



Planning Commission Minutes – July 14, 2022

- 1. Call to Order** – The Planning Commission convened a regular meeting on July 14, 2022.
Chairwoman Dowker called the meeting to order at 6:00 p.m.

- 2. Roll Call** – Members present:
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|-----------------|----------------|
| Jan Dowker | (Chairwoman) |
| Jeff Butler | (Vice Chair) |
| Chris Kurtz | (Secretary) |
| Karen Anderson | (Commissioner) |
| Jon Van Benthem | (Commissioner) |

Staff present:

Curt Freese	(Director)
Adam Olinger	(Planner)
Jonathan Mitchell	(Permit Technician)

- 3. Consent Agenda** – Minutes from the June 23, 2022 Planning Commission Meeting.

MOTION made by Commissioner Anderson to APPROVE the Minutes for June 23, 2022.

SECONDED by Commissioner Kurtz.

With all in favor, THE MOTION CARRIED.

- 4. Public Hearing: Heron Lakes Cran Annexation, Neighborhood Master Plan, and Rezoning Request (Jim Birdsall, agent)**

Director Freese introduced this item as a three-part request for an Annexation, Zoning, and Neighborhood Master Plan for Heron Lakes Cran. In this request, the Annexation is to be heard first, then the Zoning, then the Neighborhood Master Plan. The overall density of the Neighborhood Master Plan is 96 dwelling units per acre (a density of ~2.3 units per acre) with a detailed analysis provided in the Staff Report. The Neighborhood Master Plan is a binding document (all platting and zoning actions require a basic adherence to the Neighborhood Master Plan, or a revision before the Planning Commission and Town Board is required), with a 1,000' public notice radius.

Public Comment was opened at 6:28 p.m.

John Baker expressed concerns about County Road 14 and the limited access and connectivity. Sidewalk connectivity was a concern as well.

Stephanie Doughty was concerned about the views, and timing of developing the area in the economy.

David Murray Jr. was concerned about the traffic increase and transportation, as well as the trail connectivity.

Public Comment was closed at 6:38 p.m.

MOTION made by Commissioner Butler to APPROVE the Cran Annexation, finding that:

- 1. The annexation satisfies the 1/6 contiguity with over 50% contiguity to existing municipal limits;**
- 2. There is a community of interest between this property and the Town of Berthoud, as the property can be served with Town utilities and services and roads; and**
- 3. The property is expected to be urbanized in the future, as it is adjacent to major Berthoud developments and will be incorporated into Heron Lakes.**

SECONDED by Commissioner Anderson.

With all in favor, THE MOTION CARRIED.

MOTION made by Commissioner Kurtz to APPROVE the Zoning of Single Family Residential (R-1) on the Cran Annexation.

SECONDED by Commissioner Anderson.

With all in favor, THE MOTION CARRIED.

MOTION made by Commissioner Kurtz to APPROVE the Heron Lakes Cran Neighborhood Master Plan with the following condition:

- 1. That the Applicant dedicate an area of right-of-way between this development and Pine Hill Road to provide connectivity should the properties to the east of Pine Hill ever annex into Town and develop.**

And the following recommendation:

- 1. The Applicant work with the Town of Berthoud to enhance the connectivity to the northwest corner of the subject property to connect the Front Range Trail to other trails within the development.**

SECONDED by Commissioner Van Benthem.

With all in favor, THE MOTION CARRIED.

Agenda Items 5, 6, and 7 were cancelled prior to this meeting. These will be heard at the July 28, 2022 Planning Commission Meeting.
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5. Reports –

Director Freese announced that the intention is to cancel the August 11, 2022 Planning Commission meeting.

6. Adjourn –

The meeting was adjourned at 7:37 p.m.