan

Staff recommends Planning Commission make a motion to recommend approval of the Farmstead 3rd Filing Neighborhood Master Plan to the Town Board of Trustees.

Rezoning

Staff recommends Planning Commission make a motion to recommend approval to the Town Board of Trustees of the Farmstead 3rd Filing Rezone request to rezone from PUD – Planned Unit Development to SR – Suburban Residential, SC – Suburban Commercial, and UR - Urban Residential.

PLANNING COMMISSION INFORMATION



COMMUNITY DEVELOPMENT DEPARTMENT

Meeting Date:	June 26, 2025
Agenda Title/Subject:	Informational update on implementing the Action Items found in the 2021 Comprehensive Plan update; Review of the 2021 Comprehensive Plan authority; vision, goals and strategies
Type of Item:	Regular Business
Purpose:	To provide the Planning Commission with information on current activities, past accomplishments, and work projections
Presented by:	Anne Johnson, Community Development Director

ATTACHMENTS:

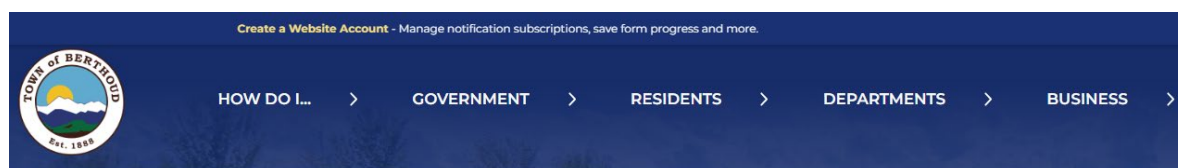
- Comprehensive Plan “report card”

BACKGROUND:

The method of ensuring the vision of a community is translated into action is through the adoption of a Comprehensive Plan. The Comprehensive Plan is similar to a road map in that it outlines the vision, identifies what is important, and provides an actionable list of activities to be implemented. The action plan is used to implement amendments to the land use code and to develop additional guidelines which ensure the Town's vision for all future development is upheld.

The Town of Berthoud updated its Comprehensive Plan in 2021. The plan refreshed the Town's goals and a vision for the future from the 2016 Comprehensive Plan. The Berthoud Comprehensive Plan is a guiding document utilized by staff to guide development and amend the land development code to reflect this vision, for example.

The purpose of this memo and the attached “report card” is to provide you with an update on the activities and accomplishments made toward implementing the Action Plan included on pages 4-3 through 4-6 of the 2021 Comprehensive Plan. The 2021 Comprehensive Plan can be found on the Town's website. See the Government tab at the top of the home page:



Click on the Government tab and then the Planning Commission tab. Scroll down to the eNotebook and item 4 is the 2021 Comprehensive Plan update.

UPDATE/NEXT STEPS:

Similar updates, a “report card” of sorts, has been previously provided to the Town Trustees on January 30, 2024, September 24, 2024 and June 10, 2025. The same information has been provided to the Planning Commission on July 25, 2024 and will be presented to the Planning Commission on June 26, 2025. Annual reporting to both bodies of government will be provided.

The Action Plan is used to set the staff work plans, the Town Board goals, and budgets. Several action plan items are accomplished, and others are in process. Several action plan items were reflected in the 2025 budget, implementation of other action plan items requires assistance from outside consultants, may be contingent upon grant awards, or may be presented in subsequent years’ budget requests.

FISCAL IMPACT AND FUND SOURCE:

There is no negative impact to the Town by providing this information. The Comprehensive Plan Action items are used for annual budgeting and work plan development purposes.

COMMUNITY TOUCHSTONES:

The three touchstones of resiliency, sustainability and promoting community identity are at the heart of the action plan items. This “report card” also illustrates staff’s commitment to uphold the community touchstones in budget forecasting, code amendments, and in daily conversations with the development community. Many department team members are collaborating on the implementation of the action items found in the three master plans.

RECOMMENDED ACTION(S):

This report is informational only. No action is required.

