Planning Commission Regular Meeting

Town Board Room
807 Mountain Avenue
Berthoud, Colorado 80513
Thursday, May 14, 2026, at 6:00 PM

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. Pledge of Allegiance

2. Call to Order

3. Roll Call

4. Work Session

A. Technology Setup for Planning Commissioner eNotebooks and Email Addresses (Min)

5. Approval of Meeting Minutes

B. April 9, 2026 Meeting Minutes

6. Public Hearing(s)

C. Berthoud Industrial Annexation and Zoning

D. Landscape Design Guidelines Amendment

7. Report by Staff

8. 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.

Town of Berthoud Planning Commission
Town Hall
Board Room
807 Mountain Avenue, Berthoud, CO 80513
April 9, 2026 at 6:00 p.m.

1. Meeting called to order – Chairperson Anderson at 6:02 p.m.

2. Pledge of Allegiance

3. Roll Call
   The following Planning Commission members were present:
   Karen Anderson, Chair
   Marc Hofmans, Commissioner
   Nick Semedalas, Commissioner
   Bryce Filho, Commissioner
   David Pond, Commissioner
   Stacy Sigman, Commissioner

   The following staff members were present:
   Anne Johnson, Community Development Director
   Tawn Hillenbrand, Planning Manager
   Bella Manzo, Planner
   Ken Matthews, Director of Water Utilities
   Alex Tennant, Water Resources Administrator
   Tyler Carpenter, Water Operations Manager

4. Approval of Minutes from March 12, 2026 were moved for approval by Commissioner Semedalas and a second to the motion was made by Commissioner Filho.

5. Approval of Minutes from March 26, 2026 were moved for approval by Commissioner Sigman and a second to the motion was made by Commissioner Pond.

6. Planning Commission Officer Elections
   a. Commissioner Semedalas nominated Commissioner Sigman for the role of Chair of the Planning Commission. Commissioner Pond motioned to approve Commissioner Sigman for the role. Commissioner Hofmans seconded the motion. The vote was unanimous to elect Commissioner Sigman to the role of Vice Chair.
   b. Commissioner Anderson nominated Commissioner Semedalas for the role of Vice Chair of the Planning Commission. Commissioner Pond motioned to approve Commissioner Sigman for the role. Commissioner Hofmans seconded the motion. The vote was unanimous to elect Commissioner Semedalas to the role of Vice Chair.
   c. Commissioner Pond nominated Commissioner Filho for the role of Secretary of the Planning Commission. Commissioner Hofmans motioned to approve Commissioner Filho for the role. Commissioner Sigman seconded the motion. The vote was unanimous to elect Commissioner Filho to the role of Secretary.

7. Report by Staff:
    a. On March 30, an Open House was held regarding preservation of the Little Thompson River Corridor. Community Development Director Anne Johnson, Town Administrator Chris Kirk, additional Staff, representatives from Great Outdoors Colorado, and Colorado Open Lands were in attendance.
    b. On April 21, Planner Bella Manzo and Community Development Director Anne Johnson will be giving a presentation to the Berthoud Historical Society during their Speaker Series on the Town's Historic Preservation Plan.
    c. The Planning Commission meeting on April 23rd will be canceled, as there are currently no land use matters or work sessions scheduled for this date.
    d. The May 14th meeting of the Planning Commission will contain a Code item, and may contain a presentation on the new townwide intersection model, as well as a land use matter.

8. Adjourn

    The meeting was adjourned by Motion of Commissioner Semedalas seconded by Commissioner Sigman at 6:16 p.m.

9. Work Session: Water Discussion with Ken Matthew, Director of Water Utilities, Alex Tennant, Water Resources Administrator, and Tyler Carpenter, Water Operations Manager

_____ _____

Chairperson Secretary

Planning Commission Information

Community Development Department

Meeting Date:	**May 14, 2026**
Agenda Title/Subject:	**Berthoud Industrial Annexation and Zoning**
Type of Item:	**Regular Item**
Purpose:	**Consider the applicant's request for approval of Annexation to the Town of Berthoud and Zoning District designation for property known as Berthoud Industrial**
Presented by:	**Bella Manzo**

Attachments:

1. 02 - Staff Report
2. 03 - Resolution 2026.13 Berthoud Industrial Petition for Annexation
3. 04 - Petition for Annexation
4. 05a - Berthoud Industrial_Project Narrative & Annexation Assessment Report
5. 05b - Berthoud Industrial Annexation Map
6. 05c - Berthoud Industrial Zoning Map
7. 05d - Berthoud Industrial Mineral Notice
8. 06 - Berthoud Industrial Annex Zone Ordinance
9. 07 - Berthoud Industrial Annex Findings Resolution
10. 08a - Berthoud Industrial Public Notice Postcards
11. 08b - Berthoud Industrial Public Notice Newspaper
12. 08c - Berthoud Industrial Public Notice Sign Posting

Background:

The applicant, Peak Investments, LLC has submitted a petition to annex 1.988 +/- acres of land generally located west of 1st Street/Larimer County Road 15, north of the Larimer County Rd 10E, and south of State Highway 287. This proposed annexation is adjacent to Lot 4, High Ground Industrial Park, which has been annexed into the Town of Berthoud.

This one memo provides an overview of both application submittals, the Annexation and the requested Zoning. There will be one presentation. Both requests are separate agenda items and require separate motions to either approve, approve with conditions, or deny the request. The Town Trustees approved Resolution 13 (2026) on April 28, 2026. Resolution 13 (2026) establishes the Town Trustees public hearing for June 9, 2026.

The applicant is proposing annexation of property from unincorporated Larimer County into the Town of Berthoud. The subject property is currently zoned CC, Commercial Corridor in Larimer County. The property is located in the north central area of the Town's Urban Growth Boundary

and the proposed zoning allocation of M2 Industrial aligns closely with the vision established in the 2021 Comprehensive Plan Future Land Use Map.

- The property being considered for Annexation is in the Town's Future Land Use area as designated on the 2021 Comprehensive Plan Future Land Use Map.
    - The Town of Berthoud has envisioned the property to be annexed on the Future Land Use Map as being appropriate for the Innovation District. Per the 2021 Comprehensive Plan, the Innovation District is envisioned to continue supporting existing technical businesses and production uses, while also integrating emerging business types that focus on research and development (R&D), technology startups, makerspaces, and other related commercial and light industrial uses.
- Should the annexation request be approved, the applicant is requesting zoning of M2 Industrial.

Sample motions are included in the Staff Report.

Update/Next Steps:
The Planning Commission recommendation will be presented to the Town Board of Trustees at their public hearing on June 9, 2026. Should the Trustees approve the Annexation and Zoning requests, the applicant shall file subsequent land use applications as necessitated by any future development plans for the property.

Fiscal Impact and Fund Source:
An Annexation Impact Report has been prepared and was presented indicating how public services may be impacted and the applicant's agreement to fund impacts.

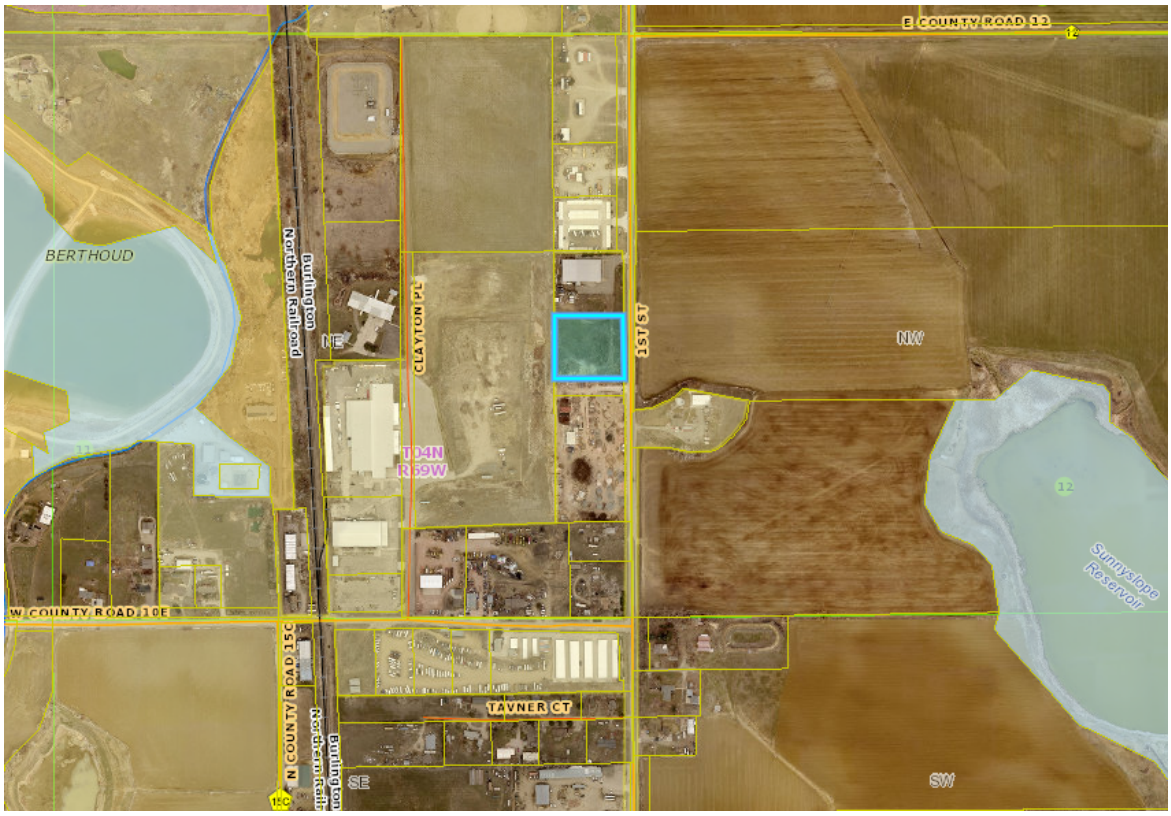
Community Touchstones:
The 2021 Comprehensive Plan Future Land Use Map identifies this property as being compatible with future commercial development and industrial uses. Adherence to the intent of the 2021 Plan ensures the vision of the community established through the master planning process is upheld inclusive of the objective to establish a clear new vision for the future of Berthoud reflecting community values. The Comprehensive Plan and the Future Land Use Map are not legislative. Flexibility is required when reviewing land use activities with the Future Land Use Map. The applicant shall be held accountable in achieving the goals and action items outlined in the Comprehensive Plan and master plans affecting the properties.

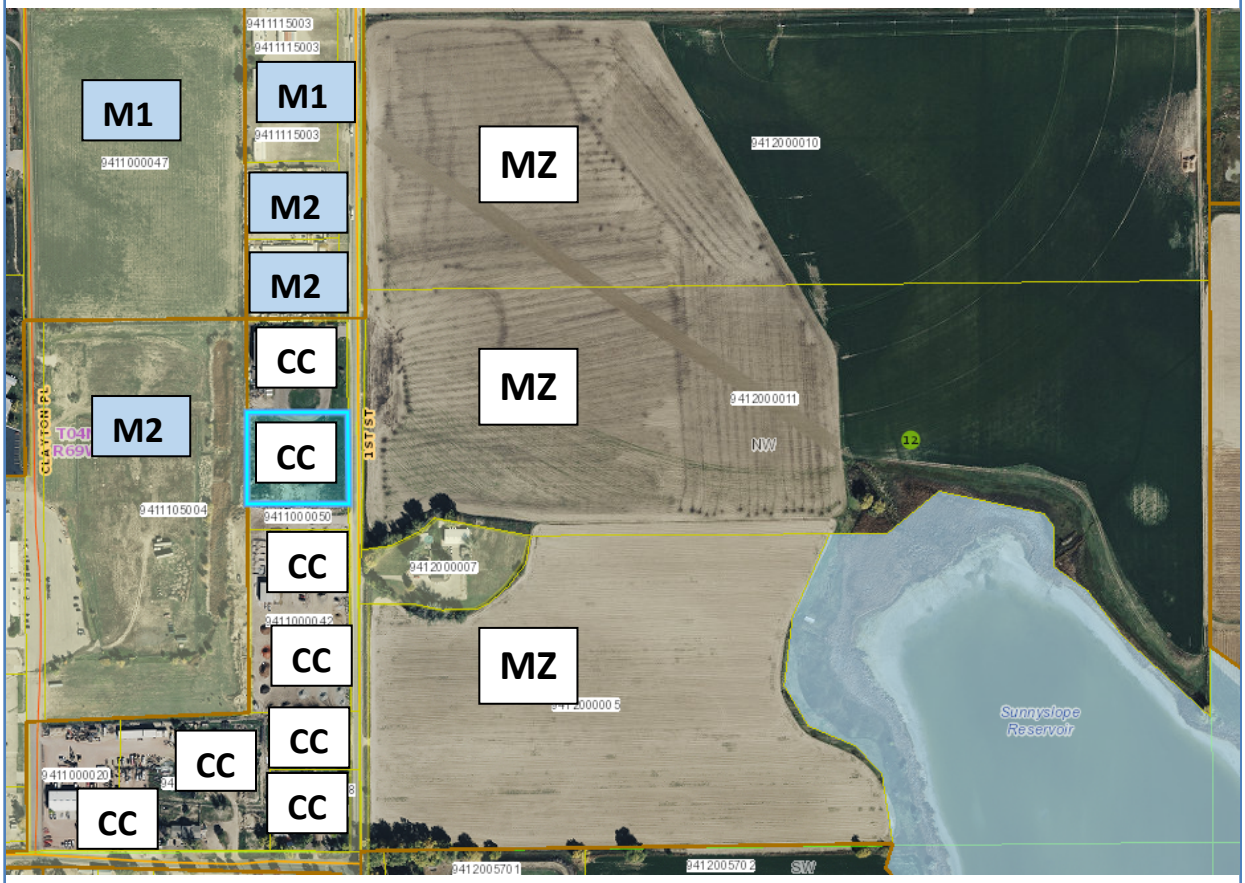
Recommended Action(s):
Staff finds the applications to be in substantial conformance and recommends approval of the requests. Motions have been provided in the Staff Report for the two requests.

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

STAFF REPORT: BERTHOUD INDUSTRIAL ANNEXATION WITH ANNEXATION AGREEMENT AND ZONING

DATE: May 14, 2026

GENERAL INFORMATION		
Applicant	**Peak Investments, LLC** **Derek Greiss**	**Size: 1.988 +/- acres for Annexation and Zoning**
Site Location	The property under consideration is in unincorporated Larimer County. Parcel 9411000034 (1.988 acres) is west of and adjacent to 1st Street, north of W County Road 10E.  	
Applicant's Request	The Applicant is requesting Annexation and a Zoning proposal of M2, Industrial.	
Surrounding Property Current Uses	*North*: Plumbing supply store in unincorporated Larimer County (Commercial) *West*: Lot 4, High Ground Industrial Park in Berthoud (Vacant) *South*: Landscape supply yard in unincorporated Larimer County (Commercial) *East*: Mountain View proposed annexation, zoning, and neighborhood master plan. Currently in unincorporated Larimer County (Residential)	

Surrounding Properties and Current Zoning	
	Land Use Code minimum bulk standards for proposed zone district M2, Industrial
Min. Lot Width	50 feet
Front Setback	20-feet; All C1, C2, M1, and M2 districts require no less than 35 foot setback buffer from the property line of a residential zoning district.
Side Setback	0 feet; 20 feet from adjacent zoning district boundary.
Rear Setback	20-feet.
Building Height	50 feet. In the case of large buildings for employment, storage or auto-related uses, where greater setbacks are needed, a minimum of 30 percent of the building shall be brought forward to the front/street facing setback line.

SURROUNDING ZONING, LAND USE AND REQUIRED BUFFERS

Adjacent Zoning		**Adjacent Land Uses**	**Setback requirements**
North:	**CC Larimer County**	Vacant, Commercial (Retail Supply Yard, Retail Sales Building)	30’ perimeter from arterial streets; 20’ perimeter from collector streets
South:	**CC Larimer County**		
East:	**MZ Larimer County**		
West:	**M2 Berthoud**		

Report and Process Overview

This one staff report covers the review of two application submittals: the Annexation with the Annexation Agreement, and the request Zoning. The Annexation Agreement is reviewed by the Town Board. Each of these applications will be separate agenda items and require separate motions of approval, approval with conditions, or denial. The related items will be presented together for a comprehensive review.

Municipal Code Section 30-8-104.B outlines the processing steps for an Annexation and Zoning. Step 5 directs staff to bring the Annexation and Zoning requests to the Planning Commission prior to presenting the requests before the Board of Trustees.

The following referral agencies provided response during this development review application and comments were addressed by the application to the satisfaction of these agencies. This referral process has been completed so that the application can move forward to the public hearing phase.

Berthoud Development Review Engineer
Berthoud Water Utilities
Berthoud Public Works
Berthoud Town Forester
Baseline Surveyor
Baseline Engineer
Berthoud Fire Protection District
Little Thompson Water District
Colorado Parks and Wildlife
Larimer County Planning
Larimer County Engineering
Larimer County Assessor
Larimer County Health
Lightgig
Poudre Valley REA
Xcel
Comcast
Century Link/Lumen
US Post Office
Little Thompson Observatory
CDOT

Proposal
The applicant is proposing annexation of property from unincorporated Larimer County into the Town of Berthoud. The property being considered for Annexation is in the Town's Future Land Use area as designated on the Comprehensive Plan Future Land Use Map. Should the annexation request be approved, the applicant is requesting zoning of Industrial (M2).

Background
The subject property is currently zoned CC, Commercial Corridor in Larimer County. The property is in the north central portion of the Town's Urban Growth Boundary and the proposed zoning allocations align closely with the vision established in the 2021 Comprehensive Plan Future Land Use Map.

The Town Trustees accepted the Annexation Petition and established public hearing dates at their meeting on April 28, 2026.

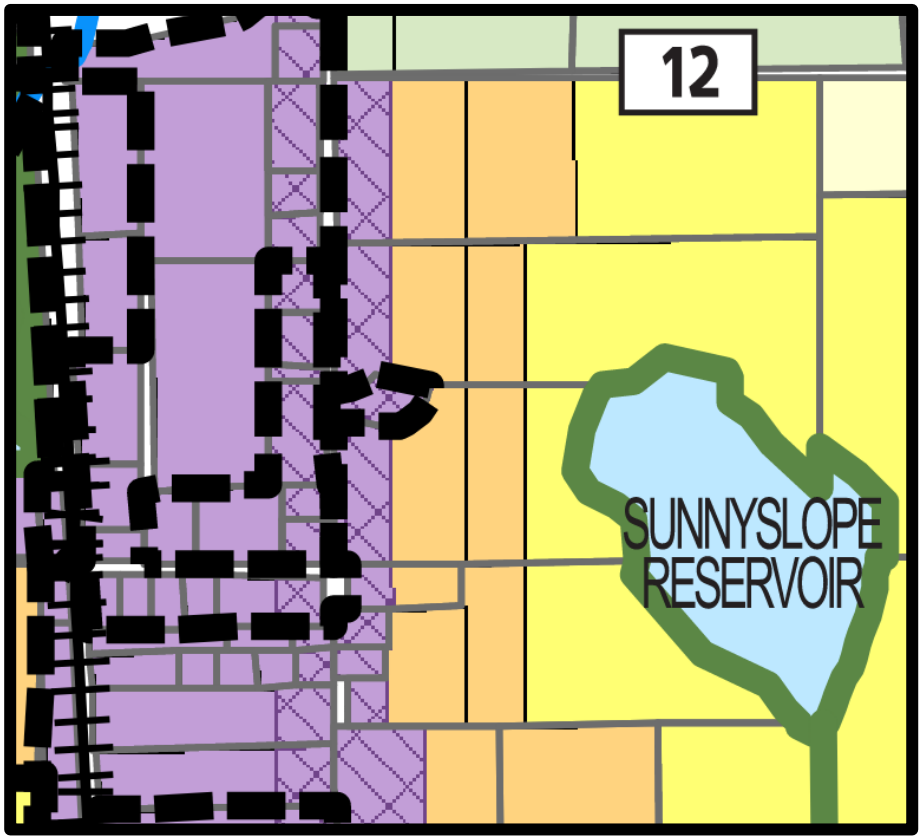
A history of the development review process for this application is listed below:

Submittal	Staff Comments Issued to Applicant
August 22, 2025	September 9, 2025
November 17, 2025	December 29, 2025
February 4, 2026	February 25, 2026
April 22, 2026 Final changes to the application materials completed for public hearing	April 23, 2026

Town Master Plan Adherence

Comprehensive Plan – Future Land Use Map: The intended use of the properties proposed is consistent with the vision established in the 2021 Comprehensive Plan. The location on the Town's 2021 Future Land Use Map is located below. The purple shaded area is envisioned as Innovation District. The cross-hatched area represents the 1st Street Overlay, of which this property is a part. Parcels east of this property, across 1st Street, are also envisioned for the Innovation District designation. Parcels shaded in orange are envisioned as Urban Residential, while those in bright yellow are envisioned as Suburban Residential.

The Town of Berthoud has envisioned the property to be annexed on the Future Land Use Map as being appropriate for the Innovation District. Per the 2021 Comprehensive Plan, the Innovation District is envisioned to continue supporting existing technical businesses and production uses, while also integrating emerging business types that focus on research and development (R&D), technology startups, makerspaces, and other related commercial dn light industrial uses. While the Comprehensive Plan and the Future Land Use Map adopted by the Town in 2021 are not legislative and rather a vision document only, the intent illustrated on the map has been adhered to with the Petition presented.



Zoning. The location of the property is highlighted in blue on the map below. This map is a portion of the Town's Zoning Map and illustrates the proposed zoning of the property in relationship to adjacent properties. The property highlighted in red is zoned C2 General Commercial. The properties shaded in dark grey are zoned M2 Industrial. The properties zoned in light grey are zoned M1 Light Industrial. The red hatching represents the 1st Street Overlay. Unshaded properties are in unincorporated Larimer County.

Open Space Plan: The Town of Berthoud adopted the Open Space Plan in 2021. This plan maps the vision for connected open space areas in the Town. The proposed project is identified on the Open Space Plan as residential development, depicted on the map below. The Open Space Plan discusses the importance of preserving frontage along the river corridors and protecting riparian habitat. The proposed development was evaluated by staff with this plan and finds that the proposal meets the vision of the 2021 Open Space Plan.

