



**Garden
Spot of
Colorado**

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

TOWN OF BERTHOUD PLANNING COMMISSION

TOWN HALL

807 Mountain Avenue

THURSDAY, December 8, 2022

6:00 P.M.

1. Call to Order

2. Roll Call

Jan Dowker, Chairwoman
Chris Kurtz, Secretary
Abigail Smith
Brett Wing

Karen Anderson, Vice Chair
Melissa Feldbush
Jon Van Benthem

All matters listed under Item 3, Consent Agenda, are considered to be routine by the Planning Commission and will be enacted with a single vote. If discussion is deemed necessary on an item, that item should be removed from the consent Agenda and considered separately.

3. Approval of Minutes of the November 10, 2022 Planning Commission Meeting.

4. Public Hearing: Heron Lakes 20th Filing Final Plat request, Kristin Turner agent

5. Public Hearing: Brown M.L.D. 97-EX 1074, Replat No. 1 Final Plat request, Amy Cook agent

6. Reports.

7. Adjourn.

The Planning Commission hearing will be held on Zoom, and in person, and can be joined at the following link: <https://us02web.zoom.us/j/82983295809> or by calling 1 (669) 900-6833 and inputting the following Meeting ID number: 829-8329-5809.

If you require a special accommodation, please contact the Town Clerk 24 hours in advance at (970) 532-2643.



Planning Commission Minutes – November 10, 2022

- 1. Call to Order** – The Planning Commission convened a regular meeting on November 10, 2022.
Chairwoman Dowker called the meeting to order at 6:00 p.m.

- 2. Roll Call** – Members present:
- | | |
|------------------|----------------|
| Jan Dowker | (Chairwoman) |
| Chris Kurtz | (Secretary) |
| Jon Van Benthem | (Commissioner) |
| Melissa Feldbush | (Commissioner) |
| Abigail Smith | (Commissioner) |
| Brett Wing | (Commissioner) |

Staff present:

Curt Freese	(Director)
Adam Olinger	(Planner)
Shana Tooley	(Senior Permit Technician)

- 3. Consent Agenda** – Minutes from the October 13, 2022 Planning Commission Meeting.

MOTION made by Commissioner Wing to APPROVE the Minutes for October 13, 2022.

SECONDED by Commissioner Kurtz.

With all in favor, THE MOTION CARRIED.

- 4. Public Hearing: 948 5th Street Variance Request (Edward Harris and Arlie Anderson, applicant)**

Planner Olinger introduced requesting approval for a 4 ft. rear setback variance and a 3 ft. south side setback variance to allow an addition to the existing non-conforming garage at 948 5th St. The R-1 zoning district has a side setback of 5 ft. to both the rear and side property lines and the structure is currently 1 ft. from the rear property line and 36 in. (2.67 ft.) from the south side property line. According to Section 30-3-107, non-conforming buildings can continue their use until the use is discontinued or until they are altered. Because an addition is being proposed, this would end the building's legal non-conforming status and would require a variance to receive permit approval. The proposed addition would be located fully within the lot's typical setbacks. If approved, the new setbacks for a garage on the rear property line would be 1 ft. and the south side property line would be 2 ft, which would allow for the addition to occur.

Public Comment was opened at 6:07 p.m.

Public Comment was closed at 6:07 p.m.

MOTION made by Commissioner Kurtz to APPROVE the 4-foot rear setback and 3-foot side setback Variance for the detached garage at 948 5th Street, finding that:

- 01. The Variance Request satisfies all of the applicable requirements specified in Section 30-3-108 of the Berthoud Municipal Code.**

SECONDED by Commissioner Smith.

With all in favor, THE MOTION CARRIED.

5. Reports –

November 24 – No Planning Commission Meeting.

December 6 – Public open house and joint Planning Commission/Board of Trustees update for the 1st Street Corridor Plan and Landscape Guidelines

December 11- Habitat for Humanity House Blessing at 1776 4th St.

December 22 – No Planning Commission meeting.

6. Adjourn –

The meeting was adjourned at 6:22 p.m.



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STAFF REPORT: HERON LAKES 20th FILING FINAL PLAT REQUEST

DATE: December 8, 2022

GENERAL INFORMATION		
Applicant:	Heron Lakes Investments, LLC	Size: 2.470 acres
Site Location:	This project is located at the western terminus of Sugarloaf Rd, near the tee box for Hole 10 on the TPC golf course.	
Applicant's Request:	The applicant is requesting a Final Plat to create a buildable lot out of the golf course tract for a grill restaurant.	
Current Zoning:	Ag (Agricultural)	
ZONING DISTRICT INFORMATION		
	Ag	
Max Density	1 unit per acre	
Min. Lot Size	1 acre	
Min. Lot Width	150'	
Front Setback	25'	
Side Setback	25'	
Rear Setback	25'	
Building Height:	40'	
SURROUNDING ZONING, LAND USE AND REQUIRED BUFFERS		
Adjacent Zoning	Adjacent Land Uses	Setbacks for Adjacent Zoning /Buffer required if rezoned
North: Ag (Agricultural)	Golf Course	N/A
South: Ag (Agricultural)	Golf Course	N/A
East: R-1 (Single Family Residential)	Single Family Homes	N/A
West: N/A	Lonetree Reservoir	N/A

PROPOSAL

This is a final plat request to create a buildable lot from an existing tract in the Heron Lakes subdivision. The existing tract was originally platted as a part of Heron Lakes 2nd Filing and was replatted as a part of Heron Lakes 14th Filing and is used as a part of the TPC golf course. If approved, this plat would carve out a lot to allow the grill restaurant building to be constructed.

FINAL PLAT

A mid-course grill restaurant has been a part of the plans for the Heron Lakes subdivision since 2016 when the 3rd Filing's concept plan was approved. In 2020, a site plan was approved by staff to construct a parking lot and concrete pad at this location for a food truck. However, the applicant has now decided to build a restaurant building in the place of the food truck pad, which has triggered the need for a lot to be created as buildings are not allowed to be built in tracts.

ZONING

If approved, this property would keep its existing Ag (Agricultural) zoning designation. While restaurants are not a use by right for the Ag zone, golf courses are. Because this grill is a part of the golf course it is able to be built as an accessory use.

PREFERRED LAND USE

The Town's 2021 Preferred Land Use Map designates this area as Parks, Recreation, and Trails. As this is an amenity for the golf course, it satisfies the preferred land use map as recreation.

REZONING CRITERIA/FINDINGS

The criteria in Section 30-6-108 of the Development Code for a Final Plat requires the following criteria to be met (with Staff analysis regarding each point below):

1. Does not change any land use of the proposed plat
 - ✓ The proposed land use is an accessory to the existing land use.
2. Does not change the number of lots or residential density by more than 5%
 - ✓ This project does not change the number of lots of the previous plat by more than 5%.
3. Does not contain changes which would render the final plat in nonconformance with requirements of the Code.
 - ✓ The Final Plat is in full compliance with the Code.

4. Does not contain significant changes in street alignment and/or access points, or other public elements such as drainage improvements, utility lines, or facilities
 - ✓ The existing streets, drainage improvements, utility lines, and facilities are unaffected by this project.
5. How the applicant has addressed comments received from the public during the Public Comment portion of the process
 - ✓ The neighbors voiced concerns over the size of building and it's impact to their view corridor. The applicant addressed these concerns by moving the footprint of the building to better accommodate the nearby residents.
6. The development complies with the code, the Comprehensive Plan, and the PORT Plan
 - ✓ This development is in full compliance with the code, furthers the goals of the Comprehensive Plan, and PORT Plan.
7. All applicable technical standards including the provision of water in sufficient amount and quality have been met
 - ✓ Staff has found that the development would not impact the Town's water supply.

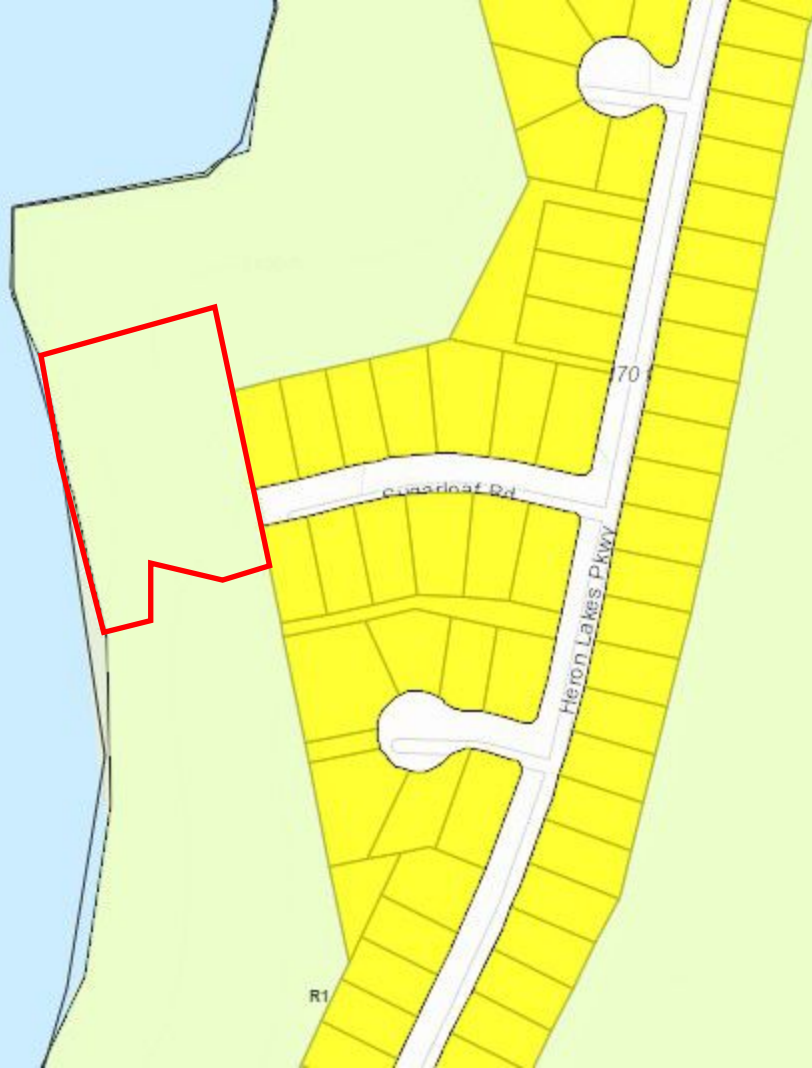
PUBLIC NOTICE AND COMMENT

Notice of the Town Board Public Hearing has been mailed to property owners within 500 feet of the subject property, a legal ad published, and the property was posted as required by the Development Code. In addition, the application was sent out to all property owners within 500', with an invitation to comment on the request within three weeks of receipt. All comments received are found in this packet.

FINDINGS AND RECOMMENDATIONS

Staff recommends a motion to approve the Heron Lakes 20th Filing Final Plat, finding that it satisfies Section 30-6-107 C.

ZONING MAP



Zoning

- Ag
- R1
- R2
- R3
- R4
- R5
- C1
- C2
- M1
- M2
- PUD
- T

PREFERRED LAND USE



 Growth Management Area

Place Type: Natural Areas

-  Environmentally Sensitive Area
-  Open Space
-  Parks, Recreation & Trails
-  Ditch/Canal - Potential Trail Connections

Place Type: Rural Areas

-  Agricultural
-  Rural Residential

Place Type: Suburban Areas

-  Suburban Residential
-  Suburban Business

Place Type: General Urban Areas

-  Urban Residential
-  Innovation District

Place Type: Urban Center

-  Old Town Residential
-  Downtown

Place Type: Special Districts

-  New Berthoud
-  1st Street Corridor
-  Mountain Avenue Corridor

 0 0.5 1 2 Miles

FINAL PLAT

HERON LAKES TWENTIETH FILING

A REPLAT OF TRACT G5-A, HERON LAKES FOURTEENTH FILING, LOCATED IN SECTIONS 3 AND 4, TOWNSHIP 4 NORTH,
RANGE 69 WEST OF THE 6TH P.M., TOWN OF BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO

LEGAL DESCRIPTION AND DEDICATION:

KNOW ALL MEN BY THESE PRESENTS: That the undersigned, being the owner of HERON LAKES TWENTIETH FILING, located in Sections 3 and 4, Township 4 North, Range 69 West of the 6th Principal Meridian, Town of Berthoud, County of Larimer, State of Colorado, more particularly described as follows:

Tract G5-A, Heron Lakes Fourteenth Filing, recorded at Reception No. 20200092326, Larimer County Clerk and Recorder

containing 1,915,116 square feet or 43.97 acres more or less.

Have laid out, platted, and subdivided the above described land, under the name and style of HERON LAKES TWENTIETH FILING, and by these presents do dedicate to the Town of Berthoud in fee simple the street and public "rights-of-way" as shown on the plats, and grant to the Town of Berthoud such easements and rights-of-way, and all right, title and interest in real property to the above described lands, including all surface interests and all minerals within or underlying said lands, as are created hereby and depicted or, by note, referenced hereon, along with the right to install, maintain, replace and operate mains, transmission lines, service lines, and appurtenances, either directly or through the various public utilities, as may be necessary to provide such utility, cable television, water, electric, natural gas and sanitary services within this subdivision or property contiguous thereto, through, over, under, and across streets, utility and other easements, and other public places shown on the plat.

OWNER: Berthoud Heritage Metropolitan District No. 9,
A Quasi-Municipal Corporation

BY: _____

STATE OF COLORADO)
)SS
COUNTY OF LARIMER)

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by

_____ as _____ of Berthoud Heritage Metropolitan District No. 9, A Quasi-Municipal Corporation.

Witness my hand and official seal

My commission expires: _____

Notary Public

LIENHOLDER: Great Western Bank

BY: _____

STATE OF COLORADO)
)SS
COUNTY OF LARIMER)

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by

_____ as _____ of Great Western Bank.

Witness my hand and official seal

My commission expires: _____

Notary Public

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.

SITE SPECIFIC DEVELOPMENT PLAN:

This plan constitutes a site specific development plan as defined in Article 68 of Title 24, C.R.S., as amended, and **Chapter 30** of the Berthoud Development Code available at the Berthoud Town Hall, 328 Massachusetts Avenue, Berthoud, Colorado 80513.

APPROVAL CERTIFICATES:

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

Chairman

The foregoing plat is approved for filing and accepted by the Town of Berthoud, Colorado, this _____ day of _____, A.D., 20____.

ATTEST: _____
Community Development Director

APPROVAL CERTIFICATE:

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

Mayor

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

ATTEST: _____
Town Clerk

LARIMER COUNTY CLERK AND RECORDER CERTIFICATE:

The foregoing plat is approved for filing and accepted by the County of Larimer, Colorado this _____ day of _____, A.D., 2022.

ATTEST:

County Clerk

SURVEYOR'S STATEMENT

I, Robert C. Tessely, a Registered Professional Land Surveyor in the State of Colorado, do hereby certify that the survey of HERON LAKES TWENTIETH FILING was made under my supervision and the accompanying plat accurately and properly shows said subdivision and is in compliance with the Subdivision Regulations of the Town of Berthoud.

For and on Behalf of Northern Engineering Services
Robert C. Tessely
Colorado Registered Professional Land Surveyor No. 38470

OWNER/APPLICANT

Heron Lakes Investment LLC
James Birdsall, Manager
444 Mountain Avenue
Berthoud, CO 80513
(970) 532-5891

PLANNER/LANDSCAPE ARCHITECT

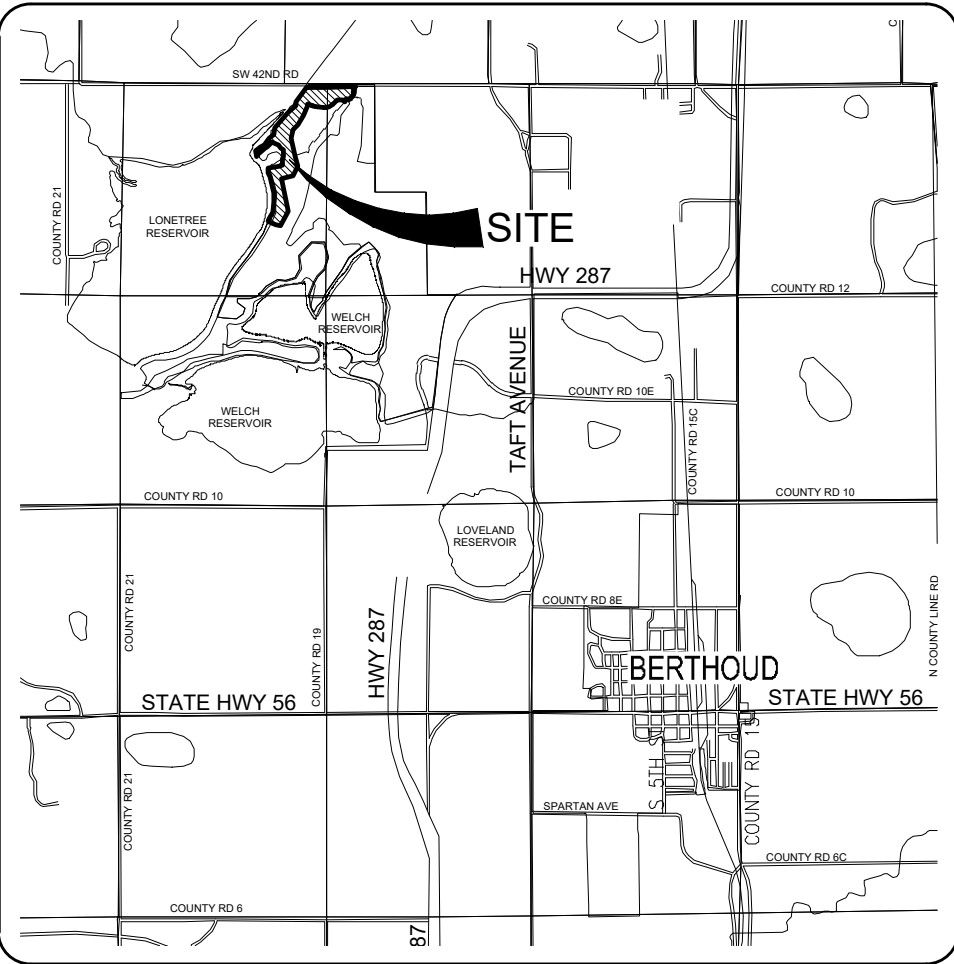
Jim Birdsall, ASLA
The Birdsall Group
444 Mountain Avenue
Berthoud, CO 80513
(970) 532-5891

SITE ENGINEER

Andy Reese
Northern Engineering Services, Inc.
301 North Howes St. Suite 100
Fort Collins, CO 80521
(970) 221-4158

SURVEYOR

Robert C. Tessely, PLS
Northern Engineering Services, Inc.
301 North Howes St. Suite 100
Fort Collins, CO 80521
(970) 221-4158



SURVEYOR NOTES:

- 1) The Basis of Bearings is the East line of the Northeast Quarter of Section 4-4-69 as bearing South 00° 43' 40" West (assumed), with the Northeast Corner of Section 4 being a 2 ½" aluminum cap on #5 rebar and the East Quarter corner of Section 4 being a 2" aluminum cap on #6 rebar, stamped LS 23500.
- 2) The lineal unit of measurement for this plat is U. S. Survey Feet.
- 4) Northern Engineering or the Professional Land Surveyor listed hereon, does not have the expertise to address mineral rights, and recommends the owner retain an expert to address these matters. Northern Engineering or the Professional Land Surveyor listed hereon assumes no responsibility for the mineral rights upon the subject property.
- 5) For easements created by separate document and shown hereon refer to record document for specific terms.
- 7) All parcels shown hereon are meant to be contiguous and contain no gores, gaps or overlaps along their common boundaries.
- 8) The word "certify" or "certification" as shown and used hereon is an expression of professional opinion regarding the facts of the survey, and does not constitute a warranty or guaranty, expressed or implied. DORA Bylaws and Rules (4 CCR 730-1).
- 9) The Professional opinion of the Surveyor is not a determination of law, nor a matter of fact.
- 10) For all information regarding easements, right-of-way or title of record, Northern Engineering relied upon Order Number FCIF25198115, dated May 9, 2022, prepared by Land Title Guarantee Company.
- 11) A copy of the title commitment and the documents contained therein were provided to the owner, client and those entities listed under the surveyor's certification for their use and review.
- 12) Easements and other record documents shown or noted hereon were examined as to location and purpose and were not examined as to restrictions, exclusions, conditions, obligations, terms, or as to the right to grant the same.
- 13) Not all documents listed in the title commitment are plottable or definable by their terms. All easements that are definable by their descriptions are shown hereon with sufficient data to establish their position. Owner, Client and others should refer to the title commitment and those documents listed therein for a true understanding of all rights of way, easements, encumbrances, interests and title of record concerning the subject property.
- 14) All Underground Utilities should be verified prior to any design and or construction.
- 15) It is unlawful under Colorado State Statute to knowingly disturb, deface, remove, or destroy a land survey monument.
- 16) Per CRS 38-51-105 (3)(a), (3)(b), (4)(b), (4)(c), & 5, the Developer/Owner of the subdivision plat has the requirement of providing monumentation of the interior corners created by this platting procedure within one year of the effective date of a sales contract. The Surveyor of record of said subdivision plat has only the required responsibility of providing for the on the ground monumentation of the external boundary of the subdivision plat.
- 17) Adjacent property owner information per the Larimer County Land information Locator.
- 18) The Certification Blocks and Standard Notes (other than surveyor notes) are provided by, required, reviewed, and approved by the Town of Berthoud.
- 19) A blanket easement is hereby dedicated upon, across, over, and under Lot 1, Block 1 for the benefit of non-exclusive Drainage, Utility, and Access Easement purposes; excluding those areas designated hereon as easement exclusion areas.
- 20) This survey is a draft only. Monuments have not been set or upgraded. Monuments will be set and or upgraded prior to plat finalizing and recording. This note will be removed prior to finalizing survey.

