



Planning Commission Minutes – October 28, 2021

1. Call to Order – The Planning Commission convened a regular meeting on October 28, 2021. Chairwoman Dowker called the meeting to order at 6:00 p.m.

2. Roll Call – Members present:

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

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

3. Consent Agenda – Minutes from the October 14, 2021 Planning Commission Meeting.

MOTION made by Commissioner Anderson.

SECONDED by Commissioner Ayers.

With Commissioner Dowker, Commissioner Murphy, Commissioner Ayers, Commissioner Anderson, Commissioner Kurtz, and Commissioner Smith in favor, THE MOTION CARRIED.

Commissioner Butler abstained, as he was not present at the last meeting.

4. Public Hearing: New Development Code Districts, and Revisions, Sections 1-6 of Chapter 30 of the Berthoud Development Code

Director Freese introduced the new development code districts, including and explaining the revisions of Sections 1 through 6 of Chapter 30 of the Berthoud Development Code. Director Freese presented the rural and suburban development districts and changes.

Planner Olinger presented the urban districts and changes to the Berthoud Development Code. Planner Olinger shared insight about *New Urbanism* in development, boasting the more pedestrian-feeling development similar to the 1930's to 1950's before motor vehicles were a popular option.

Public Comment was opened at 7:58 p.m.

Lynn Larsen discussed the definition of a “section.” Mr. Larsen was curious about the Urban Zone and wanted to know where it would go.

Public Comment was closed at 8:04 p.m.

Director Freese addressed Mr. Larsen's concerns about the "replacement of development districts," and explained that no districts are being removed or replaced. Explained how districts are being more defined and some changes are being made, but are for clarity and conservation purposes.

Commissioner Butler suggested for landscape plans for residential subdivisions within the new districts to be required to vary amongst adjacent lots, and to add to the block diversity guidelines.

Commissioner Smith requested for more bicycle parking spaces in the new urban district.

Commissioner Butler expressed a desire for disc golf courses to be encouraged in new developments.

Commissioner Butler recommended the minimum width of trees in the new districts to be at least one and a half inches (1.5"), instead of the current half-inch (0.5") minimum requirement.

MOTION made by Commissioner Murphy to recommend approval of the development code changes, and revisions to sections 1-6 of Chapter 30 of the Berthoud Development Code with the following conditions:

- 01. Require the diameter of trees in the Suburban and Urban districts to be a minimum of one and a half inches (1.5").**
- 02. Add language requiring that landscapes must vary between adjacent lots.**
- 03. Add language encouraging disc golf courses to be installed in new developments.**
- 04. Look into increasing the percentage of bicycle parking spaces for all zoning areas.**

SECONDED by Commissioner Butler.

With all in favor, THE MOTION CARRIED.

5. Reports –

No Planning Commissioner Meetings on Veterans Day or Thanksgiving. Next meeting date will be December 09, 2021.

Berthoud Habitat for Humanity tour of homes for the Planning Commission committee and Town Staff is in progress.

Commissioner Murphy wanted to have a representative from the Sonoran Institute and/or Northern Water to meet with the Planning Commission.

Planning Commission would like a tour of the Conservation Gardens at Northern Water Conservation District.

6. Adjourn –

The meeting was adjourned at 8:51 p.m.