



Planning Commission Minutes – January 27, 2022

1. Call to Order – The Planning Commission convened a regular meeting on January 27, 2022. Chairwoman Dowker called the meeting to order at 6:01 p.m.

2. Roll Call – Members present:

Jan Dowker	(Chairwoman) <i>via ZOOM</i>
Jeff Butler	(Vice Chair)
Karen Anderson	(Commissioner) <i>via ZOOM</i>
Karl Ayers	(Commissioner)
Chris Kurtz	(Commissioner) <i>via ZOOM</i>

Staff present:

Curt Freese	(Director) <i>via ZOOM</i>
Adam Olinger	(Planner)
Jonathan Mitchell	(Permit Technician)

3. Consent Agenda – Minutes from the January 13, 2022 Planning Commission Meeting.

MOTION made by Commissioner Anderson.

SECONDED by Commissioner Kurtz.

With those all in favor, THE MOTION CARRIED.

Commissioner Butler abstained due to absence from the last meeting.

4. Public Hearing: Vantage R3 & Tract O Neighborhood Master Plan Request and Vantage 5th Filing Preliminary/Final Plat Request (Kristin Turner, Agent)

Planner Olinger introduced the Vantage R3 & Tract O Neighborhood Master Plan request to create new single-family detached and attached lots, as well as the neighborhood's central park, and the creation of open space. With this request, they are also requesting a preliminary and final plat request to create a buildable lot from an existing tract for the proposed community building within the central park.

This Neighborhood Master Plan request is for the undeveloped property to the south side of County Road 10E between Cuda Court on the west and just past the Home Supply Ditch to the east, the undeveloped property on the SE corner of Water Avenue and Sun River Road, and the property at the northern terminus of Sun River Road. The Preliminary Plat request is for the property at the northern terminus of Sun River Road.

Kristin Turner shared further information about the project.

Public Comment was opened at 6:46 p.m.

Lynn Larson showed concern about the Oil & Gas Pad on Tract P.

Public Comment was closed at 6:49 p.m.

Agent Turner explained the previous (now expired) lease agreement for the property and that there is no oil or gas on that site.

Commissioner Butler stepped out of the room at 6:43 p.m.

Commissioner Ayers inquired about the potential of pickleball courts and the trail system concerning pedestrian vs. bicycle traffic.

Commissioner Butler returned to the room at 6:47 p.m.

Ruth Rollins (Traffic Consultant for Rollins Consult) addressed Ayers concerns.

Commissioner Butler showed curiosity about the buildings and engineering for the project, as well as the pool features and playground.

Carli Garcia-Rodriguez (Landscape Architect for PCS Group) explained further details about the pool, clubhouse, playground, and parking lot information.

MOTION made by Commissioner Anderson to recommend APPROVAL for the Vantage R3 & Tract O Neighborhood Master Plan, finding that it satisfies Section 30-6-106 B.

SECONDED by Commissioner Butler.

With all in favor, THE MOTION CARRIED.

MOTION made by Commissioner Butler to recommend APPROVAL for the Vantage 5th Filing Preliminary Plat, finding that it satisfies Section 30-6-107 C, with the following condition:

- 01. This recommendation only be made should the Berthoud Board of Trustees vote to approve the Vantage R3 & Tract O Neighborhood Master Plan.**

SECONDED by Commissioner Anderson.

With all in favor, THE MOTION CARRIED.

MOTION made by Commissioner Kurtz to APPROVE the Vantage 5th Filing Final Plat, finding that it satisfies Section 30-6-108 C, with the following condition:

- 01. This vote should only be made should the Berthoud Board of Trustees vote to approve the Vantage 5th Filing Preliminary Plat.**

SECONDED by Commissioner Butler.

With all in favor, THE MOTION CARRIED.

6. Reports –

Chairwoman Dowker wished Commissioner Murphy and Commissioner Smith well and thanked everyone who attended in-person.

Planner Olinger was uncertain about having a Planning Commission Meeting on February 10, 2022.

Commissioner Kurtz shared that the Town of Severance has halted all new building permits due to a water shortage.

Planner Olinger announced that the Town of Berthoud will be raising the Raw Water Contribution Fee and has been approved by the Board.

7. Adjourn –

The meeting was adjourned at 7:36 p.m.