PLANNING COMMISSION INFORMATION



COMMUNITY DEVELOPMENT DEPARTMENT

Comprehensive Plan Report Card Key

Key:	Overlap with Open Space and Trail Plans
	Completed coupled with continuous implementation/improvement
	COMPLETED
	In process in 2025
	To be programmed
	Continuous work through development reivew

Town of Berthoud Comprehensive Plan Update 2021

Action Plan Implementation Report Card

Updated: 1/17/24; 6/3/2024; 7/16/2024; 9/16/24; 5/29/25

Item #	Action Item	Priority	Timeline	Completed/ Scheduled	Notes	Community Touchstones: Resilience, Sustainable, Community Identity	Potential input into Town-wide Sustainability Action Plan in
Achievable Goal: Maintaining a Strong Community Identity							
Topic: Community Design							
1	Prepare a 1st Street Corridor Plan that includes a comprehensive set of design guidelines similar in scope to the Mountain Avenue	2	ST	2023	Completed via Resolution 2023.09 on 4/25/2023; Development Code changes are underway and anticipated to be finalized in Q1 2024	R, S, CI	
2	Update the Development Code to include placemaking techniques that accentuate the Town's identity and provides for a mix of community spaces, amenities, programming, etc. that is distinct to Berthoud	3	ST	2026	Redevelopment activities underway will lead this initiative in tandem with Code amendments (2024/2025); The Town Trustees have indicated that placemaking/branding and historic preservation/history are strategic goals for 2024/25; Staff to utilize outcomes of the Branding Plan results in 2026 to update the Land Development Code, if	CI	
Topic: Community Brand							
3	Develop a community branding campaign that encapsulates Berthoud's identity for marketing purposes, including streetscape elements, gateway features, and adaptation to special districts like New Berthoud, 1st Street Corridor, etc.	2	MT	2025	This is in-process and the initial results were presented to the Town Board on May 27, 2025. An outside consulting team has been retained. The Town Trustees listed this plan as a strategic goal. Information obtained will be used in 2026 to update the Land Development Code, if	CI	
4	Prepare and implement a Wayfinding Signage Plan that reinforces Berthoud's community identity via a cohesive sequence of gateway, directional, identification and informational signage	2	MT		See #55 below and #2 above. Linked to #3. Staff completed a Sign Code audit and this was approved by the Town Board in 2024. Staff will coordinate regarding outcome of item #3 to develop Wayfinding	CI	
Achievable Goal: Environmental Sustainability							
Topic: Open Land Preservation							
5	Work with agricultural landowners to establish conservation easements and preserve productive open lands	2	ON	2023 & beyond	Strategic overview of options is in progress; The Town has received GOCO funding for acquisition of two properties; The Town has received funding from CWCB to develop a master plan of water and land for conservation purposes; Private property owner privacy is paramount to successful implementation	R, S, CI	Yes
6	Update the Development Code to include conservation subdivision provisions	1	ST	2022	The Conservation District, CD was created and is included in the Development Code	R, S, CI	Yes
7	Update the Parks, Open Space, Recreation and Trails Plan to include recommendations from the Open Lands Plan	2	ST	2025	The Town adopted an updated Open Space Plan in September, 2021. Staff to collaborate on the integration of Open Space Plan items into the Parks, Recreation and Trails plans. Board approved the update in early 2022. Staff conducted a community survey in June, 2024 and results were presented to the Trustees on August 27, 2024.	R, S, CI	Yes
8	Update the Development Code to include recommendations from the Open Lands Plan	2	ST	2025	Trustees approved Code amendments in 2024 to protect view corridors by lowering building height limitations and increasing the buffer required for sensitive areas (lakes and riparian areas).	R, S, CI	Yes