Trails Master Plan: The Town of Berthoud adopted the Trails Master Plan update in 2022. This plan provides direction for a connected system of trails throughout Berthoud as well as opportunities to connect to regional trail systems and those in adjacent communities. As properties develop, they are required to adhere to the vision of the Trails Master Plan. A regional trail is envisioned running north-south along 1st Street. Future development of this property will be required to adhere to the Trails Master Plan.

Overlay Districts: The Town has adopted the Mountain Avenue Overlay and the 1st Street Corridor Overlay Districts. This property falls within the 1st Street Corridor Overlay District. Future development of this property will require adherence to the 1st Street Corridor Overlay requirements.

Regulations, Guidelines, Specifications and Standards: The Town has adopted Guidelines which provide requirements for architecture and landscaping. Future applications will be required to illustrate how the Engineering Specifications and Standards have been incorporated as well as the Landscaping and Architectural guidelines. The Town has a Design and Zoning Chapter in the Land Development Code which outlines requirements for development. Future development applications will need to adhere to these expectations.

Annexation

The act of Annexation brings properties from unincorporated Larimer or Weld County into the Town of Berthoud in compliance with the Colorado Municipal Act of 1965, C.R.S. 31-12-101 – 123, as may be amended. A meeting with the Board of Trustees was held on April 28, 2026, and it was determined that the application met the requirements of Colorado Revised Statutes and the Municipal Code. Findings of compliance are outlined in Resolution 2026.13, a copy of which is included in this packet of materials.

The process of Annexation allows Berthoud the ability to control the quality of design and development, require the developer to incorporate local and regional trails and open space areas into the design, require parks and public amenities within the proposed development, require adjacent roads to be developed according to the Town's standards and adhere to the allowances of its zoning districts. The act of Annexation allows municipalities to control the development of territory to ensure the development is consistent with the vision found in the Town's Comprehensive Plan.

The Town of Berthoud has criteria for approval when considering Annexation. This criteria for approval is found in Section 30-8-102 of the Municipal Code and is outlined below for convenience along with staff's findings following the referral review process and detailed Code review.

30-8-102.A	Finding	Rationale
1. Annexation is a discretionary act. With the exception of a petition initiated by the Town for the annexation of an enclave, the Town Board shall exercise its sole discretion in the annexation of territory to the Town.	Yes	The proposed parcel to be considered for annexation is presented willingly by the applicant. The Town set the hearing dates and accepted the Petition via Resolution 13.2026 on April 28, 2026. The Planning Commission may now hear the details of the applicant's request.
2. The land to be annexed and the uses proposed for the land shall conform to the goals, policies and strategies of the Town of Berthoud Comprehensive Plan and to the land uses depicted on the Preferred [Future] Land Use Map, as amended. Furthermore, all annexation proceedings shall comply with the Colorado Municipal Annexation Act of 1965, as amended.	Yes	The proposed land use and zoning is Industrial. The proposed land uses follow the envisioned uses depicted on the Future Land Use Map.
3. At the time development occurs, certain public facilities and amenities are necessary and must be constructed as part of any territory annexed to and developed within the Town in order that the public needs may be served by such facilities. These facilities include, but are not limited to, arterial streets, bridges, public parks and recreation areas, water and sanitary sewer facilities, school sites, fire and police	Yes	The Annexation Assessment Impact Report provided with the application submittal addresses the impacts anticipated. The Town and referral agencies have no concerns for service provision that need to be addressed at this time. Future submittal stages such as Site Plan or Use by Special Review are required to illustrate public facilities and amenities necessary to serve this development. Construction documents and drawings are engineered, and these documents and drawings are required elements of a Site Plan/Use by Special Review. Agencies such as the Town's water utilities, public works teams,

station sites, and storm drainage facilities. Typically, the annexation of lands to the Town shall be shown not to create any additional cost or burden on the then-existing residents of the Town to provide such public facilities in any newly annexed area.		and the fire protection district review the application at this stage of the process and will continue to review application materials and construction documents and drawings throughout the development review process. All comments from the Town Engineer, Operations and Public Works, Larimer County Engineering, and Planning teams for this application have been addressed. The Town scrutinizes each application submittal and requires any number of resubmittals to ensure the application materials inclusive of utility design and concerns of the referral entities have been met prior to scheduling public hearings. <u>Development expectations</u> for projects in the Town of Berthoud include integration into and connection to, the Town's and the Regional Master Planning open space, trail, pedestrian and traffic networks; provision of street trees, parks and public amenities; design, engineering and installation of adjacent roadways; adherence to requirements of the school district and the fire protection district; and coordination with all public utilities serving the development, for example. Staff also reviewed the specifications, standards, guidelines and expectations outlined in the Town's Comprehensive Plan, Land Development Code, Landscape and Architectural Design Guidelines to ensure they can be met. All Special Districts are provided an opportunity to respond to an Annexation request.
4. Typically, the petitioner for annexation shall be responsible for paying application fees and the Town's full cost for processing the annexation applications and petition; from initial discussion with Town Staff before submittal of the petition, through the approval and recording of the final annexation documents.	Yes	The applicant has paid application fees and a development review deposit. The deposit is used to pay fees of third party consultants the Town utilizes, publications, mailings, recording fees and staff's time.
5. Annexed areas will not typically divide tracts of land to prevent further annexation of adjoining parcels. (For example, leaving a "gap" or a "strip" of land between property to be annexed and the adjoining property.	Yes	This annexation request meets the intent of this section.
6. The property owner shall comply with the Annexation Application requirements of this Chapter prior	Yes	The applicant has complied with the application requirements and the processing regulations.

to submitting an annexation petition.		

Staff finds the Annexation application materials listed in Section 30-8-103 have been submitted correctly. Timing of application submittals and development review can be found on page 3 of this Staff Report.

Zoning

The subject project is currently zoned CC in unincorporated Larimer County. The process of annexation is accompanied by a zoning request. The applicant is requesting zoning to M2, Industrial. 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. The process for considering a Zoning application have been followed.

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 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	Yes	The 2nd and 5th criteria have been met. The Town's boundary is changing with the annexation request. The property is in unincorporated Larimer County and the property owner seeks to develop in the Town of Berthoud, according to the Town's design, development, and engineering standards. The applicant seeks to develop in the Town and agrees to adhere to regional and local transportation, trails and open space networks pursuant to the Town's various comprehensive and master plans in effect. The applicant has requested a zoning classification which meets the intent of the future land use envisioned in the 2021 Comprehensive Plan update. The Town of Berthoud has envisioned the property to be annexed on the Future Land Use Map as being appropriate for the Innovation District. Per the 2021 Comprehensive Plan, the Innovation District is envisioned to continue supporting existing technical businesses and production uses, while also integrating emerging business types that focus on research and development (R&D), technology startups, makerspaces, and other related commercial dn light industrial uses. While the Comprehensive Plan and the Future Land Use Map adopted by the Town in 2021 are not legislative and rather a vision document only, the intent illustrated on the map has been adhered to with the application.

PUBLIC NOTICE AND COMMENT

Notice of the Public Hearings was published in *Berthoud Weekly Surveyor* on April 30, 2026. A postcard to surrounding property owners within 500' was mailed in advance of the Planning Commission hearing. The applicant posted a sign on April 23, 2026 announcing the proposed land use applications. The location for this sign is on the east frontage of the property facing 1st Street.

FINDINGS AND RECOMMENDATIONS

Annexation

After review of the procedures, application material requirements, referral agency and staff review, and the Criteria for Approval, staff recommends that the Planning Commission approve the request for Annexation and forward their recommendation of approval on to the Board of Trustees. Staff findings are based on the Criteria for Approval found in Section 30-8-102 of the Municipal Code as discussed in this Staff Report.

Rezoning

After review of the procedures, application material requirements, referral agency and staff review, and the Criteria for Approval, staff recommends that the Planning Commission approve the request for the proposed Zoning, and forward their recommendation of approval on to the Board of Trustees. Staff findings are based on the Criteria for Approval found in Section 30-3-110 as discussed in this Staff Report.

The following motions are provided for consideration:

I move to recommend approval of the Berthoud Industrial Annexation based on the Criteria for Approval found in Section 30-8-102 of the Municipal Code along with findings in the staff report, and forward our recommendation of approval to the Board of Trustees.

I move to recommend approval of the Berthoud Industrial Zoning to M2, Industrial in accordance with the 2021 Comprehensive Plan Future Land Use Map, the criteria for approval found in Section 30-3-110 of the Municipal Code, and the findings in the attached staff report, and forward our recommendation of approval to the Board of Trustees for consideration should the property be annexed.

Should the Planning Commission wish to recommend denial of any of the application requests, the following template may be used:

I move to recommend denial of the Berthoud Industrial _____ request. I find that the following Criteria for Approval have not been met: _____

Resolution No. 13
Series 2026

A Resolution of the Town of Berthoud Accepting a Petition for Annexation Filed by Peak Investments, LLC and Setting a Public Hearing on the Annexation

Whereas, Peak Investments, LLC ("Petitioner") is the owner of the real property located in unincorporated Larimer County and more particularly described in **Exhibit A**, attached hereto and incorporated herein by this reference (the "Property");

Whereas, on April 18, 2026, Petitioner filed with the Town Clerk a petition for annexation of the Property to the Town (the "Petition"); and

Whereas, on April 28, 2026 the Board of Trustees reviewed the Petition and various documents in support of the Petition.

Now Therefore be it Resolved by the Board of Trustees of the Town of Berthoud as follows:

Section 1. *Findings*. The Board of Trustees hereby finds that the Petition substantially complies with C.R.S. § 31-12-107(1), and that a public hearing should be held to determine whether the Property is eligible for annexation, whether the annexation complies with C.R.S. §§ 31-12-104 and 31-12-105, and whether the Property should be annexed to the Town.

Section 2. *Public Hearing*. The public hearing on the annexation shall be set for June 9, 2026 beginning at 6:30 P.M., or as soon thereafter as the matter may be heard, at the Board of Trustees Chambers, 807 Mountain Avenue, Berthoud, Colorado. The purpose of such hearing shall be to consider the Petition to determine whether the Property is eligible for annexation, whether the annexation complies with C.R.S. §§ 31-12-104 and 31-12-105, and whether the Property should be annexed to the Town. Any person living within the area proposed to be annexed, any landowner of lands thereof, any resident of the Town, any municipality located within one mile of the proposed annexation, or the Board of County Commissioners of Larimer County may appear at such hearing and present evidence upon any matter to be determined by the Board of Trustees.

Introduced, approved and adopted this 28th day of April, 2026.

Town of Berthoud

William Karspeck, Mayor

Attest

Christian Samora, Town Clerk

TOWN OF BERTHOUD LARIMER & WELD COUNTIES
INCORPORATED OCT. 9 A.D. 1888
SEAL
COLORADO

Exhibit A
Legal Description

Parcel 9411000034

THAT PORTION OF THE NE 1/4 OF SECTION 11, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE 6TH P.M., COUNTY OF LARIMER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE EAST LINE OF THE NE 1/4 OF SAID SECTION 11 AS BEARING N 0 DEGREES 52' 30" E AND WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO:

BEGINNING AT THE E 1/4 CORNER OF SAID SECTION 11; THENCE ALONG THE EAST LINE OF SAID SECTION 11, N 0 DEGREES 52' 30" E, 440.07 FEET; THENCE S 88 DEGREES 55' 15" W, 30.02 FEET; THENCE PARALLEL WITH THE EAST LINE OF THE NE 1/4 OF SAID SECTION 11, N 0 DEGREES 52' 30" E, 651.02 FEET TO THE TRUE POINT OF BEGINNING;

THENCE N 89 DEGREES 07' 30" W, 320.00 FEET; THENCE N 0 DEGREES 52' 30" E, 288.49 FEET; THENCE S 89 DEGREES 10' 37" E, 320.00 FEET, MORE OR LESS, TO A LINE WHICH BEARS S 0 DEGREES 52' 30" W, AND PASSES THROUGH THE TRUE POINT OF BEGINNING; THENCE ALONG SAID LINE, S 0 DEGREES 52' 30" W, 288.78 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT THAT PORTION THEREOF DEDICATED TO THE PUBLIC FOR PUBLIC HIGHWAY IN DEED OF DEDICATION RECORDED SEPTEMBER 17, 1986 AT RECEPTION NO. 86053344.

SAID PARCEL CONTAINS 86,588 SQ. FT. OR 1.988 ACRES, MORE OR LESS

Berthoud Industrial – Parcel 1 Buckner North Exemption

PETITION FOR ANNEXATION

We represent that we are the landowners of 100% of the land described in this Petition, excluding public streets, alleys, roads and easements, which is legally described on **Exhibit "A"** and depicted on **Exhibit "B"**, and affirm the following to be true and correct as of April 2026, our petition for annexation is filed with the Town of Berthoud.

CONTIGUITY:

1. The perimeter of the proposed annexation has a distance of 1,177.25 feet of which 577.25 are contiguous to the existing Town Limits of Berthoud.

2. This contiguity results in a minimum of 49% of the perimeter (at least 1/6) of proposed annexation being contiguous to the Town of Berthoud.

3. The proposed annexation contains approximately 1.988 acres.

4. The requirements of §31-12-104 and §31-12-105 C.R.S., exist or have been met.

5. We further allege:

   a. It is desirable and necessary that the territory be annexed to the Town of Berthoud.

   b. A community of interest exists between the territory and the Town of Berthoud.

   c. The territory is integrated or capable of being integrated with the Town of Berthoud.

   d. The territory is urban or will be urbanized in the near future.

   e. No land held in identical ownership is divided into separate parcels unless the owner of said tract has consented in writing or joins in this Petition.

   f. No proceedings for annexation of the land described in this Petition have been commenced for annexation to another municipality.

6. The Petitioners understand that there may be a significant period of time before municipal utilities will be available, but anticipate that urbanization will be able to take place at a pace acceptable to them without immediate access to these utilities. Until urbanization takes place the petitioners intend to maintain their properties in their current uses, which uses are acceptable to the Town of Berthoud.

7. The Petitioners have submitted the petition with the intention that the property will be developed in accordance with Berthoud's Development Code, Comprehensive Plan, Municipal Code, resolutions and ordinances.

8. The Petitioners are aware that Berthoud has enacted fees and policies with the intention that growth should pay its own way and that growth should improve the health, safety and welfare of its citizens. Examples of Berthoud's fees which are acceptable to the petitioners include fees for: building, electric, construction meter, plan review, building permit administration, parks, trails and open space, public facilities infrastructure, streets, drainage, police facility infrastructure, general administration facility infrastructure, water administration, water meter, water tap, sewer tap, raw water, and other supplemental fees as appropriate.

9. The Petitioners understand that Berthoud is required by Colorado Revised Statutes to prepare and file an annexation impact report. The Petitioners will prepare a proposed annexation impact report and provide it to Berthoud for review and consideration six (6) weeks prior to the hearing.

10. The Petitioners agree to dedicate free and clear of all liens and encumbrances of any kind, and at no charge to the Town, all easements and rights-of-way for streets and other public ways and for other public purposes, within the Property.

11. The Petitioners agree to dedicate, with the subdivision of the Property and at no cost to the Town, all required easements and right-of-way for installation and maintenance of infrastructure.

12. The Petitioners agree to design and install transportation infrastructure, utility infrastructure, and stormwater improvements to serve the Property prior to the issuance of any building permits for all or any portion of the property in accordance with Town standards. The Petitioners shall make such other improvements as required by Town ordinances and resolutions, to guarantee construction of all required improvements, and, if requested by Berthoud, to dedicate to Berthoud any or all other required improvements. The Petitioners agrees to enter into a subdivision improvements agreement pertaining to such improvements and other matters at time of final plat.

13. The Petitioners agree that oversizing agreements may exist that the Petitioners may be responsible for his/her fair share for oversizing of infrastructure. Likewise, Petitioners acknowledges that the Town may require the Petitioners to oversize infrastructure, which would be reimbursed by subsequent developers. The Petitioners acknowledge that the Town shall facilitate reimbursement of any financial participation by the Petitioners, over and above the proportionate impact of the development. Such

reimbursement shall come from new development directly connecting to the improvements.

14. The Petitioners agree to satisfy the public land dedication and landscaping requirements specified in the Town's Development Code.

15. The Petitioners agree that future development of the site will comply with any adopted infrastructure plans including but not limited to transportation, drainage, water, sewer, land use, parks, trails, open space and comprehensive plans.

16. The Petitioners agree that the design, improvement, construction, development, and use of the property shall be in conformance with, and that Petitioners shall comply with, all municipal, county, state and federal statutes, ordinances, rules and regulations.

17. The Petitioners agree that all land use approvals and building permits for the development of the Property shall be subject to requirements including, but not limited to, the payment of impact fees and development charges and other land use and development requirements in effect at the time that such proposed development applies for a building permit.

18. The Petitioners agree to convey to the Town, all water rights necessary for development and all irrigation water rights and associated carrying rights and groundwater rights associated with the property, and any related stock certificates evidencing ownership of the water rights, free and clear of all encumbrances and with all taxes and assessments related hereto paid in full, unless the Town in writing rejects any or all such water rights. Water rights may be conveyed on a pro-rata basis as building permits are issued.

19. Berthoud has various enterprise funds through which the utilities provided by Berthoud are financed. Examples of Berthoud's services are its water, wastewater and drainage utilities. Berthoud's Board of Trustees believe that the provision of utilities by Berthoud assists in complying with the *Berthoud Comprehensive Plan* and *Berthoud Development Code* and the petitioners request that Berthoud provide all utility services which are available now or in the future through Berthoud at a cost comparable to that which can be provided by any third party.

20. The Petitioners understand that the R2-J School District forms an integral part of the Berthoud community. Berthoud has enacted fees to support the acquisition of land by this School District. The Petitioners are aware of these fees and agree to financially support the District's land acquisition programs.

The terms of this Petition are binding on the heirs, devisers, successors and assigns of the parties. Therefore, the undersigned hereby request that the Town of Berthoud approve the annexation of the areas described herein.

PETITIONER SIGNATURES

Petitioner 1:

Signature: _____ Date: 4/17/26

Printed Name: Derek Griess

Title: Owner

Ownership Percentage: 50%

Petitioner 2:

Signature: _____ Date: 4/17/26

Printed Name: James Jansma

Title: Owner

Ownership Percentage: 50%

STATE OF COLORADO)
) ss.
COUNTY OF Larimer)

The foregoing instrument was acknowledged before me this 17th day of April, 2026, by Derek Griess and James Jansma.

Witness my hand and official seal.

My commission expires: March 19 2028

Notary Public

AARON J WESTHUIS
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20204000115
MY COMMISSION EXPIRES MARCH 19 2028

Landowner(s) Name(s) and Signature(s	Mailing Address	Date
James Jansma Printed Name	5651 Neighbors Way Loveland, CO 80537	
Signature		4/17/26
Derek Griess Printed Name	5805 Mangrove Ct	
Signature	Loveland CO 80538	4/17/26
Printed Name		
Signature		

November 10th, 2025

Berthoud Industrial – Parcel I Buckner North Exemption;
Annexation and Zoning Amendment

Rationale
The subject property has been recommended to be annexed into the Town of Berthoud. This zoning amendment allows the property to be revised from Larimer County zoning to the Town of Berthoud zoning classifications immediately following annexation. This project proposes to be annexed by the town to be congruous with the adjacent development zoning and annexations. The project annexation will also allow further development and business opportunities with the Town of Berthoud.

Impacts
The property is currently vacant and lies within the County's CC (Commercial Corridor) zoning. The properties to the north and south remain in the county, zoned CC, with the adjacent west property already annexed and in the Town's M2 (Industrial) zone. It is proposed to rezone the property into the Town's M2 zone, aligning with zone and use of the properties surrounding the area.

Access and Traffic Patterns
This property is proposed to have its own single access to the 1st Street right of way. The access location will be designed and finalized during the site plan review.

Utilities
Existing utilities are directly adjacent, or within the limits of the property boundaries. The Town's sewer is located 20 feet to the west of the western property line and runs north to south. A LTWD water main exists within 1st street right of way, abutting the eastern property boundary. Electric, gas, and communications are all existing along the eastern property boundary within 1st street right of way.

Public Facilities
This rezone will have minimum impacts to the existing public facilities of the area. The property is currently located within the Berthoud's fire district and will have not change. No parks, trails, or schools are adjacent to the property and will not be affected by the zoning amendment. Water and Sanitation are currently in place to accept the new utility connections.

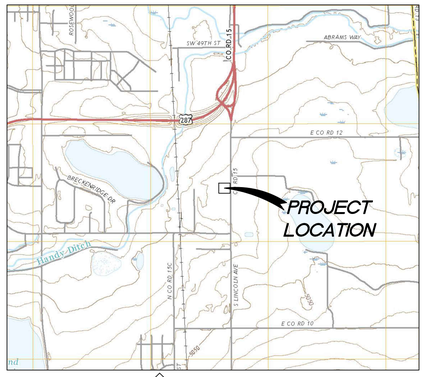
Comprehensive Plan
The comprehensive plan shows this area as preferred "Innovation District." This property is proposed to be zoned similar to the properties to the west (M2), with an industrial, multi-tenant use. Industrial uses are supported within the Innovation District designation. The proposed zoning will allow the light industrial and technology focused businesses that the Innovation District proposes for the comprehensive plan.

Public Benefits
The lot currently sits vacant, with bare dirt/gravel access and various weeds and native grasses. With the annexation and rezoning to the Town of Berthoud, this property will be able to develop to provide employment opportunities to the community to what would otherwise be a baren lot. Grasses, shrubs, and trees will be provided to bring the landscape to life in lieu of the weeds and dirt.

Annexation Assessment
This annexation is expected to bring additional employment opportunities to the Town of Berthoud. No school impact is anticipated with this annexation. The adjacent utilities and future utilities have adequate capacity for the proposed zoning. This property will also provide improvements to the adjacent right-of-way with development of sidewalks and curb and gutter upon future development. No negative impact is anticipated to fire and emergency services, libraries, public health, or recreation. No variances are proposed from the Berthoud Comprehensive Plan. The proposed zoning matches adjacent sites, aligning with the area.

