

# **747 Community Project**

*Information Materials*

*Planning Commission Study Session*

*April 4, 2013*

## **Allenspark Regional Comprehensive Plan Summary**

A proposed amendment to the  
**Boulder County Comprehensive Plan**

*This information package contains documents and data assembled by the 747 Community Project core team in support of the Allenspark Regional Comprehensive Plan Summary, a proposed amendment to the Boulder County Comprehensive Plan. It is presented to the Boulder County Planning Commission for review and consideration as part of the scheduled April 4, 2013 study session agenda item Docket BCCP-10-0001, Allenspark Regional Comprehensive Plan.*

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# Introduction

The 747 Community Project was formed in response to the 2008 Boulder County Townsite Planning Initiative (TPI). That initiative offered select communities the opportunity to engage in a community planning process whereby property owners and residents would work together to develop a plan and proposed regulations for guiding future preservation and development in their respective communities.

Meetings organized by Boulder County in the summer of 2008 brought together residents and property owners from throughout the Allenspark region to discuss the merits of engaging in the TPI process. Ultimately, the approximately 150 citizen participating in these meetings chose to participate in the planning initiative, and the 747 Community Project was organized.

Initial guidelines provided to the project by County staff indicated that there was no established model to follow, and that the community was free to define the geographic planning area, planning process and scope. The only county tenets were that the process be open, inclusive and transparent.

Early in the organizational process, 747 project participants chose to define the planning area as the Boulder County portion of the Allenspark Fire Protection District. Although the fire District contains three county-mapped townsites and the county defined Peak-to-Peak Scenic Corridor, residents tend to identify more with the broad area than with specific townsites. Several neighborhood areas with development characteristics similar to the townsites are also present within the region. Rather than develop several independent townsite plans, the project participants felt it more appropriate and logical to develop a vision and plan for the greater Allenspark area while including elements specific to the townsites. The wisdom of this decision was later confirmed by input from community meetings and surveys that revealed a commonality of vision and concerns from all respondents regardless of geographic area within the region.

Over the next three years bi-monthly meetings and community-wide surveys with logistical and mailing support from Boulder County were used to develop five proposals addressing concerns most frequently expressed by the community.

Following submittal of these proposals to the Land Use Department in the fall of 2011, the Department assumed oversight for review of the proposals and development of staff recommendations. Over the past 18 months Land Use staff and the 747 Community project core team have been in deliberation regarding these proposals.

One of those proposals is the Allenspark Regional Comprehensive Plan. At a public meeting held last summer, Land Use Department staff indicated support for the plan proposal as written to be incorporated by reference in the Boulder County Comprehensive Plan. The Land Use Department requested a summary version of the plan that could be directly incorporated as a component of the BCCP. It is that summary that is the topic of the April 4, 2013 study session with the Planning Commission.

Boulder County Comprehensive Plan

# Allenspark Regional Comprehensive Plan

## *Abbreviated Summary*

*(Complete plan incorporated by reference)*

*A community-based plan that represents Allenspark area citizens, landowners and resident's vision for the future of the region and provides guidelines for preserving what the community values and changing what it does not.*

## Introduction

The Allenspark regional planning area is located in the Northwest quadrant of Boulder County, and is defined as the portion of the Allenspark Fire Protection District that lies within the County. The region is anchored by the townsite of Allenspark but also includes the mapped townships of Raymond and Riverside. Many other neighborhood enclaves occur within the forty-square-mile planning area, including Peaceful Valley, Conifer Hill, Pine Valley, Tahosa West, Rock Creek, Meeker Park, Big Owl, Triple Creek, Rockledge and Cabin Creek.

In 2008, residents and property owners within the planning area initiated a public community planning process in response to Boulder County's Townsite Planning Initiative. That initiative offered several communities the opportunity to develop community-specific plans and proposed regulations for guiding preservation and future development in those respective communities. The result of that public planning process is the Allenspark Regional Comprehensive Plan (complete document incorporated here by reference), which presents detailed goals and objectives for nine principal issue areas. The plan also forms the basis for several current proposals to Boulder County for tailoring land use policies and regulations that address the specific needs and wishes of the community, and provides the vision, goals and objectives necessary to support possible future proposals.