NOTICE:
According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years after the date of the certificate shown hereon.

SECTION:
3 & 4
TOWNSHIP:
4N
RANGE:
69 W of the 6th PM

NORTHERN ENGINEERING
NE
FORT COLLINS 301 North Howes Street, Suite 100, 80521
GREELEY 820 8th Street, 80631
970.221.4158
northernengineering.com

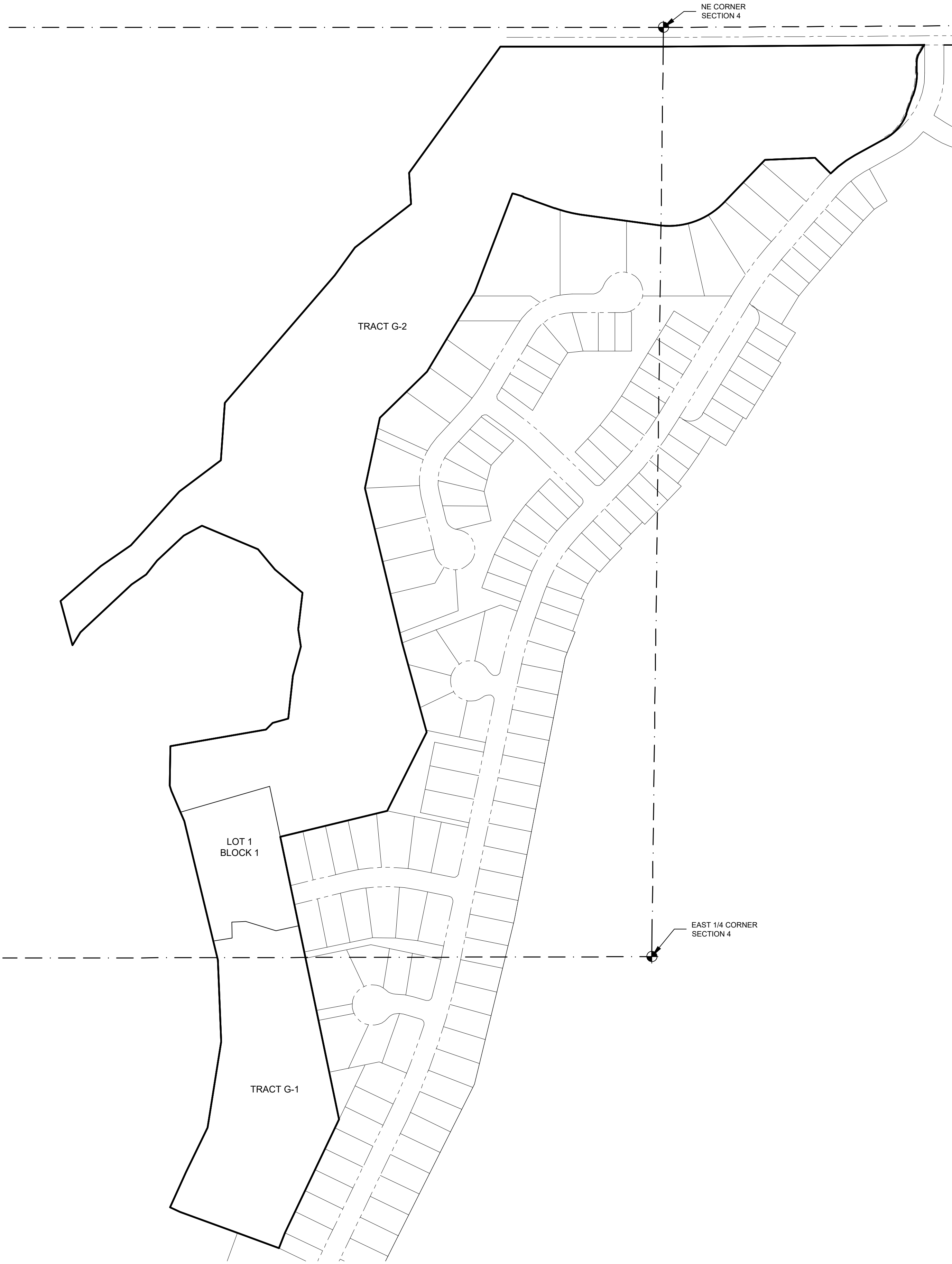
PROJECT:
103-107
CLIENT:
Waterfront Development LLC
DRAWN BY:
L. Smith
DATE:
10/6/22
SCALE:
As shown
REVIEWED BY:
R. Tessely

HERON LAKES TWENTIETH FILING
TOWN OF BERTHOUD
STATE OF COLORADO

Sheet
1
Of 4 Sheets

HERON LAKES TWENTIETH FILING

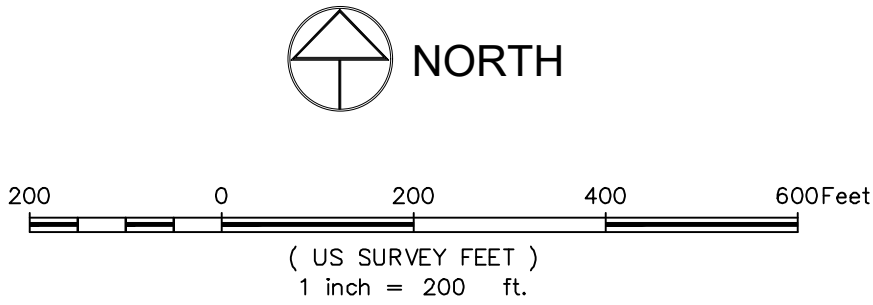
A REPLAT OF TRACT G5-A, HERON LAKES FOURTEENTH FILING, LOCATED IN SECTIONS 3 AND 4, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE 6TH P.M., TOWN OF BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO



LAND USE TABLE					
PARCEL	AREA	PERCENT	USE	OWNED & MAINTAINED BY	
TRACT G-1	302.883 S.F.	8.95 AC.	15.80%	Open Space	Metro District
TRACT G-2	1,504.841 S.F.	34.55 AC.	78.58%	Open Space	Metro District
LOT 1	107.812 S.F.	2.47 AC.	5.62%		Property Owner
TOTAL	1,915.116 S.F.	43.97 AC.	100.00%		

LEGEND

SECTION LINE

EXISTING RIGHT-OF-WAY

DRAFT
10-6-22
PRELIMINARY - NOT FOR CONSTRUCTION,
RECORDING PURPOSES OR IMPLEMENTATION

PRELIMINARY
For and on behalf of Northern Engineering Services, Inc.
Robert C. Tovey
Colorado Registered Professional Land Surveyor No. 38470

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ENGINEERING

NE

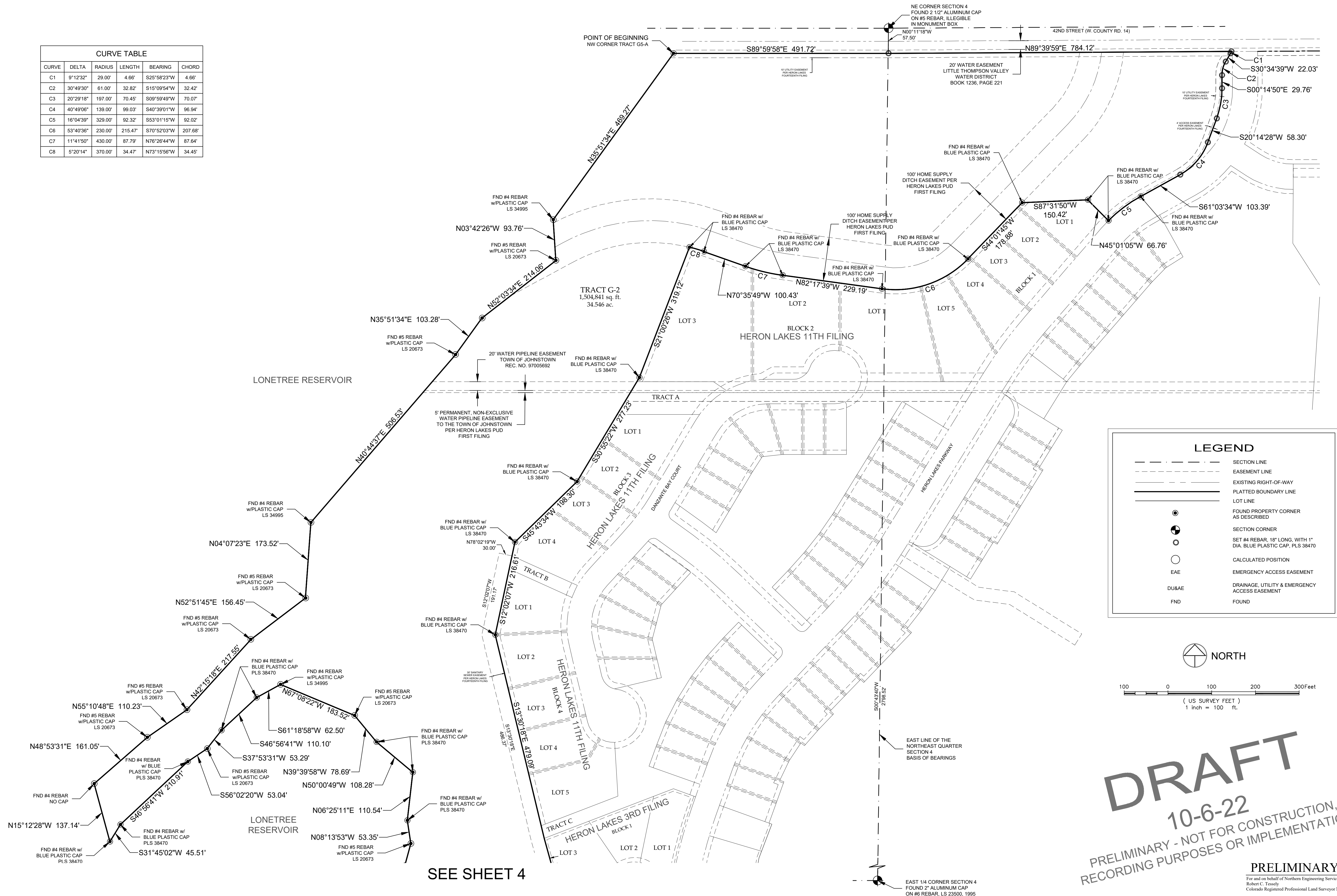
FORT COLLINS: 301 North Hovea Street, Suite 100, 80521
GREELEY: 820 8th Street, 80633
northernengineering.com

PROJECT:
103-107
CLIENT:
Waterfront
Development, LLC
DRAWN BY:
L. Smith
DATE:
10/6/22
SCALE:
1"=200'
REVIEWED BY:
R. Tovey

HERON LAKES TWENTIETH FILING
TOWN OF BERTHOUD
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A REPLAT OF TRACT G5-A, HERON LAKES FOURTEENTH FILING, LOCATED IN SECTIONS 3 AND 4, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE 6TH P.M., TOWN OF BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	9°12'32"	29.00'	4.66'	S25°58'23"W	4.66'
C2	20°29'18"	61.00'	32.82'	S15°09'54"W	32.82'
C3	20°29'18"	197.00'	70.45'	S09°59'49"W	70.07'
C4	40°49'06"	139.00'	99.03'	S40°39'01"W	96.94'
C5	16°04'39"	329.00'	92.32'	S53°01'15"W	92.02'
C6	55°40'38"	230.00'	215.47'	S70°52'03"W	207.68'
C7	11°41'50"	430.00'	87.79'	N76°28'44"W	87.64'
C8	5°20'14"	370.00'	34.47'	N71°15'56"W	34.45'



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3 & 4

TOWNSHIP:
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**NORTHERN
ENGINEERING**



FORT COLLINS: 301 North Hovess
GREELEY: 820 8th Street, 80631

CLIENT: Waterfront Development LLC	SCALE: 1" = 100'	REVIEWED BY: R. Tessely
DRAWN BY: L. Smith		

TOWN OF BERTHOUD
STATE OF COLORADO

Sheet
3
Of 4 Sheets

DRAFT
10-6-22
PRELIMINARY - NOT FOR CONSTRUCTION,
RECORDING PURPOSES OR IMPLEMENTATION

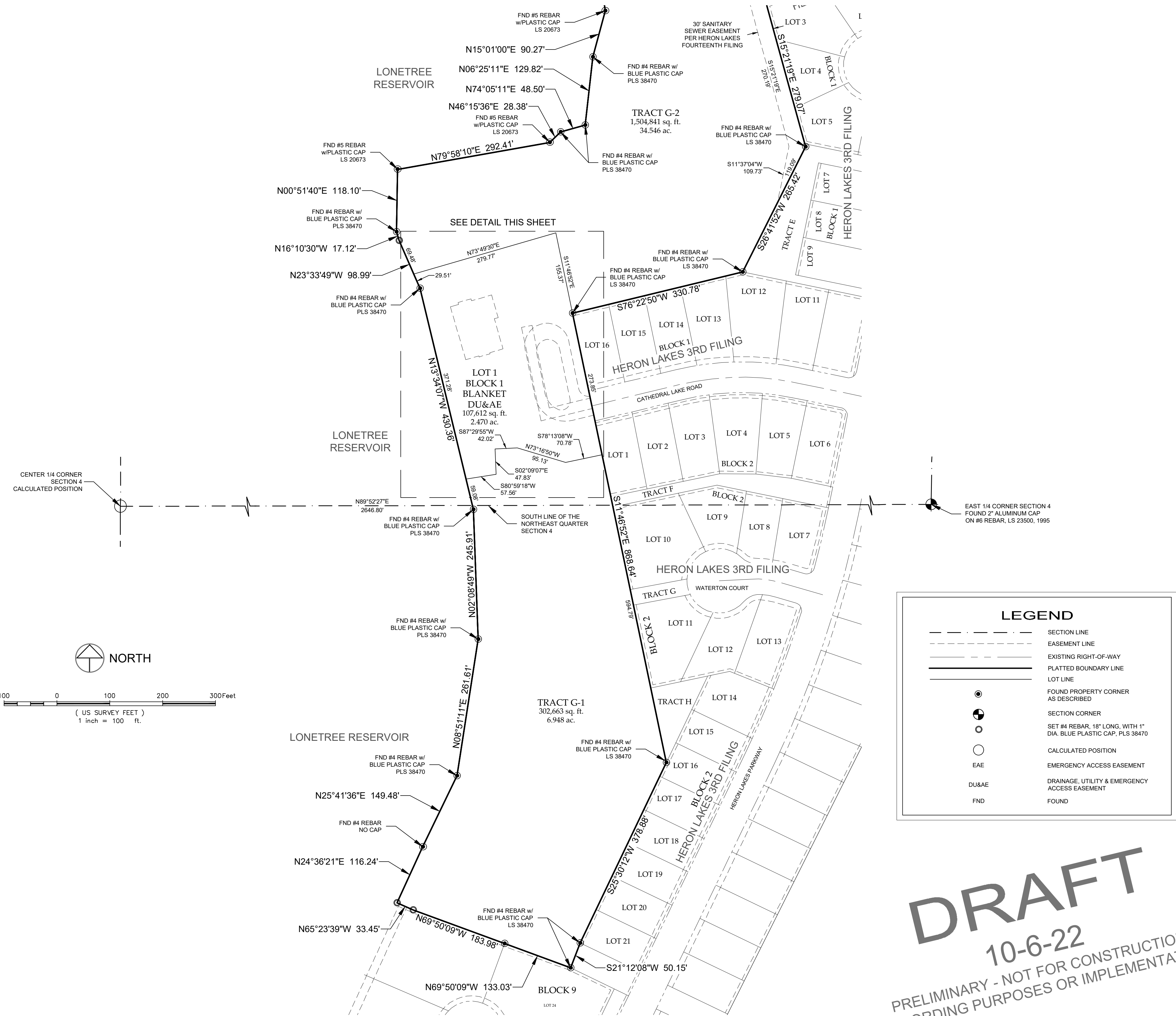
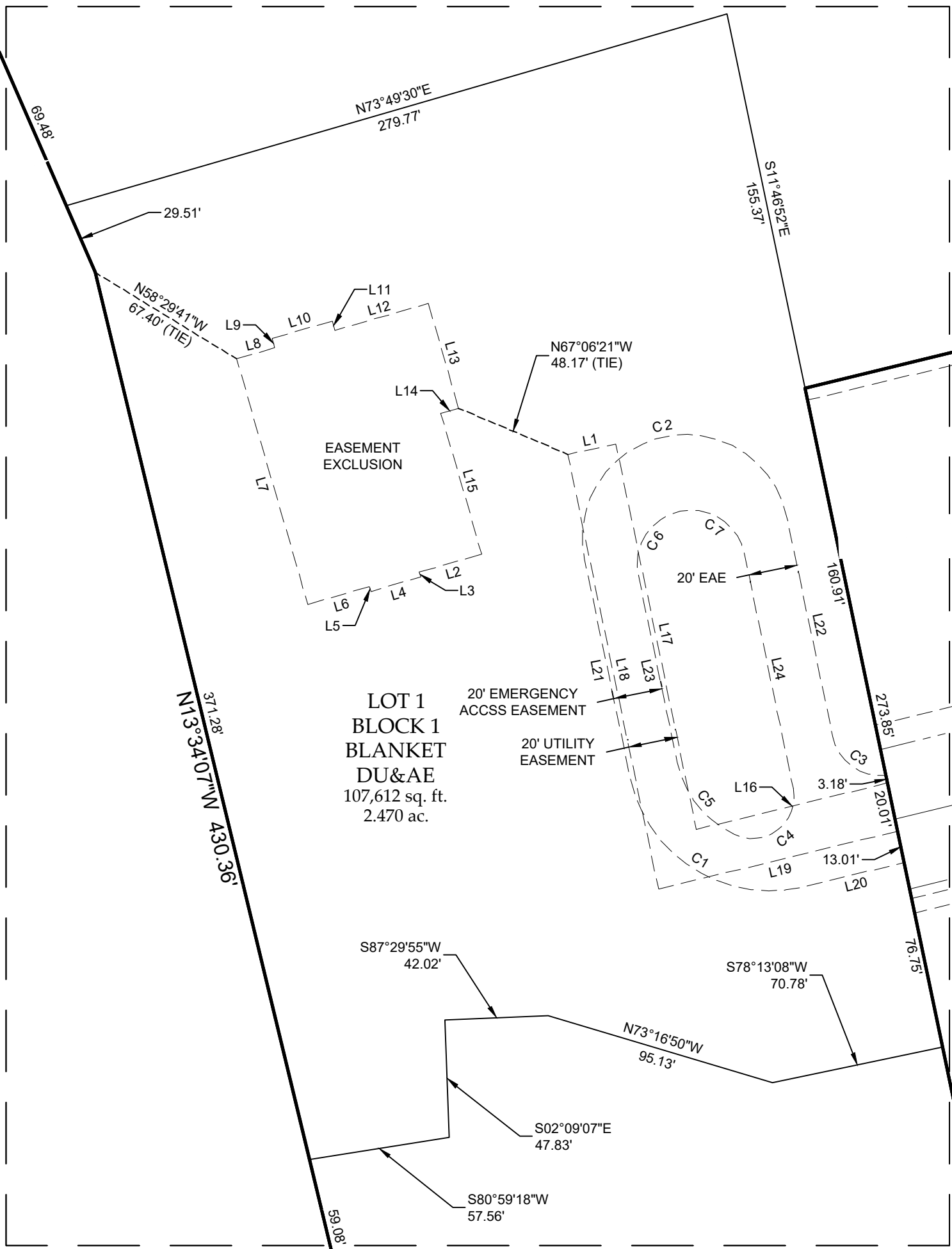
PRELIMINARY
For and on behalf of Northern Engineering Services, Inc.
Robert C. Tesseley