BERTHOUD INDUSTRIAL ANNEXATION

TO THE TOWN OF BERTHOUD, COLORADO
PARCEL 1, BUCKNER NORTH EXEMPTION, BEING A PART OF THE NORTHEAST 1/4 OF SECTION 11, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE 6TH P.M.
TOWN OF BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO
1.988 ACRES



VICINITY MAP
1" = 2000'

DESCRIPTION

KNOWN ALL MEN BY THESE PRESENTS: THAT THE UNDERSIGNED, BEING THE OWNERS OF PARCEL 1, BUCKNER NORTH EXEMPTION, RECORDED AT REC. NO. 20120055489, BEING A PORTION OF THE NE 1/4 OF SECTION 11, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE 6TH P.M., TOWN OF BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PORTION OF THE NE 1/4 OF SECTION 11, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE 6TH P.M., COUNTY OF LARIMER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE EAST LINE OF THE NE 1/4 OF SAID SECTION 11 AS BEARING N 0 DEGREES 52' 30" E AND WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO:

BEGINNING AT THE E 1/4 CORNER OF SAID SECTION 11; THENCE ALONG THE EAST LINE OF SAID SECTION 11, N 0 DEGREES 52' 30" E, 440.07 FEET; THENCE S 88 DEGREES 55' 15" W, 30.02 FEET; THENCE PARALLEL WITH THE EAST LINE OF THE NE 1/4 OF SAID SECTION 11, N 0 DEGREES 52' 30" E, 651.02 FEET TO THE TRUE POINT OF BEGINNING;

THENCE N 89 DEGREES 07' 30" W, 320.00 FEET; THENCE N 0 DEGREES 52' 30" E, 288.49 FEET; THENCE S 89 DEGREES 10' 37" E, 320.00 FEET, MORE OR LESS, TO A LINE WHICH BEARS S 0 DEGREES 52' 30" W, AND PASSES THROUGH THE TRUE POINT OF BEGINNING; THENCE ALONG SAID LINE, S 0 DEGREES 52' 30" W, 288.78 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT THAT PORTION THEREOF DEDICATED TO THE PUBLIC FOR PUBLIC HIGHWAY IN DEED OF DEDICATION RECORDED SEPTEMBER 17, 1986 AT RECEPTION NO. 86053344.

TOTAL ANNEXED AREA: FOR THE BERTHOUD INDUSTRIAL ANNEXATION IS 86,588 SQ. FT. OR 1.988 ACRES, MORE OR LESS

OWNERS APPROVAL AND DEDICATION

THE UNDERSIGNED, BEING SOLE OWNERS OF THE LAND DESCRIBED HEREIN, HAVE CAUSED SAID LAND TO BE LAID OUT AND ANNEXED UNDER THE NAME OF BERTHOUD INDUSTRIAL ANNEXATION AND DO HEREBY DEDICATE TO THE PUBLIC FOREVER ALL STREETS, ALLEYS AND UTILITY EASEMENTS AS INDICATED HEREON; IN COMPLIANCE WITH THE TOWN OF BERTHOUD SUBDIVISIONS AND BY CONTRACTURAL AGREEMENT, THE UNDERSIGNED SHALL BEAR ALL EXPENSES INVOLVED IN IMPROVEMENTS.

OWNER: PEAK INVESTMENTS, LLC, A COLORADO LIMITED LIABILITY COMPANY

_____
OWNER

_____
TITLE

STATE OF COLORADO)
)SS
COUNTY OF LARIMER)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY _____

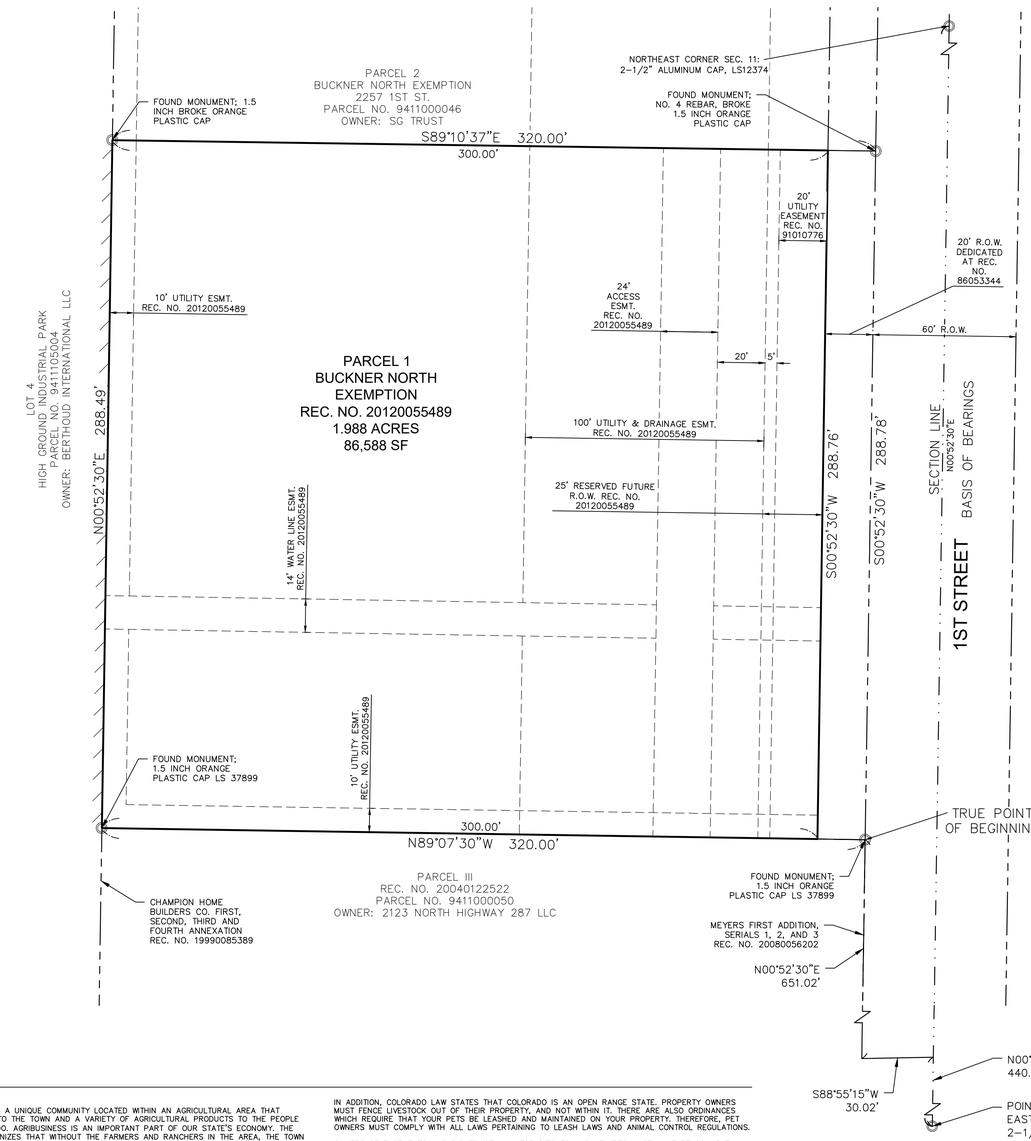
THIS _____ DAY OF _____, 20_____.

MY COMMISSION EXPIRES: _____

_____
NOTARY PUBLIC

SURVEYOR'S NOTES:

1. THIS ANNEXATION MAP DOES NOT CONSTITUTE A TITLE SEARCH BY RIDGETOP ENGINEERING AND SURVEYING. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY, OR TITLE OF RECORD, RIDGETOP ENGINEERING AND SURVEYING RELIED ON THE TITLE INSURANCE COMMITMENT FILE NO: 383-F07558-24, AMENDMENT NO. 3, ISSUED BY LAND TITLE GUARANTEE COMPANY, EFFECTIVE JULY 22, 2025 AT 8:00 A.M.
2. THE LINEAL UNIT USED IN THE PREPARATION OF THIS ANNEXATION MAP IS THE U.S. SURVEY FOOT AS DEFINED BY THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.
3. BASIS OF BEARINGS: CONSIDERING THE EAST LINE OF THE NORTHEAST 1/4 SECTION 11, TOWNSHIP 4 NORTH, RANGE 69 WEST AS BEARING NORTH 00°52'30" EAST, MONUMENTED BY A 2-1/2" ALUMINUM CAP, LS12374 AT THE EAST 1/4 CORNER OF SAID SECTION 11 AND BY A 2-1/2" ALUMINUM CAP, LS12374 AT THE NORTHEAST CORNER OF SAID SECTION 11.
4. THE SUBJECT PROPERTY IS LOCATED IN UNSHADED ZONE X, THE AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. ALL ACCORDING TO FIRM MAP NO. 08069C1400G, DATED FEBRUARY 6, 2013.



APPROVAL CERTIFICATES

APPROVED BY THE BOARD OF TRUSTEES OF THE TOWN OF BERTHOUD, COLORADO THIS _____ DAY OF _____, 2026.

_____
MAYOR, WILLIAM KARSPECK

THE FOREGOING MAP IS APPROVED FOR FILING AND ACCEPTED BY THE TOWN OF BERTHOUD, COLORADO THIS _____ DAY OF _____, 2026.

ATTEST: _____
TOWN CLERK, CHRISTIAN R. SAMORA

APPROVED BY THE PLANNING COMMISSION OF THE TOWN OF BERTHOUD, COLORADO THIS _____ DAY OF _____, 2026.

_____
CHAIRPERSON

THE FOREGOING MAP IS APPROVED FOR FILING AND ACCEPTED BY THE TOWN OF BERTHOUD, COLORADO THIS _____ DAY OF _____, 2026.

ATTEST: _____
PLANNER

SURVEYOR'S CERTIFICATE:

I, MICHAEL MASSEY, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS PROPERTY DESCRIPTION OF LAND PROPOSED TO BE ANNEXED TO THE TOWN OF BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO, WAS PREPARED UNDER MY PERSONAL SUPERVISION AND CHECKING, AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION, BELIEF, AND IN MY PROFESSIONAL OPINION.

I FURTHER STATE THAT NOT LESS THAN ONE-SIXTH OF THE PERIMETER OF THE AREA PROPOSED TO BE ANNEXED IS CONTIGUOUS TO THE BOUNDARY LINE OF THE TOWN OF BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO.

DRAFT 04/21/2026

_____
MICHAEL MASSEY, #38346
COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR

NOTE:
TOTAL PERIMETER OF ANNEXATION: 1177.25'
CONTIGUOUS LENGTH TO THE EXISTING TOWN BOUNDARY: 288.49'
ONE-SIXTH OF TOTAL ANNEXATION PERIMETER: 196.21'

	SQUARE FEET	ACRES
PARCEL 1	86,588	1.988

PROJECT CONTACTS:

SURVEYOR
RIDGETOP ENGINEERING AND SURVEYING
541 E. GARDEN DRIVE, UNIT N
WINDSOR, CO 80550
(970) 663-4552
CONTACT: MICHAEL MASSEY, P.L.S.

OWNER
PEAK INVESTMENTS, LLC
5805 MANGROVE CT
LOVELAND, CO 80538
(970) 218-1477

GENERAL DEVELOPMENT STANDARD NOTES:

1. PROJECT APPROVAL:
THE PLANS CONTAINED ON THIS MAP/PLAT AS WELL AS THE STAFF REPORT DATED _____ AND RESOLUTION _____ (AND/OR) ORDINANCE _____ARE THE LIMITS OF THE APPROVAL. ANY CHANGES TO THE APPROVED PLANS MAY NECESSITATE AN AMENDMENT OR NEW PERMIT.
2. DEVELOPMENT IMPROVEMENTS:
ALL DEVELOPMENT IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PLAT AND PLANS AS WELL AS THE REQUIREMENTS OF THE BERTHOUD MUNICIPAL CODE. IF APPLICABLE: THE DEVELOPMENT SHALL ADHERE TO THE DEVELOPMENT AGREEMENT ENTERED INTO BETWEEN THE DEVELOPER AND THE TOWN OF BERTHOUD.
3. EROSION CONTROL:
PRIOR TO COMMENCEMENT OF CONSTRUCTION OF ANY DEVELOPMENT IMPROVEMENTS INCLUDING ALTERATIONS TO EXISTING GRADING CONTOURS, REMOVAL OF VEGETATION AND/OR EXCAVATING, THE TOWN-APPROVED EROSION CONTROL PLAN WILL BE IMPLEMENTED. THE TOWN-APPROVED EROSION CONTROL PLAN MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE CONSTRUCTION OF DEVELOPMENT IMPROVEMENTS AND SHALL NOT BE REMOVED OR ABANDONED UNTIL AUTHORIZED BY THE TOWN. AT ALL TIMES DURING CONSTRUCTION ON THE PROPERTY, OR OFF-SITE PROJECTS ASSOCIATED WITH DEVELOPMENT OF THE PROPERTY, DEVELOPER SHALL MAINTAIN ALL STREETS, DRAINAGE, AND DRAINAGE FACILITIES IN AN ORDERLY AND WORKMANLIKE FASHION.
4. CONSTRUCTION RULES AND REGULATIONS:
CONSTRUCTION ACTIVITIES SHALL ADHERE TO THE CONSTRUCTION RULES AND REGULATIONS FOUND IN CHAPTER 30 OF THE BERTHOUD MUNICIPAL CODE AT ALL TIMES.
5. DARK SKY:
THE TOWN OF BERTHOUD HAS ADOPTED A DARK SKY ORDINANCE. ALL DEVELOPMENT SHALL ADHERE TO THE TOWN OF BERTHOUD DARK SKY ORDINANCE NO. 1230, ADOPTED JANUARY 9, 2018, AND AS MAY BE AMENDED, AT ALL TIMES.
6. RIGHT TO FARM STATEMENT:
THE TOWN OF BERTHOUD HAS ADOPTED A 'RIGHT TO FARM POLICY'. ALL NEW AND EXISTING RESIDENTS ARE EXPECTED TO READ AND UNDERSTAND THE POLICY. FOR A COPY OF THE POLICY, PLEASE CONTACT THE TOWN OF BERTHOUD.

THE TOWN OF BERTHOUD IS A UNIQUE COMMUNITY LOCATED WITHIN AN AGRICULTURAL AREA THAT PROVIDES MANY BENEFITS TO THE TOWN AND A VARIETY OF AGRICULTURAL PRODUCTS TO THE PEOPLE OF THE STATE OF COLORADO. AGRIBUSINESS IS AN IMPORTANT PART OF OUR STATE'S ECONOMY. THE TOWN OF BERTHOUD RECOGNIZES THAT WITHOUT THE FARMERS AND RANCHERS IN THE AREA, THE TOWN WOULD NOT MAINTAIN ITS SMALL TOWN CHARACTER, LIFESTYLE AND APPEAL. THEREFORE, IT BECOMES IMPERATIVE TO EDUCATE PEOPLE MOVING TO THIS AREA RELATIVE TO THE DAY TO DAY ACTIVITIES AND EVENTS THAT OCCUR IN AREAS OF LARIMER AND WELD COUNTIES ADJACENT TO RESIDENTIAL AREAS OF THE TOWN.

THE LAWS OF COLORADO CLASSIFY IT AS A "RIGHT TO FARM" STATE. NEW AND EXISTING RESIDENTS OF THE TOWN OF BERTHOUD AND THOSE TO WHOM THE TOWN SUPPLIES MUNICIPAL SERVICES SHOULD UNDERSTAND THAT ALL OF US BENEFIT FROM THE LARGE AREAS OF OPEN FARMLANDS AND FIELDS THAT SURROUND OUR COMMUNITY. IN ORDER FOR THESE LANDS TO REMAIN PRODUCTIVE, THE FARMING AND RANCHING OPERATIONS ON THESE PROPERTIES MUST CONTINUE. THEREFORE, IT IS THE RESPONSIBILITY OF THE NEIGHBORING PROPERTY OWNERS TO UNDERSTAND AND RESEARCH THE AREA THEY ARE CONSIDERING MOVING INTO, AND FULLY UNDERSTAND AND ACCEPT THAT THE ACTIVITIES, SIGHTS, SOUNDS AND SMELLS OF AGRICULTURAL OPERATIONS ARE NORMAL FACTS OF LIFE WHEN LIVING IN THE AREAS WITHIN AND AROUND THE TOWN OF BERTHOUD.

SOME INDIVIDUALS MAY NOT APPRECIATE THESE AGRICULTURAL OPERATIONS AND MAY PERCEIVE THEM AS ANNOYANCES, EYESORES OR NUISANCES. STATE LAW AND TOWN RESOLUTIONS RECOGNIZE THAT RANCHING, FARMING OR OTHER AGRICULTURAL ACTIVITIES AND OPERATIONS WITHIN THE AREAS SURROUNDING BERTHOUD SHALL NOT BE CONSIDERED TO BE NUISANCES SO LONG AS THEY ARE OPERATED IN CONFORMANCE WITH THE LAW IN A NON-NEGLIGENT MANNER. THEREFORE, LOCAL RESIDENTS SHOULD BE PREPARED TO ENCOUNTER NOISES, 24 HOUR OPERATIONS, ODORS, LIGHTS, MUD, DUST, SMOKE, CHEMICALS, MACHINERY ON PUBLIC ROADS, LIVESTOCK, STORAGE AND DISPOSAL OF FEED AND MANURE, THE APPLICATION BY SPRAYING OF OTHER CHEMICAL FERTILIZERS, SOIL AMENDMENTS, HERBICIDES AND PESTICIDES, ANYONE OR MORE OF WHICH MAY NORMALLY OCCUR AS PART OF LEGAL AND NON-NEGLIGENT AGRICULTURAL OPERATIONS.

IN ADDITION, COLORADO LAW STATES THAT COLORADO IS AN OPEN RANGE STATE. PROPERTY OWNERS MUST FENCE LIVESTOCK OUT OF THEIR PROPERTY, AND NOT WITHIN IT. THERE ARE ALSO ORDINANCES WHICH REQUIRE THAT YOUR PETS BE LEASHED AND MAINTAINED ON YOUR PROPERTY. THEREFORE, PET OWNERS MUST COMPLY WITH ALL LAWS PERTAINING TO LEASH LAWS AND ANIMAL CONTROL REGULATIONS.

OWNERS OF EASEMENTS AND RIGHTS-OF-WAY FOR DITCHES AND UTILITIES MUST HAVE REASONABLE ACCESS TO BURN, CONTROL WEEDS, MAINTAIN AND SERVICE THEIR LINES AND DITCHES. THESE DITCHES AND EASEMENTS ARE NOT FOR PUBLIC USE AND MAY NOT BE USED WITHOUT THE WRITTEN CONSENT OF THE DITCH OWNER. THE WATER CONTAINED IN THESE DITCHES IS PRIVATE PROPERTY AND ANY USE OF THIS WATER WITHOUT WRITTEN CONSENT IS TO BE CONSIDERED THEFT. RESIDENTS AND LANDOWNERS ARE ENCOURAGED TO LEARN, MORE ABOUT THESE RIGHTS AND RESPONSIBILITIES AND THE POSITION THE STATE OF COLORADO AND THIS TOWN HAVE ADOPTED REGARDING THESE ISSUES. THE TOWN BELIEVES FARMING AND RANCHING OPERATIONS CAN PROVIDE MANY BENEFITS TO LOCAL RESIDENTS AND THAT AGRICULTURE AND RESIDENTIAL USES CAN COEXIST.

FOR ADDITIONAL INFORMATION PLEASE REFER TO LARIMER COUNTY'S "THE CODE OF THE WEST," AND WELD COUNTY'S "RIGHT TO FARM COVENANT." ADOPTED MAY 1997

7. 1ST STREET CORRIDOR PLAN
THE TOWN OF BERTHOUD HAS ADOPTED THE 1ST STREET CORRIDOR PLAN. THIS DEVELOPMENT FALLS WITHIN THE 1ST STREET CORRIDOR OVERLAY DISTRICT AND IS REQUIRED TO ADHERE TO THE OVERLAY PLAN, ADOPTED APRIL 25, 2023, AND AS MAY BE AMENDED.

N

30 0 30 60
scale 1"=30' feet

LEGEND:

- EASEMENT LINE
- PROPERTY LINE
- RIGHT OF WAY LINE
- TOWN OF BERTHOUD BOUNDARIES
- SECTION LINE
- FOUND MONUMENT AS NOTED

DATE	REQUEST BY	REVISED	CHECK

Project: 21-163-001
Drawing: ANNEXATION
Drafted By: BSA
Date: 11/07/2026
Revision Date:
Check By: MM

BERTHOUD INDUSTRIAL ANNEXATION
TO THE TOWN OF BERTHOUD, COLORADO
PARCEL 1, BUCKNER NORTH EXEMPTION, BEING A PART OF THE NORTHEAST 1/4 OF SECTION 11, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE 6TH P.M.
TOWN OF BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO

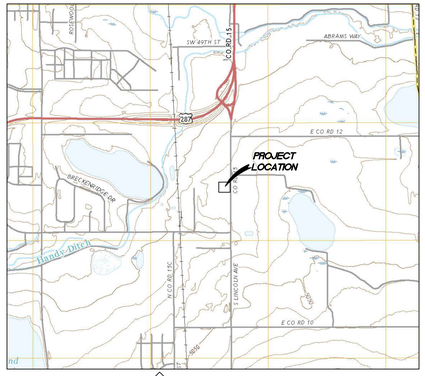
RIDGETOP ENGINEERING & SURVEYING
541 E. GARDEN DRIVE
UNIT N
WINDSOR, CO 80550
970-663-4552

Sheet: 1/1

DRAWING FILENAME: V:\Projects\21-163-001 Berthoud Lot Split\Working Files\SWE\Annexation.dwg LAYOUT NAME: 24x36 Landscape DATE: Apr 21, 2026 - 12:06am

ZONING AMENDMENT MAP
BERTHOUD INDUSTRIAL

TO THE TOWN OF BERTHOUD, COLORADO
PARCEL 1, BUCKNER NORTH EXEMPTION, BEING A PART OF THE NORTHEAST 1/4 OF SECTION 11, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE 6TH P.M.
TOWN OF BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO
1.988 ACRES



VICINITY MAP
1" = 2000'

STATEMENT OF OWNERSHIP AND SUBDIVISION:

PROPOSED M2 INDUSTRIAL ZONING:

KNOWN ALL MEN BY THESE PRESENTS: THAT THE UNDERSIGNED, BEING THE OWNERS OF PARCEL 1, BUCKNER NORTH EXEMPTION, RECORDED AT REC. NO. 20120055489, BEING A PORTION OF THE NE 1/4 OF SECTION 11, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE 6TH P.M., TOWN OF BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PORTION OF THE NE 1/4 OF SECTION 11, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE 6TH P.M., COUNTY OF LARIMER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE EAST LINE OF THE NE 1/4 OF SAID SECTION 11 AS BEARING N 0 DEGREES 52' 30" E AND WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO:

BEGINNING AT THE E 1/4 CORNER OF SAID SECTION 11; THENCE ALONG THE EAST LINE OF SAID SECTION 11, N 0 DEGREES 52' 30" E, 440.07 FEET; THENCE S 88 DEGREES 55' 15" W, 30.02 FEET; THENCE PARALLEL WITH THE EAST LINE OF THE NE 1/4 OF SAID SECTION 11, N 0 DEGREES 52' 30" E, 651.02 FEET TO THE TRUE POINT OF BEGINNING;

THENCE N 89 DEGREES 07' 30" W, 320.00 FEET; THENCE N 0 DEGREES 52' 30" E, 288.49 FEET; THENCE S 89 DEGREES 10' 37" E, 320.00 FEET, MORE OR LESS, TO A LINE WHICH BEARS S 0 DEGREES 52' 30" W, AND PASSES THROUGH THE TRUE POINT OF BEGINNING; THENCE ALONG SAID LINE, S 0 DEGREES 52' 30" W, 288.78 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT THAT PORTION THEREOF DEDICATED TO THE PUBLIC FOR PUBLIC HIGHWAY IN DEED OF DEDICATION RECORDED SEPTEMBER 17, 1986 AT RECEPTION NO. 86053344.