## Purpose

It is the intent of the Allenspark Regional Comprehensive Plan to provide guidance for planning and implementation of land use policies and regulations tailored to ensure the

long-term sustainability of the region. The plan, along with this summary, should be used by policy makers to understand and recognize local conditions and concerns which have been documented through the 747 Community Project. It is not the intent of the Plan to encourage or promote additional growth and development within the planning area, but rather to provide flexible options for future evolution that is consistent with the needs and values of the community.

## **History and Existing Conditions**

Present-day settlement of the Allenspark area can be traced back to 1859 with the beginning of early cattle ranching. Over time the area has evolved from ranching, limited mining activity and lumbering operations to become primarily a summer vacation destination for tourists and absentee land owners. It is currently home to a few hundred intrepid year-round residents.

Because the area has evolved over a period of 150 years under differing economic conditions and varied residential needs, the built environment represent a wide variety of architectural styles, sizes, materials and ages. The mix of new and old, large and small and variety of materials are a major part of the valued character of the area. The residents and property owners have indicated their desire for the area to remain much the same, but to allow for future evolution that respects the needs of modern-day residents, just as the past evolution has reflected the needs and lifestyles of the residents at the time. As in the past, however, future evolution must be compatible with and preserve the rural mountain character,

scenic vistas and natural environment of the region.

During the mid-1900's the Allenspark area was a vibrant community with an active social life. Small businesses that supported the local population and seasonal visitors were able to prosper and provided a critical fabric to the community. In more recent years, local businesses as well as some residential areas have experienced an obvious decline. Local businesses are struggling and some have ceased to exist. A number of residences and summer cabins are falling into disrepair or becoming abandoned. Some of the observed decline may be attributed to changing demographics, variable economic conditions and an aging population. However, it is essential to recognize that social and economic conditions are influenced by and closely interrelated with governmental policies. Land use policies, regulatory processes and building program mandates that are county-wide in scope may not always be well suited to the specific needs and circumstances of all geographic areas of the county. Within the Allenspark region there is a need to tailor policies and regulations that maintain the ability to economically make improvements to help preserve seasonal and year round residences. These policies and regulations should also not unreasonably restrict the ability to build new residences and maintain/modify existing residences (including the upgrade of seasonal cabins) that meet the needs of modern residents and families. It is a desired outcome that achieving the intent of this comprehensive plan amendment will foster a mutual commitment to a constructive and beneficial relationship between the residents and property owners of the Allenspark region and Boulder County.

The Allenspark region is dissimilar from other mountain areas of Boulder County in a

variety of ways. The remote location is farther removed from the major urban and commerce centers of the county than the other mountain communities, many of which support working populations that commute to Boulder and other nearby urban areas. The Allenspark region, as defined by this plan, encompasses approximately 40 square miles, contains three compact county-mapped townsites, many neighborhood areas with development characteristics similar to the townsites and a few enclaves of more modern development. The median age of the population is greater than for other mountain communities and the county population in general. The population of the Allenspark area is largely seasonal, ranging from around 500 year-round residents to an estimated population of 2000-2500 during the summer months.

These factors present unique challenges for the sustainability of the regional community relative to other unincorporated areas of the county. The ability to attract and maintain a core of year-round residents with a mix of younger families would better enable a sustainable population to share in the leadership of community organizations, provide critical community services and fulfill stewardship needs of the region. Because it is the permanent residents that provide the life blood of any community, enabling a sustainable population is critical to the long-term vitality and character of this area of the county.

The residents and landowners in the Allenspark area have expressed a common desire that the region maintain its past standing as a vibrant and sustainable community, with an individual identity distinct from other areas of Boulder County. To this end the following principles and goals have been identified by the community as vital considerations in

guiding the future evolution and sustainability of the region.

