

1. Agenda

Documents:

[2021.06.01 WORK SESSION AGENDA.PDF](#)

2. Meeting Materials

Documents:

[2021.06.01 WORK SESSION PACKET.PDF](#)



WORK SESSION OF THE TOWN BOARD

**Town Board Room
807 Mountain Avenue
Town of Berthoud, Colorado
Tuesday, June 1, 2021 6:30 p.m.**

This is a VIRTUAL MEETING hosted by Zoom – You may join by:

Phone: 1-346-248-7799 or 301-715-8592

Web: www.zoom.us/join

Use this Meeting ID: 823 5433 6625

I. Comprehensive Plan and Open Space Plan Presentation

(Chris Kirk)

June 1, 2021 Work Session Agenda

The order of agenda items listed above are approximate and intended as a guideline for the Town Board. Individuals needing special accommodation may request assistance by contacting the Town Clerk, 807 Mountain Avenue, Berthoud, Colorado 80513, 970-532-2643 at least 24 hours in advance.



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TO: Town Board
FROM: Curt Freese, Community Development Director

TOWN BOARD/PLANNING COMMISSION INFORMATION SHEET

MEETING DATE: June 1, 2021

ITEM: Comprehensive Plan and Open Space Plan Work Session

ATTACHMENTS: Comp Plan (The file is too large to email)
https://www.dropbox.com/sh/i5lqfqf3j8ul26u/AACUCwL4SDjiQ_OHxDKDYBvWa?dl=0

Attached Open Space Plan Draft pdf

BACKGROUND:

The Town kicked off its Comprehensive Plan update in early 2020 and hired BHA Design and Plan Tools to develop the plan. The Open Space Plan kicked off in late 2020, and Logan Simpson was hired to draft the plan. Work sessions for both plans have been held with the Board (and Board and Planning Commission for the Comp Plan), and new draft Plans with revisions based on those sessions have been attached for review.

PURPOSE:

The goal of this work session with the Planning Commission and Town Board is to present the plan thus far, and to afford the Board and Planning Commission the opportunity to make one final chance to offer substantive comments and recommendations. Once these comments have been included in each draft, a final draft and public hearings will be scheduled in June and July for adoption. A final Comprehensive Plan survey is currently open for all residents (see posters with QR codes posted throughout Town).

FORMAT:

Each consultant will provide a focused presentation of their plan, opening the meeting for questions and discussion after both presentations are completed.



BERTHOUD OPEN SPACE PLAN

Board of Trustees and
PORT Review



CHAPTER 3. RECOMMENDATIONS

OPEN SPACE TYPOLOGIES AND STANDARDS

Based on the community input and analysis of existing conditions and trends, there are three Open Space Typologies that have been defined:

Natural Areas

Agriculture

Regional Trail Corridors

In this Chapter:

- **Recommendations to meet the vision and goals**
- **Three Open Space Typologies**
- **Focus Areas Map**
- **Action items to achieve the vision over a 20-year period**
- **Priority implementation actions**

NATURAL AREAS



Definition:

Lands with significant ecological and ecosystems values, floodplains and floodways, natural drainages and wetlands, native trees and vegetation, wildlife travel corridors and habitats, scenery, water quality protection functions, and/or water bodies. Natural areas could also include unbuildable areas, river corridor, or detention areas. This definition is generally consistent with Development Code 30-2-119.

Uses:

Non-motorized, passive recreational uses such as nature observation, walking, hiking, bicycling, cross-country skiing, riding horses, picnicking, non-motorized boating (e.g. paddle sports), and environmental education.

Primary Location:

Natural areas were identified based on the Comprehensive Plan Place Types Map. They consist of visual and community buffers, where there is high development pressure, and areas around large reservoirs to protect significant wildlife while providing limited passive recreation opportunities.

Berthoud's Role:

Lead role in conserving natural areas through acquisitions or the development review process because they are less likely to be conserved by other voluntary measures.

Typical Size:

Varies, but should be large enough to conserve its primary resource values. Can be a naturalized portion of a more developed park.