SAID PARCEL CONTAINS 86,588 SQ. FT. OR 1.988 ACRES, MORE OR LESS

OWNER: PEAK INVESTMENTS, LLC, A COLORADO LIMITED LIABILITY COMPANY

_____
OWNER

_____
TITLE

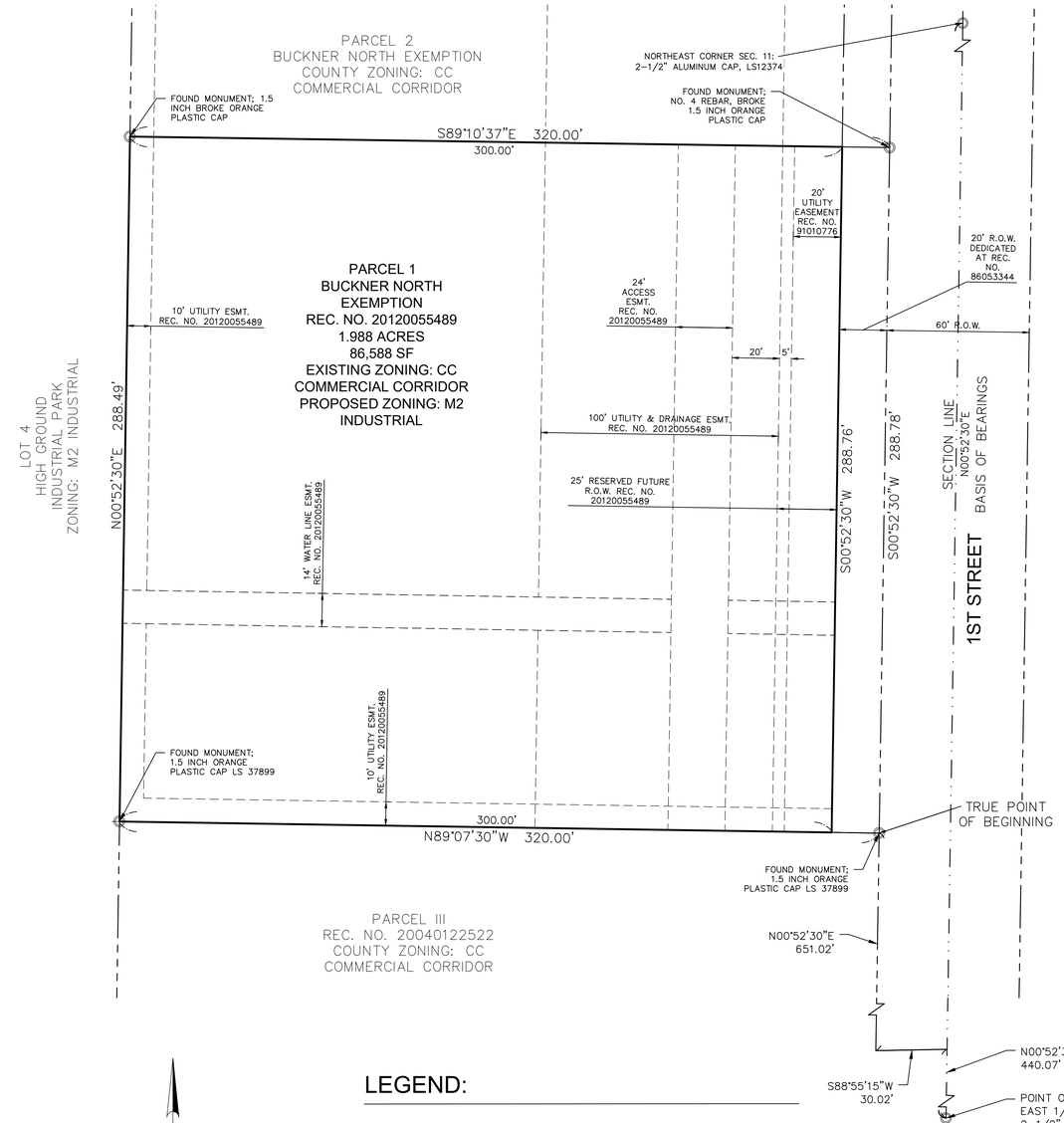
STATE OF COLORADO)
)SS
COUNTY OF LARIMER)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY _____

THIS _____ DAY OF _____, 20_____.

MY COMMISSION EXPIRES: _____

_____
NOTARY PUBLIC



APPROVAL CERTIFICATE:

APPROVED BY THE TOWN OF BERTHOUD, COLORADO THIS _____ DAY OF _____, 2026.

_____
MAYOR, WILLIAM KARSPECK

THE FOREGOING ZONING AMENDMENT MAP IS APPROVED FOR FILING AND ACCEPTED BY THE TOWN OF BERTHOUD, COLORADO THIS _____ DAY OF _____, 2026.

ATTEST: _____

TOWN CLERK, CHRISTIAN R. SAMORA

SURVEYOR'S CERTIFICATE:

I, MICHAEL MASSEY, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE ZONING AMENDMENT MAP OF BERTHOUD INDUSTRIAL WAS PREPARED UNDER MY PERSONAL SUPERVISION, THAT THE FOREGOING MAP IS AN ACCURATE REPRESENTATION THEREOF, AND IS IN COMPLIANCE WITH THE DEVELOPMENT REGULATIONS OF THE TOWN OF BERTHOUD, ALL THIS TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

DRAFT
04/21/2026

_____
MICHAEL MASSEY, #38346
COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR

SURVEYOR'S NOTES:

1. THIS ZONING AMENDMENT MAP DOES NOT CONSTITUTE A TITLE SEARCH BY RIDGETOP ENGINEERING AND SURVEYING. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY, OR TITLE OF RECORD, RIDGETOP ENGINEERING AND SURVEYING RELIED ON THE TITLE INSURANCE COMMITMENT FILE NO: 383-F07558-24, AMENDMENT NO. 3, ISSUED BY LAND TITLE GUARANTEE COMPANY, EFFECTIVE JULY 22, 2025 AT 8:00 A.M.
2. THE LINEAL UNIT USED IN THE PREPARATION OF THIS ZONING MAP IS THE U.S. SURVEY FOOT AS DEFINED BY THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.
3. BASIS OF BEARINGS: CONSIDERING THE EAST LINE OF THE NORTHEAST 1/4 SECTION 11, TOWNSHIP 4 NORTH, RANGE 69 WEST AS BEARING NORTH 00°52'30" EAST, MONUMENTED BY A 2-1/2" ALUMINUM CAP, LS12374 AT THE EAST 1/4 CORNER OF SAID SECTION 11 AND BY A 2-1/2" ALUMINUM CAP, LS12374 AT THE NORTHEAST CORNER OF SAID SECTION 11.

N

30 0 30 60
scale 1"=30' feet

LEGEND:

- EASEMENT LINE
- PROPERTY LINE
- RIGHT OF WAY LINE
- SECTION LINE
- FOUND MONUMENT

LARIMER COUNTY CLERK AND RECORDER CERTIFICATE:

THE FOREGOING ZONING AMENDMENT MAP IS APPROVED FOR FILING AND ACCEPTED BY THE COUNTY OF LARIMER COUNTY, COLORADO, THIS _____ DAY OF _____, 2026.

ATTEST: _____
LARIMER COUNTY CLERK AND RECORDER

DATE	REQUEST BY	REVISED	CHECK

Project: 21-163-001
Drawing: ZONING MAP
Drafted By: BSA
Date: 10/10/2026
Rev. Date:
Check By: MM

ZONING AMENDMENT MAP BERTHOUD INDUSTRIAL
TO THE TOWN OF BERTHOUD, COLORADO
PARCEL 1, BUCKNER NORTH EXEMPTION, BEING A PART OF THE NORTHEAST 1/4 OF SECTION 11, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE 6TH P.M.
TOWN OF BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO

RIDGETOP ENGINEERING & SURVEYING
541 E. GARDEN DRIVE
UNIT N
WINDSOR, CO 80550
970-663-4552

Sheet: 1 / 1

DRAWING FILENAME: V:\Projects\21-163-001 Berthoud Lot Split\Working Files\ZMA\Zoning Map.dwg LAYOUT NAME: 24x36 Landscape DATE: Apr 21, 2026 - 12:06pm

ZEREN
LAND SERVICES
OIL AND GAS TITLE

P.O. Box 336337
Greeley, CO 80633

Phone (970) 351-0733
Fax (970) 351-0867

LIST OF MINERAL OWNERS AND MINERAL LESSEES for NOTIFICATION
(Peak Investments, LLC Property)

Subject Property:

Township 4 North, Range 69 West, 6th P.M., Larimer County, CO
Section 11: That Portion of the NE 1/4, more particularly described as follows: Considering the East line of the NE 1/4 of said Section 11 as bearing N 0 Degrees 52' 30" E and with all bearings contained herein relative thereto: Beginning at the E 1/4 Corner of said Section 11; thence along the East line of said Section 11, N 0 Degrees 52' 30" E, 440.07 feet; thence S 88 Degrees 55' 15" W, 30.02 feet; thence parallel with the East line of the NE 1/4 of said Section 11, N 0 Degrees 52' 30" E, 651.02 feet to the True Point of Beginning; Thence N 89 Degrees 07' 30" W, 320.00 feet; thence N 0 Degrees 52' 30" E, 288.49 feet; thence S 89 Degrees 10' 37" E, 320.00 feet, more or less, to a line which bears S 0 Degrees 52' 30" W, and passes through the True Point of Beginning; thence along said line, S 0 Degrees 52' 30" W, 288.78 feet to the True Point of Beginning,

Except that portion thereof dedicated to the Public for Public Highway in Deed of Dedication recorded September 17, 1986 at Reception No. 86053344

Zeren Land Services, an oil and gas title research company, states that to the best of its knowledge the following is a true and accurate list of the names and addresses of the mineral owners and mineral leasehold owners entitled to notice under the Surface Development Notification Act, Colorado Revised Statutes §24-65.5-101, et seq. in the Subject Property based upon the records of the Larimer County Assessor and Clerk Recorder as of January 20, 2026 at 7:45 a.m.:

Mineral Owners:

None (entitled to notice)

Mineral Leasehold Owners:

Extraction Oil & Gas LLC
555 17th St., Suite 3700
Denver, CO 80202

Dated this 28th day of January, 2026.

ZEREN LAND SERVICES

By: Cynthia A. E. Zeren, CPL
Certified Professional Landman #4044

At the request **Peak Investments, LLC** ("Client"), Zeren Land Services, an independent land consulting firm, has prepared the foregoing list of mineral estate owners entitled to notice under the Surface Development Notification Act, Colorado Revised Statutes §24-65.5-101, et seq.

Zeren Land Services, searched (i) the records of the Larimer County Assessor relating to the Subject Property for persons identified therein as mineral estate owners, and (ii) the records of the Larimer County Clerk and Recorder relating to the Subject Property for recorded requests for notification in the form specified in the Surface Development Notification Act. The results of these searches are set forth above in this List of Mineral Owners Entitled to Notice. At the date of the search, the records of the Assessor and the Clerk and Recorder were posted through January 20, 2026 at 7:45 A.M.

Zeren Land Services, agreed to prepare this listing for the Client only if the Client agreed that the liability of Zeren Land Services, would be strictly limited to the amount paid by the Client for such services. Zeren Land Services, makes no warranty, express, implied or statutory, in connection with the accuracy, completeness or sufficiency of such listing of mineral estate owners. In the event the listing proves to be inaccurate, incomplete, insufficient or otherwise defective in any way whatsoever or for any reason whatsoever, **the liability of Zeren Land Services, shall never exceed the actual amount paid by Client to Zeren Land Services**, for the listing.

In order to induce Zeren Land Services, to provide such services, **Client further agreed to indemnify and hold Zeren Land Services, its managers, members and employees, harmless from and against all claims by all persons (including, but not limited to Client) of whatever kind or character arising out of the preparation and use of each such listing of mineral estate owners, to the extent that such claims exceed the actual amount paid to Client by Zeren Land Services, for such listing.** Client specifically intends that both the foregoing limitation on liability and foregoing indemnification shall be binding and effective without regard to the cause of the claim, inaccuracy or defect, including, but not limited to, breach of representation, warranty or duty, any theory of tort or of breach of contract, or the fault or negligence of any party (including Zeren Land Services) of any kind or character (regardless of whether the fault or negligence is sole, joint, concurrent, simple or gross). **Client's use of this listing evidences Client's acceptance of, and agreement with, this limitation on liability and the indemnification.**

ZEREN LAND SERVICES

Date: January 28, 2026

By: _____

Cynthia A. E. Zeren, as President

Ordinance No. ___
Series 2026

An Ordinance of the Town of Berthoud Annexing the Real Property Known as Berthoud Industrial to the Town of Berthoud and Zoning the Property Industrial, and Approving an Associated Annexation Agreement

Whereas, Peak Investments, LLC ("Developer") is the owner of the real property located in unincorporated Larimer County and more particularly described in **Exhibit A**, attached hereto and incorporated herein by this reference (the "Property");

Whereas, on April 18, 2026, Developer filed with the Town Clerk a petition for annexation of the Property to the Town (the "Petition");

Whereas, on April 28, 2026, the Board of Trustees reviewed the Petition and various documents in support of the Petition;

Whereas, by Resolution 2026-13, the Board of Trustees determined that the Petition was in substantial compliance with applicable provisions of the Colorado Constitution and the Municipal Annexation Act of 1965, C.R.S. § 31-12-101, *et seq*., and scheduled a public hearing on the annexation of the Property to be held on June 9, 2026;

Whereas, on May 14, 2026, the Planning Commission held a properly-noticed public hearing on the proposed annexation, and recommended that the Board of Trustees approve the annexation;

Whereas, on June 9, 2026, the Board of Trustees conducted a properly-noticed public hearing and adopted a resolution finding that the applicable provisions of § 30 of Article II of the Colorado Constitution and C.R.S. §§ 31-12-104 and -105 have been met and that the Property is eligible for annexation to the Town;

Whereas, the Board of Trustees finds that it is desirable and necessary that the Property be annexed to the Town;

Whereas, also on April 18, 2026, the Developer filed an application to zone the Industrial (M2) (the "Zoning Application");

Whereas, also on May 14, 2026, the Planning Commission held a properly-noticed public hearing on the Zoning Application, and recommend that the Board of Trustees approve the Zoning Application; and

Whereas, also on June 9, 2026, the Board of Trustees conducted a properly-noticed public hearing on the Zoning Application;

Whereas, also on June 9, 2026, the Board of Trustees considered an associated annexation agreement for the Property.

Now Therefore be it Ordained by the Board of Trustees of the Town of Berthoud as follows:

Section 1. Annexation.

a. Following completion of the filings required by Section 1.b., the Property is hereby annexed to the Town. For purposes of general taxation, the annexation of the Property shall become effective on January 1st of the next succeeding year following the passage of this Ordinance.

b. The Town Clerk shall file for recording 3 certified copies of this Ordinance and 3 copies of the Annexation Map with the Larimer County Clerk and Recorder, and shall keep one copy of the Annexation Map and the original of this Ordinance in the Town Clerk's office. Upon filing with the Larimer County Clerk and Recorder, the Town Clerk shall request that the Larimer County Clerk and Recorder file one certified copy of this Ordinance and one copy of the Annexation Map with the Division of Local Government of the Department of Local Affairs and the same with the Colorado Department of Revenue.

Section 2. Zoning.

a. Upon consideration of the Zoning Application, the recommendation of the Planning Commission, and the statements of Town staff and the public, the Board of Trustees finds and determines that the Zoning Application meets the applicable criteria set forth in Chapter 30 of the Berthoud Municipal Code.

b. Based on the foregoing, as of the effective date of the annexation, the Property is hereby zoned as Industrial (M2), as shown on the map attached hereto as **Exhibit B** and incorporated herein by this reference. The Town's zoning map shall be updated accordingly.

Section 3. Annexation Agreement. The annexation agreement between Developer and the Town is hereby approved in substantially the form attached hereto as **Exhibit C** and incorporated herein by this reference.

Section 4. Severability. If any provision of this Ordinance is determined to be invalid for any reason, such determination shall not affect the validity of the remaining provisions of this Ordinance, and the Board of Trustees hereby declares that it would have passed this Ordinance and each provision thereof irrespective of the fact that any one or more provisions may be declared invalid.

Section 5. Repeal. Existing ordinances or provisions thereof inconsistent with the provisions of this Ordinance are hereby repealed, except that this repeal shall not affect or prevent the prosecution or punishment of any person for any act done or committed in violation of any ordinance hereby repealed prior to the effective date of this Ordinance.

Section 6. Effective Date. This Ordinance shall take effect thirty (30) days after publication following adoption.

Introduced, approved and adopted this 9th day of June, 2026.

Town of Berthoud

_____
William Karspeck, Mayor

Attest

_____
Christian R. Samora, CMC, Town Clerk

Exhibit A
Legal Description

Parcel 9411000034

THAT PORTION OF THE NE 1/4 OF SECTION 11, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE 6TH P.M., COUNTY OF LARIMER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE EAST LINE OF THE NE 1/4 OF SAID SECTION 11 AS BEARING N 0 DEGREES 52' 30" E AND WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO:

BEGINNING AT THE E 1/4 CORNER OF SAID SECTION 11; THENCE ALONG THE EAST LINE OF SAID SECTION 11, N 0 DEGREES 52' 30" E, 440.07 FEET; THENCE S 88 DEGREES 55' 15" W, 30.02 FEET; THENCE PARALLEL WITH THE EAST LINE OF THE NE 1/4 OF SAID SECTION 11, N 0 DEGREES 52' 30" E, 651.02 FEET TO THE TRUE POINT OF BEGINNING;

THENCE N 89 DEGREES 07' 30" W, 320.00 FEET; THENCE N 0 DEGREES 52' 30" E, 288.49 FEET; THENCE S 89 DEGREES 10' 37" E, 320.00 FEET, MORE OR LESS, TO A LINE WHICH BEARS S 0 DEGREES 52' 30" W, AND PASSES THROUGH THE TRUE POINT OF BEGINNING; THENCE ALONG SAID LINE, S 0 DEGREES 52' 30" W, 288.78 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT THAT PORTION THEREOF DEDICATED TO THE PUBLIC FOR PUBLIC HIGHWAY IN DEED OF DEDICATION RECORDED SEPTEMBER 17, 1986 AT RECEPTION NO. 86053344.

SAID PARCEL CONTAINS 86,588 SQ. FT. OR 1.988 ACRES, MORE OR LESS

Resolution No. ___
Series 2026

A Resolution of the Town of Berthoud Making Certain Findings of Fact Regarding the Proposed Annexation to the Town of the Real Property Known as Berthoud Industrial

Whereas, Peak Investments, LLC ("Developer") is the owner of the real property located in unincorporated Larimer County and more particularly described in **Exhibit A**, attached hereto and incorporated herein by this reference (the "Property");

Whereas, on April 18, 2026, Developer filed with the Town Clerk a petition for annexation of the Property to the Town (the "Petition");

Whereas, by Resolution 2026-13, the Board of Trustees determined that the Petition was in substantial compliance with applicable provisions of the Colorado Constitution and the Municipal Annexation Act of 1965, C.R.S. § 31-12-101, *et seq*., and scheduled a public hearing on the annexation of the Property to be held on April 14, 2026; and

Whereas, on June 9, 2026, the Board of Trustees held a properly-noticed public hearing on the annexation of the Property.

Now Therefore be it Resolved by the Board of Trustees of the Town of Berthoud as follows:

Section 1. The applicable provisions of Section 30 of Article 2 of the Colorado Constitution and C.R.S. § 31-12-104 have been met, in that not less than 1/6 of the perimeter of the Property is contiguous with the existing boundaries of the Town; and therefore, because of such contiguity, a community of interest exists between the Property and the Town; the Property is urban or will be urbanized in the near future, and the Property is integrated or is capable of being integrated with the Town.

Section 2. The applicable provisions of C.R.S. § 31-12-105 have been met, in that no land held in identical ownership has been divided or included without written consent of the owner thereof; that no annexation proceedings have been commenced by another municipality; the annexation will not result in the detachment of area from a school district; that the annexation will not result in the extension of a Town boundary more than 3 miles; the Town has in place a plan for said 3-mile area; and, in establishing the boundaries of the Property, the entire width of any street or alley is included within the Property.

Section 3. An annexation election is not required under C.R.S. § 31-12-107(2) and no additional terms or conditions are to be imposed upon the area to be annexed other than as contained in the associated annexation agreement between the Town and Developer, which will be considered and approved by separate action.

Section 4. The Property is eligible for annexation to the Town, and all requirements of law have been met, including the requirements of C.R.S. §§ 31-12-104 and 31-12-105.

Section 5. An ordinance annexing the Property to the Town will be considered by the Board of Trustees pursuant to C.R.S. § 31-12-111.

Introduced, approved and adopted this 9h day of June, 2026.

Town of Berthoud

_____
William Karspeck, Mayor

Attest

_____
Christian R. Samora, CMC, Town Clerk

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NOTICE OF PUBLIC HEARING

PROJECT NAME:
Berthoud Industrial Annexation

PROJECT LOCATION:
North of W County Road 10E, East of Clayton Pl, West of 1st St.

Dear Property Owner: This is to inform you that the Town of Berthoud will hold Public Hearings for an Annexation and Zoning near your property.