## **Community Guiding Principles**

- This comprehensive plan amendment, including any future modifications, shall reflect the collective voice of the residents and landowners within the planning area.
- The County Commissioners and advisory boards and commissions should recognize, solicit input from, and work with the community on issues and matters impacting the planning area, its citizens and its landowners.
- Decisions which guide the future evolution of the area and determine the formal policies and regulations that impact the area stakeholders, rest principally with the collective voice of the landowners and residents within the planning area.
- Land use policies and regulations for the planning area shall strive for a reasonable balance between preservation of the rural mountain character, scenic resources, individual property rights and responsibility to future generations of residents.
- Any future policy, regulatory or land use proposals advanced under the auspices of this plan shall be compatible with the visions and goals of the then current residents and landowners within the area.

- This Allenspark Regional Comprehensive Plan is intended to be a living document that will undergo periodic review and modification by and/or with the full participation of the residents and landowners of the Allenspark region.

## Primary Issues and Goals

1. **Built Environment:** Preserve the built environment to consist primarily of single-family homes and small businesses that serve the local population and tourism. Maintain a mix of historic as well as modern mountain architecture, small vacation cabins and year-round residences. Allow for new or remodeled homes and businesses that meet individual property owner needs and aspirations. Land Use policies and building regulations shall accommodate such evolution while also requiring compatibility with criteria established by the local community to protect and preserve the area's existing rural mountain environment and scenic resources, providing that such criteria are also compatible with elements of the Boulder County Comprehensive Plan.
2. **Natural Environment:** Promote the long-term health of the forests, the protection of the surface and groundwater quality, and the preservation of scenic, natural and wildlife resources within the planning area for current and future generations.
3. **Business:** Implement a regulatory environment favorable to the survival and potential viability of existing and historical local businesses. Any new business development should be community service and/or tourist oriented, be consistent with community-developed criteria, the Boulder County Land Use Code and reviewed through an appropriate county public review process.
4. **Social Climate:** Promote socio-economic and age diversity in the population of the Allenspark region. Support programs that provide a healthy social environment and appropriate community services for the local population.
5. **Modern Technology:** Acquire the much needed benefits of modern technology throughout the region, including communications, high-speed internet and renewable energy. Promote and support County policies and regulations that allow and encourage the community to utilize home-based and small scale non-commercial renewable energy resources that are compatible with the visual and scenic resources of the area.
6. **Transportation:** Establish and maintain transportation corridors and services that meet the current and future needs of the local population and the traveling public. Support widening of State highway shoulders where needed, particularly between Meeker Park and the Larimer County line, in order to safely accommodate bicycle and motor vehicle traffic. Road widening should not be supported along Business Route 7 through the Allenspark townsite and Ferncliff. Implement public mass transportation



based on demonstrated need and usage of the local population.

7. **Uses of Historical Precedence:** Allow for business, institutional and other uses that have long been a part of the region to maintain a future presence within the planning area while retaining the current and historic balance between such uses and residential use.

8. **Public Lands:** Recreational uses of the public lands should be retained and encouraged for current and future generations. These lands should be managed in a manner that protects the health and safety of residents and the public, protects private property, and promotes the valued peace and tranquility of the mountain environment. Recreational uses must have minimal negative impacts on the privacy and rights of adjacent landowners. Recreational users arguably have greater negative impact on the land than residents and property owners, as evidenced in part by discarded trash, noise and natural resource damage. All recreational users share an equal responsibility with property owners for stewardship of the land and natural resources of the region.

9. **Community Representation:** Boulder County utilizes community groups and organizations in the Allenspark region as referral entities. The residents of the Allenspark region may establish standing or ad hoc community-selected citizens committee(s) to gather and document citizen input in order to more effectively interface with government and non-government entities on matters potentially impacting the Allenspark region. The community has realized the positive aspects of having an organized public forum that permits the viewpoints of all participating residents and landowners within the planning area to be rightfully represented. The County shall recognize that those committees and organizations most representative of the community's views and interests can and will demonstrate that the Committee's meetings are open to all members of the community, are well publicized and held at convenient times at a public location within the community. The committee(s) shall serve to facilitate communication both within the community and with the county.

