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Tuesday, August 27, 2024

Jeremy Gleim, Planning Director

Sent via email to jgleim@JohnstownCO.gov

RE: Podtburg ODP/Bella Vista

Dear Mr. Gleim,

Thank you for the opportunity to review the first phase of the Podtburg ODP/Bella Vista project. The Town of Berthoud understands the first phase will be the golf course portion of the project. Comments contained in the January 3, 2024 referral from the Town of Berthoud remains the same and these comments are listed below:

- WCR 44 is designated on the Town of Berthoud Transportation Plan as a 2-Lane Arterial Road within the Town's Urban Growth Boundary, starting west of WCR 11. A seamless transition should be considered with this development phase.
- Overhead utility lines should be placed underground on the south side of WCR 44 as these will be placed underground west of WCR 11.
- WCR 11 south of WCR 44 is designated as a Minor Collector on the Town of Berthoud Transportation Plan. The Turion development will be required to construct half of WCR 11 to Minor Collector standards. Will Johnstown also be requiring the developer to construct to certain standards?
- Sidewalk and regional trail connectivity should be coordinated.
- If any utilities are proposed from Berthoud, or if there are easements needed through properties in Berthoud to serve this development, long-range collaboration is needed.
- The Town of Berthoud respectfully requests coordination on transportation issues with the Town of Johnstown.

The Town looks forward to opportunities to plan regionally. Let me know when you're ready to discuss long-term plans for the specific Podtburg project as well as other regional planning efforts.

Sincerely,

Anne Johnson

Community Development Director

(970) 344-5818 and ajohnson@berthoud.org