Scheduled Hearings: All hearings will take place at Berthoud Town Hall, 807 Mountain Avenue, Berthoud CO 80513
Town Planning Commission:
May 14, 2026, at 6:30 p.m.
Town Board of Trustees:
June 9, 2026, at 6:30 p.m.
For more information on this project visit the Town Planning Dept. website at www.berthoud.org/planning
Under the *Current Development Review Projects* tab, scroll to find the project and click on the project name to view the project materials.
Project Planner: Bella Manzo, Planner
Email: bmanzo@berthoud.org
To comment on the project, submit written comments via email to the Project Planner.

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

2123 NORTH HIGHWAY 287 LLC
5000 NORTHPARK DR
COLORADO SPRINGS CO 809183822

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

WALTON COLORADO LLC ETAL
8800 N GAINEY CENTER DR STE 345
SCOTTSDALE AZ 852582124

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

PEAK INVESTMENTS LLC
5805 MANGROVE CT
LOVELAND CO 805381240

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

2123 NORTH HIGHWAY 287 LLC
5000 NORTHPARK DR
COLORADO SPRINGS CO 809183822

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

WEIBEL ENTERPRISES LLC
14388 N 95TH ST
LONGMONT CO 805048007

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

BERTHOUD INTERNATIONAL LLC
120 BUNYAN AVE STE 200
BERTHOUD CO 80513

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

SG TRUST
2257 1ST ST
BERTHOUD CO 805132811

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

CONTAINER STORAGE AND
3787 BRIDLE RIDGE CIR
SEVERANCE CO 805248608

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May 14, 2026, at 6:30 p.m.
Town Board of Trustees:
June 9, 2026, at 6:30 p.m.
For more information on this project visit the Town Planning Dept. website at www.berthoud.org/planning
Under the *Current Development Review Projects* tab, scroll to find the project and click on the project name to view the project materials.
Project Planner: Bella Manzo, Planner
Email: bmanzo@berthoud.org
To comment on the project, submit written comments via email to the Project Planner.

NOTICE OF PUBLIC HEARING

PROJECT NAME:
Berthoud Industrial Annexation

PROJECT LOCATION:
North of W County Road 10E, East of Clayton Pl, West of 1st St.

Dear Property Owner: This is to inform you that the Town of Berthoud will hold Public Hearings for a Preliminary Plat near your property.
Scheduled Hearings: All hearings will take place at Berthoud Town Hall, 807 Mountain Avenue, Berthoud CO 80513
Town Planning Commission:
May 14, 2026, at 6:30 p.m.
Town Board of Trustees:
June 9, 2026, at 6:30 p.m.
For more information on this project visit the Town Planning Dept. website at www.berthoud.org/planning
Under the *Current Development Review Projects* tab, scroll to find the project and click on the project name to view the project materials.
Project Planner: Bella Manzo, Planner
Email: bmanzo@berthoud.org
To comment on the project, submit written comments via email to the Project Planner.

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

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

WHITFIELD DENNIS W/NANCY A
2128 1ST ST
BERTHOUD CO 80513

ARMSTRONG GERALD R
110 16TH ST STE 505
DENVER CO 802025202

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

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

TOWN OF BERTHOUD, COLORADO
NOTICE OF PUBLIC HEARING FOR A PROJECT
Berthoud Industrial Annexation and Zoning

PUBLIC NOTICE IS HEREBY GIVEN of a public hearing before the Berthoud Planning Commission on May 14, 2026, at the following time and place:

6:00 P.M. Planning Commission
Berthoud Town Hall
807 Mountain Avenue
Berthoud, Colorado 80513

This hearing is for the purpose of taking applicant testimony and public comment on a proposed annexation and zoning of 1.988 acres to M2 Industrial regarding the property described below and for determining the eligibility of such property for annexation to the Town and the advisability of such an annexation, all as governed by the Berthoud Development Code.

PARCEL DESCRIPTION

PARCEL 9411000034

A PARCEL OF LAND BEING THAT PORTION OF THE NE 1/4 OF SECTION 11, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE 6TH P.M., COUNTY OF LARIMER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE EAST LINE OF THE NE 1/4 OF SAID SECTION 11 AS BEARING N 0 DEGREES 52' 30" E AND WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO:

BEGINNING AT THE E 1/4 CORNER OF SAID SECTION 11; THENCE ALONG THE EAST LINE OF SAID SECTION 11, N 0 DEGREES 52' 30" E, 440.07 FEET; THENCE S 88 DEGREES 55' 15" W, 30.02 FEET; THENCE PARALLEL WITH THE EAST LINE OF THE NE 1/4 OF SAID SECTION 11, N 0 DEGREES 52' 30" E, 651.02 FEET TO THE TRUE POINT OF BEGINNING;

THENCE N 89 DEGREES 07' 30" W, 320.00 FEET; THENCE N 0 DEGREES 52' 30" E, 288.49 FEET; THENCE S 89 DEGREES 10' 37" E, 320.00 FEET, MORE OR LESS, TO A LINE WHICH BEARS S 0 DEGREES 52' 30" W, AND PASSES THROUGH THE TRUE POINT OF BEGINNING; THENCE ALONG SAID LINE, S 0 DEGREES 52' 30" W, 288.78 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT THAT PORTION THEREOF DEDICATED TO THE PUBLIC FOR PUBLIC HIGHWAY IN DEED OF DEDICATION RECORDED SEPTEMBER 17, 1986 AT RECEPTION NO. 86053344.

SAID PARCEL CONTAINS 86,588 SQ. FT. OR 1.988 ACRES, MORE OR LESS

2.12 ACRES
LAND FOR SALE
REAL ESTATE
commercial group
AVAILABLE
(970)667-7000
lcrealestategroup.com
RICO DEVLIN - 970.413.1182
NATHAN KLEIN - 970.222.2473
DEVELOPMENT
PROPOSAL
NOTICE
CONTACT
TOWN OF BERTHOUD
970-532-2643

Outlook

Buckner North Notice Sign

From Alex Griess <alex@g2built.com>
Date Thu 4/23/2026 4:45 PM
To Bella Manzo <bmanzo@berthoud.org>; Derek Griess <derek@g2built.com>

2 attachments (14 MB)
IMG_0487.jpeg; IMG_0486.jpeg;

You don't often get email from alex@g2built.com. Learn why this is important

Hey Bella,

Attached are some pictures of the sign posted on the property on 4/23/2026.

For Reference
Project Name: Buckner North (Berthoud Industrial)
Project Type: Annexation and Rezone, 3rd Submittal (02/03/2026)
Parcel: Parcel #9411000034 (1.988 acres)
Location: North of W County Road 10E, east of Larimer County Road 15/1st Street
Project Applicant: Derek Greiss, Peak Investments LLC, represented by Mike Beach, Ridgetop Engineering & Surveying

Thanks, Alex Griess

Alex Griess

G2 Construction LLC
Cell: (970) 744-6678
Web: g2built.com

Planning Commission Information

Community Development Department

Meeting Date:	**May 14, 2026**
Agenda Title/Subject:	**Landscape Design Guidelines Amendment**
Type of Item:	**Regular Item**
Purpose:	**Presentation to the Planning Commission to amend the Landscape Design Guidelines, specifically the Wildland Urban Interface (WUI) section and Master Plant Lists, in consideration of the newly adopted Colorado Wildfire Resiliency Code**
Presented by:	**Tawn Hillenbrand**

Attachments:

1. 01 Landscape Design Guidelines Amendment Ordinance (2026)
2. Appendix A_Amended Landscape Design Guidelines
3. Public Notice - Berthoud - Landscape Guidelines for WUI

Background:

In 2023, the Town Trustees adopted the Landscape Design Guidelines to implement the vision and values expressed in the 2021 update to the Comprehensive Plan, including strengthening the Town's sense of place, enhancing community identity, supporting community resilience and sustainability touchstones.

The Code presentation before you includes the following relatively minor changes to the Wildland Urban Interface (WUI) section of the guidelines (page 21) and the Master Plant Lists (pages 22-32):

1. Updating the defensible space zones already provided in the guidelines to be consistent with the newly adopted Colorado Wildfire Resiliency Code; and
2. Incorporating a new symbol on the existing Master Plant Lists for 'Firewise' plants. The new symbol is intended to help developers and residents determine which plants may be most suitable when updating or providing new landscaping on their properties.

Update/Next Steps:

The Planning Commission's recommendation on the proposed amendment to the Landscape Design Guidelines will be provided to the Town Board of Trustee's introduction hearing on June 9, 2026, and at the public hearing on June 23, 2026.

Fiscal Impact and Fund Source:

There is no negative fiscal impact to the Town in amending the Landscape Design Guidelines.

Community Touchstones:

Consideration of the amendment request does not negatively impact community touchstones. Consideration of approval of the request does provide support for protecting the life, safety, and general welfare of current and future residents of Berthoud, thereby providing support to strengthen the Town's sustainability and resiliency goals.

Recommended Action(s):

Staff recommend the Planning Commission approve the recommended amendments contained in the attached Ordinance with all attached Ordinance Appendices and forward their recommendation of approval to the Town Board of Trustees.

Ordinance No. ___
Series 2026

An Ordinance of the Town of Berthoud Amending the Landscape Design Guidelines in consideration of the newly adopted 2025 Colorado Wildfire Resiliency Code

Whereas, the State of Colorado established the Colorado Wildfire Resiliency Code Board by Senate Bill 23-166 in 2023 in order to develop a statewide model code for wildfire resilience; and

Whereas, the Colorado Wildfire Resilience Code Board adopted the 2025 Colorado Wildfire Resiliency Code and the Fire Intensity Classification Map layer; and

Whereas, Colorado communities, counties and special districts are required to adopt the 2025 Colorado Wildfire Resiliency Code before April 1, 2026; and

Whereas, Larimer County adopted the 2025 Colorado Wildfire Resiliency Code on January 1, 2026; and

Whereas, the Berthoud Fire Protection District adopted the 2025 Colorado Wildfire Resiliency Code on _____, 2026; and

Whereas, the Board of Trustees does hereby find and determine that it is in the best interests of the Town of Berthoud to amend the Landscape Design Guidelines in consideration of the 2025 Colorado Wildfire Resiliency Code for the protection of life, safety and the general welfare of the current and future residents of Berthoud.

Now Therefore, be it Ordained by the Board of Trustees of the Town of Berthoud as follows:

Section 1. That the Landscape Design Guidelines amendments contained in Exhibit A herein have been adopted.

Section 3. Interpretation. This Ordinance shall be so interpreted and construed to effectuate its general purpose.

Section 4. Severability. If any provision of this Ordinance is determined to be invalid for any reason, such determination shall not affect the validity of the remaining provisions of this Ordinance, and the Board of Trustees hereby declares that it would have passed this Ordinance and each provision thereof irrespective of the fact that any one or more provisions may be declared invalid.

Section 5. Repeal. Existing ordinances or provisions thereof inconsistent with the provisions of this Ordinance are hereby repealed, except that this repeal shall not affect or prevent the prosecution or punishment of any person for any act done or committed in violation of any ordinance hereby repealed prior to the effective date of this Ordinance.

Section 6. Effective Date. The provisions of this Ordinance shall take effect thirty (30) days after publication as required by law.

Introduced this 9 day of June, 2026.

Town of Berthoud

_____

William Karspeck, Mayor

Attest

_____

Christian Samora, Town Clerk

Approved and adopted this 23 day of June, 2026.

Town of Berthoud

_____

William Karspeck, Mayor

Attest

_____

Christian Samora, Town Clerk

LANDSCAPE DESIGN GUIDELINES

PLACE TYPES

TOWN OF BERTHOUD DESIGN GUIDELINES

INTRODUCTION

These guidelines provide expectations regarding landscaped spaces in new development as well as information for use in the renovation of existing landscaped areas. These guidelines are organized to communicate town-wide requirements for plant selection and maintenance. Additional specific guidelines for the following character districts found in the Berthoud Comprehensive Plan update are included.

PLACE TYPE General Urban Areas	PLACE TYPE Urban Center	PLACE TYPE Suburban Areas	PLACE TYPE Natural Areas
Urban Residential	Old Town Residential & Suburban		Sensitive Areas
Innovation District	Urban Downtown	Suburban Commercial	Open Space & Parks
Pages 8-11	Pages 12-15	Pages 16-17	Pages 18-21

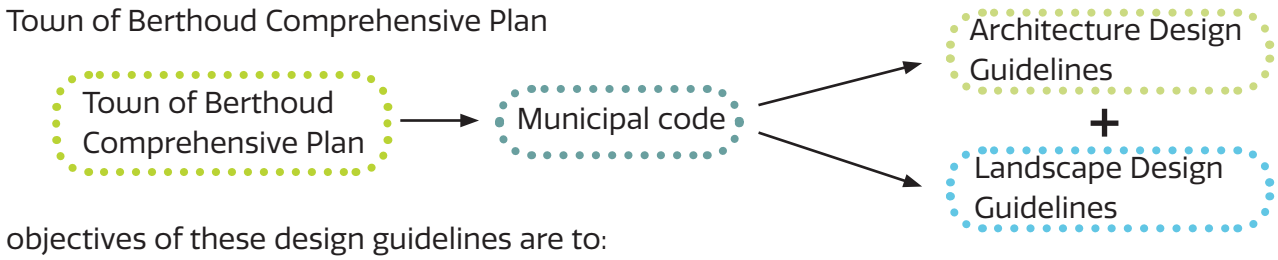
Organization:
Within each section are a number of design principles and measures that address the different elements of landscape design and environmental sensitivity based on land use. Each section of the town wide Design Guidelines will cover over arching objectives (e.g., planting, maintenance, water use etc) based on place types.

Guidelines that promote water wise and sustainable practices are designated by the water wise leaf symbol.

How To Use the Guidelines:
Property owners, developers, designers, and contractors proposing new development in Berthoud should first review the zoning of the property being developed and familiarize themselves with the Berthoud Municipal Code. They should then proceed to the most recent **Berthoud Comprehensive Plan Update**, the **Berthoud Municipal Code (Landscape Design 30-2-112)**, adopted master plans affecting the property, and finally, these **Landscape Design Guidelines**. The provisions set forth in this document identify the desired level of planting and design quality for all development; however, flexibility is necessary and encouraged to achieve excellent design. Each application for development should demonstrate to what extent it incorporates these guidelines. Applications that do not meet specific guidelines applicable to that project should provide rationale for the design and explain how the project will meet the **intent** of the Comprehensive Plan, the Municipal Code, and these Guidelines. Whether the design intent is justified will be determined through Planning Department review. Appeals to Planning Department decisions will be made to the Planning Commission.

How the Guidelines are Applied:

The Landscape Guidelines are intended for the Planning Department, as well as other town agencies and department staff, developers, architects, engineers, and community members to use in processing and evaluating project designs and applications together with relevant policies from the **Berthoud Comprehensive Plan as amended,** the **Berthoud Municipal Code (Landscape Design 30-2-112)**, and finally, these **Landscape Design Guidelines**. To achieve the stated purpose, the Guidelines will apply to all new construction and substantial building alterations that require approval by the Town of Berthoud Community Development staff in the Planning Department and Building Department. Incorporating these guidelines into a project's design will result in aesthetically pleasing and compatible landscaping in new developments, with plantings appropriate to the Colorado Front Range region's climate, soil, and environmental conditions.



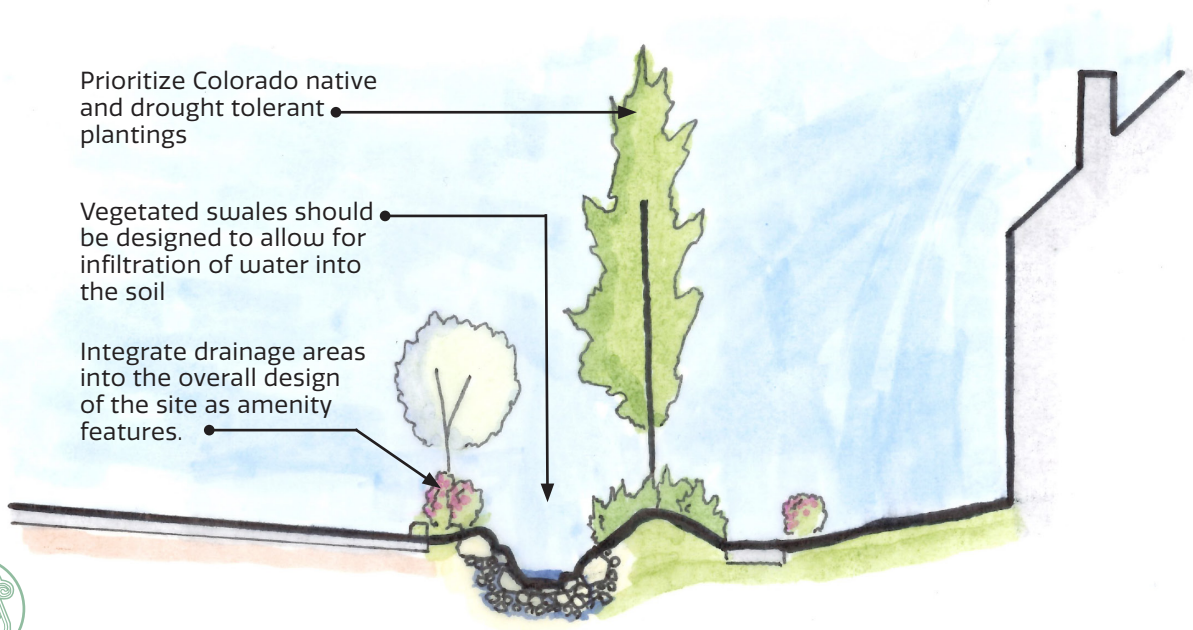
The objectives of these design guidelines are to:

a. Reflect the vision and policies set forth in the Town of Berthoud Comprehensive Plan.
b. Supplement landscape development standards found in the Town of Berthoud Municipal Code.
c. Maintain or improve property values.
d. Enhance the town's natural beauty, visual character, and climate resilience.
e. Encourage high-quality landscapes.
f. Facilitate a high level of resource conservation.
g. Provide designers and decision makers with a tool that is reflective of the town's Colorado climate landscape character and sense of place as the 'Garden Spot of Colorado'.

This section will incorporate overall landscape strategies to be implemented in all place types.

An ecology based stormwater management system is the baseline for creating a resilient and sustainable city. The core principles of these guidelines are to enhance landscape biodiversity, maximize water infiltration, and create a distributed network for stormwater management that is redundant and well connected.

1. Impervious surfaces should be kept to a minimum when not required by town.
2. Infiltration of water into the soil should be promoted by best practice grading and drainage design.
3. Permeable paving materials should be used to the extent practical in hardscaping areas like driveways and parking lots to recharge groundwater and reduce stormwater runoff.
4. Vegetated swales should be designed to allow for infiltration of water into the soil. Where practical, swales should be located along the edges of streets and along parkways.
5. Stormwater runoff should be diverted from impervious roofs and paths into permeable landscaping areas to increase water infiltration into the ground.
6. In areas with poor drainage, subsurface water storage or bioswales should be provided.
7. Drainage systems should be decentralized, to distribute storm water across the site instead of channelizing it.
8. Consider using multiple stormwater strategies (bioswales, permeable pavers, rain gardens) that cleanse water and increase infiltration.
9. Landscape designs should slow, spread and soak stormwater, allowing plants to filter stormwater instead of piping directly to retention ponds.



1. Plant selection should be specific to Berthoud's climate, in addition to site conditions such as location on site/exposure, light intensity, soil types, site drainage, and irrigation.
2. Plant selection should enhance the plants likelihood of becoming established and reduce potential disease, death, or maintenance.
3. Colorado native and drought tolerant species should be prioritized as much as possible.
4. Select plants that are beneficial to native pollinators and incorporate landscape features that provide habitat for native pollinators.
5. Plants and trees for a new development project should meet the following criteria:
   - 1.5" – 2" caliper or larger (for trees)
   - Shrubs should be in 5 gallon containers
   - Vines and Espaliers should come in 1 gallon containers or larger
   - Perennials and ornamental grasses should come in 1 gallon containers or larger
   - Ground cover should be in quart sized containers or larger
6. Street trees of the same species along the same street should be the same size and shape, and meet the following size criteria at the time of planting:
   - 1.5" – 2" caliper preferred, up to 5" maximum (for healthy establishment)
7. When replacing dead or dying trees, the size of the replacement tree should closely match the size of the trees next to it up to a 5" caliper.
8. The target percentage of low water use plants is eighty percent (80%). See master plant list.
9. Select plants that will contribute to winter color, texture, and form when possible to provide visual interest year round.
10. When using hardscape mulch (rock, gravel, cobble), design for seventy five percent (75%) living plant cover (full growth) for any planter or landscape area (includes tree lawns).

Town of Berthoud Facts –

- *Berthoud has been a part of the **Tree City USA** program since 1990*
- *Berthoud is nicknamed the **'Garden Spot of Colorado'** because of its abundance of trees, open space and sweeping mountain views*
- *In 2020, Berthoud passed resolution2020-01 with the sole purpose of protecting and supporting pollinators in town.*

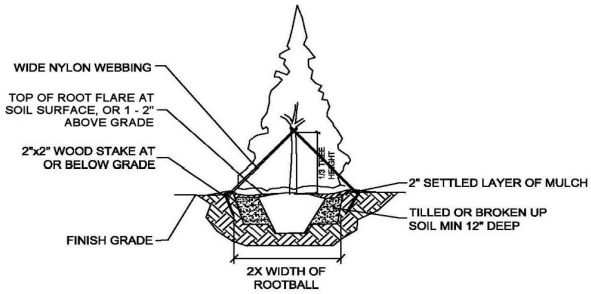
1. Street side landscaping should present a unified design that adds to the built environment. The design should accentuate development entries with planting, monument signs, and lighting. (As needed in accordance with Berthoud's Dark Sky requirements.)
2. Landscape structures and features, hardscape, and site furnishings and fixtures should be designed as integral parts of the overall landscape concept, and they should be consistent or compatible with the neighborhood architectural style, scale, material, and finishes.
3. Where irrigation systems and/or plant materials can cause damage to sensitive building materials, a two- (2') to three- (3') foot space should be left between the outside building wall and adjacent landscaping elements to minimize damage to the building structure. This space should be filled with decorative hardscape materials.
4. Monoculture and/or plant palettes including five (5) or less species are discouraged.
5. Regionally sourced or manufactured landscape consruction materials, such as lumber, mulches, pavers, trees, shrubs, groundcover, and quarried gravel/cobbles/rocks or other hardscape materials, should be utilized where practical.
6. Permeable paving materials should be used where feasible.
7. Select street trees that are appropriate to their intended location and function.
8. Select drought tolerant, native landscaping to limit irrigation needs to conserve water, reduce storm-water runoff, and increase the capacity for groundwater recharge.
9. Use perennials, annuals, ornamental trees and ornamental grasses to accentuate gateway locations and special sites in town.
10. Hardscape materials and installation should meet the standard of care for all applicable professionals and should not result in an unsafe condition.
11. Enhanced paving materials should be provided at key focal points such as points of entry, pedestrian crossings, plazas, and other locations that warrant special visual emphasis.
12. Trees and shrubs should be located and spaced to allow for mature and long-term growth.
13. Trees should be selected on a performance basis with the objective of minimizing water use, providing shade, minimizing root intrusion, and providing color and contrast (see Master Plant List).

