

TOWN OF BERTHOUD
PLANNING COMMISSION
REGULAR MEETING
February 27, 2020
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1. **Call to Order** – The Planning Commission convened a regular meeting on February 27, 2020. Chairman Dowker called the meeting to order at 6:03 p.m.
2. **Roll Call** – Members present: Jan Dowker Chairman, Patrick Dillon, Danielle Trotta, Jeff Butler, and Matt Rood.

Members absent: Sean Murphy and Kelsey Byron

Staff present: Curt Freese and Adam Olinger

3. **Consent Agenda** – Minutes from the meeting of November 14, 2019. Motion to approve by Commissioner Butler. Seconded by Commissioner Trotta. With all commissioners in favor, THE MOTION CARRIED.

Minutes from the February 10, 2020 Special Meeting. Motion to approve by Commissioner Butler. Seconded by Commissioner Trotta. With Commissioners Rood and Dowker abstaining and all other commissioners in favor, THE MOTION CARRIED.

4. **Public Hearing: Harvest Ridge South Preliminary Plat for 66 Single Family lots on 26.12 acres, Alex Hoime owner/agent**

Mr. Freese presented the agenda item, giving an overview of the property and the plan. The property is located south of the existing Harvest Ridge North project, and borders Berthoud Parkway to the east. The property is currently zoned R-1, and is intended to remain as estate lots. The preferred land use plan identifies the area as low density residential, which the project would comply with. The project would create 66 single family lots on a 26.12 acre property, with most lots being around .25 acres. The 10% open space requirement has been met with the installation of a regional trail along the eastern edge of the project. This trail also acts as a buffer between the residential homes and the traffic on Berthoud Parkway. Road connections have been put in place to connect to future projects to the south if the property owner should ever decide to annex into town. The project will not be in a metro district, and instead will be HOA governed. Staff recommends approval with the condition of 6 foot wide tree lawns.

Alex Hoime, the project applicant, presented more on the agenda item. High quality fencing will also be put in along major roads and the project's boundaries. R-2 zoning was suggested during the concept plan phase, but the applicant wanted to maintain the R-1 style that was used in the Harvest Ridge North project. The applicant also straighter the roads and created T-intersections as suggested by staff and noted that an easement was created to install irrigation lines to the property to the south so the owner can continue to farm his land.

Commissioner Dowker opened the public hearing at 6:42pm.

Resident Charlene Brehm, 1321 W County Road 4E addressed the commissioners regarding the traffic near her property and the project. She wants the intersection of Berthoud Parkway and County Road 4E to be converted into a four way stop due to the projected increase in traffic in that area.

Resident Bill Johnson, 985 S Berthoud Parkway addressed the irrigation lines promised to him by the project applicant. He wants specific dates of when these lines will be installed. Mr. Hoime noted that the exact date has yet to be finalized, but it will be reasonable to consider the lines to be installed by the beginning of development. Mr. Johnson then inquired about the buffer plan for William Way and Charles Street, so that lights from cars don't shine into his house. Mr. Hoime explained that some kind of buffer will be put in place, but Charles Street has to stay relatively open in case any future development were to ever occur. He also explained that Charles Street was set to align roughly 30' to the west of Mr. Johnson's house, so that the street would serve his house should development ever occur. A five foot privacy fence will be located on the back sides of all properties to help buffer the light. Mr. Johnson then spoke about his concerns over the look of the wastewater retention ponds. He would like for the ponds to be grassed, unlike the ones at Heron Pointe. Mr. Hoime responded by confirming the ponds will be landscaped with grass, trees, and shrubs, but he is open to other suggestions. The vegetation to be installed is designed to completely drain, and the pond's elevation is relatively high, so it should not look like Heron Pointe's drain. Mr. Johnson brought up his final question of whether or not Berthoud Parkway will be widened. Mr. Hoime explained that left turn lanes will be installed at both the north and south locations during phase two of the project. He then confirmed that they will extend past Mr. Johnson's driveway.

Commissioner Dowker closed the public hearing at 7:09pm.

Commissioner Butler asked about fencing along Berthoud Parkway. Mr. Hoime did not think that fencing was necessary, as the landscaping provided enough of a buffer. Commissioner Butler then asked if the proposed native grasses at the retention pond would be improved or left untouched. Mr. Hoime responded that they would be improved in order to limit overgrowth and unwanted weeds from appearing. Commissioner Butler next inquired about the specifics of the connector road to the pocket park. Mr. Hoime explained that it will be an HOA maintained private road and will likely be made of asphalt. He then said that HOA fees will be around \$1,000 a year, but it has not been officially determined yet. Butler then expressed his concern with the location of the pocket park, and whether or not residents will feel excluded by its tucked away location. Mr. Hoime responded that it will be visible to residents as they enter the project and will be well connected by two trails.

Commissioner Dowker stated her appreciation of the trail connections to the park and the loop around the property in the northwest portion of the project.

Commissioner Butler asked for clarification of what was meant by artwork. Mr. Hoime explained that artwork will be installed in addition to the entrance sign, but does not have rendering as the project is still in the brainstorming phase, but it will be inspired by the history of the area.

Commissioner Dillon wanted clarification of the street names. Mr. Hoime clarified that they are Eliza Avenue, Burt Avenue, Swan Peter Drive, William Way, & Charles Street. Dillon was also concerned that the lots to the west of Charles Street are left out of the amenities because of

their distance. Mr. Hoime explained that the reason the amenities are mostly located to the east is because he wanted to preserve many of the trees already located on the property. He also argued that the project is small enough that the lots in the southwest corner of the project still have easy access to the amenities. Dillon then inquired about the approximate price of homes, to which Mr. Hoime estimated that they would be similar to Harvest Ridge North, roughly \$650K-\$850K.

MOTION by Commissioner Butler to approve Harvest Ridge South Preliminary Plat for 66 Single Family lots on 26.12 acres subject to the following recommendations:

- The installation of a six foot tree lawn along all properties.
- The installation of a water pipeline to Mr. Johnson's property as soon as reasonably possible.
- The town and Mr. Hoime explore whether a four way stop should be installed at Berthoud Parkway and County Road 4 E to Larimer County.
- Improvements are made to the retention pond in Tract C to above Town Standards.
 - Commissioner Dowker amends the last point to only improve detention pond given feedback received tonight.
 - Commissioner Butler allows, Commissioner Rood seconds. All in favor THE AMENDMENT CARRIED.

Seconded by Commissioner Dillon.

All in favor THE MOTION CARRIED.

5. Reports

Mr. Freese introduced Adam Olinger as the new Planner I with the Town. Mr. Freese also introduced Shana Zimmerschied and Laura Sholl, who were not present, as the new Building Technicians. Mr. Freese also reported that the Comprehensive Plan Steering Committee will meet on March 25th at 10am, and that because the Board of Trustees appointed all of its members to the committee, the meetings are considered public meetings and anybody is welcome to attend. Mr. Freese then spoke about the successful affordable housing tour of Prariestar given to staff and Board members from the Town of Frederick, in which half of the Town of Berthoud Board of Trustees and Planning Commissioners attended. Finally, Mr. Freese reminded the Commissioners of the NetZero Summit in Loveland on March 5th, and that the Town would pay the registration fee for any commissioner interested in attending.

Meeting adjourned at 7:42 pm.