HERON LAKES TWENTIETH FILING

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SEE SHEET 3

DETAIL (1"=50')



LEGEND

SECTION LINE
EASEMENT LINE
EXISTING RIGHT-OF-WAY
PLATTED BOUNDARY LINE
LOT LINE
FOUND PROPERTY CORNER AS DESCRIBED
SECTION CORNER
SET #4 REBAR, 18" LONG, WITH 1" DIA. BLUE PLASTIC CAP, PLS 38470
CALCULATED POSITION
EASEMENT ACCESS EASEMENT
DRAINAGE, UTILITY & EMERGENCY ACCESS EASEMENT
FOUND

LINE TABLE		
LINE	LENGTH	BEARING
L1	20.00'	N78° 13' 08"E
L2	26.38'	S73° 49' 30"W
L3	2.00'	S16° 10' 30"E
L4	21.09'	S73° 49' 30"W
L5	2.00'	N16° 10' 30"W
L6	26.11'	S73° 49' 30"W
L7	104.02'	N16° 09' 22"W
L8	16.22'	N73° 54' 12"E

LINE TABLE		
LINE	LENGTH	BEARING
L9	4.00'	N15° 47' 13"W
L10	25.44'	N73° 49' 30"E
L11	4.00'	S16° 10' 30"E
L12	39.39'	N73° 49' 30"E
L13	44.38'	S16° 10' 30"E
L14	7.53'	S73° 49' 30"W
L15	59.62'	S16° 10' 30"E
L16	80.04'	N76° 22' 50"E

LINE TABLE		
LINE	LENGTH	BEARING
L17	160.01'	S11° 46' 52"E
L18	180.67'	N11° 46' 52"W
L19	100.05'	S76° 22' 50"W
L20	42.16'	N76° 22' 50"E
L21	90.83'	S11° 46' 52"E
L22	91.35'	N11° 46' 52"W
L23	77.70'	N11° 46' 52"W
L24	97.70'	S11° 46' 52"E

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	BEARING
C1	91°50'18"	58.00'	92.97'	S57°42'01"E
C2	180°00'01"	42.00'	131.95'	S78°13'08"W
C3	84°15'39"	20.00'	29.41'	N53°54'41"W
C4	126°52'10"	17.00'	37.64'	S51°39'13"W
C5	53°07'50"	42.00'	38.95'	N38°20'47"W
C6	90°00'00"	22.00'	34.56'	N33°13'08"E
C7	90°00'00"	22.00'	34.56'	S56°46'52"E

DRAFT
10-6-22
PRELIMINARY - NOT FOR CONSTRUCTION,
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For and on behalf of Northern Engineering Services, Inc.
Robert C. Tovey
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NE

FOR COLINS 301 North Hous Street, Suite 100, 80521
Greeley, CO 80639
northernengineering.com

PROJECT:
103-107
CLIENT:
Waterfront Development LLC
DRAWN BY:
L. Smith
DATE:
10/6/22
SCALE:
As shown
REVIEWED BY:
R. Tovey

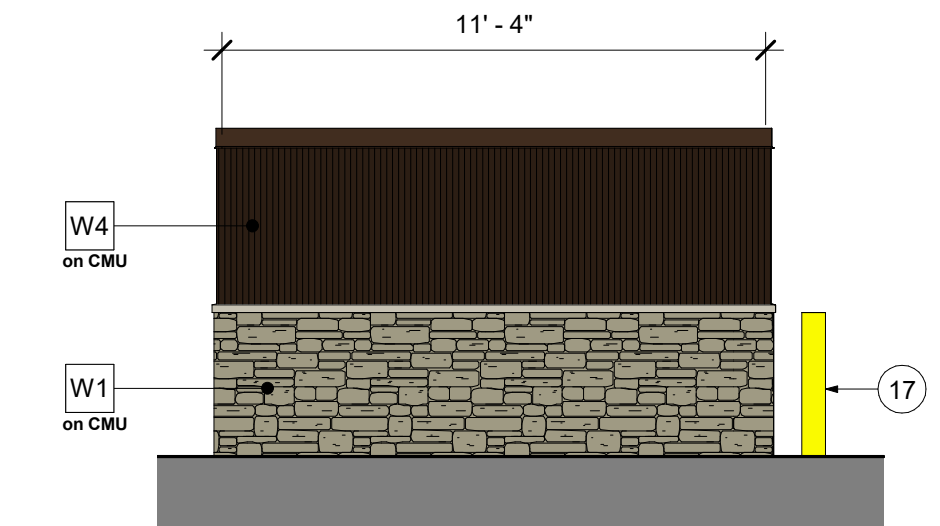
HERON LAKES TWENTIETH FILING
TOWN OF BERTHOUD
STATE OF COLORADO

SITE PLAN(FOR REFERENCE ONLY)

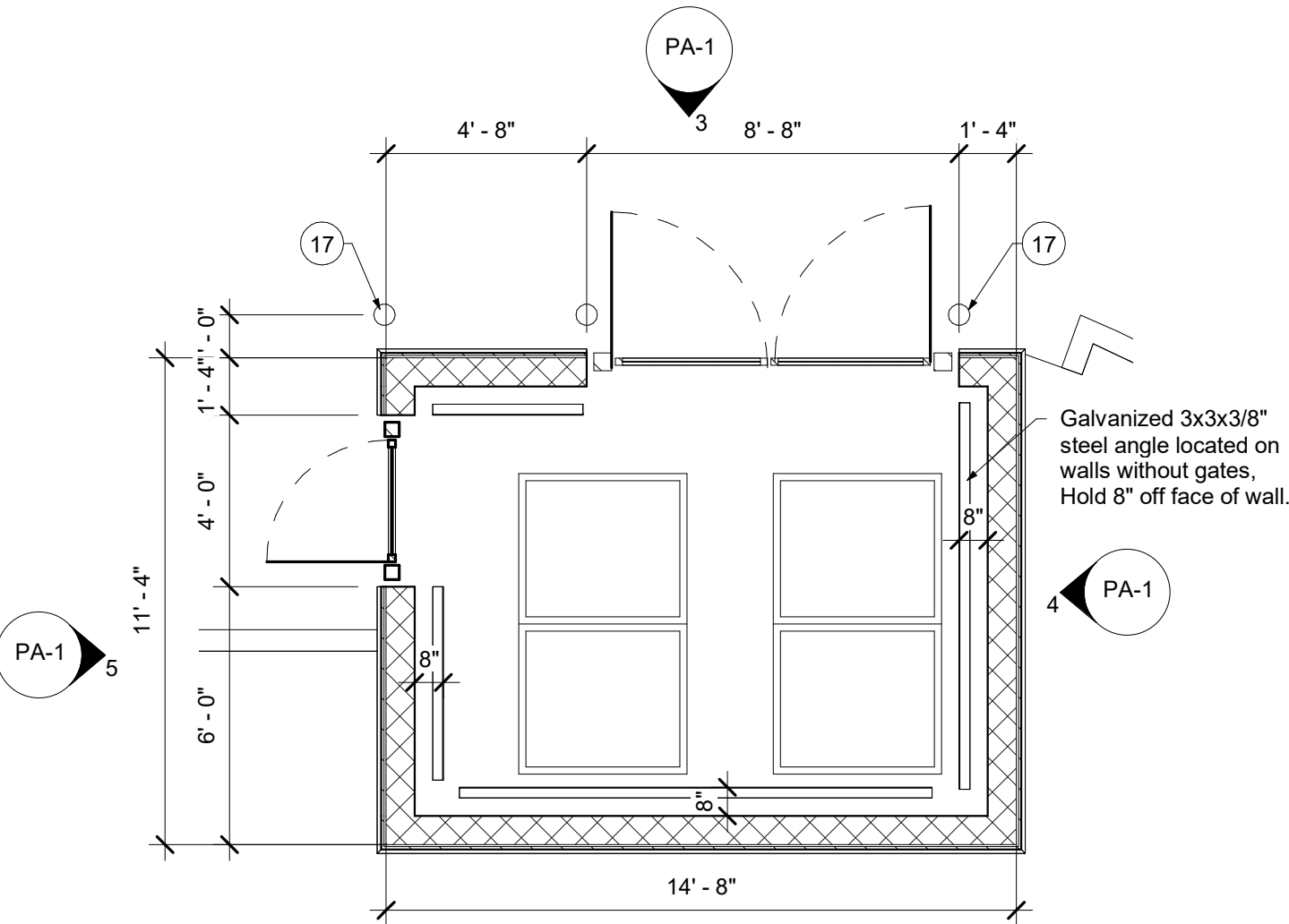
MATERIAL LEGEND

W1		Thin Stone Veneer Manuf: TBD Product: TBD Color: TBD
W2		Horizontal Wood Siding Manuf: Montanta Timber Products Product: Channel Rustic Siding, 8" boards for 6 3/4" face Color: TBD
W3		Vertical Wood Siding Manuf: Montanta Timber Products Product: Shiplap Siding, 8" boards for 6 3/4" face Color: TBD
W4		Vertical Metal Siding Manuf: Corten Roofing Product: 22 ga., 7/8" Corrugated, A606-4 AKA Corten Weathering Steel Color: Pre-finished per manuf.
R1		Concrete Shingle Roofing Manuf: Eagle Roofing Products Product: Flat Concrete Roof Tile Color: TBD
R2		Standing Seam Metal Roof Manuf: Berridge Product: Pre-finished "Cee-lock" standing seam metal Color: TBD

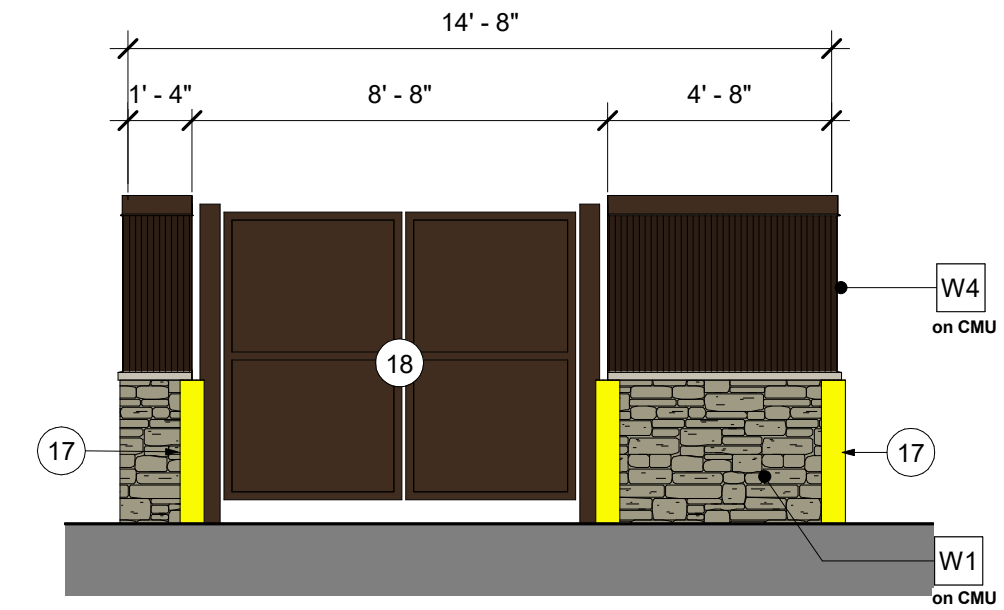
Key Value	Keynote Text
1	Built up wood fascia, stained, color: to match TPC Clubhouse
2	Heavy timber (HT) beams and/or trusses, color: TBD, refer to structural for size and connection details
3	Heavy Timber beam and column on concrete base, stained, color: TBD, refer to structural for size and connection details
4	Pre-finished gutter and downspout, color and style TBD, provide concrete splash block where draining surface, refer to civil
5	Pre-finished aluminum storefront window system, color: refer to sheet A7.1
6	Exterior insulated hollow metal door & frame w/ thermal threshold, painted.
7	Electrical gear and meters painted to match adjacent building material
10	Gas meter(s) per utility provider, paint to match adjacent wall material
11	Knox box per code and AHJ requirements
12	Exterior gas fire place
13	Exterior ground mounted condensor units, refer to mech.
14	Painted steel canopy.
16	Pick up window, refer to window elevations for size
17	6" concrete filled pipe bollard to 42" AFF.
18	Painted steel trash enclosure gates



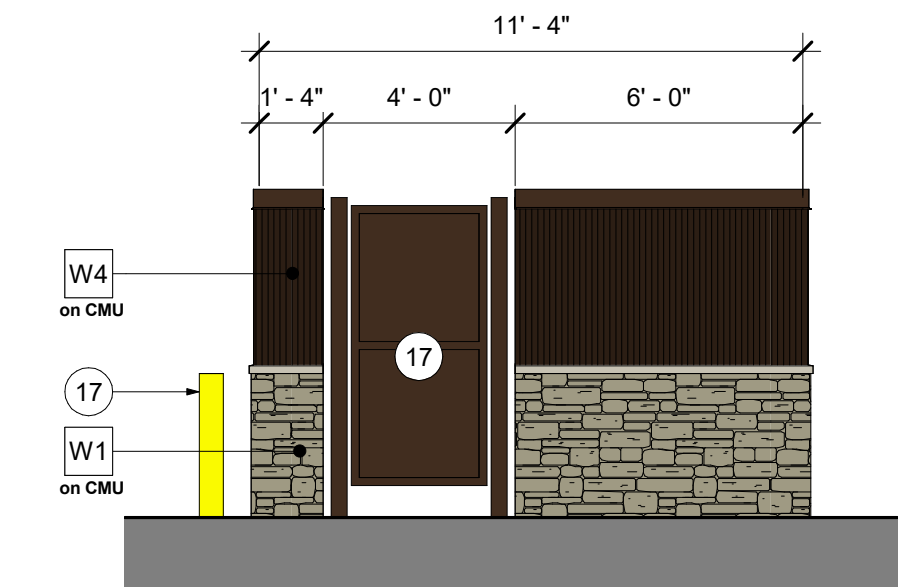
4 East Trash Enclosure Elevation
1/4" = 1'-0"



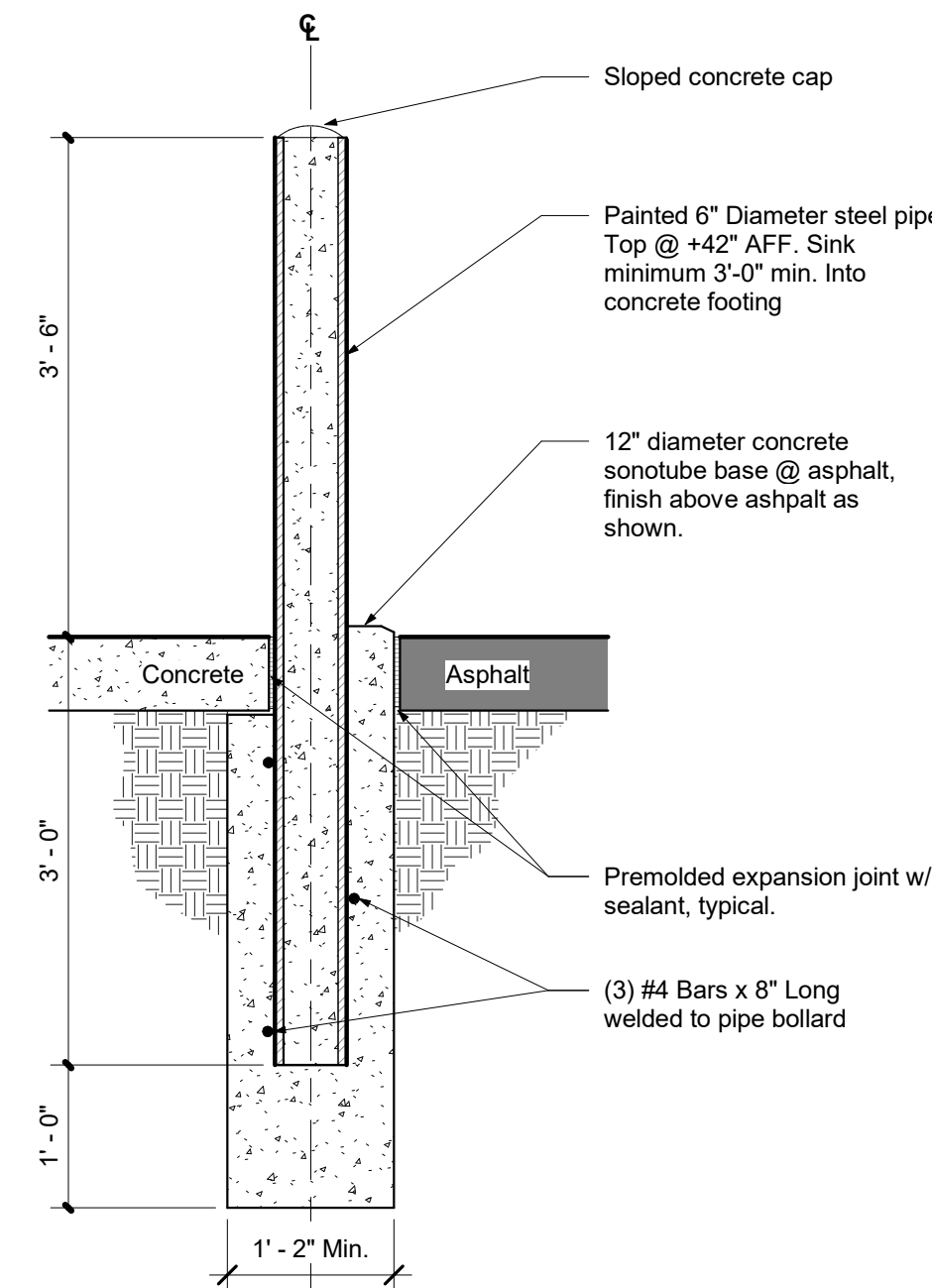
2 Enlarged Trash Enclosure
1/4" = 1'-0"