***Sustainability Tip** - A gas powered leaf blower emits nearly 300 times the amount of air pollution as a pick up truck. Replace your two stroke lawn equipment with battery powered options and reduce air pollution and help ozone levels.*

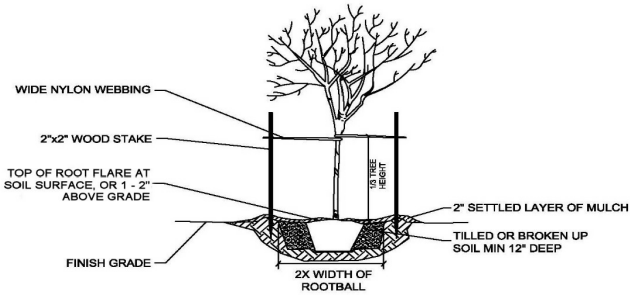
By following an ecology based strategy for landscape design, maintenance costs and effort can be reduced. When a landscape design mimics the naturally occurring ecosystem, the need for pest control and new planting is reduced.

1. Yard waste from landscaping maintenance should be collected and composted where possible. Organic materials that enter landfill contribute to climate change by releasing greenhouse gasses when decomposing in the anoxic conditions of a landfill. Conversely, organic material that is reincorporated into the soil increases soil carbon and nutrients available to plants.
2. When turf grass is used in landscaping, do not collect grass clippings and leaves that fall on the lawn. Instead, allow the organic material to break down and "feed" the soil. This will decrease the need for inorganic fertilizers and also recycle carbon as mentioned above.
3. All common area landscaping and trees will be maintained to keep plants in good condition.
4. Conduct soil analysis to determine if soil has poor organic or physical properties. Amend soil if necessary using compost or other renewable organic materials.
5. Stabilize stockpiled topsoil with native grass seed like buffalo grass during construction to prevent erosion, reduce dust, and protect microbial life.
6. Properly mulch newly planted trees and plantings and ensure they are adequately irrigated until established. Commitment to survival between 1–3 years, depending on the planting.
5. Property owners, HOA's, Metro Districts to replace dead, dying, damaged or diseased plant materials during the same growing season as the removal.
7. Diversity of plantings will decrease the cost and need for maintenance by leveraging beneficial ecosytem services like beneficial birds and insects as well as nutrient cycling.
8. When located within the pedestrian realm, always trim tree limbs and plantings to maintain pedestrian circulation. Locate rock mulch away from the pedestrian realm or contain within landscape to prevent spillage into pedestrian traffic.

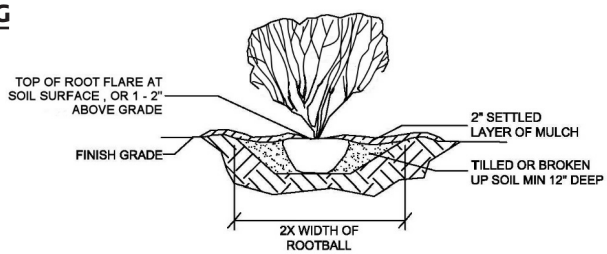
PLAN VIEW



EVERGREEN TREE PLANTING



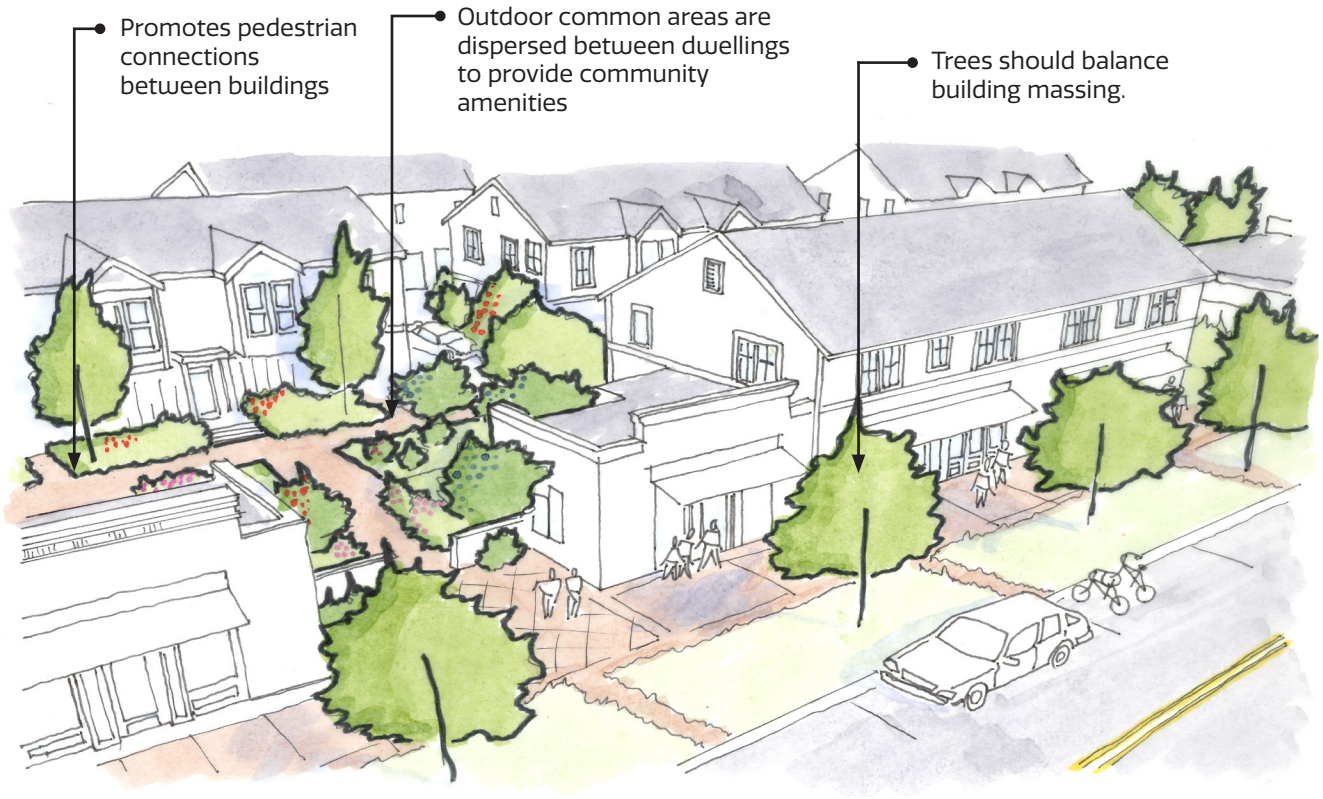
SMALL TREE PLANTING

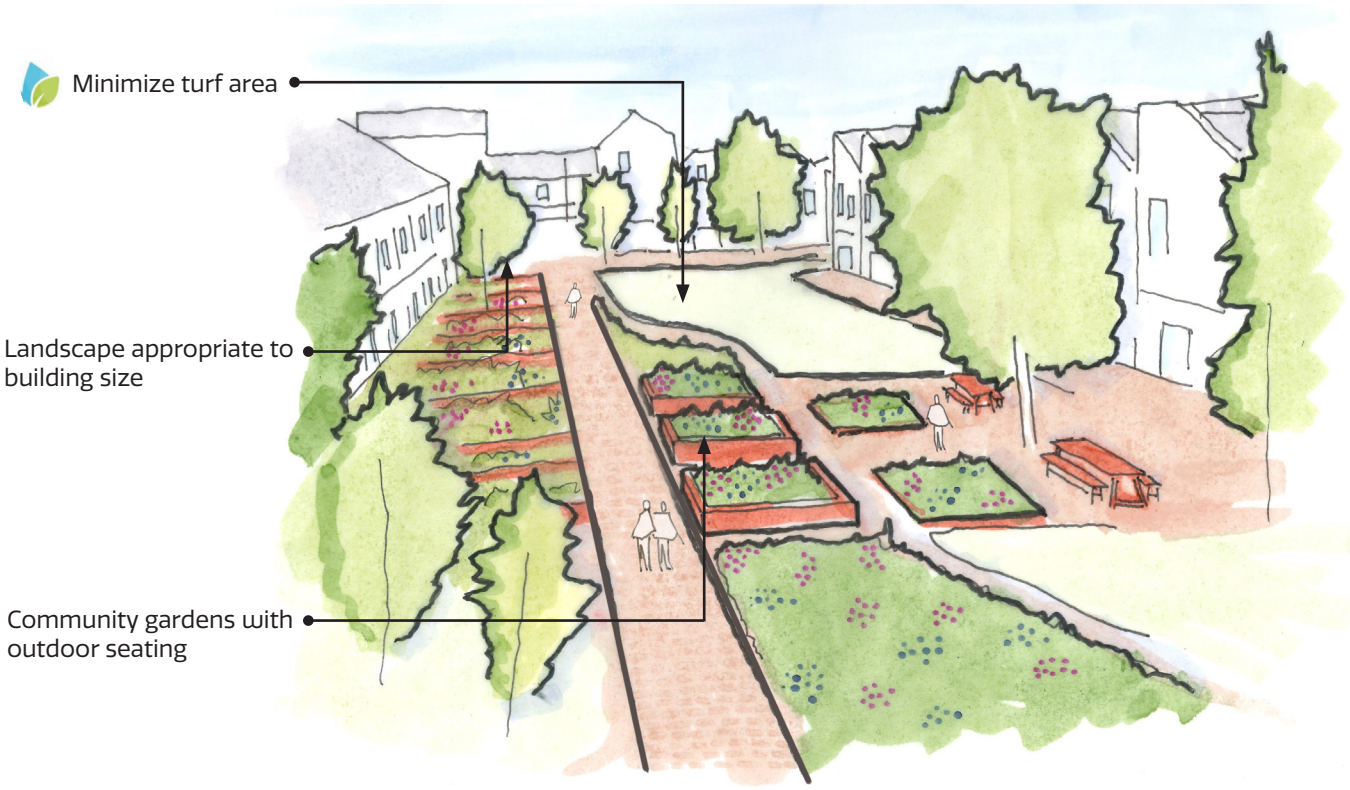


TYP. SHRUB PLANTING

The urban residential Landscape Design Guidelines apply to all new projects within the Urban Residential Character district.

1. Landscape plans shall be prepared by a Colorado Licensed Landscape Architect for new development.
2. All landscaping in public and common use areas should be maintained to attractive conditions by the owner, HOA, or Metro District (whichever applies).
3. Landscaping should be provided in common use areas associated with urban residential development.
4. Trees should be selected with consideration to their size at maturity to balance building massing.
5. Landscape design should be pedestrian-centric, focusing on designing safe pedestrian-friendly, and comfortable environments with strong connectivity and sense of place.

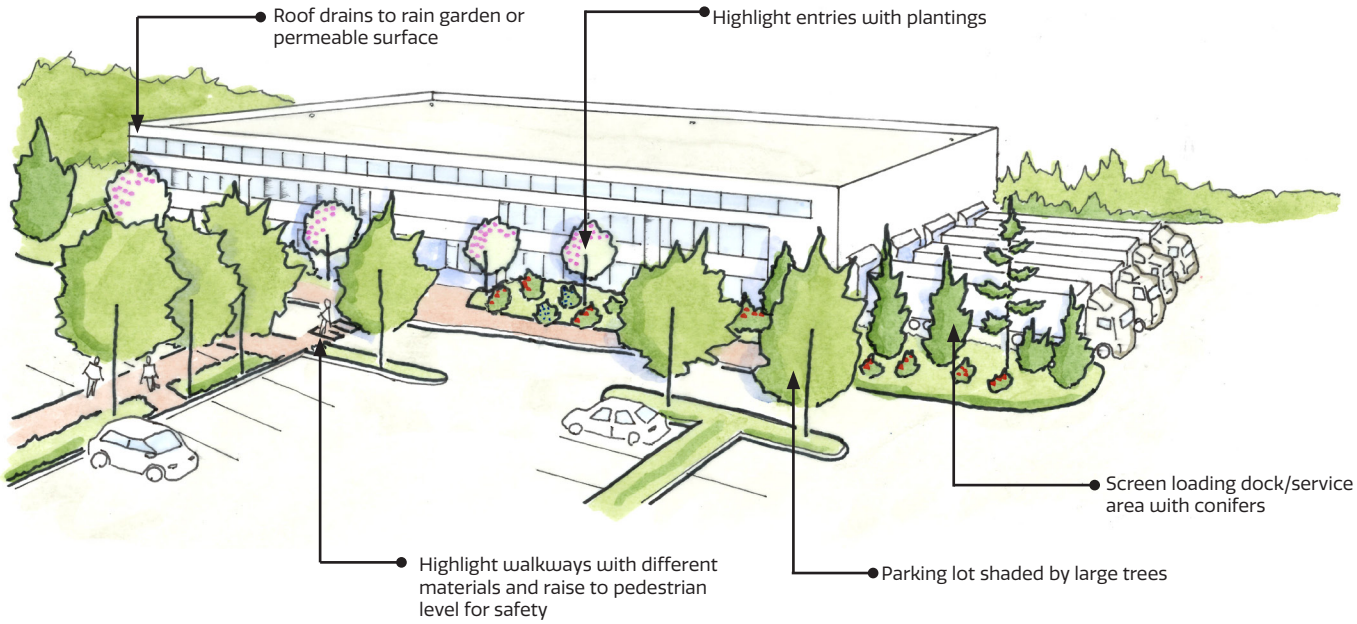




6. Urban residential developments in which the majority of the dwelling units do not have ground level garden space, should set aside land for a community garden (or other community open space) sized at 1/8 acre per 50 dwellings.
7. Thoughtfully developed hardscape design should be integrated into the overall landscaping and may include decorative pedestrian pavements, site furnishings, and landscape features like sculptures, decorative planters, garden ornaments, arbors, trellises, screens, gazebos. These landscape elements should be compatible with the architectural character of the surrounding neighborhood.
8. Design common spaces to provide a sense of security derived from visibility from residential dwellings.
9. Common spaces should have clearly defined separation from vehicular areas to ensure pedestrian safety.
10. Turfgrass lawns should be limited for spaces for active and passive recreation for activities such as sports, games, and group events.

The following urban industrial landscape design guidelines apply to all new projects within the Urban Industrial Character District.

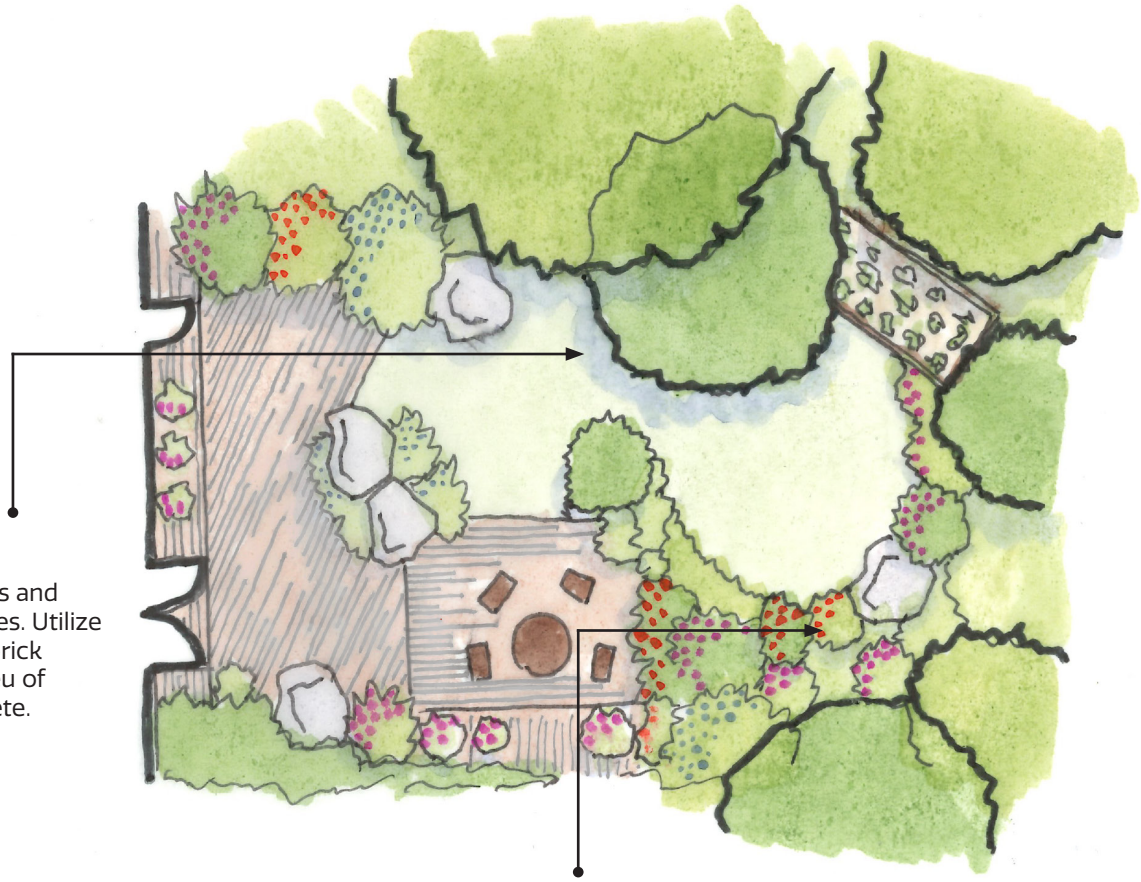
1. Landscape plans shall be prepared by a Colorado Licensed Landscape Architect for new development.
2. Landscaping should create an environment that softens the expanses of buildings and parking spaces. Landscaping elements include trees, shrubs, and ground cover at the base of buildings and to emphasize key architectural features.
3. Landscaping should be used to focus attention on entrances to buildings, shade parking lots, and screen loading and service areas.
4. Landscaping should be in scale with adjacent buildings and be of an appropriate size to accomplish its intended goals.
5. Vines and potted plants should be used, when necessary, to provide wall, column, and post texture and color, as well as to accentuate entryways, courtyards, and sidewalks.



6. Vertical landscape materials should be used to visibly reduce the size of large walls.

The following suburban and old town residential landscape design guidelines apply to all new projects within the Suburban Residential Character District and the Old Town Residential Character District.

1. All new land development applications except building permits for individual single family home residences should retain a licensed landscape architect to prepare landscape plans.
2. Residential homeowners are encouraged to retain a licensed landscape architect or licensed landscape contractor to prepare landscape plans.
3. Landscaping should include a variety of plant, tree, and groundcover species.
4. Front yard landscaping should visually integrate the adjacent natural landscape where possible.
5. Artificial turf should only be used in private backyards or for sports fields.



Minimize turf areas and impervious surfaces. Utilize raised desks and brick pavers patios in lieu of impervious concrete.

Mix medium height perennials for season color & plant species in groups

6. Dwellings should incorporate landscaping features to soften the transition between the home and the street.
7. Locate trees away from utility lines extending to the residence.
8. Turfgrass lawns are discouraged within single-family landscape areas except where adjacent to outdoor living areas such as patios.
9. Residential driveway pavement incorporating decorative material (e.g., pavers, bricks, and colored concrete) to break up and accentuate the surface is encouraged.
10. Permeable paving materials should be used where feasible.
11. Whenever possible, each front yard should have at least two ornamental trees on the property. Front yard trees should have mature sizes in scale with the massing and height of the residence. One tree should be located between 4'-5' of attached sidewalks, and within the tree lawn at detached side walks.

Correct ratio living plant material in rock beds

Incorrect ratio of living plant material within rock bed

The following urban downtown landscape design guidelines apply to all new projects within the Urban Downtown Character District.

1. Landscape plans shall be prepared by a Colorado Licensed Landscape Architect for new development.
2. Keep in mind that the conditions of various planting sites in the downtown area will vary and should be evaluated for individual landscape objectives and suitability to the specific street on which they are to be planted. The following guidelines should be followed:

- Large trees should be located along wide right-of-way streets, and principal access streets such as along Mountain Ave.
- Large trees should also be used to highlight corners, to provide cover for large plazas, or as accents against the skyline.
- Ornamental trees should be used to provide seasonal color and a visual focal point for special locations such as a building entrance, corner areas, sitting areas, bus stops, or other significant areas or view corridors.
- Use of streetscape elements that define the urban palette are encouraged, including tree grates within sidewalk zone, benches and planters with durable materials, decorative paving to define special areas.
- Where tree grates are used they should be sized to accommodate tree growth, minimum 6' x 8'.
- When appropriate, use native grasses, paved areas, and ground covers within the design of a tree lawn.
- Street trees should be properly planted and maintained for health and growth. Replace diseased, damaged or dying trees immediately.

Correct placement and care of successful street tree

Incorrect upkeep of street tree replacement and maintenance

A. Buffer zone: plant street trees and use planters to protect the pedestrian path and separate walkways from the street.

B. Pedestrian walkway: provide adequate space for pedestrians and do not block with outdoor seating.

C. Storefront zone: activate storefront zone with plantings and seating

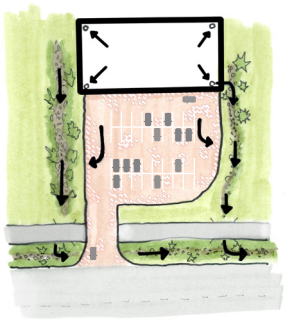
1. Landscaping must be incorporated in the design of pedestrian areas along the building fronts. Plantings for pedestrian areas should be designed with attention to color, texture and form. Use a variety of trees, shrubs, perennials, and ground covers. Provide seasonal plantings in planters, pots, hanging pots and beds to add color, beauty and variation.
2. New developments should provide for opportunities for the installation of art in landscaped areas and in front of buildings.
3. Do not use gravel or loose stone in place of ground cover in the curb zone
4. Consider maintenance with any improvement made within the right of way.

