

**BOARD OF TRUSTEES  
REGULAR MEETING  
MARCH 18, 2014  
BOARD ROOM  
6:30 P.M.**

Board Members Present: Mayor Pro Tem Jan Dowker  
Trustee Suzie White  
Trustee Dick Shepard  
Trustee Paul Alaback  
Trustee Thomas Jones arrived at 6:51 PM

Board Members Absent: Mayor David Gregg  
Trustee John Bauer

Staff Members Present: Town Administrator Mike Hart  
Town Clerk Mary Cowdin  
Planner Tim Katers  
Attorney Greg Bell  
Administrative Clerk Jory Haslett

Mayor Pro Tem Dowker led the Pledge of Allegiance.

**Citizen Participation**

Patrick Macarelli of 927 5<sup>th</sup> Street addressed the Board about an election flyer received by his wife regarding Jeff Hindman and election signs that he was asked to remove from his tree lawn.

Interim Police Chief Feyen addressed the Board and audience regarding the code enforcement relating to political signage.

Mayor Pro Tem Dowker asked Chief Feyen to follow up with Mr. and Mrs. Macarelli

Joe Coons of 1045 7<sup>th</sup> Street Place addressed the Board regarding the mailer that he received, which was addressed to him in the similar manner to his voter registration. Mr. Coons also wanted to discuss the street and sidewalk conditions in Town.

### **Public Hearing – Prairie Star**

Mayor Pro Tem Dowker opened the Public Hearing for the Final Development Plan at 6:45 PM.

Planner Katers presented the Final Development Plan (FDP) and Filing No's 1 & 2 Final Plat (FP) for the PrairieStar project.

The PrairieStar project is located on 190 acres of land on the north and south sides of Highway 287 where it intersects with County Road (CR) 17. The project is anticipated to include single-family, multi-family, commercial, and open space usage, as well as proposed solar energy opportunities

John Seyer, the Town transportation consultant, addressed the Board and presented the infrastructure trigger points for roadway improvements. Administrator Hart expressed concern about the trigger being reached sooner due to increased traffic from outside of PrairieStar. Mr. Seyer stated that the staff report allowed for at 15,000 vehicle threshold.

Trustee Alaback asked Mr. Seyer to explain how speed limits could help to address any traffic issues along that stretch of CR 17. Mr. Seyer explained that roundabouts give a natural traffic calming effect while still allowing for efficient turning into and out of the project.

Mayor Pro Tem Dowker asked if traffic timing at Highway 287 could help address the issue. Mr. Seyer stated that CDOT could increase the "green time" along that corridor, but it would have to be a discussion with CDOT.

Trustee Shepard asked Planner Katers if the easements were already acquired for the roundabouts. Planner Katers explained that the project wasn't in a position to acquire the easement for the roundabouts on the west side yet.

Trustee Alaback asked about the phasing of trail connections to the project. Planner Katers stated that the triggers are outlined in the Development Agreement.

Scott Sarbaugh addressed the Board on behalf of the PrairieStar project. He stated that they currently have two builders under contract for 119 residential lots. He addressed the Rosewood connection and its importance for emergency vehicle access. The connection will be available for pedestrian use and will be a part of the first phase of the project. Mr. Sarbaugh also addressed the water connection to the Little Thompson Water District, which will allow the development to begin with the first 26 homes. It will become a secondary fire protection source once the project is connected to the Town water system. Mr. Sarbaugh stated that the project works within the Town's master infrastructure plan for the northern area and they are working on getting the easement for the pipeline to connect to the Town water system.

Mr. Sarbaugh next addressed the CR 17 improvement requirements. PrairieStar will pay for and improve CR 17 as it is required through the Development Agreement and work with the Town for reimbursements in an Addendum to the Development Agreement.

Trustee Alaback asked about the fuel center and solar farm connection. Mr. Sarbaugh explained that because the project is in the Xcel convenience area, they are working with Xcel to develop a community based solar garden. It could also serve electric and natural gas cars in the future. There is also a provision for solar expansion on the north side of the project.

Trustee Alaback asked about the proposed senior housing. Mr. Sarbaugh stated that they have applied for senior independent housing.

Trustee Jones asked about the plans for the two lots on Filing 2. Mr. Sarbaugh stated that the planned use is for a fuel center and new renewable energy sources.