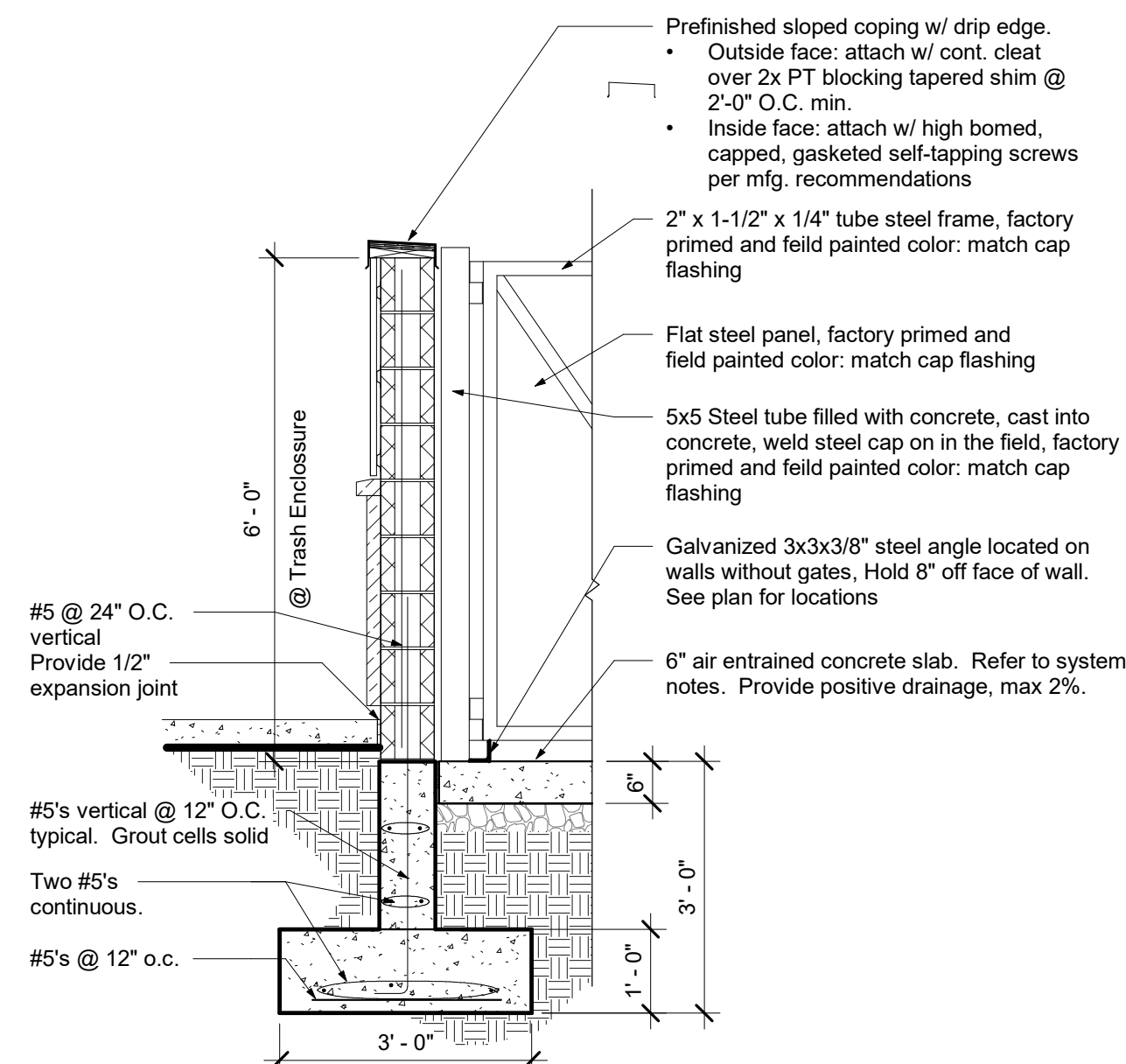
3 North Trash Enclosure Elevation
1/4" = 1'-0"



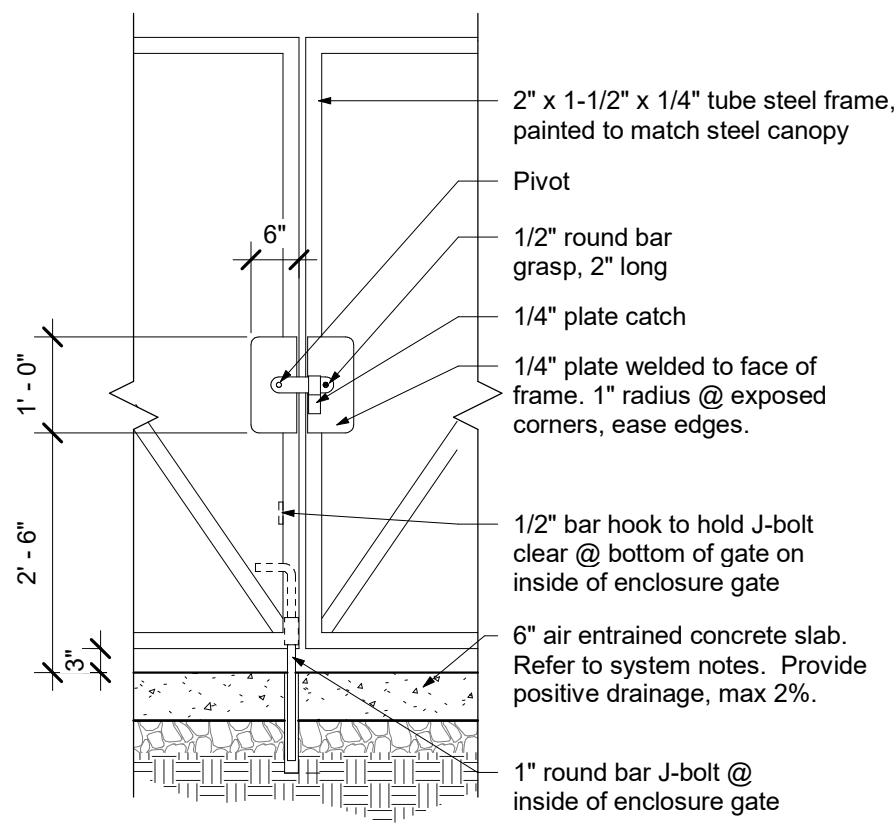
5 West Trash Enclosure Elevation
1/4" = 1'-0"



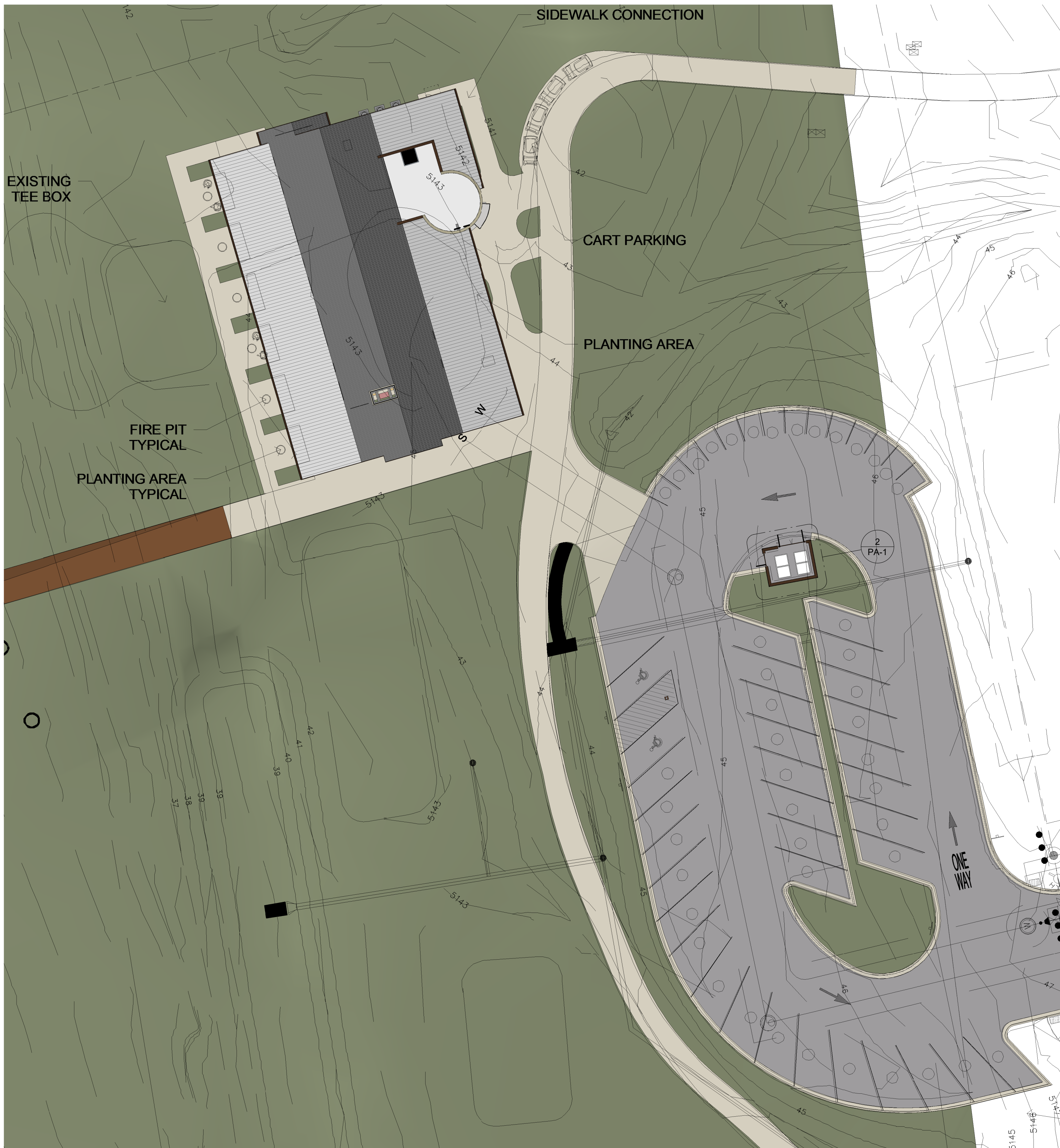
7 Typical Pipe Bollard
3/4" = 1'-0"



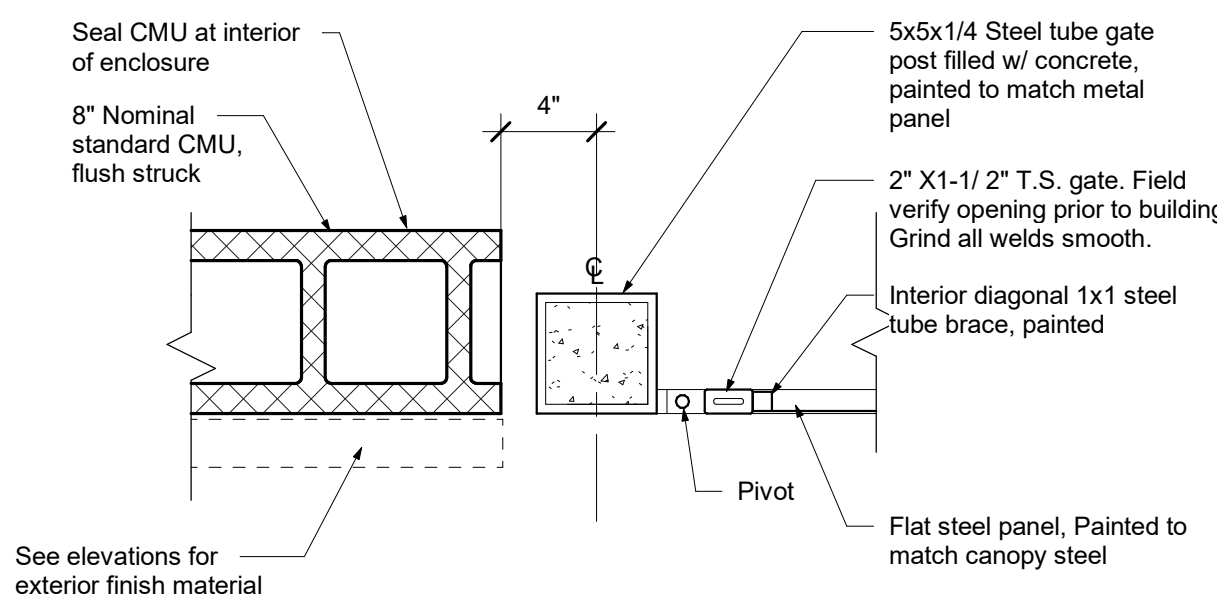
6 Trash Enclosure Section Detail
1/2" = 1'-0"



8 Trash Enclosure Elevation Detail
1/2" = 1'-0"



1 00 - Architectural Site Plan
1" = 20'-0"



9 Trash Enclosure Gate Detail
1 1/2" = 1'-0"



In Association with:	
Fairgrounds Business Park LLC	Owner
6355 N Fairgrounds Ave., Suite 300 Windsor, Colorado 80550 Phone: - Contact: Jon Turner Email: jon@hillscommercialinc.com	
TBD	Contractor
-	
Phone: - Contact: - Email: -	
Larsen Structural Design	Structural Engineer
320 Maple St. Suite 120 Fort Collins, CO 80521 Phone: (970) 568-3355 Contact: Blake Larsen Email: blake@larsensd.com	
Integrated Mechanical	Mech/Plumbing Engineer
223 Linden St. Suite 204 Fort Collins, CO 80521 Phone: (970) 556-0570 Contact: Scott Kaley Email: scott-k@int-mech.com	
APS, Inc.	Electrical Engineer
3135 Laminar Court (970) 381-7462 Phone: (970) 381-7462 Contact: Chuck Polson Email: chuck@apsinc.biz	
TB Group	Planning & Landscape
444 Mountain Avenue Berthoud, CO 80531 Phone: (970) 532-5891 Contact: Kristin Turner Email: krisin@tbgroup.us	

Issued	No.	Description	Date
	1	Town of Berthoud Submittal #1	07/25/2022

Lone Tree Grill

Town of Berthoud Submittal

Project No.: 2021-42	Drawn by: JDO
	Reviewed by: Checker

Site Plan

Scale Accordingly if Reduced

Drawing Number
PA-1

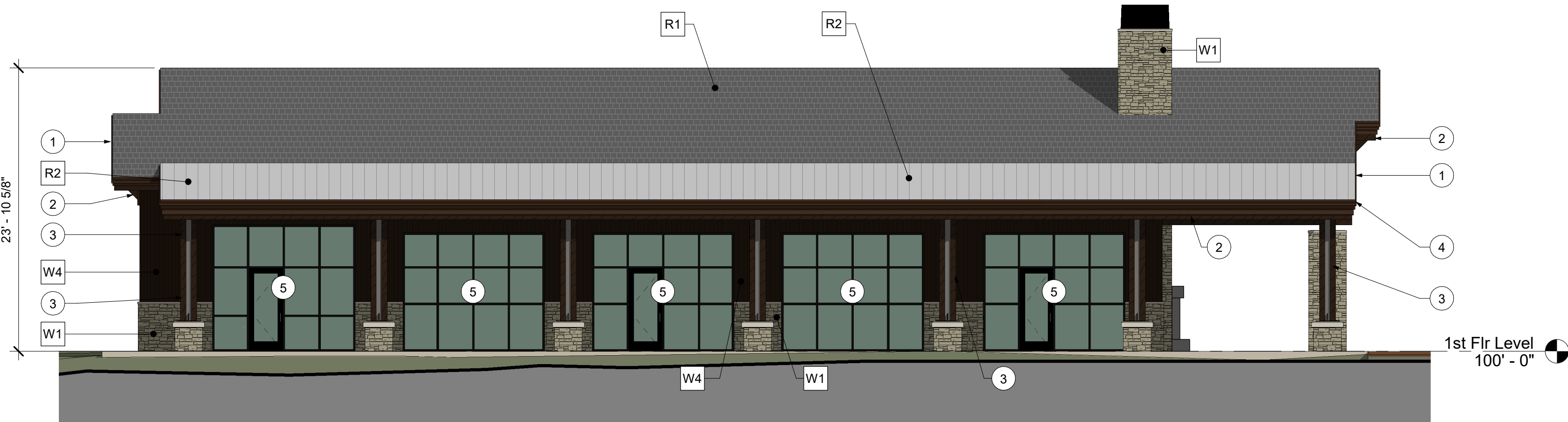
r4architects.com

MATERIAL LEGEND

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W2		Horizontal Wood Siding Manuf: Montanta Timber Products Product: Channel Rustic Siding, 8" boards for 6 3/4" face Color: TBD
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KEYNOTES LEGEND

Key Value	Keynote Text
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4	Prefinished gutter and downspout, color and style TBD, provide concrete splash block where draining surface, refer to civil
5	Prefinished aluminum storefront window system, color: refer to sheet A7.1
6	Exterior insulated hollow metal door & frame w/ thermal threshold, painted.
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10	Gas meter(s) per utility provider, paint to match adjacent wall material
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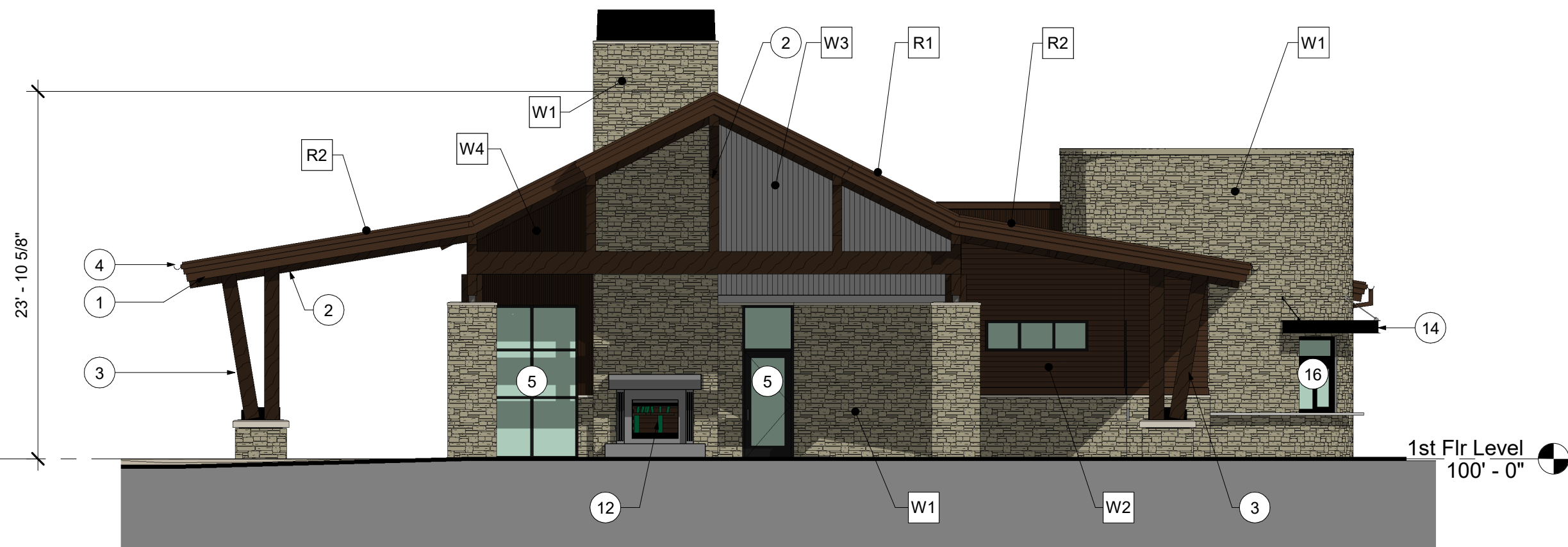
1 West Bldg Elevation
1/8" = 1'-0"