# Allenspark Regional Comprehensive Plan

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***(A Proposed Amendment to the Boulder County Comprehensive Plan)***



## ***Prepared by the 747 Community Project***

*On behalf of and with guidance from the residents and landowners of the  
Allenspark Fire Protection District*

*We will develop a community plan that represents a consensus of our citizens,  
landowners and residents' vision for the future of the Allenspark Area and  
provides guidelines for preserving what we value  
and changing what we do not.*

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*Cover photo: Sunrise on Mt. Meeker, courtesy of Josh Ellis*

## **1.0 Introduction**

The Allenspark area is a special place of great natural beauty and serenity. It is this setting at the foot of the high Rocky Mountains that has long attracted people to the region and made it a beloved home to residents and seasonal retreat to many since the beginning of the twentieth century.

Legacy, tranquility, cherished memories and a love for nature are woven into the culture of the Allenspark area. It is common for current residents and property owners to have a long heritage of ancestral ownership that provides the area with a deep and rich history. Many of today's seasonal visitors and summer residents also embrace generations of family vacations spent in this tranquil mountain setting. Those whose presence in the area has more recent beginnings also share an earnest love and concern for the land. It is the love of the beautiful mountain environment and natural serenity that draws people back, and earns it a special place in the hearts of residents, part-time visitors and occasional vacationers alike.

The region has evolved over more than a hundred years through the hard work, ideals and passion of those who have lived and played there, and made it possible for the current generation to do the same. The result of that evolution is a unique mix of people who share a distinctive and beautiful environment. In that sharing is a collective desire for the area to remain much as it has been and is today, but also the recognition that future evolution is inevitable. It is also recognized that, if carefully planned and implemented, such future evolution is both necessary and desirable for the long-term health and sustainability of the area.

This Boulder County Comprehensive Plan Amendment is predicated on the ideals of those who have come before to shape a place of permanent year-round residence and seasonal vacation retreat rich in history and natural beauty, and is intend to reflect the values of those current and future residents and landowners who share a common vision for the future of the area.

## **2.0 The Allenspark Regional Community Planning Area**

The area chosen by the community for this Comprehensive Plan Amendment is that portion of the Allenspark Fire Protection District that lies within Boulder County. The region defined by this boundary was chosen because it is a readily defined geographic area that is affected by Boulder County land use regulations, encompasses the social community defined by the local population, and has governmental boundaries that enable creation of mailing lists to invite all property owners and residents to participate in the planning process. This Allenspark Regional Community Planning Area is hereafter referred to as the "Allenspark area" or the "planning area" in this Comprehensive Plan Amendment.

The planning area is located at the eastern foot of the continental divide in the northwest corner of Boulder County, Colorado. It is bounded on the west by the Indian Peaks Wilderness Area and Rocky Mountain National Park, on the north by the Larimer County line, extends south to encompass the Peaceful Valley area, and reaches eastward along the Middle St. Vrain Canyon to about one mile east of the townsite of Riverside. The area is within the transition zone between the densely populated Front Range Urban Corridor and the

wilderness to the west. It is reached by two State highways that primarily provide public access to recreational opportunities within and near the planning area.