Applicable Comprehensive Plan Place Types:

Place Type: Natural Area
Character District:
Environmental Sensitive Areas or Open Space

Key Attributes:

RECREATION			CONSERVATION			CULTURAL			ECOLOGICAL SENSITIVE AREAS				
Trails	Passive Recreation Amenities (picnic tables)	Trailheads /Parking	Town Maintenance	Public Access	Community Separator	Agricultural Preservation	Historic /Landmark	Interpretation and Education	Scenic Corridors and Viewsheds	Floodplain /Wetlands / Stormwater	Hazard Mitigation: wind break, erosion control, fire break etc.	Steep Slopes	Wildlife Habitats and Corridors

 = Typically present/primary feature

 = sometimes present/secondary feature

AGRICULTURE



Definition:

Lands utilized for grazing and/or irrigated crop production. Primary values include local food production, agricultural infrastructure, cultural heritage, scenic viewsheds, community separator, and economic resiliency.

Uses:

Agriculture, and potentially environmental or cultural education where public access is permitted.

Primary Location:

Unincorporated areas between Berthoud's downtown and new development proposed along the I-25 corridor, north and south on Highway 56 in Weld County, and south of the Little Thompson River west of County Road 7.

Berthoud's Role:

Assisting land trusts and conservation partners on securing conservation easements with willing landowners. Working with Larimer County, Weld County, and adjacent jurisdictions on land use plans and development proposals.

Typical Size:

Varies, however ideal properties are larger working farms with scenic views, wildlife habitat, and water resources.

Applicable Comprehensive Plan Place Types:

Place Type: Rural Areas
Character District: Agricultural

Key Attributes:

RECREATION				CONSERVATION				CULTURAL				ECOLOGICAL SENSITIVE AREAS			
Trails	Passive Recreation Amenities (picnic tables)	Trailheads /Parking	Town Maintenance	Public Access	Community Separator	Agricultural Preservation		Historic /Landmark	Interpretation and Education	Scenic Corridors and Viewsheds		Floodplain /Wetlands / Stormwater	Hazard Mitigation: wind break, erosion control, fire break etc.	Steep Slopes	Wildlife Habitats and Corridors

 = Typically present/primary feature

REGIONAL TRAIL CORRIDORS



Definition:

Open corridors for paved or natural surface trails that serve the entire community, and that may provide connections to destinations beyond the GMA, such as the Front Range Trail. Intended to provide a location for non-motorized trail users.

Uses:

Walking, hiking, bicycling, skating, skiing, and other forms of non-motorized movement, and trailheads with parking and restrooms. May also include picnicking, resting areas, overlooks, and/or interpretive features.

Primary Location:

A designated trail easement or right-of-way that connects to parks, natural areas, residential and civic areas, as well as adjacent municipalities. Away from road corridors where possible, and along linear features such as rivers, drainage corridors, railroads, and large utility easements. In floodplain areas, locate the trail outside the 1% probability flood zone, and 200 feet from the floodway to account for the natural movements of the river, reduce long-term maintenance, and minimize impacts to wildlife.

Berthoud's Role:

Lead role within the GMA for acquiring easements or purchasing land, and designing, constructing, and maintaining the corridor and trail. May create agreements with developers to construct and maintain regional trails through subdivisions.

Typical Size:

Ideal corridor width is 30-feet with a minimum 20-foot width.

Applicable Comprehensive Plan Place Types:

Place Type: Natural Areas
Character District:
Environmentally Sensitive
Areas and Open Space