The following suburban commercial landscape design guidelines apply to all new projects within the Suburban Commercial District.

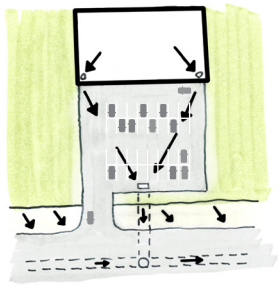
1. Landscape plans shall be prepared by a Colorado Licensed Landscape Architect for new development.
2. Landscapes should be designed to be low maintenance and compatible with the purpose of the facility.
3. Pedestrian connections should be utilized to create an open network of walkways, sidewalks, and trails throughout the commercial development.
4. The use of shade trees and shade structures may be used to diminish heat by providing shade in summer and allowing solar gain in winter to reduce dust, provide visual screening, and wind breaks.
5. Accent planting should be used around entryways and key focal points.
6. Vines and potted plants should be used to provide wall, column, and post texture and color, in addition to accentuating entryways, courtyards, and sidewalks.
7. Canopy trees should be used in parking lots to ensure shading of paved areas. Shade cover at maturity should meet or exceed fifteen percent (15%) of parking stall paved surfaces.
8. Pedestrian walkways should be provided in all parking areas.

Parking Lot Landscape with Berms

Parking Lot Landscape with Shrubs

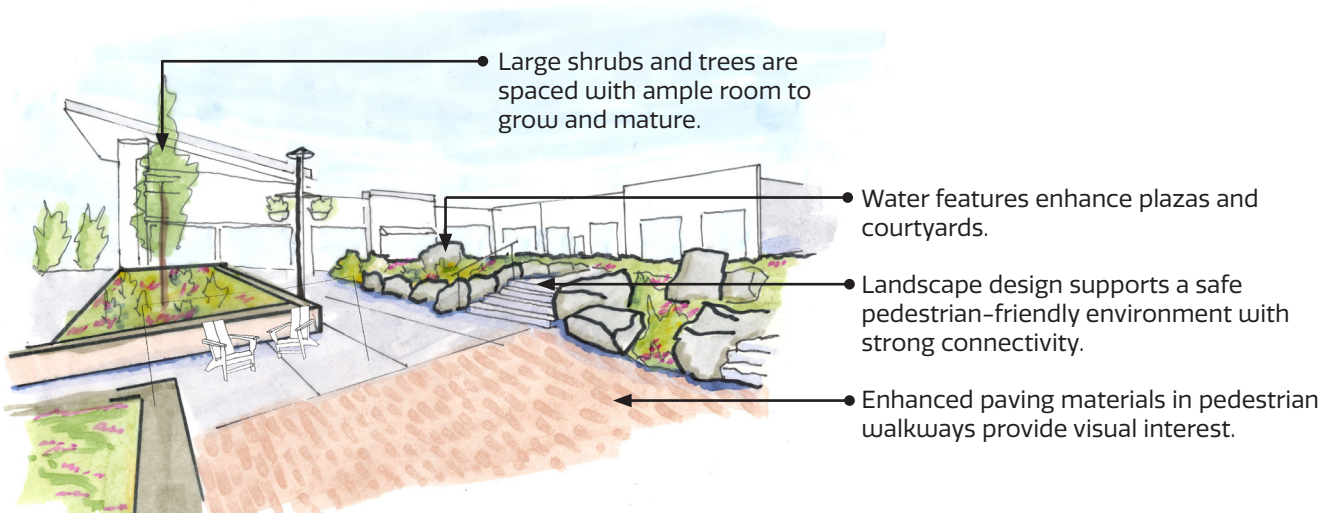


SURFACE DRAINS TO LANDSCAPE



SURFACE DRAINS TO INLET ONLY

9. Landscape design should be placed to support a safe pedestrian-friendly environment with strong connectivity.
10. The use of hardscape elements such as textured pavers, large ornamental flower pots, decorative walls, and water fountains are encouraged.
11. Water features may be considered with plantings and natural materials in courtyards and plazas.
12. Direct Water from parking lots, roof drains and other areas into landscape areas that could benefit from additional water and /or improve the quality of stormwater.



ENVIRONMENTALLY SENSITIVE AREAS

1. Provide a buffer zone from all environmentally sensitive areas adjacent development. Buffer to be maintained by the HOA or Metro District.
2. Identified environmentally sensitive areas and their buffers should be protected from disturbance unless necessary based on the following circumstances:

- Landscape improvements would protect and mitigate effects from adjacent development.
- Restoration of area is necessary based on existing conditions.
- Improvements are needed for public safety.
- Improvements are necessary and cannot be located elsewhere.
- Improvements include trails and public use areas designed to be compatible and complementary with the sensitive natural area.

Restoration of environmentally sensitive areas with compatible passive uses

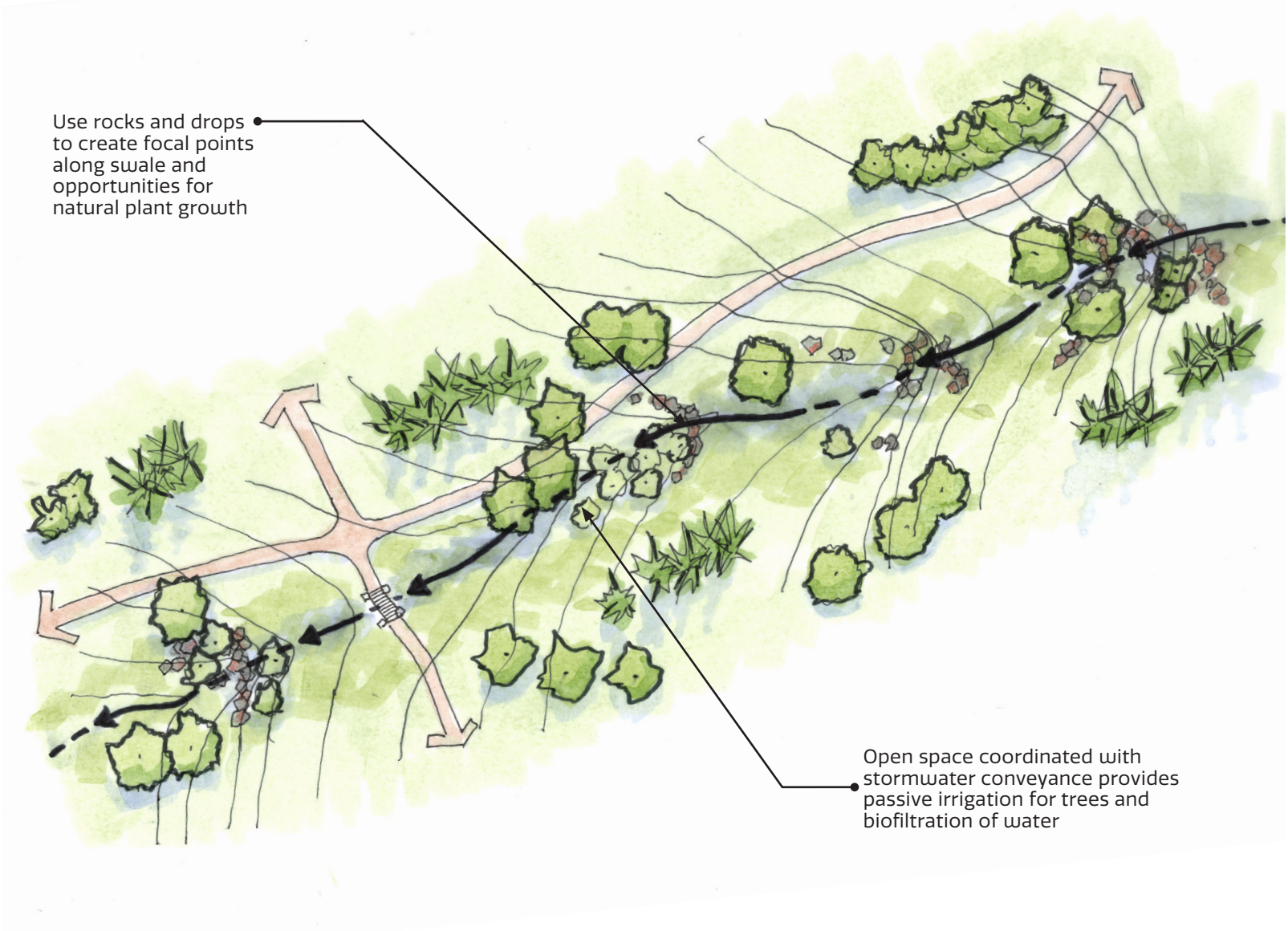
Wetland area with needed improvements to existing conditions

Water Saving Tips

- ***Don't water between 10 am and 6 pm. Instead, aim for watering at dawn or dusk to reduce evaporation and maximize water absorbed by plantings.***
- ***Set your lawnmower to the highest setting. Longer grass will keep the ground cooler and retain more water.***
- ***Minimize runoff by allowing for soak-time between short water cycles. For instance, water for 5 minutes, wait an hour, then water for 5 more minutes.***
- ***Consider looking into a rainwater collection system for lawn and garden watering, which not only cuts down on your costs but cuts out the energy cost associated with water from the treatment plant.***

OPEN SPACE

1. Provide open space as a transition between development parcels and natural areas.
2. Provide open space at trail corridors, drainage areas and as a relief from the built environment.
3. Plan open space areas with native or regionally adapted plant materials, primarily unirrigated after being established.
4. Trees, shrubs and grasses that are not expected to receive enough water through natural precipitation to be irrigated temporarily for the establishment of plant growth for up to 3 years. Once established, water as necessary based on seasonal conditions.
5. Coordinate open space with the design of storm water conveyance and water quality systems and allow for passive irrigation of plantings when possible.



PARKS, RECREATION AND TRAILS

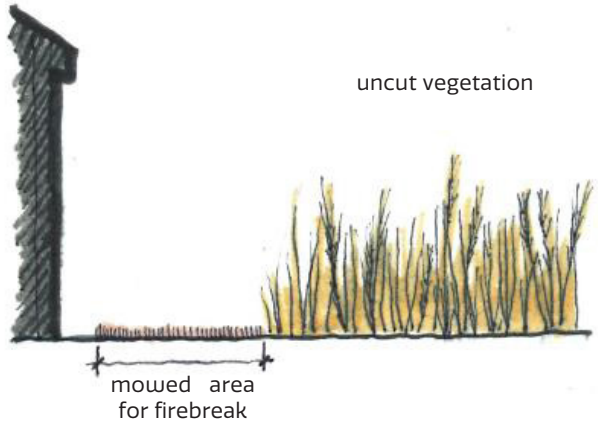
1. Design parks to serve the active and passive needs of people on-site and on nearby properties.
2. Amenities such as picnic shelters, playgrounds,amphitheaters, gardens, etc. should be appropriate to the project.
3. Reserve Irrigated turf grass for areas of parks subject to human activity.
4. Parks in residential areas:

- Provide more than 50% street frontage.
- At the discretion of the town staff, visibility and access from public trails or public properties (e.g. schools, civic buildings, etc.) may be an alternative to the street frontage requirement
- Types and locations of parks will be based upon accessibility to all residents; needs according to the Town of Berthoud; and classification according to who the park serves (e.g., Community Park, Neighborhood Park, Pocket Park, etc.).

5. Parks in commercial and mixed-use areas:

- Provide more than 25% street frontage.
- At the discretion of the town, visibility and access from public trails maybe an alternative to the street frontage requirements.
- Provide natural area transitions in parks where parks abut natural open space areas.

The Wildland Urban Interface (WUI) is the area where homes and the urban environment press against the wildland. Berthoud is included in the WUI for the Front Range of Colorado. Property owners are encouraged to protect their property and their community from wildfire. More resources can be found at https://csfs.colostate.edu/wildfire-mitigation



Multi-use path as fire break

LANDSCAPE WILDFIRE PREVENTION METHODS

1. Keep trees pruned and away from structures. Install hardscape at the base of trees.
2. Use fire-resistant plantings where possible to prevent spread. Firewise plantings are carefully spaced, low-growing and free of resins, oils and waxes that burn easily.
3. Practice good mowing techniques. Mow properties regularly, according to land use. Create fuel breaks from grassland open space areas to adjacent structures/communities by keeping a 10' boundary mowed from tall grasses. Use multiuse paths within open space areas as fire breaks by mowing each side to create the 10' firebreak.
4. Report overgrown vegetation in open space land to the Town of Berthoud Neighborhood Services Manager.
5. Establish defensible space zones around structures

- Zone 1 - Ember resistant zone (0-5 feet away from building and structures)
- Zone 2 - Lean clean and green zone (5-30 feet away from building and structures)
- Zone 3 - Fuel zone (30-100 feet away from buildings)

Well maintained landscape to prevent fire spread

Poorly maintained landscape for fire spread

PLANT SELECTION

The Master Plant List is a general guide to the plant species suitable for landscape use along the Front Range. In general, the Master Plant List is not intended to be a fixed and limiting list. Plants not found in the Master Plant List may be approved for use provided that they meet the criteria noted below. The licensed landscape architect will provide guidance material affirming compliance when selecting plants not on the list.

Due to the ever changing nature of the nursery trade, some plants on the Master Plant List will become unavailable and new species, cultivars, and hybrids will be introduced. New plants and other plants with desirable characteristics may be adopted, provided that they meet the criteria described above. Plant species may need to be erased from the Master Plant List in the future if they become susceptible to serious diseases and pests that are not currently known. An alternate up to date resource for plant selection can be found at https://plantselect.org/ and the town forestry website. Please contact the town forester to review suitability of trees not found within the given resources.

MASTER PLANT LIST

= Firewise = Colorado Native Plant = Pollinator Friendly = Street Tree Approved

Scientific Name	Common Name	Sun/Shade	Moisture Needs	Notes
Cacti and Succulents				
Coryphantha (Escobaria) missouriensis	Yellow Nipple Cactus	Full sun	Low	
Coryphantha (E.) vivipara	Pink Nipple Cactus	Full sun	Low	
Opuntia macrorhiza	Prickly Pear	Full sun	Low	
Yucca glauca	Plains Yucca	Full sun	Medium	

Plains Yucca, AKA Soapweed

- This plant is a very draught tolerant native species.
- It is the only host plant for the yucca moth.
- Plant Yuccas away from paths and walkways, as it's blue green leaves are very sharp
- In mid to late summer, it produces stalks of bell-shaped greenish white flowers.

MASTER PLANT LIST

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Scientific Name	Common Name	Sun/Shade	Moisture Needs	Notes
Groundcovers				
Antennaria parvifolia	Pussytoes (perennial)	Full sun	Low	
Callirhoe involucrata	Wine Cups (perennial)	Full sun	Low	
Erigeron divergens	Spreading Daisy (perennial)	Full sun	Low	
Eriogonum umbellatum	Sulphur Flower (perennial)	Full sun	Low	
Berberis repens (Mahonia repens)	Creeping Mahonia (shrub)	Full sun	Low	
Rhus trilobata 'Gro-Low'	Gro-Low Fragrant Sumac (shrub)	Partial Sun	Medium	
Arctostaphylos uva-ursi	Kinnikinnick	Full sun	Low	

Rabbitbrush

- This globe-shaped shrub is typically 2-6 feet wide, with silvery leaves and clusters of yellow flowers.
- It's deep root system allows this plant to thrive in dry climates.
- Consider planting with companion plants like russian sage, puple aster, or blue mist spirea.
- In the winter, Rabbitbrush sports fluffy seed clusters which add interest and texture to landscapes in the winter.

Shrubs				
Amelanchier alnifolia	Serviceberry	Sun/part shade	Low-med	
Amorpha canescens	Silvery Leadplant	Sun/part shade	Low	
Cercocarpus montanus	Mountain Mahogany	Sun/part shade	Low	
Ericameria nauseosa	Rubber Rabbitbrush	Sun	Low	
Fallugia paradoxa	Apache Plume	Sun/part shade	Low	

MASTER PLANT LIST

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Scientific Name	Common Name	Sun/Shade	Moisture Needs	Notes
Shrubs				
Prunus besseyi	Western Sandcherry	Sun/part shade	Low	
Ribes aureum	Golden Currant	Sun	Medium	
Ribes cereum	Wax Currant	Sun	Low	
Rhus glabra	Smooth Sumac	Sun/part shade	Low-med	
Rhus trilobata	Skunkbush Sumac	Sun	Low	
Rosa woodsii	Western Wild Rose	Sun/part shade	Low-med	
Symphoricarpos occidentalis	Snowberry	Sun/part shade	Low-med	

Jointfir AKA Mormon Tea

- This plant is extremely draught tolerant, and does not need aditional watering after it is established. This is due to it's tiny leaves, resulting in very little water lost through evapotraspiration.
- Jointfir keeps it's blue-green color through the winter, making it a great addition for year round visual interest.
- At maturity, this plant grows to 4-6ft high and 3-8ft wide.

Chamaebatiaria millefolium	Fernbush	Full sun	Low	
Chrysothamnus viscidiflorus	Yellow Rabbitbrush	Full sun	Low	
Cornus sericea	Redosier / Red Twig Dogwood	Full sun	Medium	
Crataegus phaenopyrum	Washington Hawthorn	Full sun	Medium	
Ephedra americana	Jointfir	Full sun	Low	

MASTER PLANT LIST = Firewise = Colorado Native Plant = Pollinator Friendly = Street Tree Approved

Scientific Name	Common Name	Sun/Shade	Moisture Needs	Notes
Philadelphus lewisii	Mock Orange	Full sun	Low	
Physocarpus opulifolius	Ninebark	Full sun	Low	
Rhus trilobata	Three-leaf Sumac	Full sun	Low	

Swamp Milkweed

- As it's name implies, this milkweed thrives in wet environments. Look to this plant for the wet spot in your yard, or in a rain garden
- Like other milkweeds in Colorado, the flowers will attract various species of native bees and butterflies, and is a host plant for monarch butterfly caterpillars.
- At maturity, this plant grows to 3-5ft high

Scientific Name	Common Name	Sun/Shade	Moisture Needs	Notes
Perennials				
Achillea lanulosa	Woolly Yarrow	Full sun	Low	
Adenolinum (linum) lewisii	Blue Flax	Full sun	Low	
Agastache cana	Double Bubblemint	Full sun	Low	
Amsonia jonesii	Jones' Bluestar	Full sun	Low	
Aquilegia chrysantha	Golden Columbine	Full sun	Low	
Artemisia frigida	Fringed Sagebrush	Full sun	Low	
Artemisia ludoviciana	Prairie Sage	Full sun	Low	
Asclepias incamata	Swamp Milkweed	Full sun	Medium	
Aster alpinus 'Goliath'	Goliath Alpine Aster	Full sun	Low	
Aster ascendens	Western Aster	Full sun	Low	
Aster ericoides	Many-fLowered Aster	Full sun	Medium	

MASTER PLANT LIST = Firewise = Colorado Native Plant = Pollinator Friendly = Street Tree Approved

Scientific Name	Common Name	Sun/Shade	Moisture Needs	Notes
Aster falcatus	Rough white aster	Full sun	Medium	
Aster hesperius	Western Aster; Violet Aster	Full sun	High	
Aster porteri	Porter's Aster	Full sun	Low	
Baptisia australis	Blue Wild Indigo	Full sun	Low	
Berlandiera lyrata	Chocolate Flower	Full sun	Low	
Callirhoe involucrata	Poppy Mallow	Full sun	Low	
Centranthus ruber	Red Valerian	Full sun	Low	

Sunflower

- There are 5 sunflowers native to Colorado: common sunflower, Maximilian sunflower, Nuttall's sunflower, prairie sunflower, and the bush sunflower
- Sunflowers are among the easiest flowers to grow in Colorado, because they are tough and draught tolerant.
- The common sunflower can grow to 9ft tall.

Ceratostigma plumbaginoides	Plumbago	Full sun	Low	
Digitalis obscura	Sunset Foxglove	Full sun	Medium	
Engelmannia peristenia	Englemann Daisy	Full sun	Low	
Erigeron speciosus	Aspen Daisy	Full sun	Low	
Eriogonum umbellatum	Sulfur FLower	Full sun	Low	
Gaillardia aristata	Blanket FLower	Full sun	Low	
Gaura lindheimeri	Beeblossom	Full sun	Low	
Helianthus annuus	Annual SunfLower	Full sun	Low	

MASTER PLANT LIST

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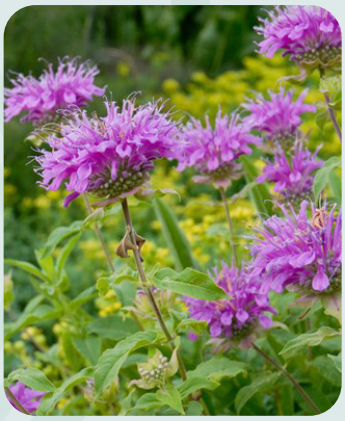
Scientific Name	Common Name	Sun/Shade	Moisture Needs	Notes
Hesperaloe parviflora	Red Yucca	Full sun	Low	
Lavandula angustifolia	English Lavender	Full sun	Low	
Liatris pycnostachya	Prairie Blazing Star	Full sun	Medium	
Liatris spicata	Prairie Gayfeather	Full sun	Low	
Lonicera spp.	Vining Honeysuckles	Full sun	Low	
Mirabilis multiflora	Four O'Clock	Full sun	Low	
Monarda fistulosa	Wild Bergamot	Full sun	Low	
Oenethera caespitosa	White Stemless Evening Primrose	Full sun	Low	
Oenothera macrocarpa	Evening Primrose	Full sun	Low	

Wild Bergamot AKA Native Lavender Bee Balm

- Wild bergamot is less colorful and showy than other cultivars of bee balm, but is more tolerant of dry conditions.
- In fall, its leaf color can be gold, red and yellow.
- This native perennial flower attracts bees and butterflies



Penstemon eatonii	Firecracker Beardtongue	Full sun	Low	
Penstemon grandiflorus	Large Beardtongue	Full sun	Low	
Penstemon pinifolius	Pine-leaf Beardtongue	Full sun	Low	
Penstemon	Desert Beardtongue	Full sun	Low	
Penstemon secundiflorus	One-sided Penstemon	Full sun	Low	

MASTER PLANT LIST

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Scientific Name	Common Name	Sun/Shade	Moisture Needs	Notes
Penstemon strictus	Rocky Mountain Penstemon	Partial Sun	Low	
Penstemon virens	Greenleaf Penstemon	Full sun	Low	
Penstemon virgatus	Tall One-Sided Penstemon	Partial Sun	Low	
Ratibida columnifera	Prairie ConefLower	Full sun	Low	
Ratibida pinnata	Pinnate Prairie ConefLower	Full sun	Low	
Rudbeckia hirta	Blackeyed Susan	Full sun	Medium	
Rudbeckia maxima	Great ConefLower	Full sun	Low	
Rudbeckia triloba	Brown-Eyed Susan	Full sun	Medium	
Salvia azurea var. grandiflora	Pitcher Sage	Full sun	Low	
Zauschneria latifolia var. arizonica	Hardy Hummingbird Trumpet	Full sun	Low	
Sphaeralcea coccinea	Scarlet Globemallow	Full sun	Low	
Salvia azurea	Pitcher Sage	Partial Sun	Low	
Monarda fistulosa	Bee Balm/ Horsemint	Full sun	Low	
Helianthus pumilus	Bush Sunflower	Full sun	Low	
Dalea purpurea	Purple Prairie Clover	Full sun	Low	
Solidago canadensis	Canada Goldenrod	Full sun	Medium	

Prairie Coneflower

- Prairie coneflower is a native, drought-tolerant wildflower of the Great Plains.
- This short-lived plant reseeds readily. Since it normally grows in open patches in grasslands and mountain foothills, it is a great choice for mixing with native grasses or a naturalistic landscape.