					required for sensitive areas (lakes and riparian areas).		
Topic: Hazard Mitigation							
9	Update the Community Wildfire Protection Plan	3	LT	2023	Completed via Ordinance 1327 (Series 2023) on 12/12/2023; Will seek continuous improvement to the plan with input from FPD. The Town will be required to adopt the Wildland Urban Interface regulations in late 2025. These will be presented with the Land Development Code	R, S	
10	Update the Development Code as needed to remain in compliance with CWCB recommendations for flood damage prevention	2	ON	2023	Completed via Ordinance 1321 (Series 2023) on 9/12/2023	R, S	
Topic: Habitat Protection							
11	Continue to protect environmentally sensitive areas including shorelines and riparian corridors that provide for wildlife habitats and other natural functions	1	ON	2024	Ordinance 1342 to PC on 6/27/24 and TB 8/27/24 and 9/10/24; to be accomplished with site-specific development proposals	R, S, CI	Yes
Topic: Viewshed Protection							
12	Update the Development Code to protect views of lake shorelines and other key viewsheds	2	ST	2024	Ordinance 1342 to PC on 6/27/24 and TB 8/27/24 and 9/10/24; to be accomplished with site-specific development proposals	R, S, CI	
Achievable Goal: Infrastructure Improvement							
Topic: Community Facilities							
13	Evaluate the potential to expand or enhance municipal services and programs to support a growing population and thriving business districts	2	ST	Continuous	Evaluation and planning for expansion of Public Works/Utilities facilities is underway; Assessment/fee study occurred in 2024 and programming/ budgeting for improvements is ongoing	R, S, CI	
14	Collaborate with local public safety service agencies to evaluate levels of service and potential needs for expansion, staffing, new facilities and equipment, service improvements, etc. to support the Town's growth and development	2	ON	Continuous	Referral agencies are provided an opportunity to review development applications; collaboration with the Fire Protection District and the School Districts are on-going.	R, S, CI	
Topic: Utility Systems							
15	Assess the need to expand water, sewer and/or wastewater utility lines to new areas of growth and development, including the potential for new or expanded lift stations, wells, reservoirs, and	2	ST	Continuous	See #13. Evaluation and planning for expansion of Public Works/Utilities facilities is underway.	R, S	
16	Coordinate with developers and homebuilders to integrate best practices in stormwater management as part of new development or redeveloped sites	3	ON	Continuous	To be accomplished with site-specific development proposals and MS4 review. The Engineering Development Review Manager collaborates with the building and development community to stay in front of	R, S	Yes
17	Coordinate with transportation agencies to integrate best practices in stormwater management as part of new or improved roadway infrastructure	3	ON	Continuous	On-going participation with NFR MPO; Ride-share and mass transit. Enhance collaboration through referral agency coordination.	R, S, CI	Yes

Achievable Goal: Managed Growth							
Topic: Land Use							
18	Update the Development code to support transect-based planning approach	2	ST	2024	Ordinance 1342 to PC on 6/27/24 and TB 8/27/24 and 9/10/24; to be accomplished with site-specific development proposals	R, S, CI	
19	Update the Development Code to incentivize infill development, adaptive reuse, and redevelopment of underutilized or vacant properties	2	MT	2025	Ordinance 1342 to PC on 6/27/24 and TB 8/27/24 and 9/10/24; to be accomplished with site-specific development proposals	R, S, CI	
Topic: Intergovernmental Coordination							
20	Update the Berthoud/Larimer County Intergovernmental Agreement as needed to address matters of mutual land use concern within the GMA	3	ON	2025	Project initiated amongst Planning Staff from each agency. Staff initiated discussion in 2024, provided a draft IGA in early 2025 and have not heard from the County. Staff reached out on May 29, 2025 for	R, S, CI	
21	Update the Berthoud/Weld County Intergovernmental Agreement as needed to address matters of mutual land use concern within	3	ON		Staff has initiated the desire to meet with the Weld County Planning Dir	R, S, CI	
Topic: Annexation							
22	Adopt a Three Mile Area plan in accordance with CRS 31-12-105	2	ST	Continuous	Completed via Ordinance 1328 (Series 2023) on 12/12/2023; Ordinance 1350 on 12/10/24; and will be an annual occurrence.	R, S, CI	
23	Annually adopt a resolution updating the Town's Three Mile Area Plan in accordance with CRS 31-12-105	3	ON	Continuous	Will schedule for Q4 each year	R, S, CI	
Topic: Other							
24	Update the Zoning Map to be consistent with the Future Land Use Map	1	ST	Continuous	As development occurs, the transition from Euclidian zoning to transect-zoning is encouraged; This is being accomplished on a case-by-case basis with land use applications	R, S, CI	
25	Update the Development Code to ensure the sign regulations are legally compliant with content-neutrality standards	1	ST	2024	Ordinance 1334 in 2024	R, CI	
Achievable Goal: Economic Resiliency							
Topic: Business Retention							
26	Conduct a business survey to gain a deeper understanding of the needs, concerns, and ideas of business owners and employees	1	ST	2024-25	Economic Development collaborates with Larimer County (Business Retention) activities every year; The Town Trustees have indicated that placemaking/branding/economic development is a strategic goal for	R, S	
27	Update the development Code to encourage existing ground floor retail and restaurant uses and second floor residential and offices uses in the Downtown district	1	ST	2025	Residential portion will be part of the Housing Assessment starting in	R, S, CI	
Topic: Business Attraction							
28	Conduct a market study to understand the local business supply and demand	1	ST	2024/25	Economic Development; The Town Trustees have indicated that placemaking/branding/economic development is a strategic goal for	R, S	
29	Prepare town and site marketing materials that can be readily shared with prospective businesses, brokers, and investors	2	ST	2025	Economic Development; The Town Trustees have indicated that placemaking/branding/economic development is a strategic goal for	R, S	
30	Promote Berthoud at International Council of Shopping Centers (ICSC) events	1	ST	Continuous	Staff attended this event in May, 2025	R, S, CI	
Topic: Other							
31	Update the Berthoud Business Development Strategic Plan	1	ST		2024 by Economic Development; The Town Trustees have indicated that placemaking/branding/economic development is a strategic goal for	R, S	