Trustee White complimented Mr. Sarbaugh on the well-planned project and she believes that it will be a great addition to Berthoud.

Planner Kater addressed the set-back issue that was raised last week. He explained that due to the PUD process, the set-backs have been assumed for several years at this point. Changing the set-back distances at this point in the process will have effects throughout the entire project.

Administrator Hart asked Mr. Sarbaugh if there would be a possibility to change the setbacks on some of the lots. Mr. Sarbaugh explained that it would really complicate the project at this point because it has been designed for 5 foot setbacks. They would ask because they are so far along in the process, that they be approved at 5 foot setbacks.

Patty Rice of 2486 North CR 17 addressed the Board and expressed concerns about the timing of planned improvements to her road. She also asked about the proposed trail on the southern part of the property.

Joe Evanosky of 4717 South Sunshine Court addressed the Board and expressed concern about the impact of increased traffic on CR 17.

Joe Coons of 1045 7<sup>th</sup> Street Place addressed the Board and stated that he was not against the development, but wondered how the Town can honor the commitment to the existing citizens of the Town as well as taking care of the new development.

Chuck Arnold of 4717 Rosewood addressed the Board and asked for clarification regarding the emergency access point and asked if there would be a sewer connection in the subdivision. He also asked if construction traffic would be using the emergency access point during construction.

Donna Carter, who lives on Rosewood, addressed the Board and expressed concern about increase traffic in her neighborhood and the impact on the roads.

Mr. Sarbaugh addressed the Board and the audience regarding the Maplewood right-of-way for the sewer connection. He stated that it will look like two connecting pedestrian paths, with a possible chain to prevent public vehicular use. He also stated that there aren't any plans to utilize any roads in the neighboring development. He also stated that they will repair any damage to the road when connecting the sewer line.

Mayor Pro Tem Dowker closed the public hearing at 8:32 PM.

Planner Katers presented the PrairieStar Development Agreement. Administrator Hart expressed concern regarding the park impact dedication fee waiver. There was an ensuing discussion regarding a consistent approach to waivers and park dedication fees.

Administrator Hart asked about the temporary connection with Little Thompson Water District and the impact it will have on the current IGA with LTWD.

Administrator Hart stated that it was his desire in the future to present Development Agreements to the Board without conditions from the Staff.

**Trustee Shepard moved to approve the Final Development Plan for PrairieStar dated 12/16/13. Trustee Jones seconded. The motion passed unanimously.**

**Trustee Shepard moved to approve Filings No's 1 and 2 final plat dated February 13, 2014 with the following conditions:**

- a. Completion of offsite easements, and**
- b. Approval of an amendment to the IGA with Little Thompson Water District, or otherwise agreed to in writing with Little Thompson Water District.**

**Trustee Alaback seconded the motion. The motion passed unanimously.**

**Trustee Shepard moved to approve the PrairieStar Development Agreement. Trustee White seconded the motion. The motion passed unanimously.**

### **Reports**

Trustee Alaback reported that the Tree Board will celebrate Arbor Day on Saturday, April 26 in Fickel Park. They are also working on distributing information regarding the Emerald Borer issue. He reported that he attended a Berthoud Local meeting, an organization which promotes local food, businesses and products. He also reported that there have been discussions about merging BAHA and Wildfire Arts Center. Lastly, there has been a remodel of the Pioneer Museum.

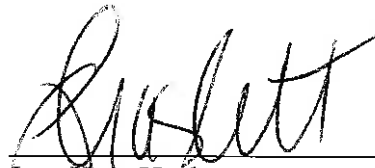
Trustee Jones reported that he attended the forum regarding the two ballot issues regarding annexations.

Mayor Pro Tem Dowker reported on the ballot issue forum. She also reported on the local Meals on Wheels program.

Trustee Alaback reported on the RAFT open house.

Police Chief Jim Anderson addressed the Board regarding the School Resource Officer (SRO) situation. He has worked out an arrangement so that the schools would be covered until the end of the year. He also reported that the application process closed today for the additional deputy and the SRO positions.

Mayor Pro Tem Dowker adjourned the meeting at 9:52 PM.

  
\_\_\_\_\_  
Mayor Pro Tem Dowker  
\_\_\_\_\_  
Jory Kate Haslett  
Administrative Clerk