2 East Bldg Elevation
1/8" = 1'-0"



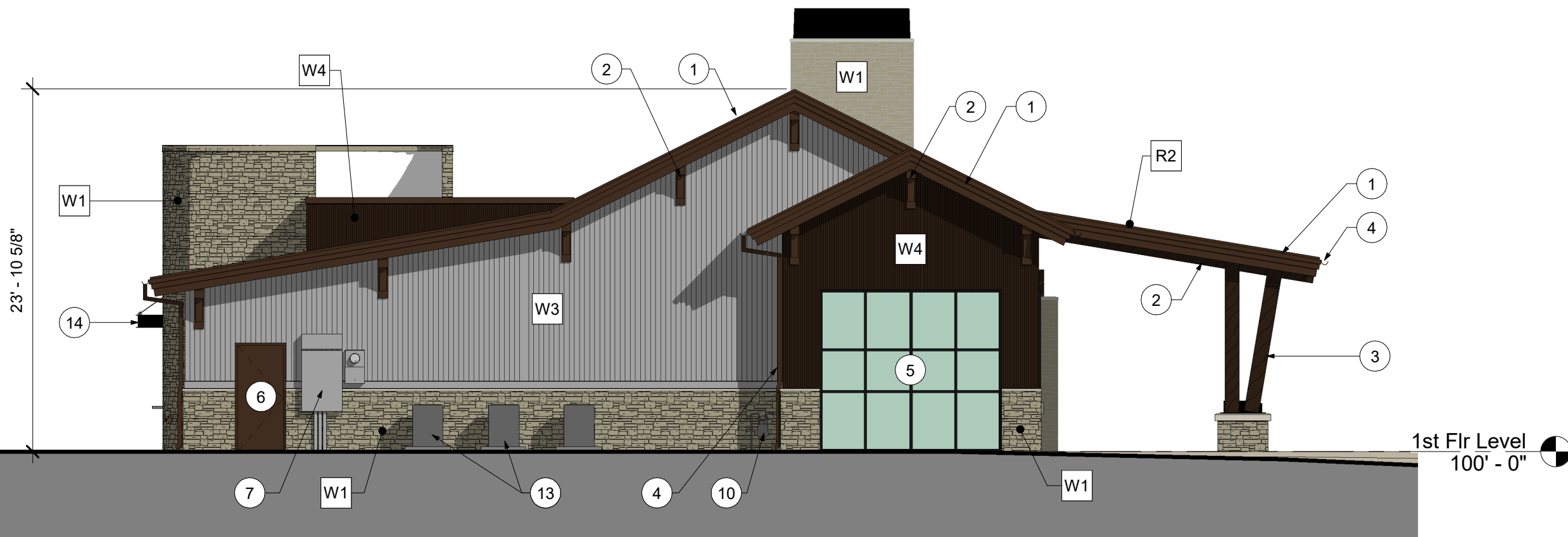
5 Perspective Looking Northeast



4 South Bldg Elevation
1/8" = 1'-0"



6 Perspective Looking Southeast



3 North Bldg Elevation
1/8" = 1'-0"

In Association with:

Fairgrounds Business Park LLC Owner
6355 N Fairgrounds, Ave., Suite 300
Windsor, Colorado 80550
Phone: -
Contact: Jon Turner
Email: jon@hillsidescommercialinc.com

TBD Contractor
-
Phone: -
Contact: -
Email: -

Larsen Structural Design Structural Engineer
320 Maple St., Suite 120
Fort Collins, CO 80521
Phone: (970) 568-3355
Contact: Blake Larsen
Email: blake@larsensd.com

Integrated Mechanical Mech/Plumbing Engineer
223 Linden St. Suite 204
Fort Collins, CO 80521
Phone: (970) 556-0570
Contact: Scott Kaley
Email: scott-k@int-mech.com

APS, Inc. Electrical Engineer
3135 Laminar Court
(970) 381-7462
Phone: (970) 381-7462
Contact: Chuck Polson
Email: chuck@apsinc.biz

TB Group Planning & Landscape
444 Mountain Avenue
Berthoud, CO 80531
Phone: (970) 532-5891
Contact: Kristin Turner
Email: kristin@tbgroup.us

Issued	No.	Description	Date
	1	Town of Berthoud Submittal #1	07/25/2022

Lone Tree Grill

Town of Berthoud Submittal

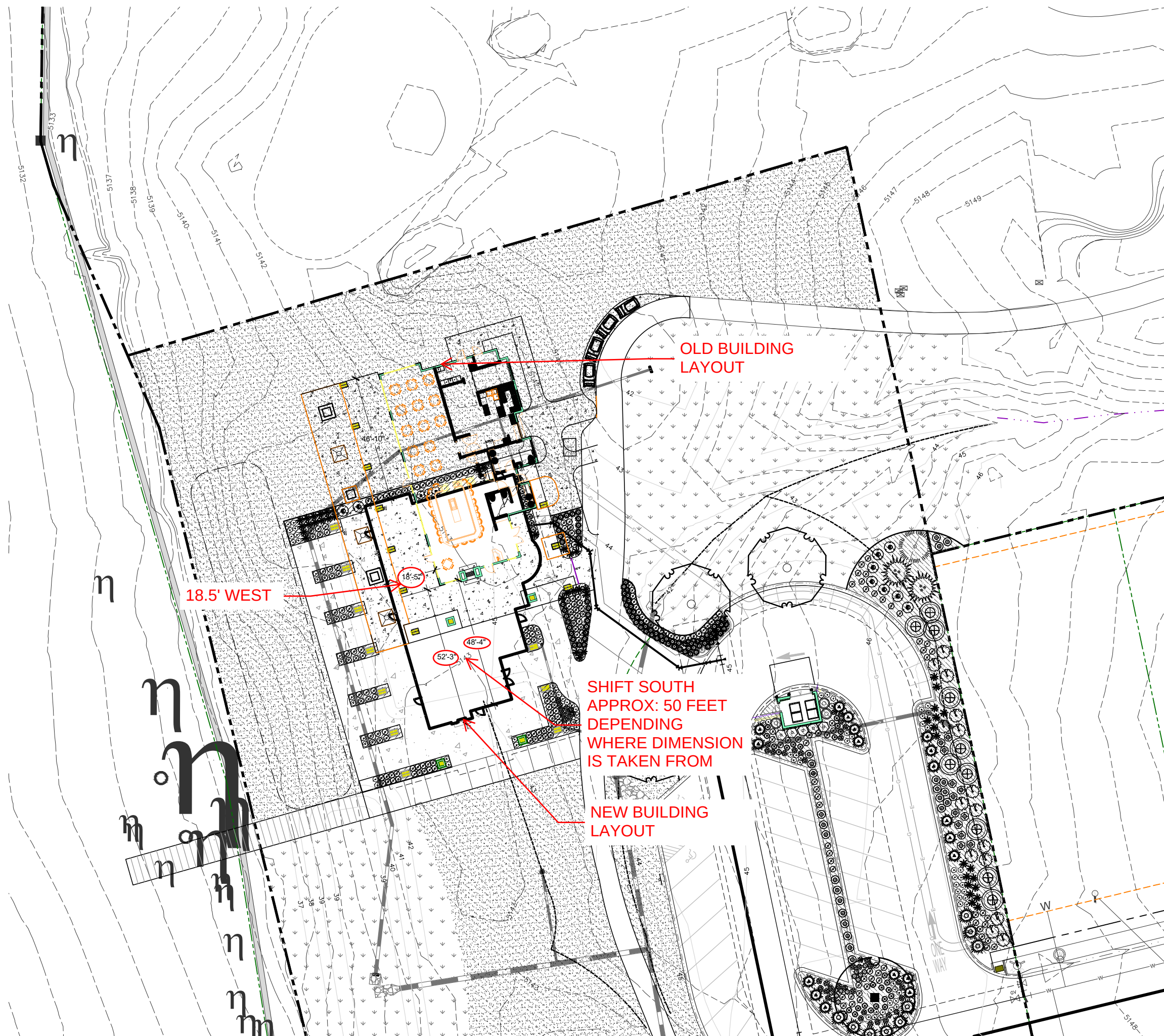
Project No.: 2021-42 Drawn by: JDO
Reviewed by: MR

Exterior Elevations

Scale Accordingly if Reduced

Drawing Number

PA-2



BUILDING SHIFT
EXHIBIT 9-16-22

PUBLIC COMMENT

Adam Olinger

From: Louis Scannura <flyfishlou@yahoo.com>
Sent: Tuesday, August 2, 2022 5:06 PM
To: Adam Olinger
Cc: Marianne Scannura
Subject: Neighborhood Notice

Hello Adam,

Thank you for taking the time to discuss the current proposal.

I reside on Sugarloaf Road in Berthoud and have interest in the Heron Lakes Twentieth Filing. I would like additional information regarding the full development application. I am particularly interested in several facets of this proposal as it relates 2391 Sugarloaf Road, Lot 1.

- 1) Will there be any construction of a road, parking lot, building, or permanent walkway, directly to the west of Lot 1? The plans on the current proposal I received do not show this as being an issue. It shows all construction of the parking lot to be directly west of the current dead end road and west and to the north of Lot 16.
- 2) What is the square footage of the inside of the facility? What is the square footage of the entire building and concrete footprint? It looks to be much larger than what was originally proposed.
- 3) What will be the business hours of the Lone Tree Grill? Will it only be open during regular hours that the golf course is open or will it continue to be open in the evening after golfing hours?
- 4) Will the road going into the parking lot be open to the public 24 hours a day, seven days/week? If so this will significantly increase the traffic on Sugarloaf Road, a residential road. If not will there be signage saying the road into the parking lot is closed after a certain time of the day or evening? Does the developer have plans to install a gating system to close the public off to the parking lot after business hours?
- 5) Is there an outdoor lighting plan for the parking lot and grill?

Thank you,

Dr. Louis Scannura
Flyfishlou@yahoo.com

Adam Olinger

From: Rhett Van Paepeghem <rhettvan@gmail.com>
Sent: Wednesday, August 3, 2022 10:08 AM
To: Curt Freese; Adam Olinger
Subject: TPC Grill

To whom this may concern, people at TPC have decided to move the building

Thank you for sending out information for comment regarding the TPC Grill information. Two items concern me, first, I, this morning I received information that the building is going to be moved south of the location it has been plotted in the information you sent out. This could directly impair our view of the lake and mountains, secondly I was told by the developers there would be a gate at the entrance, I have not seen any mention of that in any of the plans.

Thank you for your time,

Rhett Van Paepeghem
2400 Sugarloaf Rd.
Berthoud, Co. 80513

Adam Olinger

From: Matt & Vanessa <mvwillems@yahoo.com>
Sent: Monday, August 8, 2022 3:46 PM
To: Adam Olinger; Curt Freese
Subject: Heron Lakes 20th Filing - New Resident Feedback

Hi,

We are new to Heron Lakes as of 7/14/22. We heard from some neighbors about the notice that came out regarding the proposed building at the end of our street. We are at 2376 Sugarloaf and are in the 500 ft radius of the proposed build site.

From what is on the plans and the stakes already placed at the build site, we can see that the current proposed building would be in the direct line of sight for our entire line of houses on the North side of Sugarloaf plus the other houses with yards that face the lake along Heron Lakes Parkway. We would like the board/designers to consider moving the building south 50-100ft to decrease the impact to the surrounding houses line of sight. The obstruction is likely due to the increase in building footprint from the originally planned smaller cafe style building.

We appreciate the opportunity to give feedback about our community.

Please give us any updates or changes due to neighborhood concerns at your convenience.

Thank you.

-Matt & Vanessa Willems

2376 Sugarloaf Rd.
mvwillems@yahoo.com
805-427-5542

Adam Olinger

From: Sigman, Stacy <ssigman@northfieldil.org>
Sent: Thursday, August 11, 2022 9:23 AM
To: Curt Freese; Adam Olinger
Cc: llboss@aol.com
Subject: FW: Heron Lakes 20th Filing
Attachments: Untitled_08112022_101910.pdf

My original attempt came back undeliverable so I am trying again.

Stacy Sigman
Village Manager
Village of Northfield
361 Happ Road
Northfield, Illinois 60093
(847) 446-9200

From: Sigman, Stacy
Sent: Thursday, August 11, 2022 10:18 AM
To: 'cfrees@berthoud.org'; 'solinder@berthoud.org'
Cc: llboss@aol.com
Subject: Heron Lakes 20th Filing

Good morning,

I am writing to provide input on the Final Plat proposed to build a grill restaurant near the 10th tee box at Heron Lake/TPC. As a homeowner at 2350 Sugarloaf the proposed development has a direct impact on my home and views and for that reason I offer the following suggestions:

- **Building Location.** The lots on the north side of Sugarloaf Road were all platted with a rear yard setback of a minimum of 20'. I believe all of the homes built in this area are in full compliance with that minimum setback standard. To help protect the views and minimize the impacts to homes in this area, I would recommend the grill be shifted south ***as much as possible*** – ideally in line with that established 20' rear yard setback. Attached is a brief sketch to help illustrate this suggestion.
- **Security.** After hour activity is a concern. Please consider options, such as a gate at the end of the roadway, to prevent after hour noise and other issues.
- **Lighting.** Lighting should be fully vetted and designed to minimize impacts to nearby homes. Fixtures should be "dark sky" compliant and after hour lighting being motion sensor activated for security only.

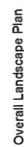
Other than the above suggestions, I fully support the establishment of a grill restaurant on this parcel. The architecture is lovely and the development will be a wonderful asset to the golf course and community.

I would greatly appreciated being provided copies of any other comments received for this project and any proposed plan modifications. If you have any questions on my suggestions, please do not hesitate to call me on my cell (847) 456-3371 or at my direct line at the office (847) 441-3852.

Sincerely,

Stacy Sigman
2350 Sugarloaf Road
Berthoud, CO 80513

Stacy Sigman
Village Manager
Village of Northfield
361 Happ Road
Northfield, Illinois 60093
(847) 446-9200



Landscape Legend

Landscape Summary

Total Parking Lot Area	=	19,570 SF
Landscape Area Required (5%)	=	979 SF
Landscape Area Provided	=	5,503 SF
Trees Required Per Parking Spaces (34 Parking Spaces, 1 Tree/6 Spaces)	=	7 Trees
Trees Provided Per Parking Spaces	=	9 Trees
Shrubs Required Per Landscape Area (1 Shrub Per 100 SF)	=	53 Shrubs
Shrubs Provided Per Landscape Area	=	218 Shrubs

Adam Olinger

From: Louis Scannura <flyfishlou@yahoo.com>
Sent: Tuesday, August 16, 2022 9:56 PM
To: Adam Olinger
Cc: Curt Freese
Subject: Heron Lakes 20th filing, Tee box of Hole 10; western terminus of Sugarloaf Road

Dear Mr. Olinger,

Thank you for the opportunity to comment on the Final Plat for the future Lone Tree Grill. Our home is directly impacted by this proposal. We reside at Block 2, Lot 1, 2391 Sugarloaf Road. We contracted over 3 1/2 years ago to build our home on this lot. We were fully aware of the future intent to extend Sugarloaf Road into a parking lot. Initial plotting as of January 2018 on the development plan was given to us. This showed the grill directly west and slightly north of Block 1, Lot 16. It also showed a small parking lot to the west and slightly south of the above lot.

Our observation of this development is that the Grill is in the location expected. The parking lot is much larger than shown on the initial plans.

We fully support this development. The grill will be an excellent and much needed addition to the golf course. The architecture is very complementary to the homes in our community.

We do have some concerns and requests for the developers to consider.

1) There are proposed parking spots directly west of the northern boundary of our lot. These are angled towards our house. Cars in these spots will have their headlights directly illuminating into our windows, two of which are bedrooms. If several of these parking spots can be eliminated or angled differently this would be beneficial. If this location is absolutely necessary for parking perhaps some of it can be designated as additional golf cart parking or bicycle parking. This would help curb vehicle lighting concerns. It would also help with additional noise concerns from vehicles driving up and parking in those locations.

2) As mentioned to you in my initial inquiry, we have concerns regarding an increase in traffic on this residential street. During normal operating hours of the grill this is understandable. After hours we have concerns about cars, golf carts and walking individuals loitering in the parking lot. The developers have communicated to the residents their desire to have gating installed closing this area off after grill and golf course hours. We are confident this will curb any after hours loitering. If gates cannot be installed, then please consider strict signage prohibiting after hours traffic. Further enforcement may be necessary if any problems persist.

3) We see from the plans you sent us that landscaping is planned around the parking lot in addition to the grill. It is difficult for us to visualize the extent of the landscaping as it would appear from our house and yard. We would appreciate the developers allowing us to work with them to enhance the beautification of the location directly to the south of the parking lot and west of our lot. Additional landscape screening from our lot would be beneficial.

4) Any lighting in the parking lot and grill should be dark sky compliant. Lighting after operating hours will be detrimental to all the neighbors in view of this project. Motion sensor activation of dim

lights should be considered. If lighting must be on all evening/night, please do not place near the southeast side of the parking lot. We already have a very bright street light in that location that illuminates into a large part of our house.

Thank you for the opportunity to voice our opinion and concerns.

Dr. Louis and Marianne Scannura
217-494-5500

Lou Scannura

Adam Olinger

From: Sigman, Stacy <ssigman@northfieldil.org>
Sent: Wednesday, August 17, 2022 7:46 AM
To: Adam Olinger; Curt Freese
Cc: llboss@aol.com
Subject: RE: Heron Lakes 20th Filing
Attachments: Untitled_08172022_084338.pdf

Good morning Adam,

As an additional follow up I wanted to provide you with the attached exhibits – to help further explain my earlier request to have the building shifted south. When we purchased our lot I was provided the attached exhibit dated January 18, 2018. That clearly showed the plans for a grill and parking lot at the end of Sugarloaf Road. In comparing the current proposal to that drawing – the parking lot seems to be generally the same but the building is not. It now is rectangular in shape and as such extends further north toward the 9th green. That difference will have a profound impact on the views of the 9th green from the homes on the north side of Sugarloaf Road. I have tried to illustrate the difference on the attached sheet – shown in blue. I would like to see the building shifted south, at least in line with the original position, or reconfigured so that the impacts are no greater than those were all made aware of when we purchased.

Thank you again for your consideration of these comments.

Stacy

Stacy Sigman
Village Manager
Village of Northfield
361 Happ Road
Northfield, Illinois 60093
(847) 446-9200

From: Adam Olinger [mailto:aolinger@berthoud.org]
Sent: Tuesday, August 16, 2022 5:10 PM
To: Sigman, Stacy; Curt Freese
Cc: llboss@aol.com
Subject: RE: Heron Lakes 20th Filing

Good afternoon,

The four comments received by the Town for this project can be found attached.

Best,



Adam Olinger, AICP

Planner II

Phone: 970.344.5808

Fax: 970.532.0640

aolinger@berthoud.org

Berthoud.org

807 Mountain Ave. Berthoud, CO 80513



From: Sigman, Stacy <ssigman@northfieldil.org>
Sent: Tuesday, August 16, 2022 8:55 AM
To: Adam Olinger <aolinger@berthoud.org>; Curt Freese <CFreese@berthoud.org>
Cc: llboss@aol.com
Subject: RE: Heron Lakes 20th Filing

Thanks Adam. Were there any other comments received? If yes, is it possible for me to get a copy of those? I would love to see what other suggestions, concerns or support has been provided.

Stacy

Stacy Sigman
Village Manager
Village of Northfield
361 Happ Road
Northfield, Illinois 60093
(847) 446-9200

From: Adam Olinger [<mailto:aolinger@berthoud.org>]
Sent: Thursday, August 11, 2022 5:27 PM
To: Sigman, Stacy; Curt Freese
Cc: llboss@aol.com
Subject: RE: Heron Lakes 20th Filing

Good afternoon,

We have received your comments (and the attachment) for the Heron Lakes 20th Filing/LoneTree Grill project. Your comments will be forwarded to the applicant and to the members of the Planning Commission for when this is headed to a public hearing. Until then, if you have any questions, please feel free to reach out.