Achievable Goal: Housing Diversity							
Topic: Attainable Housing							
32	Conduct a housing survey to gain a deeper understanding of community needs and preferences regarding housing	2	MT	2025	The Town Trustees adopted the Housing Diversity Plan on 4/22/2025. This plan was grant-funded from a DOLA award in 2023. The Town received a second DOLA award in 2025 to continue the progress.	R, S	
33	Promote a range of housing options (e.g. detached single-family homes, condominiums, townhouses, duplexes, apartments, assisted and independent senior living, live/work spaces, ADU's, etc.) that meet varying budgets, needs, and life stages	2	ON	2025	Staff has conducted a series of work sessions with the Planning Commission and Town Trustees starting with 12/3/2024, 1/21/2025 and downtown walk-arounds in late winter, 2025. Staff has held meetings with the development and building communities for additional input. A work session is planned for July 29, 2025 to confirm code revisions and integration of the Housing Diversity Plan.	R, S, CI	
Topic: Zoning Consistency							
34	Update the Development Code as needed to ensure appropriate housing options are listed as permitted or special uses in the applicable zoning districts	2	ON	2025	Residential portion will be part of the Housing Assessment starting in Q1 2025	R, S, CI	
35	Update the Development Code as needed to ensure residential district standards (e.g. lot size, density, height, units above commercial uses, etc.) allow for a range of housing types	2	ON	2025	Residential portion will be part of the Housing Assessment starting in Q1 2025	R, S, CI	
36	Review the Development Code as needed for opportunities to reduce housing costs (e.g. density bonuses) and increase housing supply (e.g. apartments)	2	ON	2025	Residential portion will be part of the Housing Assessment starting in Q1 2025	R, S, CI	
Achievable Goal: Transportation Enhancement							
Topic: Multimodal Mobility							
37	Prepare a multimodal transportation plan for Berthoud and the growth management area	2	ST	2025	The Town has retained Fehr & Peers to review options to develop a community-wide transportation plan; The Town is soliciting input from third party consultants to prepare a more detailed infrastructure plan for the Innovation District and this input will be presented to the Town in 2025.	R, S	Yes
38	Prepare an Active Transportation Plan including Safe Routes to School	3	MT	2025	In 2025, staff has engaged work with a third party vendor to develop a community wide traffic model. Future budget requests may include funding for the full traffic model, inclusive of trails and sidewalks.	R, S, CI	Yes
39	Coordinate with the NFRMPO and surrounding jurisdictions to implement the projects identified in the NFRMPO Regional Transportation Plan	2	ON	Continuous		R, S	Yes
40	Complete a 1st Street Corridor Study	2	ST	2023	Completed via Resolution 2023.09 on 4/25/2023; Development Code changes are underway and anticipated to be finalized in Q1 2024	R, S, CI	
41	Advance recommendations from the Mountain Avenue Corridor	3	ON	Continuous		CI	
42	Work collaboratively with CDOT and regional partners to implement improvements on regional corridors such as I-25, US 160, and SR 160	2	ON	Continuous	Roundabout construction at I-25 completed in 2024	R, S, CI	Yes
43	Require right-of-way dedication at time of development to implement the multimodal transportation network as shown on the Transportation Framework Map	1	ON	Continuous		R, S	
44	Evaluate the feasibility of parallel roadway alignment between County Line Road and I-25 to expand the transportation network and to support reliable mobility on Mountain Avenue/SH 56	2	LT	2025	In 2025, staff from Berthoud and Mead collaborated on a grant application to start on this work.	R, S	Yes