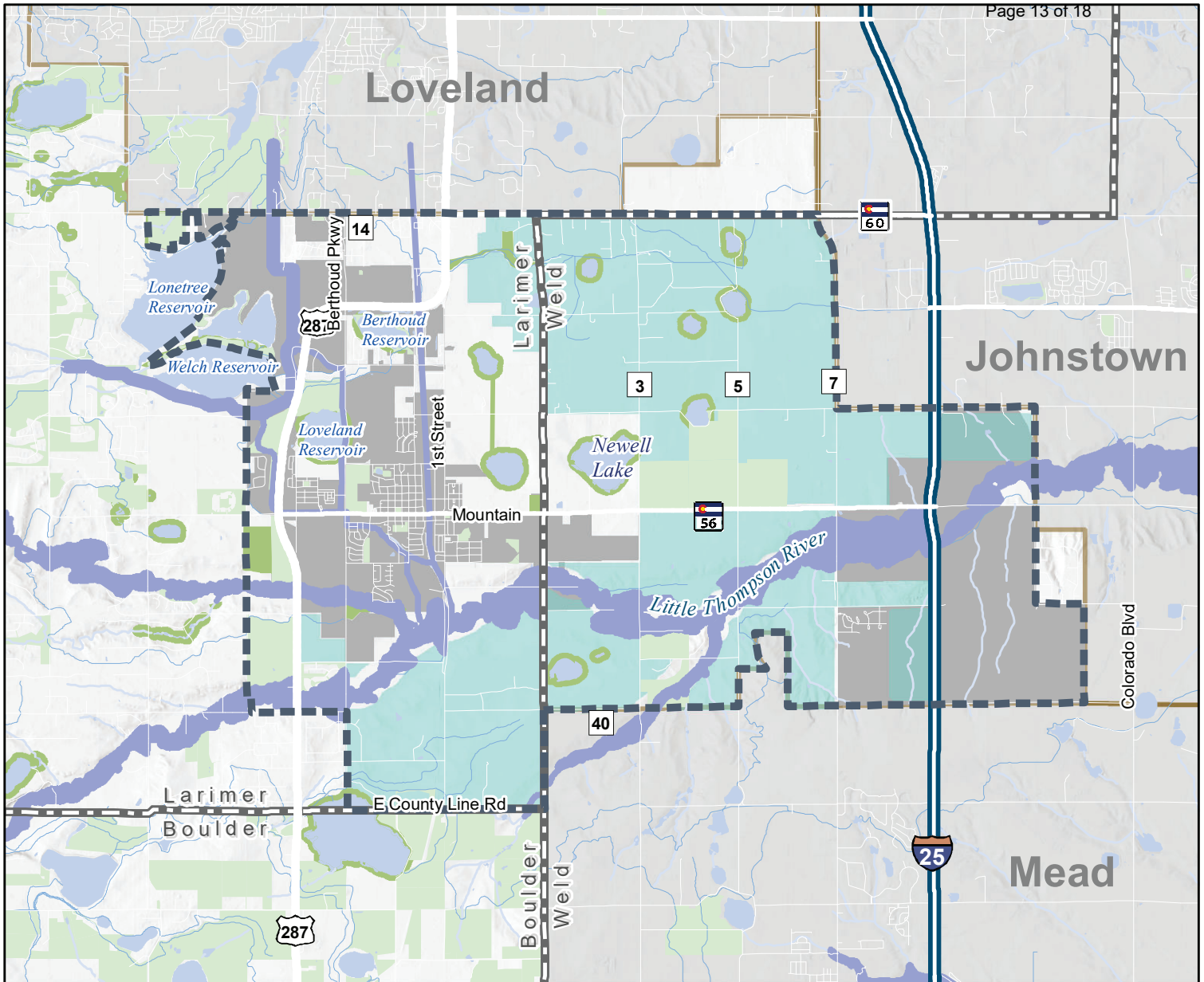
Key Attributes:

RECREATION				CONSERVATION				CULTURAL				ECOLOGICAL SENSITIVE AREAS			
Trails	Passive Recreation Amenities (picnic tables)	Trailheads /Parking	Town Maintenance	Public Access	Community Separator	Agricultural Preservation		Historic /Landmark	Interpretation and Education	Scenic Corridors and Viewsheds		Floodplain /Wetlands / Stormwater	Hazard Mitigation: wind break, erosion control, fire break etc.	Steep Slopes	Wildlife Habitats and Corridors