MASTER PLANT LIST

= Firewise = Colorado Native Plant = Pollinator Friendly = Street Tree Approved

Scientific Name	Common Name	Sun/Shade	Moisture Needs	Notes
Grasses				
Bouteloua gracilis	Blue Grama	Full sun	Low	
Bouteloua gracilis 'Blonde Ambition'	Blonde Ambition Blue Grama	Full sun	Low	
Muhlenbergia reverchonii	Undaunted Ruby Muhly Grass	Full sun	Low	
Orzyopsis hymenoides	Indian Ricegrass	Full sun	Low	
Bouteloua curtipendula	Side-Oats Grama	Full sun	Low	

Blue Grama

- The official state grass of Colorado, this grass has distinctive seed heads which make it easy to identify.
- Blue Grama can be used as a lawn, but does not tolerate heavy foot traffic well. It uses about 1/3 of the water required by traditional turf, making it a water wise alternative alrenative.
- This grass is critical to the shortgrass prairie ecosystem encompasing Berthoud due to it's extensive root network that hold down soil.

Trees				
Crataegus crus-galli 'Inermis'	Inermis' Cockspur Hawthorn	Full sun	Low	
Crataegus x mordenensis 'Toba'	Toba Hawthorn	Full sun	Low	
Gleditsia triacanthos f. inermis 'Imperial'	Imperial Honeylocust	Full sun	Low	
Gleditsia triacanthos f. inermis 'Skyline'	Skyline Honeylocust	Full sun	Low	
Juniperus chinensis	Chinese Juniper	Full sun	Low	
Juniperus scopulorum	Rocky Mountain Juniper	Partial Sun	Low	

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Scientific Name	Common Name	Sun/Shade	Moisture Needs	Notes
Picea pungens	Colorado Spruce	Full sun	Medium	
Quercus alba	White Oak	Full sun	Medium	
Quercus bicolor	Swamp White Oak	Full sun	Medium	
Quercus rubra	Red Oak	Full sun	Medium	
Quercus shumardii	Shumard Oak	Full sun	Low	
Quercus macrocarpa	Bur Oak	Full sun	Low	
Quercus muehlenbergii	Chinkapin Oak	Full sun	Low	
Quercus robur	English Oak	Full sun	Medium	
Quercus shumardii	Shumard Oak	Full sun	Low	
Quercus gambelii	Gambel Oak	Partial Sun	Low	
Sophora japonica	Japanese Pagoda Tree	Full sun	Medium	
Tilia cordata	Littleleaf Linden	Full sun	Medium	
Syringa reticulata	Japanese Tree Lilac	Full sun	Low	
Pinus · edulis · flexis · heldreichii · mugo · nigra · strobiformis	 · 'Pinyon pine' · 'Limber pine' · 'Bosnian pine' · 'Mugo pine' · 'Austrian pine'	 · Full sun · Full sun · Full sun · Full sun · Full sun · Full sun	 Low-Med Low-Med Medium Low-Med Medium Low-Med	

Ponderosa Pine

- This majestic tree is well adapted to high temperatures and low moisture and is highly resistant to low-intensity fire.
- A long taproot helps the drought-resistant pine obtain adequate moisture and also decreases its chances of being uprooted by strong winds.
- Scientists don't know why, but older ponderosa pines smell like butterscotch!

Scientific Name	Common Name	Sun/Shade	Moisture Needs	Notes
Tilia americana	American Basswood	Full sun	Medium	
Tilia amurensis	Linden	Full sun	Low	
Tilia tomentosa	Silver Linden	Full sun	Medium	
Tilia x flavescens 'Glenleven'	Glenleven Linden	Full sun	High	
Prunus virginiana 'Shubert'	Canada Red Chokecherry	Full sun	Low	
Pinus ponderosa	Ponderosa Pine	Full Sun	Low	
Acer glabrum	Rocky Mountain Maple	Full sun	Medium	
Populus Deltoides Monilifera	Plains Cottonwood	Full Sun	High	

Plains Cottonwood

- Adapted to Colorado's eastern plains, this is the largest native broadleaf tree in the state.
- One of the most ecologically and culturally significant trees in Colorado, it thrives in riperian zones.
- Cottonwoods reduce erosion, capture and filter sediment, and increase water infiltration.

*** Appropriate in natural corridors and private open space, requires approval from town forester.**

MASTER PLANT LIST

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Scientific Name	Common Name	Sun/Shade	Moisture Needs	Notes
Acer tataricum	Tartarian Maple	Full sun	Low-Med	
Acer grandidentatum	Big Tooth Maple	Full sun	Low-Med	
Aesculus arguta	Texas Buckeye	Full sun	Low-Med	
Aesculus glabra	Ohio Buckeye	Full sun	Medium	
Amelanchier alnifolia	Saskatoon Serviceberry	Full sun	Low-Med	
Amelanchier canadensis	Shadblow Serviceberry	Full sun/ Light shade	Low-Med	
Catalpa Sp.	Catalpa	Full sun	Low-Med	
Celtis occidentalis	Hackberry	Full sun	Low-Med	
Cercis canadensis	Eastern redbud		High	
Crataegus · ambigua · phaenopyrum · viridis	 · Russian · Washington · Green	 · Full sun · Full sun · Full sun	 · Low · Med · Low-Med	
Ginko biloba (Male trees)	Ginko tree	Full sun	Med	
Gymnocladus dioicus	Kentucky Coffeetree	Full sun	Low-Med	
Malus 'Spring Snow'	Spring snow crabapple	Full sun	Low-Med	
Prunus padus	European Birdcherry	Full sun	Medium	
Prunus virginiana	Sucker Punch Canada Red	Full sun	Low-Med	
Pyrus calleryana	'Chanticleer', 'Cleveland Select', 'Capital', 'Redspire'	Full sun	Low-Med	
Ulmus · americana · davidiana	· "ValleyForge-Triumph" · David Elm	 · Full sun · Full sun	Low-Med	
Abies concolor	White fir	Full sun	Med	

PROHIBITED LIST

Trees Prohibited in Town of Berthoud right of ways or on public lands.

Scientific Name	Common Name
Fraxinus spp.	Any Ash species- Due to EAB presence in northern front range
Populus spp.	Any Poplar species- Cottonwood, Aspen, Silver Poplar, Lombardy Poplar
Salix spp.	Any Willow species
Acer negundo	Box Elder Tree *does not include Sensation Boxelder
Ulmus pumila	Siberian (Chinese) Elm
Robinia pseudoacacia	Purple Locust/ Black Locust
Morus alba	Mulberry
Pyrus calleryana 'Bradford'	Bradford Pear
Juglans nigra	Black Walnut
Elaeagnus angustifolia	Russian Olive
Ailanthus altissima	Tree of Heaven
Tamarix spp.	Tamarisk (Salt Cedar)
Acer Rubrum	Red Maple
Acer saccharinum	Silver Maple
Acer x freemanii	Freeman Maple (Autumn Blaze Maple)
Betula spp.	Birch
Any weeping or pendulous tree type eg., Weeping birch	
Any shrub or hedge which by its habit of growth would obstruct, restrict, or conflict with necessary and safe use of the public rights-of-way.	
Conifers or evergreens which would eventually grow over the sidewalks or streets.	
Pod producing Honeylocust	

Colorado Noxious Weeds

Noxious weeds threaten valuable wildlife habitat and natural resources, cause economic hardships to agricultural producers, and are a nuisance for recreational activities. The Noxious Weed Act requires all Colorado residents to control noxious weeds using integrated methods to manage noxious weeds if the same is likely to be materially damaging to the land of neighboring landowners.

Find a list of Colorado Noxious Weeds here : Noxious Weed List

or go to https://ag.colorado.gov/conservation/noxious-weeds/species-id

MAINTENANCE PLANS

All property owners/occupants of residential, mixed use, commercial, or industrial property with a site-specific development plan such as a Site Plan or Use by Special Review are responsible for the maintenance and replacement of landscaping as shown on that approved plan. The below maintenance checklist should be used to establish a landscape maintenance plan, to be submitted to the Town of Berthoud for review.

Introduction

- Provide a description of the development and the area of coverage.
- Provide contact information for specific questions or concerns (names, phone numbers and hours of operation).

Plant Material

- Provide direction on pruning and trimming of plant material.
- Provide direction for establishment of native grasses and seeded areas. Include information about mowing frequency based on season. If shrub beds are within seeded areas, provide direction to mow and trim to maintain visibility. If grasses are within areas used for fire breaks, provide direction on height and frequency of mowing.
- Provide direction for watering in irrigated areas throughout the year. Use season specific standards for winter watering and growing season watering to ensure that plants get the proper amount of water throughout the year.
- Provide direction on fertilization of trees and shrubs. Include information about when to fertilize and the fertilization process.

Mulch

- Provide direction on maintenance for all mulch beds to ensure that the standard depth remains constant and per specifications.
- Provide direction on water required to establish native grasses

Irrigation Systems

- Provide information on monitoring and repairs to irrigation systems. Inlcude start up (spring start up procedures) and shut down (winterization procedures) as well as weekly, monthly and yearly maintenance instructions. Include contact for reporting all problems with system and maintenance of the systems.

Landscape Maintenace Schedule

- Provide a general monthly checklist for landscape maintenance for each month of the year.

Project Name
Maintenance Manual

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AUTOMATIC IRRIGATION SYSTEM.....

GENERAL MONTHLY CHECKLIST.....

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PLANT MATERIAL

Pruning/Trimming:

1) In general, prune or trim shrubs and trees just after their flowering period and only as necessary. No shearing is allowed. Remove any dead or dying branches. Notify Contact Name of any tree pruning needs observed during regular maintenance. Tree pruning will be done by either the _____or by a certified arborist employed by _____ , under the direction of and with prior consent from _____. Pruning of all shrubs will be completed by_____ , at appropriate times determined by them.
2) Make all cuts clean; keep saws and pruners sharp.
3) Pruning will take place as needed to prune all dead, diseased, or injured branches.

Native Grass Seeded Areas:

1) Native grass areas will be mowed 2 times per growing season or as needed to help control weeds. All bare areas will be touch up seeded in spring or fall seeding windows.
2) For shrub beds within native seed area, mow or trim as necessary to maintain visibility of shrubs and keep grass from overshadowing view of shrubs.
3) Irrigate native seeded areas for 2 years (or until established). Once established, water as necessary based on seasonal conditions.

Watering in Irrigated Areas during Winter Months:

1) Winter watering is extremely important and should take place monthly or more when there are periods of dry, warm weather or heavy winds. Deep root watering on all trees is also a good practice. Trees planted on the project shall be watered once per month or more at the rate of 30 gallons per tree for the months of November through April until the Landscape Establishment period ends. Shrubs planted on the project shall be watered at the rate of 10 gallons per shrub for the months of November through April. Winter watering will be completed for both years of the maintenance plan requirement.
2) It is better to water heavily a fewer number of times than to water lightly a greater number of times. Over-watering is a major cause of problems in plant material and is much more difficult to correct than under-watering.
3) Check soil moisture as often as possible, specifically during periods of prolonged dry/windy weather and especially when there is no snow cover, to determine water needs of the plant. The soil should be moist, not wet.
4) Winter watering frequency shall be adjusted based upon amount of snowfall and frozen conditions/ warm, windy conditions.

Watering Irrigated Areas during Growing Season Months:

1) Do not over-water plantings. Drip systems should be left on for enough time to saturate the root zone. Avoid multiple start times with Drip system. Do not allow run-off from the Drip system. The trees will need to receive 30-40 gallons of water per week where as shrubs will receive 6-10 gallons per week.

Fertilizing Trees and Shrubs:

1) All plant material should be fertilized each spring with a well-balanced, slow release synthetic or organic fertilizer in early spring.

2) Granular slow release fertilization will be of 5-5-5 formulation or similar, applied per label directions. Hand water immediately after fertilizing to force fertilizer into soil and wash any fertilizer from plant surfaces.

   Weed, Insect and Disease Management:

   An Integrated Pest Management (IPM), approach will be used to control pests, weeds, insects and diseases. The IPM program coordinates long-term prevention or suppression of pest problems to minimize impacts to human health, the environment, and non-target organisms.

   Pesticides are to be used as a last resort after exhausting all other options. If pesticides are used they must be chosen from the list of products that have been reviewed, evaluated and approved by the IPM Subcommittee.

   Weeds in planting beds will be removed on a weekly basis as the weeds emerge. Dispose of all weeds off site. Regular maintenance of the mulch layer will help minimize weeds in the planting beds. If herbicides must be used, they are to be chosen from the list approved by the IPM subcommittee. Use the least toxic herbicide available and spot apply on weeds.

   Plant material deemed dead or irreparably damaged will be removed and replaced each month and within 30 days of notification with healthy, like plant materials.

   Warranty plants shall not be installed during the summer months (June, July and August)

General IPM Steps and Methods:

1) Prevention first: Follow accepted maintenance practices (correct watering, mulching, pruning, etc).

2) Indentify the pest life cycle and characteristics.

3) Set action thresholds – tolerate minimum damage.

4) Monitor regularly and include any findings in project log.

5) When pests exceed threshold, use control methods with the least non-target impacts. "Know the Pest" by treating it when it is in its most vulnerable state and when its natural enemies are in their least susceptible state.

6) Keep records in the project log of control methods and results.

Wrapping/Staking:

1) All deciduous trees should be wrapped by November 1st – 15th of the year they are planted. Specific tree wrap will be cut in a continuous strip of sufficient length to wrap tree. Wrap from soil surface to the first branch of each tree. Wrap with over-lapping wraps of 1.5". Secure wrapping with wrapping tape and do not use electrical tape or string. Deciduous trees should be wrapped for the first four to five years after planting. Wrapping shall be removed between April 1st – 15th of the following spring.

2) Remove stakes after the second full growing season, depending on the type of tree, root growth and wind at the site.

WOOD MULCH

Check the depth of Wood Mulch during maintenance activities. Add additional mulch in areas that have decayed or have thinned out over time. All mulch beds will be kept at the depth specified in the specifications.

AUTOMATIC IRRIGATION SYSTEM

Start-up, Shut-down and weekly operations will be coordinated with _____ . If a problem has been identified with the irrigation system notify _____ and will proceed in troubleshooting and fixing the problem.

Monitor the moisture levels around all ~~plant mate~~rial. Report problems, including browning or oversaturation, to _____ . Recommend necessary adjustments and then coordinate with the owner rep to alleviate the problem. Control all irrigation systems, including clock settings. Fix any leaks or other problems with the material installed on this project. Any repair work to be coordinated with owner rep.

Provide the following maintenance items/extra stock to the owner rep prior to final acceptance:

1) 2 sets of special tools required for removing, disassembling and adjusting each type of sprinkler head and valve supplied on this project.

2) Two 6-foot valve keys for operation of gate valves or stop and waste valves (if applicable).

3) 2 keys for each automatic controller.

4) 2 quick coupler keys and 2 matching hose swivels for each type of quick coupling valve installed.

5) 2 aluminum drain valve keys of sufficient length for operation of drain valves.

6) 4 Rotor heads of each type used.

7) 100' of Inline Emitter Tubing of each type used.

APPENDIX

SAMPLE MAINTENANCE PLAN

Spring Start-up Procedures: Coordinate with owner rep at site to be on hand during start-up procedures.

1) Run through the zones attached to the project to test for any winter damage.
2) Set programs for watering frequency and duration of the project zones in coordination with the owner rep. Run through clock to ensure a working system.
3) Verify that all drip emitters are functioning properly. Repair if needed.

Weekly Maintenance:

1) Inspect valves and Drip system weekly for any damage or leaks. Any repairs made shall be made with materials of the same manufacturer and model as the original equipment.
2) Check for dry or oversaturation of planting areas and coordinate with owner rep to make changes.
3) Clean up: Continuous clean up operations will be performed throughout the duration of the work. Remove rubbish from site on at least a weekly basis, or when on site for other maintenance tasks.
4) Trench settling will be repaired and re-seeded if it occurs.

Monthly Maintenance:

1) All weekly procedures.
2) Coordinate with owner rep to adjust times on controller to compensate for different temperatures and precipitation each month.
3) Run through controller to assure proper working condition for project zones.

Yearly Maintenance:

1) All monthly procedures.
2) Inspect all components (valves, Drip pipe, etc.) to assure proper working condition.
3) Flush Drip pipes once per year to remove any possible sediment.
4) "Start-up" and "winterize" system (see detailed explanations below). Coordinate with owner rep.

Winterization Procedures: Coordinate with owner rep at site to be on hand during winterization procedures.

1) Close the main supply.
2) Connect air compressor to the service tee located on the vacuum breaker.
3) Turn controller to station #1 and start compressor.
4) Force air through station #1 until all water has been blown out. Continue process through stations #2, #3, etc., until all stations have been blown out completely (a minimum of 3 minutes).
5) Open all drain valves and petcocks on the vacuum breaker.
6) Turn off controller, but allow to run so that lubricants stay on clock motors.

General Notes:

1) It is important to repair any malfunctioning equipment as soon as possible especially during the hot mid-summer months.
2) Check for spots that appear to be dry. The sooner these are corrected, the less damage there will be.
3) Time of year and conditions will affect watering times. A base time of 35 to 50 minutes shall be used for Drip zones. The trees require 30 to 40 gallons of water per week where as shrubs will require 6-10 gallons of water per week. These times are averages only and will vary depending on time of season, plant material type, wind conditions and soil conditions.

APPENDIX

SAMPLE MAINTENANCE PLAN

GENERAL MONTHLY CHECKLIST

As Needed Items

- Tree pruning needs for dead or damaged limbs.
- Trash removal

January

- Winter water

February

- Winter water

March

- Winter water

April

- Remove tree wrap
- Activate and troubleshoot sprinkler system
- Remove weeds as needed
- Re-mulch beds as needed
- Remove weeds

May

- Fertilize trees and shrubs
- Re-mulch beds as needed
- Inspect sprinkler system operation/adjust timing as needed
- Prune trees and shrubs as needed
- Remove weeds

June

- Check all trees and shrubs for insect pests
- Inspect sprinkler system operations/adjust timing as needed
- Remove weeds
- Re-mulch beds as needed

July

- Inspect sprinkler system operation/adjust timing as needed
- Remove weeds
- Re-mulch beds as needed

August

- Inspect sprinkler system operation/adjust timing as needed
- Remove weeds
- Re-mulch beds as needed

September

- Inspect sprinkler system operation/adjust timing as needed
- Remove weeds
- Re-mulch beds as needed

October

- Adjust staking of new trees
- Reduce watering times on sprinkler system
- Remove weeds

November

- Wrap trees
- Winterize irrigation sprinkler system
- Winter water

December

- Winter water

LANDSCAPE MAINTENANCE SCHEDULE 2015–2017

Routine – Quantities Based On Times Per 1 Year	Jan '16-'17	Feb '16-'17	Mar '16-'17	Apr '16-'17	May '16-'17	Jun '15-'16	Jul '15-'16	Aug '15-'16	Sep '15-'16	Oct '15-'16	Nov '15-'16	Dec '15-'16	Tot For 2 Yr Maint Period
Shrub Monitoring	0	0	1	1	1	1	1	1	1	1	0	0	16
Tree Monitoring	0	0	1	1	1	1	1	1	1	1	0	0	16
Weed Beds	0	0	2	2	2	2	2	2	2	2	0	0	32
Trash Removal	2	2	2	2	2	2	2	2	2	2	2	2	48
Irrigation Inspection	0	0	4	4	4	4	4	4	4	4	0	0	64
Spring/Fall													
Spring Clean-up	0	0	0	1	0	0	0	0	0	0	0	0	2
Fall Clean-up	0	0	0	0	0	0	0	0	0	1	0	0	2
Irrigation Start-up	0	0	0	1	0	0	0	0	0	0	0	0	2
Winterization	0	0	0	0	0	0	0	0	0	1	0	0	2
Check Stake Guys	0	0	0	0	0	0	0	0	0	1	0	0	2
Plant Material Care													
Pruning (as needed)													
Tree Wrap	0	0	0	0	0	0	0	0	0	1	0	0	2
Wrap Removal	0	0	0	1	0	0	0	0	0	0	0	0	2
Fertilization	0	0	0	1	0	0	0	0	0	0	0	0	2
Herbicide/Pesticide as needed													
Winter Services													
Winter Water	1	1	1	0	0	0	0	0	0	0	1	1	10
Winter Watering could increase or decrease due to weather conditions													

TOWN OF BERTHOUD, COLORADO

NOTICE OF PUBLIC HEARING
Amendments to the Berthoud Landscape Guidelines

PUBLIC NOTICE IS HEREBY GIVEN of public hearings before the Planning Commission on May 14, 2026 at 6 p.m. and the Town Board on both June 9 and June 23, 2026 at 6:30 p.m. All public hearings will be to consider amendments to the Berthoud Landscape Guidelines including a symbol on the plat list indicating firewise plant material and referencing statewide resources for wildfire mitigation. The public hearings will be held at Town Hall 807 Mountain Avenue in Berthoud 80513.

Given and posted on this ____ day of April, 2026.

Given and posted on this ___ day of May, 2026.

Given and posted on this _____ day of June, 2026

Published: Berthoud Surveyor, June____, 2026