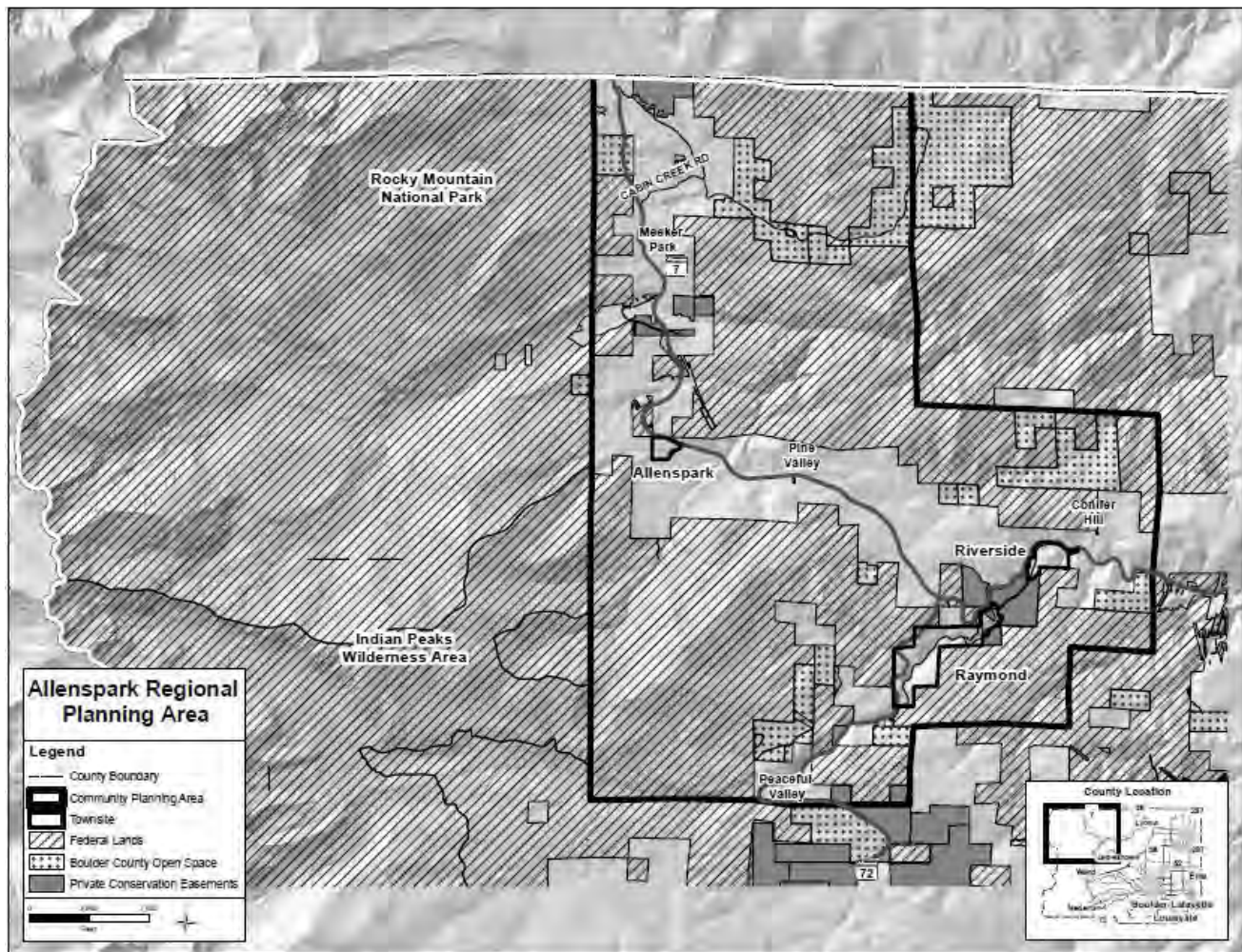
The planning area is comprised of approximately 30,000 acres of land, a little over 9000 acres of which is privately held (most of this having existing settlements), and 21,000 acres of public land (owned by the County, State, and Federal government or in some form of conservation easement). Including the public land that is adjacent to and is part of the view shed from the planning area, approximately eighty-seven percent of the territory is in the public domain and open to the public.

The planning area is anchored by the Allenspark townsite, but also includes the townsites of Raymond and Riverside, as well as other neighborhood areas. Businesses, lodges and conference centers are also present throughout the planning area. Much of the development occurs along the main highways and County roads, but the area also includes numerous homes that are widely scattered throughout the area. In places, there is a patchwork of privately held parcels and public land.

For community planning purposes, the planning area is divided into four different sub-areas; the Allenspark Townsite, the combined Raymond and Riverside Townsites, the Peak-to-Peak Scenic Corridor, and Other, consisting of those areas not included in either a townsite or the scenic corridor. The boundaries of the townsites are taken as those mapped by Boulder County as part of Docket # DC-05-002H. As of the writing of this document, the Peak-to-Peak Scenic Corridor is described by Boulder County as consisting of land extending to a distance of 1500 feet from each side of the centerline of the Peak-to-Peak Scenic Byway (State Highway 72 and the combined State Highways 72 and 7).