 = Typically present/primary feature

OPEN SPACE FOCUS AREAS MAP

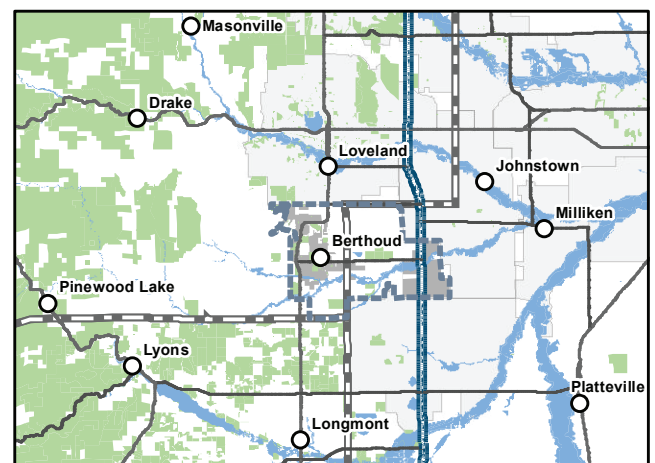
The Open Space Focus Areas Map shows high priority corridors and targeted areas for conservation of lands for the various Open Space Typologies. It is not the intent or the desire of the Town to acquire or conserve all of the land within the Focus Areas outside of these locations may also be considered if key opportunities emerge. The Town will pursue conservation projects within these Focus Areas with willing sellers, donors, and partners.



Open Space Focus Areas

- Stream
- Canal or Ditch
- Waterbodies and Wetlands
- Town Limits
- Berthoud Growth Management Area
- Adjacent Growth Management Areas
- County Boundary
- Existing Parks, Open Space, & Conservation Easements
- Focus Areas**
 - Trail Corridors
 - Natural Areas
 - Agriculture

0 0.5 1 2 3 Miles



ACTION PLAN

The following table presents specific action items to implement the goals, roles, typologies, and focus areas. They are grouped by the primary typology.

NATURAL AREAS

ACTION TITLE	ACTION DETAILS	TYPE	LEAD AGENCY	PARTNER	TIME-FRAME	FUNDING SOURCES
Mountain parks	Consider partnering with Larimer and Boulder counties on acquiring new, or opening existing mountain park properties.	Acquisition	Larimer and Boulder counties	Town	Long-term	Multiple
Hillsdale Park expansion	Pursue acquisition of land surrounding Hillsdale Park to expand natural areas west and south. Work with existing developer (Trails at Creekside) on fee simple purchase or conservation easements/ land dedication incentives.	Acquisition	Town	Landowners	Short-term	Existing sales tax/Land dedication
Signage/wayfinding standards	Create new standards to improve wayfinding and branding of open spaces.	Operations	Town	Consultant	Mid-term	Staff time/General fund
Partnerships with watershed coalition and Little Thompson River partners	Establish working relationships to further land conservation and restoration efforts with the Big Thompson Watershed Coalition and other conservation partners.	Partnership	Town	Partners	Short-term	Staff time

ACTION TITLE	ACTION DETAILS	TYPE	LEAD AGENCY	PARTNER	TIME-FRAME	FUNDING SOURCES
Recreational water access	Pursue opportunities (locations, lease expiration dates, etc.) for obtaining public recreational access/surface rights to local reservoirs (Loveland Lake, Welch Reservoir, Lonetree Reservoir, Ish Reservoir, Bacon, Newell, etc.).	Policy/Plan	Town	Partners, Landowners, Developers	Mid-Term	Existing sales tax, setbacks or land dedication requirements
Natural Areas Buffer code	Further define the 150 foot natural areas buffer in the Town's code (30-2-119 Environmental Considerations) as measured from the edge of the floodplain (removing floodway), up to 200 feet from lakes, and accommodate public access. These improvements would allow for wildlife movement, natural river functions, and trail corridors.	Policy/Plan	Town	NA	Short-term	Staff time
Ranger program/ expand open space staffing	Working with Parks Division, increase staffing consistent with acres of managed natural areas and regional trail corridors.	Operations	Town	NA	Mid- to Long-Term	General fund
Berthoud Reservoir Park and Open Space (Phase 2)	Work to complete the Berthoud Reservoir Master Plan.	Capital/ Operations	Town	NA	Long-Term	Existing sales tax
Monitor future land use of State Land Board properties	Monitor SLB's 10-year leases. If plans change toward disposal, consider raising funds with partners for fee-simple purchase.	Other	Town	SLB	Long-term	NA