Best,



Adam Olinger, AICP

Planner II

Phone: 970.344.5808

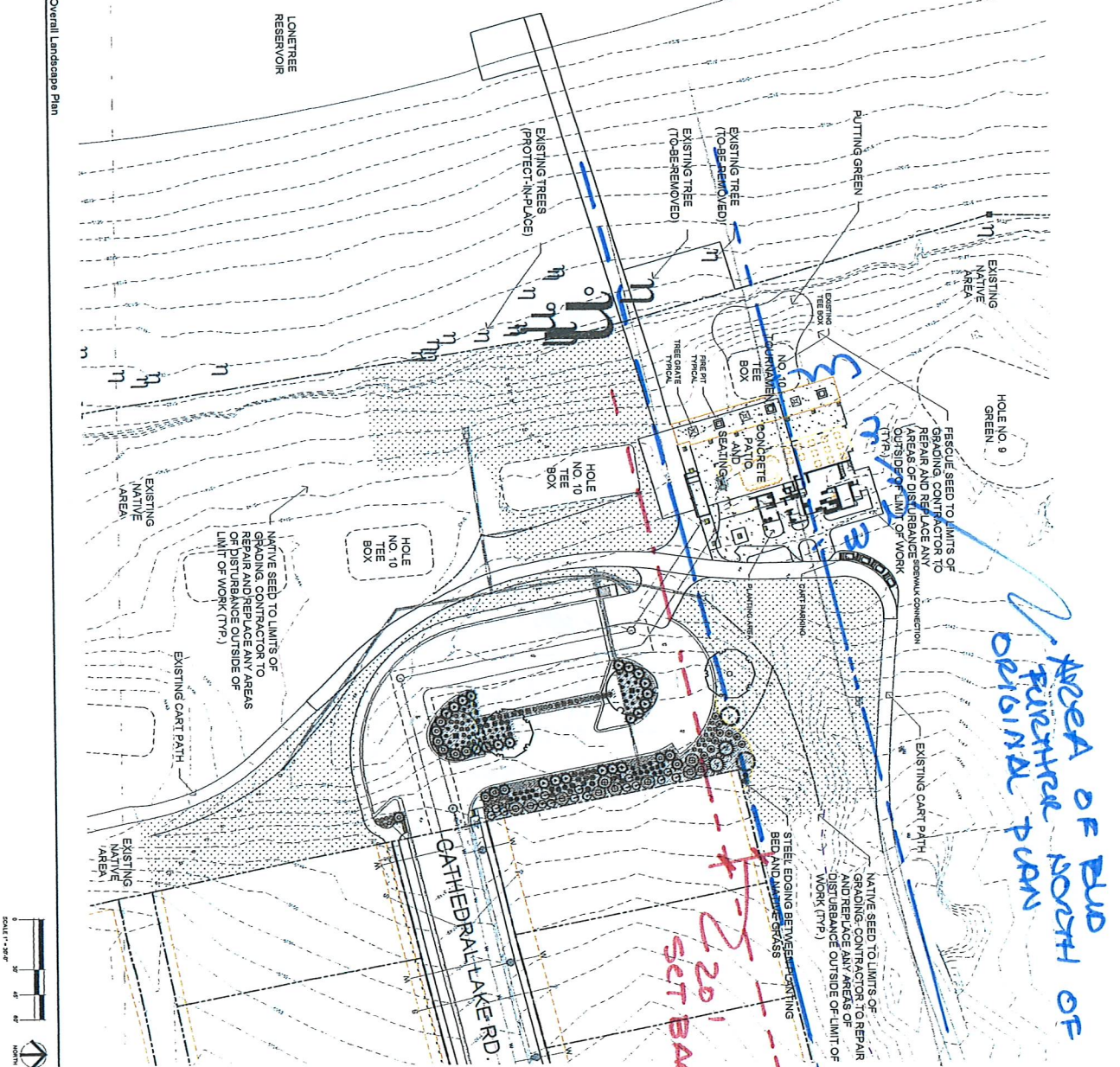
Fax: 970.532.0640

aolinger@berthoud.org

Berthoud.org

807 Mountain Ave. Berthoud, CO 80513

Overall Landscape Plan



Plant Legend

EXISTING TREES	CODE	QTY	BOTANICAL COMMON NAME	SIZE	HEIGHT	WIDTH
H5	2		Picea jeffreyi - Hoop Pine	6"	6-8'	25"
H2	2		Pinus jeffreyi - Jeffrey Pine	6"	6-8'	15"
H1	2		Pinus jeffreyi - Jeffrey Pine	6"	6-8'	15"
H0	2		Pinus jeffreyi - Jeffrey Pine	6"	6-8'	15"
H0	2		Pinus jeffreyi - Jeffrey Pine	6"	6-8'	15"
H0	2		Pinus jeffreyi - Jeffrey Pine	6"	6-8'	15"
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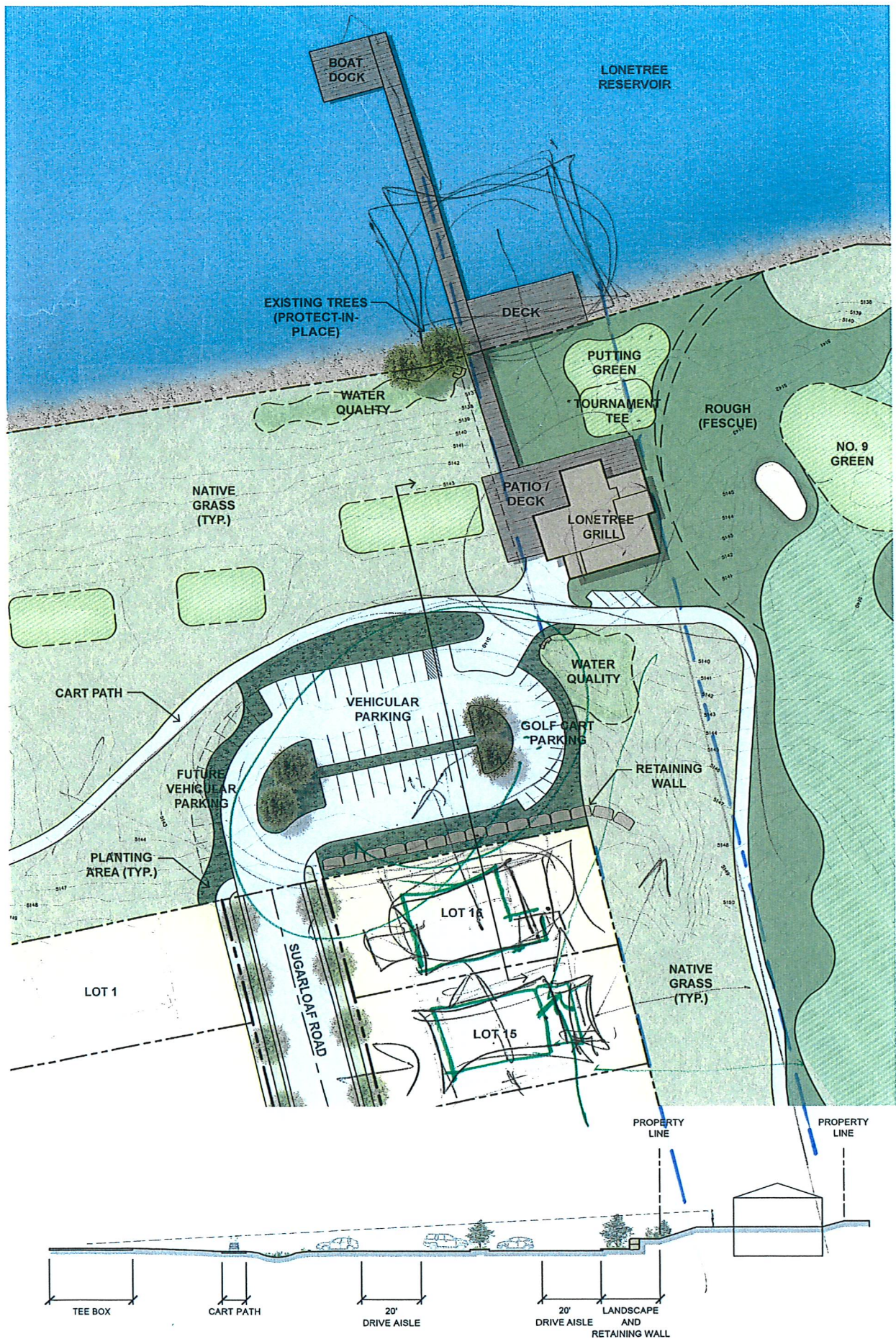
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H0	2		Pinus jeffreyi - Jeffrey Pine	6"	6-8'	15"
H0	2		Pinus jeffreyi - Jeffrey Pine	6"	6-8'	15"

6,292 SF
IRRIGATED TURF
GOLF COURSE FAIRWAY/ROUGH

43,110 SF
NATIVE SEED
JACKLIN 'SCOTTISH LINKS' NATIVE GRASS
PER LANDSCAPE NOTES

5,503 SF
SHREDED CEDAR MULCH
ALL SHRUB SEEDS TO RECEIVE A MINIMUM 4"-6"
DEPTH SHREDED WESTERN RED CEDAR MULCH

Landscape Summary	
Total Parking Lot Area	= 19,570 SF
Landscape Area Required (5%)	= 978 SF
Landscape Area Provided	= 5,503 SF
Trees Required Per Parking Spaces	= 7 Trees
(34 Parking Spaces, 1 Trees/Space)	
Trees Provided Per Parking Spaces	= 9 Trees
(34 Parking Spaces, 1 Trees/Space)	
Shrubs Required Per Landscape Area	= 53 Shrubs
(1 Shrub Per 100 SF)	
Shrubs Provided Per Landscape Area	= 218 Shrubs



Adam Olinger

From: Curt Freese
Sent: Monday, August 22, 2022 7:52 AM
To: Adam Olinger
Subject: FW: Heron Lakes 20th Filing Comment



Curt Freese, AICP
Community Development Director

Phone: 970-532-2643
Fax: 970-532-0640
cfreese@berthoud.org
Berthoud.org
807 Mountain Ave. Berthoud, CO 80513



From: Steve Niparko <steveniparko@gmail.com>
Sent: Tuesday, August 16, 2022 10:33 PM
To: Curt Freese <CFreese@berthoud.org>
Subject: Heron Lakes 20th Filing Comment

Curt Freese, Director
City of Berthoud
Community Development Department

Dear Mr. Freese,

You have solicited comment to this subject. The following is presented to advance the discussion and enhance the attributes of the proposed building to assure that all interests are best met while mitigating the impacts to the hundreds of residents of the Town of Berthoud neighboring the site.

My wife and I are new Town of Berthoud residents at 3095 Heron Lakes Parkway.

We are members of the TPC and agree that the TPC should look to provide quality amenities for the course and neighborhood.

One priceless amenity of the area is the darkness and quiet of the area – this is a true gem for the Town of Berthoud, that may be destroyed by the proposed scope of the development. The District has strict requirements to assure lighting, view corridors, and quality of residential life are protected.

We purchased our home and moved in last Winter 2021. At the time we purchased our home we were told that there would be a small grill planned that would be a snack bar for golfers and boaters. There were “no plans” available but we looked at the Heron Lakes Master Development Plan and there was a small lakeside building – what a nice amenity for the golf and boating community.

Over the last few weeks and upon receipt of your notice, we now have a number of questions and request that we believe will promote the intended development and enhance the TPC amenity and quality of the neighborhood.

First, I have over 30 years of development and land use work in Colorado and support the rights (and obligations) of the developer, duties of the Town and interests of the public. In my experience, I have been an attorney for all stakeholders (municipalities and developers) and work to get acceptance of proposed developments. This can be easily achieved when developers are willing to cooperate and compromise with their neighbors, and even agree to a little more investment to improve the development and mitigate impacts to those who live next to the development – These residents likewise have a tremendous investment in their land and homes.

Second, we choose not oppose the development, but to work with the Town and developer to create a quality amenity that does not destroy our neighborhood. In the furtherance to make the development compatible with the quality neighborhood, we request the following be considered by the Town and Developer. The Town, Developer and TPC have achieved a unique development, and now that there are neighbors, residents, people living in the community, the Developer should continue to adhere to its commitment to a quality neighborhood.

We submit the following considerations and concerns and offer solutions.

- As stated the development was intended to be a modest grill as an amenity to the golf and boating community. It now appears intended to be a full size restaurant and event center.
- Note:
 - The Town of Berthoud Comprehensive Plan shows the area as “Natural Areas” defined as “Environmentally Sensitive Areas, Open Space, and Parks, Recreation, and Trails.” Re-read the definition of the use of these areas. It does not envision large scale commercial development.
 - The Town is committed to only approving “Private buildings in these areas should be incorporated into residential neighborhoods – not dominate the neighborhood.”
 - While a small limited service grill arguably is ancillary to the golf course use and has incidental minimal impact to the recreational area; a large full service commercial restaurant, noise, traffic, auto and operations smells and pollution and lighting is contrary to and violates the comprehensive plan adopted by our City Council for this designated area.
 - The current Zoning Map for our Town of Berthoud shows the area as Agricultural – not C1 as the Clubhouse enjoys.
 - THIS IS NOW A RESIDENTIAL COMMUNITY.
- Allowing a Full Service Commercial Enterprise in the middle of a quiet residential golf community is detrimental to the public health, welfare and safety of your Berthoud Residents.
- Traffic:
 - There will be continuous traffic of patrons during all hours and evening. Heron Lakes Parkway will now be a thoroughfare for commercial traffic.
 - Service vehicles traffic, pollution and noise will be continuously present.
 - Employee traffic will be present.
 - Residents on Sugarloaf (Cathedral Lake) Road will be significantly and adversely affected with this new traffic, pollution and noise.
- Environment:
 - In our few months, we witnessed American Bald Eagles perching on the southern trees. The development is intended to be a few feet away (appx 200') from the branches where these great birds perch. Such a Substantial development will disrupt the winter habitat of this protected species.
 - The area is also the home and migratory path for the local Berthoud Elk herd, White Pelican, Blue Heron, and Red Fox.
 - The Substantial development compete site improvements on the Block and full service Operations beyond the golf and lake patrons will destroy the habitat and the migratory paths. The decision of our Town Stewards will determine if they work to mitigate these critical impacts.
- Operations:

- Many residents understood that the “grill” was to be a small grill for golfers to grab a burger after 9 holes.
- However, it is now understood that the Developer believed that persons that only played 9 holes would want to end play and stay at a full service restaurant. This is apparently one motivation for such an increase into a large-scale restaurant event center.
- A full service restaurant will produce noise and smells.
- What are the intended operations? Hours? Will large events be held there?
- Development:
 - The scope and size of the building with vaulted ceilings and footprint is larger than most homes surrounding the development.
 - It now is being seen as a full size restaurant and event center which will destroy the character of the neighborhood golf community.
 - If the Developer intends to have a full size restaurant and event center – has that been disclosed to the public?
 - The intended significant increase in scope for the development is reflected in that the parking capacity for 34 automobiles and 14 golf carts. This is no longer a golf course/lake amenity but an intended unacceptable full-size operation and commercial establishment.
 - Restaurant operations now clearly are intended not to serve the users of the public amenities of the golf course and lake – but to create a full commercial operation open at all hours to traffic through the residential streets – no different a restaurant on US 34 East of Loveland; in a Ag designated zone.
- Lighting:
 - This large scale event center will likely have all-night lighting of the building and parking areas disturbing the now quiet enjoyment of the Berthoud residents.
 - Berthoud prizes itself on elimination of lighting pollution. A largescale development will destroy that goal.
- Site:
 - The Siting of the building creates the greatest impact to the most residents. It is being situated such that it will not blend with the existing environment, land contours, or neighborhood, street and home alignment.
 - The area recently has now been significantly elevated with a substantial amount of new fill a number of feet higher and is now higher than the adjacent home sites. It is apparent the development is intended to be built high on a hill. This will be detrimental to all homes.
 - The large commercial building is now placed, not at the waterfront as previously shown, but raised and located so that views and quiet enjoyment will be destroyed.
 -

We would support the development if the Developer takes into consideration the impact and interests of the neighborhood and make proposes compromises, as we are in not objecting.

SOLUTIONS:

- Relocate the building to the terminus of Sugarloaf road to mitigate impact on the neighborhood. That is a more appropriate siting for a commercial facility. (Candidly, this building is no longer intended as a golfing amenity and need not be at the green/tee); or
- Reduce the scale, footprint and size of the building to what was previously intended to mitigate the impact on the residential neighborhood and wildlife.
- Restrict the size, use, occupancy, etc. of the development (building, use and parking) to mitigate the impact on the residents of Berthoud and their homes.
- If the Developer believes a small grill is not viable – that does not mean (1) a large scale development should be place in a residential neighborhood, nor (2) that such development will be viable (resulting in a little used large empty building).
- Please disclose if this development is now intended to be a full scale restaurant in the middle of a residential neighborhood.

- Locate the building at a lower and prior elevation.
- Locate the building closer to the water to mitigate the impact to surrounding homes of Berthoud residents.
- Lower the roof lines. The building does not need to rival the expansiveness of the clubhouse.
- Eliminate lighting that is seen from neighboring properties.
- Please define how lighting will work and operate. Will Berthoud residents now have to look at security lighting 24/7 surrounding a large scale building and parking lot?
- Will landscaping be “abundant” or minimal - as we see now by TPC and the Metro District?
- Has the Town evaluated the impact on the American Bald Eagle, Elk and other wildlife of this large-scale commercial full service restaurant?
- Please clarify any existing approved zoning. It appears the Town is going to a Final Plat of a building that violates current Ag zoning with this intended use.

Adam Olinger

From: Curt Freese
Sent: Monday, October 17, 2022 12:09 PM
To: Adam Olinger
Subject: FW: Heron Lakes 20th Filing

Did you not get this?



Curt Freese, AICP
Community Development Director

Phone: 970-532-2643
Fax: 970-532-0640
cfreese@berthoud.org
Berthoud.org
807 Mountain Ave. Berthoud, CO 80513



From: John Flynn <jmatflynn@gmail.com>
Sent: Saturday, October 15, 2022 6:24 PM
To: Curt Freese <CFreese@berthoud.org>; aolinger@berthoud.com
Cc: John Flynn <jmatflynn@gmail.com>
Subject: Heron Lakes 20th Filing

Good evening,

I am a Heron Lakes resident and am requesting access to the full development application for the above project electronically. I also want to understand:

- * If the parking lot and facilities will have light poles, and if so, what will be the amount, height, and type of light poles.
- * What is the understanding on when this facility will be open (year-round, 7 days/week, how late at night...)?
- * Will this be open to the public, Metro District only...?

Please do send me the details electronically, and the date and time of when the next public hearing is.

Thanks you,

John Flynn
3121 Heron Lakes Pkwy
Berthoud, CO 80513
970-317-7874

Adam Olinger

From: Sigman, Stacy <ssigman@northfieldil.org>
Sent: Monday, October 17, 2022 10:31 AM
To: Adam Olinger; Curt Freese
Cc: llboss@aol.com
Subject: RE: Heron Lakes 20th Filing

Good morning Adam,

As the owners of 2390 Sugarloaf we are writing to endorse the updated plans filed on October 8, 2022 for the restaurant on the 9th green. Those plans thoughtfully took into consideration the comments from neighbors and the adjustments are greatly appreciated.

We encourage the Town of Berthoud to approve the revised location and building layout as presented. We look forward to having this new amenity near our home.

Sincerely,

Stacy and Lloyd Sigman
2390 Sugarloaf

From: Sigman, Stacy
Sent: Wednesday, August 17, 2022 9:45 AM
To: Adam Olinger <aolinger@berthoud.org>; Curt Freese <CFreese@berthoud.org>
Cc: llboss@aol.com
Subject: RE: Heron Lakes 20th Filing

Thanks so much. I am actually really excited to see this going forward – just am hoping it can be adjusted slightly to stay in keeping location wise with the original concept.

Stacy Sigman
Village Manager
Village of Northfield
361 Happ Road
Northfield, Illinois 60093
(847) 446-9200

From: Adam Olinger [<mailto:aolinger@berthoud.org>]
Sent: Wednesday, August 17, 2022 9:31 AM
To: Sigman, Stacy; Curt Freese
Cc: llboss@aol.com
Subject: RE: Heron Lakes 20th Filing

Hello Stacy,

I've recorded these comments as well and compiled them with your previous response and your neighbors' response. A public hearing date with the Planning Commission has not been set yet, but when it is scheduled you will again receive a notice in the mail detailing the time and date. Throughout the pandemic, we've been

having hybrid meetings with both in-person and virtual (through Zoom) options available. Your notice in the mail will detail how to join virtually as well if you choose.