Topic: Transit							
45	Prepare a Transit Assessment to determine near-term and long-term services and operations	1	ST	2022	Completed in 2022.	R, S	Yes
46	Coordinate with CDOT on the Berthoud Mobility Hub to accommodate ride share, local transit, and other emerging	2	ST	Continuous		R, S	Yes
47	Monitor the progress and planning for Front Range Passenger Rail	3	ON	Continuous		R, S, CI	Yes
Topic: Accessibility							
48	Adopt a complete streets policy to encourage design standards to incorporate for all modes	3	MT	Partially Complete	BMC 30-2-105 requires Complete Streets. Additional policy development may be pursued in 2025/26.	R, S, CI	Yes
49	Maintain and periodically update the Americans with Disabilities Act (ADA) Transition Plan	3	ON	Continuous	Currently in year 3 of the 5-year Sidewalk improvement plan, updating Old Town area sidewalks and ramps to ADA standards. Additionally all sidewalks adjacent to yearly road improvements are also updated.	R, S, CI	
50	Incorporate sidewalks, bicycle facilities, and trails into the development review process; require the right-of-way to be provided or the facilities to be constructed as new developments are approved	1	ON	Continuous	This is a point of discussion with all developers during pre-application processes as well as during development review consistent with BMC 30-2-105	R, S, CI	Yes
51	Connect the on-street bicycle and pedestrian facilities with the trail network to encourage bicycling and walking for recreational and travel purposes	3	ON	Continuous	This is a point of discussion with all developers during pre-application processes as well as during development review. Tier 2 and 3 Bike lane improvements completed in 2022-23 by town.	R, S, CI	Yes
Topic: Trails							
52	Complete the regional non-motorized corridor connections, as determined by the NFRMPO 2016 Non-Motorized Plan	3	LT	Continuous	This is a point of discussion with all developers during pre-application processes as well as during development review; Staff will review for all annual budget prep work. Design with Loveland for Front Range Trail connection is in progress. Loveland currently working on Eagle Vista Open Space management, possible trail construction starting in	R, S, CI	Yes
Topic: Parking							
53	Complete a Downtown Parking Study to analyze on-street parking use, parking requirements, and determine appropriate parking strategies, as needed	3	MT		Economic Development will propose retaining the services of an outside consultant	R, S, CI	
54	Revise the land use code to include transportation amenities such as drop-off locations and shared parking (i.e. parking used for one use during the day and another use in the evening) in all mixed and non-residential uses	3	ST		Community Development will propose retaining the services of transportation planners/engineers to complete this task in 2026	R, S, CI	
Topic: Wayfinding							
55	Expand wayfinding to direct drivers, cyclists, and pedestrians to key community destination such as downtown, business districts, recreation centers, parks and open space	2	MT		See #3 above; The Town Trustees have indicated that placemaking/branding/economic development is a strategic goal for 2024/25	CI	

recreation centers, parks and open space					2024/25		
Topic: Other							
56	Preserve right-of-way for future roadway widening as identified in the Transportation Framework Map	1	ON	Continuous	This is a point of discussion with all developers during pre-application processes as well as during development review; Staff will review for all annual budget prep work	R, S	
57	Pursue grant funding to supplement Town capital improvement projects	2	ON	Continuous	Town Staff continuously monitors the list of projects and upcoming grant funding cycles for alignment; Town needs to budget every year to create "shovel ready" projects for grant funding opportunities	R, S	
58	Continue to engage in NFRMPO planning and activities to ensure the Town's interests are represented at the regional level	3	ON	Continuous	The Town has representation on staff-level committees	R, S	Yes
Key:	Overlap with Open Space and Trail Plans						
	Completed coupled with continuous implementation/improvement						
	COMPLETED						
	In process in 2025						
	To be programmed						
	Continuous work through development review						

