

1. **Call to Order** – The Planning Commission convened a regular meeting on October 10, 2019. Chairman Dowker called the meeting to order at 7:04 p.m.
2. **Roll Call** – Members present: Jan Dowker Chairman, Jeff Butler, Patrick Dillon, Sean Murphy, Matt Rood and Danielle Trotta.
Members absent: Kelsey Byron
Staff present: Curt Freese and Pam Gehringer.
3. **Consent Agenda** – Minutes from meeting of August 22, 2019. Motion to approve by Commissioner Butler. Seconded by Commissioner Murphy. With all other commissioners in favor, THE MOTION CARRIED.
4. **Public Hearing Hammond Fifth Filing Preliminary Plat-**
Mr. Freese presented the agenda item, which was a request for Preliminary Plat approval for a 33.21 acre development comprised of 31 total dwelling units located west of Berthoud Parkway, east of Hwy 287 and South of 10E. Mr. Freese explained the Preliminary Plat process for the new committee members and put forth that it meets all the conditions for approval. States there may still be on/off ramp, no lots are platted in that area, it constitutes a loss of 3 lots.

Commissioner Butler requested clarification on references in the documents that indicate the extension of Timberline and Nicholson. Mr Hammond clarified from the audience that Timberline was unnamed on previous documents. This was further clarified later by Kristin from TB Group.

Kristin Turner, TB Group represented the owner Lynn Hammond. She showed a map for orientation, described the property and boundaries, explained the stub outs, and indicated they were still working with CDOT regarding the on/off ramps. She spoke regarding the tree lawns, landscaping and described trails and connectivity. Wood cedar fencing would also be erected going forward. Ms. Turner remarked that the project was well within compliance of development code.

Attorney Roger Clark from Loveland introduced himself as representing Mr. Hammond and owner partners to the South. He then introduced Mr. Lynn Hammond who gave a brief history regarding his acquisition and ownership of the property.

Commissioner Butler asked Mr. Hammond if the 5 acres to the South were platted?

Mr. Hammond replied Yes they were approved in 1977. He went on to talk about the 4 water taps on the property and that Little Thompson Water District would not allow for them to be moved.

Mr. Freese stated that if annexed, there is an IGA in place and that the town would be required to waive right to serve with that annexation.

Chairman Dowker opened the public hearing at 7:48 pm.

Resident Lisa Dereszynski, 2153 Tabor Street spoke about the fact that her neighbor was told by the builder when she purchased her home a year ago that there would be no development. Now concerned about townhomes and their effect on property values.

Resident Sharon Wertepney, 2163 Tabor spoke about the fact she was told this property would not be developed for at least 10 years by her builder. She was concerned about the commercial development along with the on/off ramps and their intended use.

Mr. Freese indicated the on/off ramp was currently off the table but leaving the space for potential in the future. As far as future development of the 20 acres to the South, it could have been higher density, but was mitigated by the town. No gas stations, or big box stores would be allowed but walkable things such as hotels, coffee shops, gas stations could be.

Chairman Dowker closed the public hearing at 7:55 pm.

Commissioner Butler empathized with the residents regarding the incorrect information they were given by their builder. He indicated this current proposal is much less dense than originally proposed and that the town has done an excellent job mitigating that.

Mr. Freese referenced an email from resident Randall Howard as the only other public comment that was received.

Commissioner Dillon commented he likes this project, but in the future hopes there can be more product diversity, commercial and townhomes.

Commissioner Murphy indicated he appreciates the North and South working together for resolution. He stated that he would also like to see more product diversity in the future. He made reference to sight lines and view corridors. He inquired if drainage easement issues on the South have been resolved.

Mr. Freese indicated drainage is being resolved and will be by Final Plat.

Chairman Dowker indicated she took a driving tour of the existing homes in the area and was very appreciative of the connectivity and usability of the neighborhoods. She stated that it is a beautiful neighborhood and looks forward to the South being built as well. She thanked the developers for doing such a nice job and complying with new code updates.

Commissioner Butler asked if this project is included with the current Metro District.

Ms. Turner replied yes.

Commissioner Butler then asked what Tract F to the east was?

Mr. Freese replied it is the former emergency access dedication, which will be removed and deeded back to the developer.

Commissioner Butler asked for a more detailed breakdown in the labeling of the park space.

Ms. Turner replied that in the landscape plans all the turf is quantified, and was a combination of detention and open space. She stated that more detailed percentages will be indicated in the future. She also mentioned that it will all be in the final landscape plan and that the calculations indicate they are over minimum requirements.

MOTION by Commissioner Butler to approve Hammond 5th Filing Final Plat as it satisfies the conditions of Section 30-6-107 and the Comprehensive Plan with the addition of:

- **The applicant will extend Nicholson Street and Timberline Drive to Old County Road 10E with curb, gutter and asphalt surface.**
- **The applicant will construct the connection between the two access streets along old County Road 10E with a road satisfactory to the Town and Fire District.**
- **The applicant will extend the two existing cul de sacs on Old County Road 10E from Nicholson and Timberline with a road standard satisfactory to the Town and Fire District for access to properties South of Old CR 10E. The access shall be noted and shown on the Final Plat as easement access for ingress and egress or as a private road.**

Seconded by Commissioner Murphy.

All in favor with exception of Commissioner Dillon, THE MOTION CARRIED.

Reports

Mr. Freese stated that there is nothing scheduled for October 24th meeting but the first meeting in November is scheduled to occur. Mr. Freese asked if the Commissioners are still interested in touring some neighboring towns to observe high density products. Commissioner Dowker suggested an email or Doodle poll to gain levels of interest and availability. Commissioner Rood had some questions regarding density and how it works and Mr. Freese gave a brief explanation. Mr. Freese reported that we have selected a consulting firm for the new Comprehensive Plan. The entire process is expected to take about a year and a half and there will be several public hearings and a steering committee.

Commissioner Butler inquired about the Mountain Avenue Overlay plan and the signage proposal which was not received favorably by the commissioners and asked if it is being addressed?

Mr. Freese indicated it is being addressed, as it is all linked to entryway signage. This will be coming before the PC again in a month.

Commissioner Butler then commented that the Chamber of Commerce puts on an event "Experience Berthoud" and recommended it to all.

Meeting adjourned at 8:19

Kelsey Byron, Secretary

Pam Gehringer, Planning and Building Technician