Best,



Adam Olinger, AICP

Planner II

Phone: 970.344.5808

Fax: 970.532.0640

aolinger@berthoud.org

Berthoud.org

807 Mountain Ave. Berthoud, CO 80513



From: [Matt & Vanessa](#)
To: [Adam Olinger](#)
Subject: Re: Heron Lakes 20th Filing - New Resident Feedback
Date: Friday, October 28, 2022 2:51:13 PM

Hi Adam,

We received the update letter regarding recent changes made to the Grill location and overall building plans and wanted to ensure we shared our gratitude with you and your team. With the building shifting south about 50ft (away from the 9th green) and the overall footprint of the structure decreasing in length, the 9th hole backyard corridor view towards the lake and mountains will be much more preserved!

Just wanted to send a thank you note for gathering and accommodating some of the community feedback.

We are looking forward to hearing more about this plan in the coming months!

Thanks again.

-Vanessa & Matt Willems



STAFF REPORT: BROWN M.L.D. 97-EX 1074, REPLAT NO.1

DATE: December 8, 2022

GENERAL INFORMATION		
Applicant:	Amy Cook, applicant for Northern Water	Size: 33.15 acres
Site Location:	220 Water Ave	
Applicant's Request:	This requires is for Final Plat approval to dedicate various easements and right-of-way	
Current Zoning:	M-2 (Industrial)	
ZONING DISTRICT INFORMATION		
	<u>M-2</u>	
Max Density	N/A	
Min. Lot Size	N/A	
Min. Lot Width	50'	
Front Setback	20'	
Side Setback	0' (similar uses); 20'	
Rear Setback	20'	
Building Height:	50'	
SURROUNDING ZONING, LAND USE AND REQUIRED BUFFERS		
<u>Adjacent Zoning</u>	<u>Adjacent Land Uses</u>	<u>Setbacks for Adjacent Zoning /Buffer required if rezoned</u>
North: RR-2	Rural Residential	N/A
South: M-2	Undeveloped Industrial Property	N/A
East: RR-2	Agricultural	N/A
West: Railroad/PUD	Railroad, Habitat for Humanity homes	N/A

PROPOSAL

The Applicant is requesting Final Plat approval for a replat of the 33.15 acre property located at 220 Water Street (the current Northern Water building and campus) for the purposes of dedicating right-of-way (ROW), vacating easements, and creating easements. Northern Water was recently approved for major additions which will be completed in phases. While the additions were in review, it came to everyone's attention that certain easements existed that would negatively impact the use of the property, as well as the need to dedicate more ROW along 1st Street. Some of these items were missed when the original property was annexed and platted years ago. The only way to add ROW and vacate/create easements is by Plat or by a Minor Subdivision. In this case, the Applicant decided to go about the Final Plat route and correct all the issues at one time. If approved, no new lots will be created. All parties, including a third-party easement holder (Little Thompson Water District) have reviewed and consented to this request.

FINAL PLAT

The Final Plat is one of the ways to dedicate right-of-way or to vacate/create easements legally. The Applicant must submit a traffic study, drainage study, landscape plan, etc. which are reviewed by Staff and all necessary outside agencies. During the Staff and outside referral agency review time, the public is sent the same information and is invited to comment. Once all technical comments are resolved, the project is sent to the Planning Commission for its approval.

ZONING

The property is currently zoned Industrial (M-2). The Industrial (M-2) District allows all industrial uses with the exception of outdoor storage, recycling and rendering plants, which require use by special review approval.

UTILITY NETWORK

The project can connect to water, sewer, stormwater facilities (at the applicant's cost), without any issues related to capacity, etc.

PREFERRED LAND USE

The Town's Preferred Land Use Map designates this area as Innovation District (an industrial mixed use district).

- ✓ The Final Plat is consistent with the Preferred Land Use Map

FINDINGS NECESSARY FOR A FINAL PLAT

The criteria in Section 30-6-108 of the Development Code for a Final Plat requires the following criteria to be met (with Staff analysis regarding each point below):

1. Does not change any land use of the proposed plat
 - ✓ The Final Plat does not change the land use.
2. Does not change the number of lots or residential density by more than 5%
 - ✓ The Final Plat does not change the number of lots.
3. Does not contain changes which would render the final plat in nonconformance with requirements of the Code.
 - ✓ The Final Plat is in full compliance with the Code.
4. Does not contain significant changes in street alignment and/or access points, or other public elements such as drainage improvements, utility lines, or facilities
 - ✓ The Final Plat does not make any significant changes in street alignments or public utilities.
5. How the applicant has addressed comments received from the public during the Public Comment portion of the process
 - ✓ There were no public comments for this Final Plat.
6. The development complies with the code, the Comprehensive Plan, and the PORT Plan
 - ✓ This development complies with the Comprehensive Plan and the Future Land Use Map.
 - ✓ The Final Plat corrects some legal property issues and also dedicates the necessary ROW for 1st St.
7. All applicable technical standards including the provision of water in sufficient amount and quality have been met
 - ✓ The plan satisfies all technical standards of the Development Code.

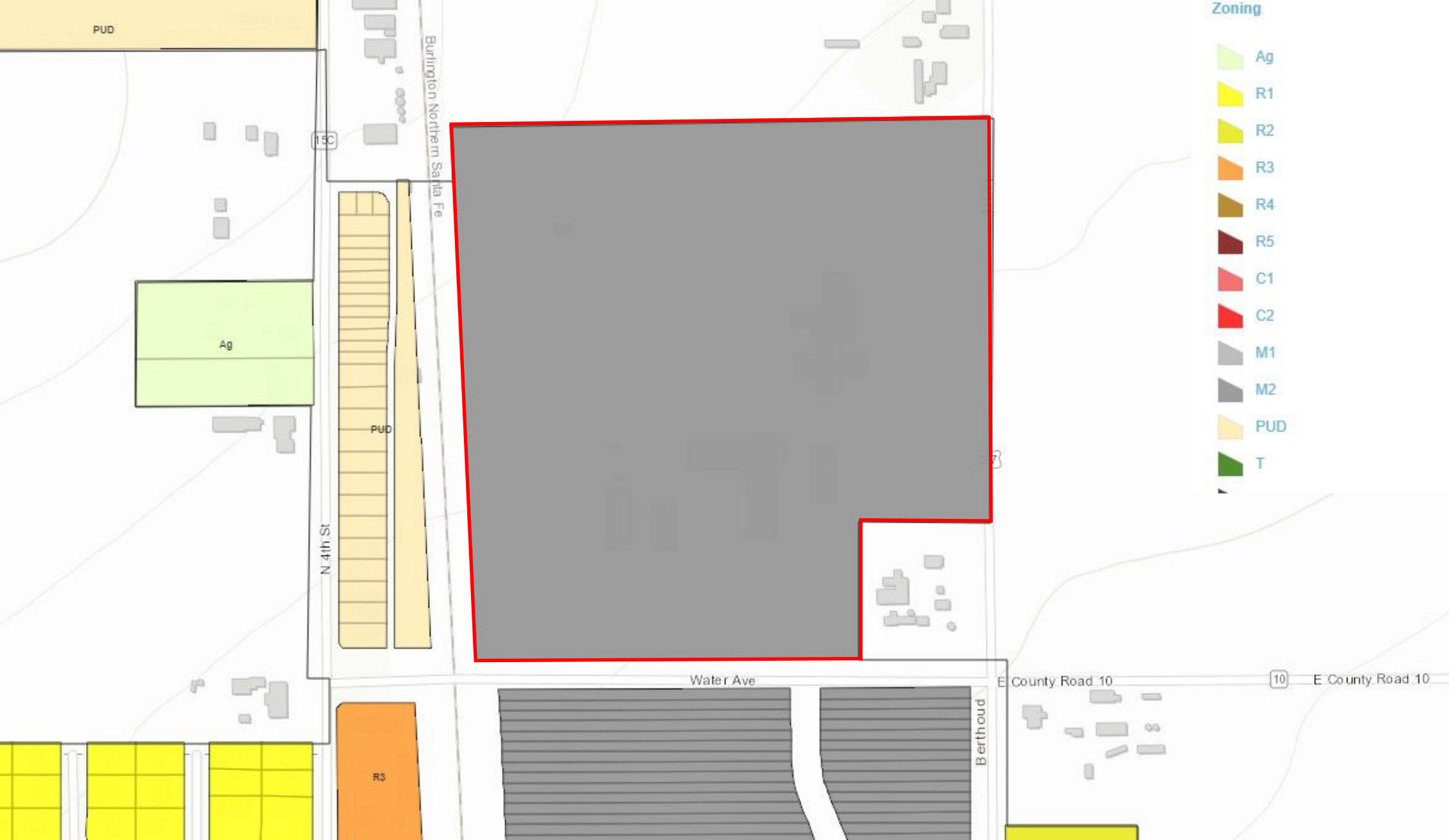
PUBLIC NOTICE AND COMMENT

Notice of the Public Hearing has been mailed to property owners within 500 feet of the subject property, a legal ad published, and the property was posted as required by the Development Code. In addition, the application was sent out to all property owners within 500 feet, with an invitation to comment on the request within one week of receipt for each round of development review. The public comments are included with this packet.

FINDINGS AND RECOMMENDATIONS

Staff recommends a motion to move to approve the Brown M.L.D. 97-EX 1074, Replat No.1 Final Plat, finding it is consistent with Section 30-6-108 C.

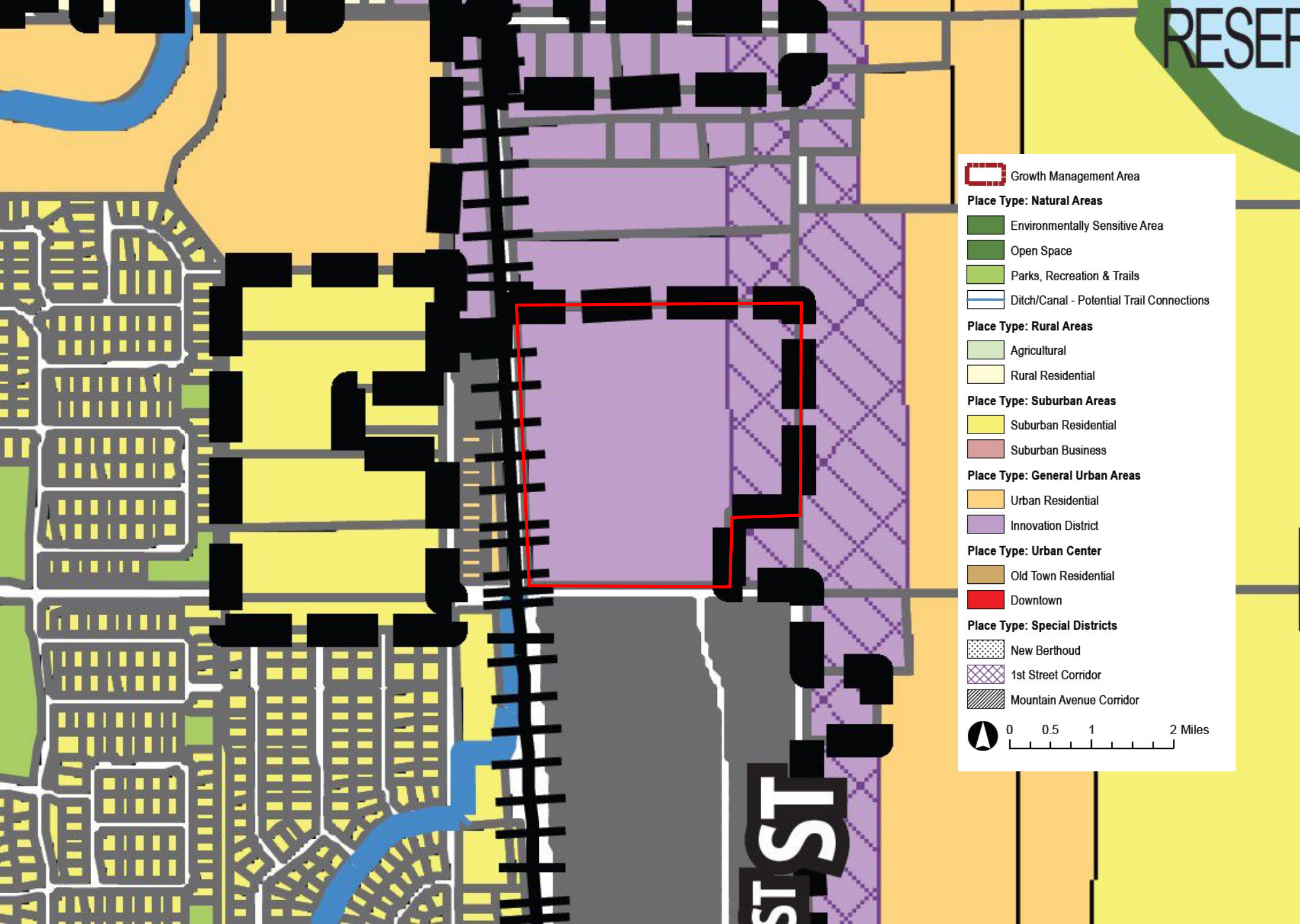
ZONING MAP



Zoning

- Ag
- R1
- R2
- R3
- R4
- R5
- C1
- C2
- M1
- M2
- PUD
- T

PREFERRED LAND USE



Growth Management Area

Place Type: Natural Areas

Environmentally Sensitive Area

Open Space

Parks, Recreation & Trails

Ditch/Canal - Potential Trail Connections

Place Type: Rural Areas

Agricultural

Rural Residential

Place Type: Suburban Areas

Suburban Residential

Suburban Business

Place Type: General Urban Areas

Urban Residential

Innovation District

Place Type: Urban Center

Old Town Residential

Downtown

Place Type: Special Districts

New Berthoud

1st Street Corridor

Mountain Avenue Corridor

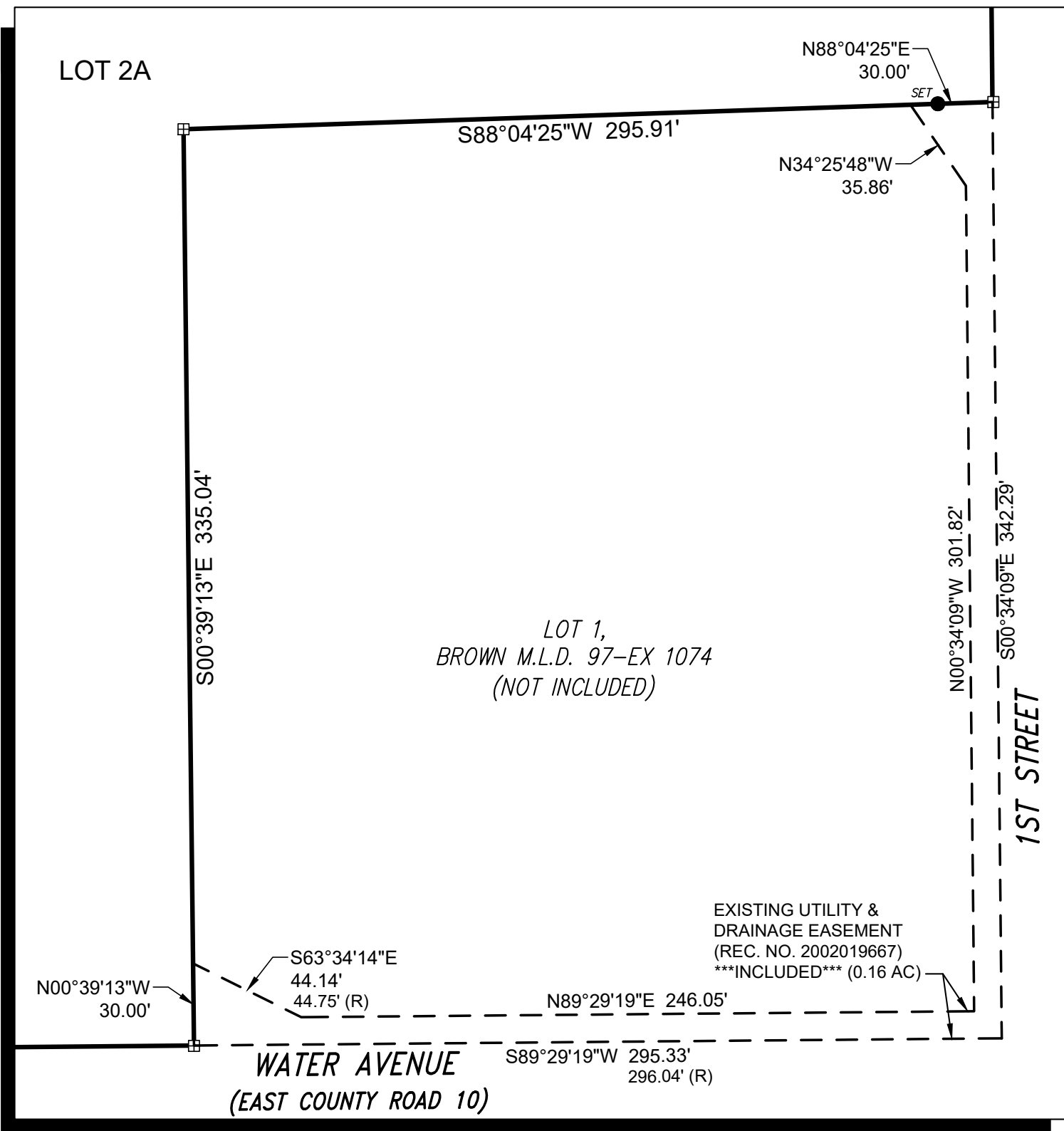
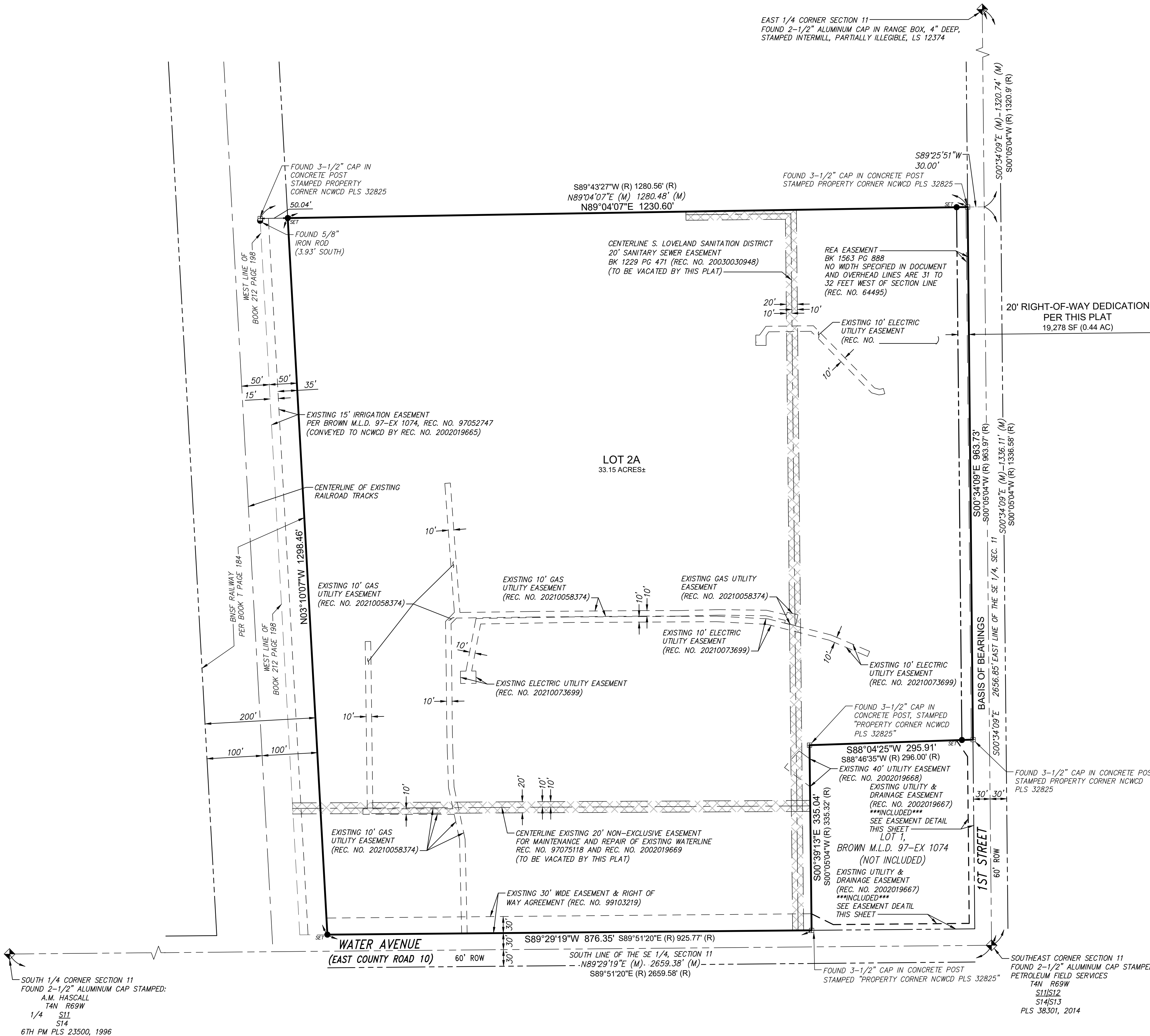