PLANNING COMMISSION

COMMUNITY DEVELOPMENT DEPARTMENT



Meeting Date:	June 26, 2025
Agenda Title/Subject:	Informational update on implementing the Action Plan found in the 2025 Housing Diversity Plan adopted on April 22, 025
Type of Item:	Regular Item
Purpose:	To provide the Planning Commission with an update on the decision of the Town Board of Trustees with information on current activities to propel the action plan for the Housing Diversity Plan forward regarding Ordinance 847
Presented by:	Anne Johnson, Community Development Director

ATTACHMENTS

- Ordinance 847

BACKGROUND:

Berthoud was awarded funds through the DOLA More Housing Now Grant program in late 2023. A Request for Proposals was issued, and the contract work was awarded to Ayres Associates in early Summer, 2025. The Berthoud Housing Steering Committee was formed with the Planning Commissioners along with representatives from the Loveland Housing Authority, School District, Berthoud Habitat for Humanity and two members of the Board of Trustees. Meetings were held approximately once per month for nine months.

Public engagement events including Oktoberfest, sporting events, stakeholder meetings, and a survey resulted in valuable insight for the Steering Committee. Ayres Associates concluded the public engagement period, collected strategies from the Berthoud Housing Steering Committee and presented findings to the Steering Committee on December 12, 2024, February 13, 2025 and to the Town Board of Trustees on March 11, 2025.

The Housing Steering Committee approved the final draft on April 10 followed by the Town Board's approval on April 22, 2025. A brief history of the Housing Diversity Plan and adherence to additional requirements can be found below:

- Note that the State enacted SB24-174 in 2024. SB24-174 requires Berthoud to complete a Housing Needs Assessment before December 31, 2026. This requirement occurred after Berthoud received the grant to perform a Housing Diversity study.
- DOLA was proactive and reviewed the current Housing Diversity study with the requirements of the Housing Needs Assessment and found that the Berthoud product was very close to meeting the requirements of SB24-174. Ayres has made adjustments to the text of the report in April and are waiting to make final adjustments

to the Action Plan during the Summer, 2025 with input from DOLA. The document will be finalized late Summer, 2025.

- Berthoud will not have to perform a separate Housing Needs Assessment. All qualifying communities in Colorado are now required to perform a Housing Needs Assessment every six years. This will be Berthoud's first submittal and the next Assessment could potentially be rolled into the Comprehensive Plan update which may start in 2029.

The Housing Diversity Plan will be updated to reflect the new baseline calculator provided by DOLA after the plan was presented to the Planning Commission, Housing Diversity Study Group and the Town Board of Trustees.

Berthoud's Baseline
39 Housing Units by December 31, 2026
<i>Original: <u>October, 2023</u></i>
• < \$425,840 ownership • <1,670/month rent • Result: 4 units to date
<i>Revised: <u>May, 2025</u></i>
• < \$501,607 ownership • <1,669/month rent • Result: 65 units to date

The Housing Diversity Plan adopted by Resolution 07 (2025) on April 22, 2025 contains long-term and short-term goals for the Town to analyze and determine if they are right for the Town. Findings of each goal will be shared with the Town Trustees and Planning Commission as the analysis is completed.

Short-term goals as listed below along with a brief description of where the goal is in process. On April 22, 2025, staff indicated to the Trustees that the following analysis would be implemented within one year (April, 2026). Implementation includes analysis, policy development and adoption, as needed for the following:

- Expedited development review process
 - The Town through its participation in Proposition 123, was eligible to apply for, and received a Local Planning Capacity Grant. This grant was accepted by the Trustees on May 27, 205 and enables staff to retain a third-party consultant to assist staff in the following activities which shall be completed before the end of 2025.
 - Develop a guidebook for developments which include more than 50% attainable housing product. The guidebook will offer an expedited review process for Site Plans should any developers propose multi-family products for attainable housing in Berthoud.
 - Develop process flow diagrams to illustrate the difference between the standard land development, building and engineering processes compared to those of the expedited process.
- Land and Water Banking funding research
 - A portion of the Local Planning Capacity Grant will be utilized to identify sources of funding to develop land and water banking programs. The intent of this research includes presenting findings and options to determine what may be the best path forward for Berthoud.