AGRICULTURAL

ACTION TITLE	ACTION DETAILS	TYPE	LEAD AGENCY	PARTNER	TIME-FRAME	FUNDING SOURCES
Water conservation and sharing rights for agricultural purposes	Retain water rights on conserved lands through Alternative Transfer Methods, water sharing agreements, or other methods. Evaluate Town drought supplies. Coordinate with town staff, 2020 Water Resources Plan, water attorneys, water brokers, and water rights engineers. Continue to work with ditch and irrigation companies to maintain effective operations.	Partnership	Town/Larimer County	Conservation Partners/Ditch & Irrigation Companies	Short-term	New source
Local landowners education - conservation easements	Expand ongoing outreach programs of Land Trusts/conservation partners. See also action item on providing public information.	Education	Land Trusts	Town	On-going	New source/ General fund/ Grants
Local agricultural industries	Market agricultural related industries, local farms, farm to table restaurants, etc. to enhance the local food economy.	Education	Town - Economic Development	Larimer County, Boulder County, Weld County	On-going	New source
Agricultural school programming	Offer/expand programs to further the agricultural heritage of Berthoud. Work with CSU extension, FFA, etc. Programs could be held on existing agricultural owned lands	Education/ Partnership	Extension/FFA	Larimer and Weld County Extension	On-going	New source
Funding source for agricultural land preservation	Develop an Open Space Impact Fee to fund conservation easement transactions, matching grants, water rights, and purchase and maintenance of agricultural lands. Additional options could include Designating current Sales Tax funding to this effort.	Funding	Town - Trustees	Trust for Public Lands (if needed)	Short-term	Staff time/Board or voter approval

ACTION TITLE	ACTION DETAILS	TYPE	LEAD AGENCY	PARTNER	TIME-FRAME	FUNDING SOURCES
Agricultural lands/ viewshed conservation easements	Support conservation partners and willing landowners to establish conservation easements along Hwy 56 Corridor from I25 to Downtown and Hwy 287 Corridor South to Longmont. Town would provide supporting funds.	Partnership	Land Trusts/ Larimer County	Town	Short-term	New source
Larimer County/ Town IGA	Update agreements to ensure consistency on desired land use patterns.	Policy/Plan	Town - Admin/ Planning	Larimer County	Short-term	Staff time
Weld County/ Town IGA	Update agreements to ensure consistency on desired land use patterns.	Policy/Plan	Town - Admin/ Planning	Weld County	Short-term	Staff time
Land Agent Position	Hire new .25 FTE to continue conversations between land trusts, TPL, and others, and to facilitate working relationships with willing landowners.	Operations	Town	NA	Short-term	General fund/ Existing sales tax
General public awareness and education	Update Town's website to include open space goals, typology definitions, priority Open Space Focus Areas Map, and agriculture preservation resources. Open Space Plan implementation progress could be tracked on this page.	Education	Town	NA	Short-term	Staff time/ General fund/ Grants
Trail easements where regional trail corridors are identified	Work with partners to ensure trail easements are identified on future conservation easements that overlap Regional Trail Corridors. See Open Space Focus Areas Map.	Partnership	Town	Land Trusts	Short-term	Staff time

REGIONAL TRAIL CORRIDORS

ACTION TITLE	ACTION DETAILS	TYPE	LEAD AGENCY	PARTNER	TIME-FRAME	FUNDING SOURCES
Little Thompson Regional Trail	Estimate a trail alignment. Acquire lands and/or partner through trail easements as identified on NFRMPO and other master plans.	Acquisition/ Partnership	Town	Johnstown, BTWC, Land Trusts	Long-term	Existing sales tax/New source
Connections to Loveland trail system	Establish connections with partners through trail easements or fee simple acquisition.	Acquisition/ Partnership	Town	Loveland, NFRMPO, Larimer County	Short-term	Existing sales tax
Dry Creek trail to Carter Lake/ Chimney Hollow Regional Trail	Conduct feasibility study of potential corridors.	Policy/Plan	Town	Larimer County	Short-term	Staff time/ General fund
Front Range Trail West - Welch to Carter, south to Rabbit Mountain.	Conduct feasibility study of potential corridors. Continue the investigation of the feasibility of a trail along the Northern Water outlet from Carter Lake to Boulder County. Obtain north side public access point to Rabbit Mountain.	Policy/Plan	Larimer County	Town, NFRMPO, Boulder County, Northern Water	Long-term	Staff time/ General fund
e-bike policy	Develop Code Language as needed in the future. E-bikes continue to rise in popularity. Many communities have begun to allow for and create guidance around allowing Class 1 and Class 2 e-bikes on paved trails only.	Policy/Plan	Town	NA	Long-term	Staff time/ General fund