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FINAL PLAT

FINAL PLAT
BROWN M.L.D. 97-EX 1074, REPLAT NO. 1

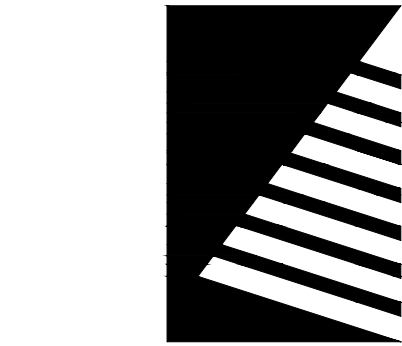
A REPLAT OF LOT 2, BROWN M.L.D. 97-EX 1074, BEING A PORTION OF THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 4 NORTH,
RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO



LEGEND

- SECTION CORNER MONUMENT AS NOTED
- FOUND MONUMENT AS NOTED
- FOUND CONCRETE POST AS NOTED
- SET 5/8" IRON ROD, W/ PLASTIC CAP STAMPED "PLS 38219"
- AS MEASURED BEARING OR DISTANCE
- RECORD BEARING OR DISTANCE
- PROPERTY LINE
- SECTION LINE
- EXISTING EASEMENT LINE
- EASEMENT TO BE VACATED
- PROPOSED EASEMENT LINE
- EASEMENT CENTERLINE
- ADJACENT LOT
- EXISTING RIGHT OF WAY LINE
- PROPOSED RIGHT OF WAY LINE
- TIE LINE

Improvements: L:\2020\020370.00 - Northern Water Expansion Survey\07_Drawing\11-14-2022_8.10.am - 020370.00.dwg



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GROUP

223 WILLOW STREET
FORT COLLINS, COLORADO 80524
(970) 484-7477 / info@f-w.com

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ISSUE:
DATE: DESCRIPTION:

PROJECT:
CLIENT NAME

NORTHERN COLORADO
WATER CONSERVANCY
DISTRICT

SE 1/4 SEC. 11, T. 4 N.,
R. 69 W. OF THE 6TH P.M.,
LARIMER COUNTY,
COLORADO

220 WATER AVENUE
BERTHOUD, COLORADO 80513

DATE: 11/04/2022

DESIGNED:

DRAWN: MDG

REVIEWED: JRM

FIELD BOOK NO.: 5051/

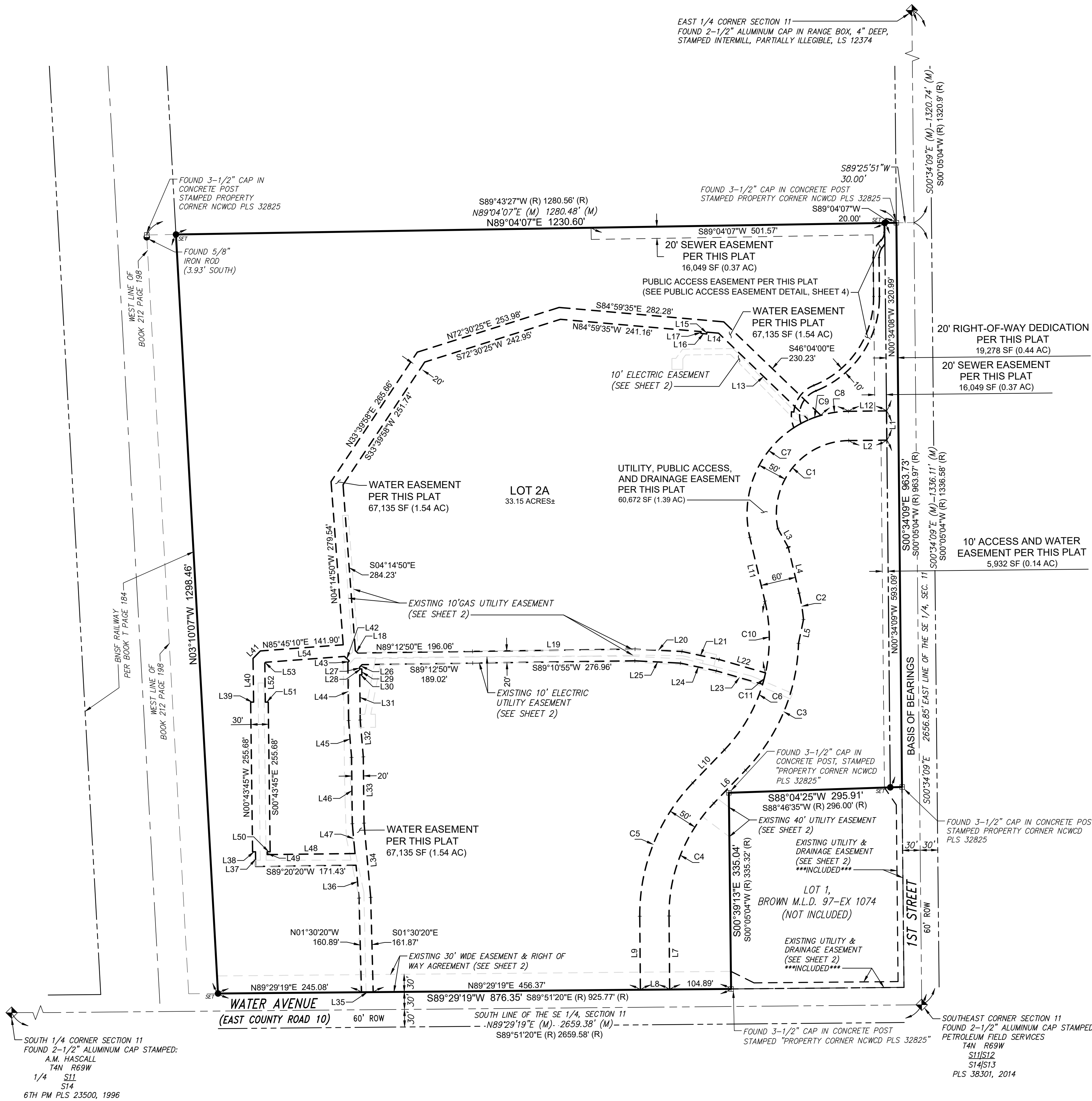
SHEET TITLE:
PLAT BOUNDARY AND
EXISTING EASEMENTS
AND EASEMENTS TO BE
VACATED

BROWN M.L.D. 97-EX 1074,
REPLAT NO. 1

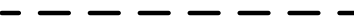
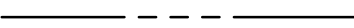
SHEET NUMBER:

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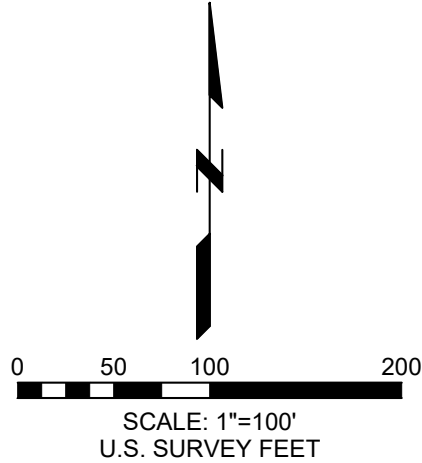


CURVE TABLE					
CURVE	Ch. BEARING	CHORD	RADIUS	LENGTH	DELTA
C1	S38° 50' 14\"W	193.05'	125.00'	220.58'	101°06'21\"
C2	S09° 25' 07\"E	45.69'	335.00'	45.72'	7°49'11\"
C3	S22° 40' 13\"W	234.49'	325.00'	239.90'	42°17'34\"
C4	S21° 40' 03\"W	207.36'	275.00'	212.62'	44°17'53\"
C5	N21° 40' 03\"E	245.06'	325.00'	251.27'	44°17'53\"
C6	N15° 14' 39\"E	263.05'	275.00'	274.28'	57°08'42\"
C7	N38° 01' 51\"E	273.38'	175.00'	313.74'	102°43'06\"
C8	S81° 34' 17\"W	47.61'	175.00'	47.76'	15°38'13\"
C9	S70° 06' 10\"W	22.28'	175.00'	22.30'	7°18'03\"
C10	N00° 28' 34\"W	122.34'	275.00'	123.37'	25°42'17\"
C11	S14° 27' 40\"W	20.01'	275.00'	20.01'	4°10'11\"

<u>LEGEND</u>	
	SECTION CORNER MONUMENT AS NOTED
	FOUND MONUMENT AS NOTED
	FOUND CONCRETE POST AS NOTED
	SET 5/8" IRON ROD, W/ PLASTIC CAP STAMPED "PLS 38219"
(M)	AS MEASURED BEARING OR DISTANCE
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	EASEMENT CENTERLINE
	ADJACENT LOT
	EXISTING RIGHT OF WAY LINE
	PROPOSED RIGHT OF WAY LINE
	TIE LINE

LINE TABLE		
LINE	LENGTH	BEARING
L1	50.00'	S00°34'09\"E
L2	65.09'	S89°23'25\"W
L3	36.66'	S29°04'40\"E
L4	80.47'	S13°19'42\"E
L5	41.69'	S11°51'32\"W
L6	78.23'	S43°49'00\"W
L7	125.50'	S00°28'53\"E
L8	50.00'	S89°29'19\"W
L9	125.52'	N00°28'53\"W
L10	78.23'	N43°49'00\"E
L11	112.23'	N13°19'42\"W
L12	65.12'	N89°23'25\"E
L13	213.33'	N46°04'00\"W
L14	20.07'	N84°59'35\"W
L15	3.07'	S05°00'25\"W
L16	10.00'	N84°59'35\"W
L17	3.07'	N05°00'25\"E
L18	5.68'	S45°43'38\"E
L19	277.61'	N89°10'55\"E
L20	80.22'	S87°04'22\"E
L21	64.85'	S77°51'04\"E
L22	82.61'	S73°52'32\"E
L23	82.50'	N73°52'32\"W
L24	62.55'	N77°51'04\"W
L25	77.95'	N87°04'22\"W
L26	5.88'	S44°16'22\"W
L27	3.13'	S00°40'06\"E

LINE TABLE		
LINE	LENGTH	BEARING
L28	3.72'	N90°00'00\"E
L29	10.00'	S00°00'00\"E
L30	3.60'	N90°00'00\"W
L31	77.21'	S00°40'06\"E
L32	63.19'	S04°42'24\"E
L33	113.20'	S00°38'10\"E
L34	127.36'	S05°08'17\"E
L35	20.00'	S89°29'19\"W
L36	56.26'	N05°08'17\"W
L37	24.96'	N00°43'45\"W
L38	5.00'	N90°00'00\"W
L39	5.00'	N90°00'00\"E
L40	74.69'	N00°43'45\"W
L41	17.84'	N44°16'06\"E
L42	11.24'	N45°43'38\"W
L43	3.29'	N44°16'22\"E
L44	99.32'	N00°40'06\"W
L45	63.19'	N04°42'24\"W
L46	113.27'	N00°38'10\"W
L47	51.19'	N05°08'17\"W
L48	149.89'	N89°20'20\"E
L49	4.73'	S00°43'45\"E
L50	5.00'	N90°00'00\"W
L51	5.00'	N90°00'00\"E
L52	66.66'	S00°43'45\"E
L53	1.98'	S44°16'06\"W
L54	135.09'	S85°45'10\"W



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SHEET TITLE:
R.O.W. AND EASEMENT
DEDICATIONS

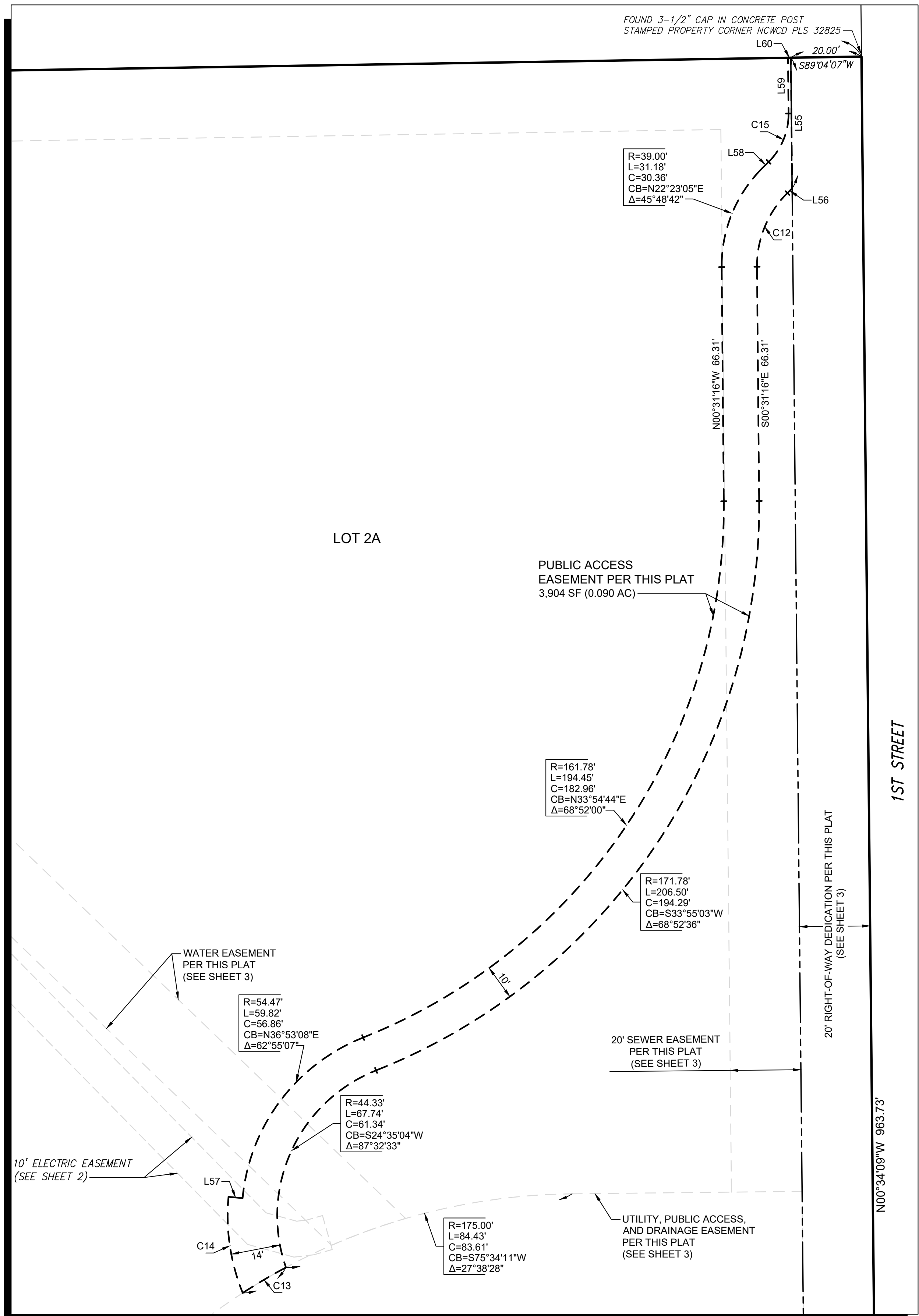
BROWN M.L.D. 97-EX 1074,
REPLAT NO. 1

SHEET NUMBER:

FINAL PLAT

BROWN M.L.D. 97-EX 1074, REPLAT NO. 1

A REPLAT OF LOT 2, BROWN M.L.D. 97-EX 1074, BEING A PORTION OF THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 4 NORTH,
RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO

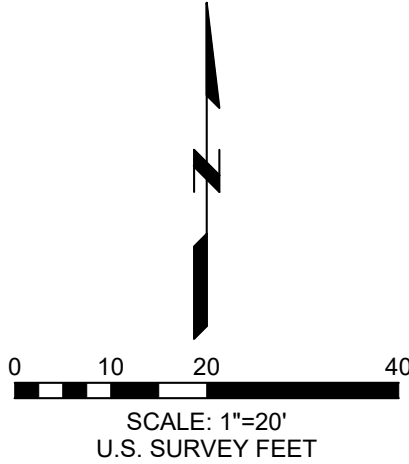


LEGEND

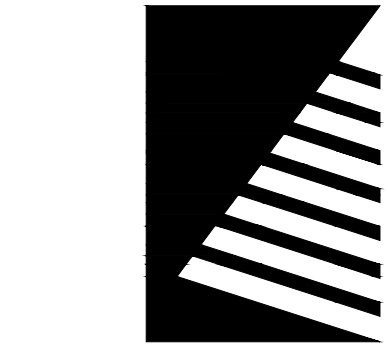
- SECTION CORNER MONUMENT AS NOTED
- FOUND MONUMENT AS NOTED
- FOUND CONCRETE POST AS NOTED
- SET 5/8" IRON ROD, W/ PLASTIC CAP STAMPED "PLS 38219"
- AS MEASURED BEARING OR DISTANCE
- RECORD BEARING OR DISTANCE
- PROPERTY LINE
- SECTION LINE
- EXISTING EASEMENT LINE
- EASEMENT TO BE VACATED
- PROPOSED EASEMENT LINE
- EASEMENT CENTERLINE
- ADJACENT LOT
- EXISTING RIGHT OF WAY LINE
- PROPOSED RIGHT OF WAY LINE
- TIE LINE

LINE TABLE		
LINE	LENGTH	BEARING
L55	36.99'	S00°34'09"E
L56	1.89'	S45°17'26"W
L57	4.00'	S84°44'58"E
L58	2.44'	N45°18'07"E
L59	15.79'	N00°35'35"W
L60	0.80'	N89°04'07"E

CURVE TABLE					
CURVE	Ch. BEARING	CHORD	RADIUS	LENGTH	DELTA
C12	S22° 23' 05"W	22.57'	29.00'	23.19'	45°48'42"
C13	S59° 25' 22"W	14.21'	175.00'	14.21'	4°39'09"
C14	N08° 24' 44"W	27.49'	58.20'	27.76'	27°19'33"
C15	N22° 21' 16"E	14.81'	18.99'	15.21'	45°53'42"



PUBLIC ACCESS EASEMENT DETAIL
SCALE: 1"=20'



Farnsworth
GROUP

223 WILLOW STREET
FORT COLLINS, COLORADO 80524
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www.f-w.com
Engineers | Architects | Surveyors | Scientists

ISSUE:		
#	DATE:	DESCRIPTION:

PROJECT:
CLIENT NAME

**NORTHERN COLORADO
WATER CONSERVANCY
DISTRICT**

**SE 1/4 SEC. 11, T. 4 N.,
R. 69 W. OF THE 6TH P.M.,
LARIMER COUNTY,
COLORADO**

220 WATER AVENUE
BERTHOUD, COLORADO 80513

DATE: 11/04/2022

DESIGNED:

DRAWN: MDG

REVIEWED: JRM

FIELD BOOK NO.: 5051/

SHEET TITLE:

**EASEMENT
DEDICATION DETAIL**

BROWN M.L.D. 97-EX 1074,
REPLAT NO. 1

SHEET NUMBER

4

OF 4

PROJECT NO.: 0200370.00

PUBLIC COMMENT

**No responses
recieved**