- Amend Development Code Standards to increase the number of housing products required to meet diversity standards based on aesthetic discussions held with the Trustees on December 3, 2024, January 21, 2025 and the downtown walk-around tours held in February, 2025.
- Town Staff will meet with those in the Berthoud affordable housing industry to draft initial goals and expected outcomes for a Housing Consortium. Staff has been attending regional housing meetings including those supported by the Northern Colorado Foundation, DOLA and the City of Loveland.
 - The Housing Consortium will lead an engagement and education campaign regarding housing diversity.
- Review the intent of Ordinance 847 and identify opportunities to increase Town funding to non-profit housing organizations. The Town Trustees may review the fiscal analysis found on the following page to determine if they'd like to increase the number of units eligible each year and if so, what the new number will be over the current maximum of two fee waivers per year. Staff will prepare an amended Ordinance for consideration at an upcoming Trustee meeting.
 - The Town will review incentives to offer developers of market-rate (for-profit) attainable housing and will present these findings to the Trustees. These findings will require a higher level of analysis.

Long-term are listed below along with a brief program synopsis:

- Funding programs
 - An Inclusionary Housing Ordinance is one option to fund land and water banking through development review and will be studied.
- Expedited development review for all land use development applications may be presented to the Trustees at their July 29, 2025 work session.
- Development Code updates are an on-going process of implementation, review and continuous improvement. However, the July 29, 2025
- Land and Water Banking program development, if agreeable to the Town will be formally developed.
- Developing strategic partnerships is an on-going process and will be enhanced through the implementation of all goals.

UPDATE/NEXT STEPS:

The Town Trustees accepted the Action Plan associated with Housing Diversity Plan on April 22, 2025. The short-term action items listed above will be implemented and brought back to the Trustees.

FISCAL IMPACT AND FUND SOURCE:

The fiscal analysis of options to consider in amending Ordinance 847 can be found on the following page.

COMMUNITY TOUCHSTONES:

Diverse housing strengthens the Town's sustainability and resiliency goals and is an outcome listed in the 2021 Comprehensive Plan update. Economic development and vitality are important to the Town and having diverse housing options and enabling Code language will support the Town's goal of retaining and growing local businesses and attracting new businesses when their employees are able to afford to live in Berthoud.

RECOMMENDED ACTION(S):

This information is being presented to keep the Planning Commission informed of progress being made toward implementation of the Housing Diversity Plan.

PLANNING COMMISSION



COMMUNITY DEVELOPMENT DEPARTMENT

Ordinance 847 History

Date of Town Board approval	Address	Builder	Resulting cost of building permit*	Fees Waived					* NOTES: Fees that could not be waived
				Town	SAFEBuilt	Raw Water Waived	Total Town fee waived	Total amount waived	
10/10/2024	1768 N 4th Street	Habitat for Humanity	\$ 13,445.00	\$ 17,835.76	\$ 4,160.63	\$ 25,000.00	\$ 42,835.76	\$ 46,996.39	ALFA Line, sewer and water tap/plant investment fees
10/10/2024	1772 N 4th Street	Habitat for Humanity	\$ 13,445.00	\$ 17,835.76	\$ 4,160.63	\$ 25,000.00	\$ 42,835.76	\$ 46,996.39	sewer and water tap/plant investment fees
10/24/2023	1766 N 4th Street	Habitat for Humanity	\$ 11,830.00	\$ 21,511.00	\$ 4,196.00		\$ 21,511.00	\$ 25,707.00	sewer and water tap/plant investment fees
1/22/2023	1700 N 4th Street	Habitat for Humanity	\$ 11,755.00	\$ 14,987.45	Unknown		\$ 14,987.45	\$ 14,987.45	sewer and water tap/plant investment fees
3/25/2014	1720 N 4th Street	Habitat for Humanity	\$ 11,755.00	\$ 21,710.37	Unknown		\$ 21,710.37	\$ 21,710.37	sewer and water tap/plant investment fees
4/25/2009	1716 N 4th Street	Habitat for Humanity	\$ 11,755.00	\$ 13,102.42	Unknown		\$ 13,102.42	\$ 13,102.42	sewer and water tap/plant investment fees

Options for potential amendment to Ordinance 847 - Non-Profit Organization as Recipient

Financial Review

Projected permit fee waiver for Town and SAFEBuilt	Quantity of Building Permits/Year				
	2	5	10	15	20
Town waiver inclusive of SFE	\$ 90,000.00	\$ 225,000.00	\$ 450,000.00	\$ 675,000.00	\$ 900,000.00
Town waiver exclusive of SFE	\$ 40,000.00	\$ 100,000.00	\$ 200,000.00	\$ 300,000.00	\$ 400,000.00
SAFEBuilt waiver	\$ 10,000.00	\$ 25,000.00	\$ 50,000.00	\$ 75,000.00	\$ 100,000.00
Total exclusive of SFE	\$ 50,000.00	\$ 125,000.00	\$ 250,000.00	\$ 375,000.00	\$ 500,000.00
Total inclusive of SFE	\$ 100,000.00	\$ 250,000.00	\$ 500,000.00	\$ 750,000.00	\$ 1,000,000.00

ORDINANCE NO. 847

AN ORDINANCE TO PROMOTE HOME OWNERSHIP FOR PERSONS OF LOWER INCOME IN THE TOWN OF BERTHOUD, LARIMER AND WELD COUNTIES, COLORADO

WHEREAS, the Board of Trustees has determined that it is necessary to preserve the economic diversity of the Berthoud community; and,

WHEREAS, construction costs for single family homes coupled with increased municipal fees have made it difficult, if not impossible, for persons of lower income to purchase a home and thereby participate in the community as home owners; and,

WHEREAS, the Board of Trustees has determined that it is appropriate to waive a portion or all of the fees collected by the Town of Berthoud for those non-profit and tax-exempt organizations which encourage or provide opportunities for home ownership to persons with lower incomes;

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE TOWN OF BERTHOUD, LARIMER AND WELD COUNTIES, COLORADO:

Section 1.

Berthoud Habitat for Humanity, or other non-profit tax-exempt organizations comparable to Habitat for Humanity, may make application to the Board of Trustees for the waiver of a portion of or all capital investment fees, raw water dedication fees, building permit fees, park development fees, park acquisition fees and other capital related fees collected by the Town.

As a condition of the Town's waiver of these fees, the non-profit tax-exempt organization must contractually agree that, for a period of ten (10) years the property will be owned and occupied by an individual or family which would be classified economically as low income. If, during this period, there is a transfer of the property or occupancy of the property to a person or persons who do not qualify as low income, according to the Larimer County income guidelines, then the Town will be entitled to payment of the then current fees for a comparable dwelling unit.

The Town Board will consider waiving these fees for a maximum of two houses per year.

In order to assist in establishing sufficient funds to further Habitat for Humanity's low income housing purposes, the Board of Trustees hereby waives the

fees which are due for the residence constructed at 106 Welch Avenue, Berthoud, Colorado. All profits generated from the first sale of the residence must be used to construct low income housing or develop the land for low income housing within Berthoud.

Section 2. Effective Date

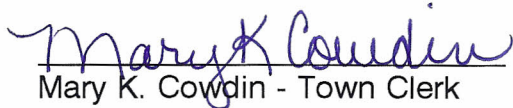
The Board of Trustees of the Town of Berthoud herewith finds, determines and designates that this ordinance shall take effect and be in force thirty (30) days after publication.

At its meeting on March 14, 2000, a public hearing was set by the Board of Trustees of the Town of Berthoud for its meeting held on the 28th day of March, 2000. After the public hearing, the Ordinance was read, passed and ordered published by the Board of Trustees at its meeting this 28th day of March, 2000.

TOWN OF BERTHOUD

ATTEST:


Richard Strachan - Mayor


Mary K. Cowdin - Town Clerk

Published: 3-30-00