These sub-areas convened individual stakeholder meetings to identify area-specific issues and concerns to be included in the planning effort, as well as to address overarching issues common to the combined planning area. For convenience, and because of similar geographic characteristics, the Peak-to-Peak and Other sub-areas were combined for meeting and survey purposes.

Because this document was created to articulate the vision and goals of all of the people in the planning area, it also includes those that are particular to a specific sub-area, as noted. In concert with the original intent of the Townsite Planning Initiative, each of the geographic sub-areas reserves the right to define their own specific criteria for use in county processes that uniquely affect those regions.



Shaded-relief map of northwest Boulder County showing planning area, mapped townsites, state highways and land ownership within and immediately surrounding the planning area.

### 3.0 Physical Characteristics of the Planning Area

The planning area is located entirely in mountain terrain within the high foothills of the Front Range of Colorado. Elevation of the area ranges from around 7,100 feet at the lowest point on the eastern boundary, to over 10,000 feet at the highest point near the western boundary.

#### *Vegetation*

The region lies mostly within what is termed the Upper Montane vegetation zone, which is characterized by predominantly Lodgepole Pine, Ponderosa Pine and mixed conifer forest. The area is interspersed with stands of Aspen and mixed Aspen-conifer, and lower elevations along major perennial and intermittent drainages contain moist riparian vegetation. Areas of grassy meadows occur within the forested landscape. The western boundary of the planning area is bordered by the Indian Peaks Wilderness Area and Rocky

Mountain National Park, whose high mountain peaks to the west rise to over 13,000 feet, forming a portion of the Continental Divide and providing a spectacular backdrop to the region.

### ***Topography***

The planning area is primarily mountainous, but the central portion surrounding the townsite of Allenspark tends to be less rugged and takes the form of an open, basin-like area. Such features are referred to as “parks” in mountainous physiographic terminology, and thus the name Allenspark (originally Allen’s Park) for the primary community for which the planning area is named. The rugged topography and expansive forest provide a home and haven to abundant wildlife.

### ***Rivers and Streams***

Two principal drainages traverse the planning area. North St. Vrain Creek, the headwaters of which originate in the Wild Basin region of Rocky Mountain National Park, flows from west to east across the north central part of the area. In the southeastern portion of the area the Middle St. Vrain Creek flows in a generally southwest to northeast direction. Both drainages combine with the South St. Vrain Creek east of the planning area to form the St. Vrain River. Both the North and Middle St. Vrain Creeks have incised narrow rugged canyons through the planning area. Numerous other smaller drainages forming tributaries to the North and Middle St. Vrain Creeks also pass through the area.

### ***Highways and Roads***

Two principle transportation corridors traverse the area. State Highway 7 enters the area from the east near the southeastern boundary and travels in a generally westward direction until turning northward near the centrally located townsite of Allenspark. State Highway 72 enters the area from the south, and joins Highway 7 in the southern part of the planning area. Highway 72, as well as the combined Highways 72 and 7, are designated as a National Scenic Byway that is appropriately named the Peak-to-Peak Scenic Byway.

### ***Townsites and Population Distribution***

There are three small Boulder County mapped townsites within the planning area; Allenspark near the center of the area, and Raymond and Riverside near the southern and southeastern boundaries respectively. The elevation of the Allenspark townsite is around 8500 feet, Raymond averages approximately 7700 feet, and Riverside averages around 7500 feet. These townsites are primarily residential enclaves with very limited or no commercial services. The townsite of Allenspark is currently the site of a U.S. Post Office, with serves the larger region. There are also numerous other localities of moderate- to low-intensity housing scattered throughout the planning area, such as Peaceful Valley near the southern boundary, Pine Valley, Tahosa West, and the Rock Creek area in the central portion, and Meeker Park, Big Owl Road, and Cabin Creek areas in the northern part of the area. Other than the townsites and areas of moderate- to low-density housing, most of the planning area consists of widely scattered residential properties on large parcels, with a relatively small amount of undeveloped private land. Although there are many homes and seasonal residences throughout the planning area, their number is not obvious to those who live in and travel through the region.

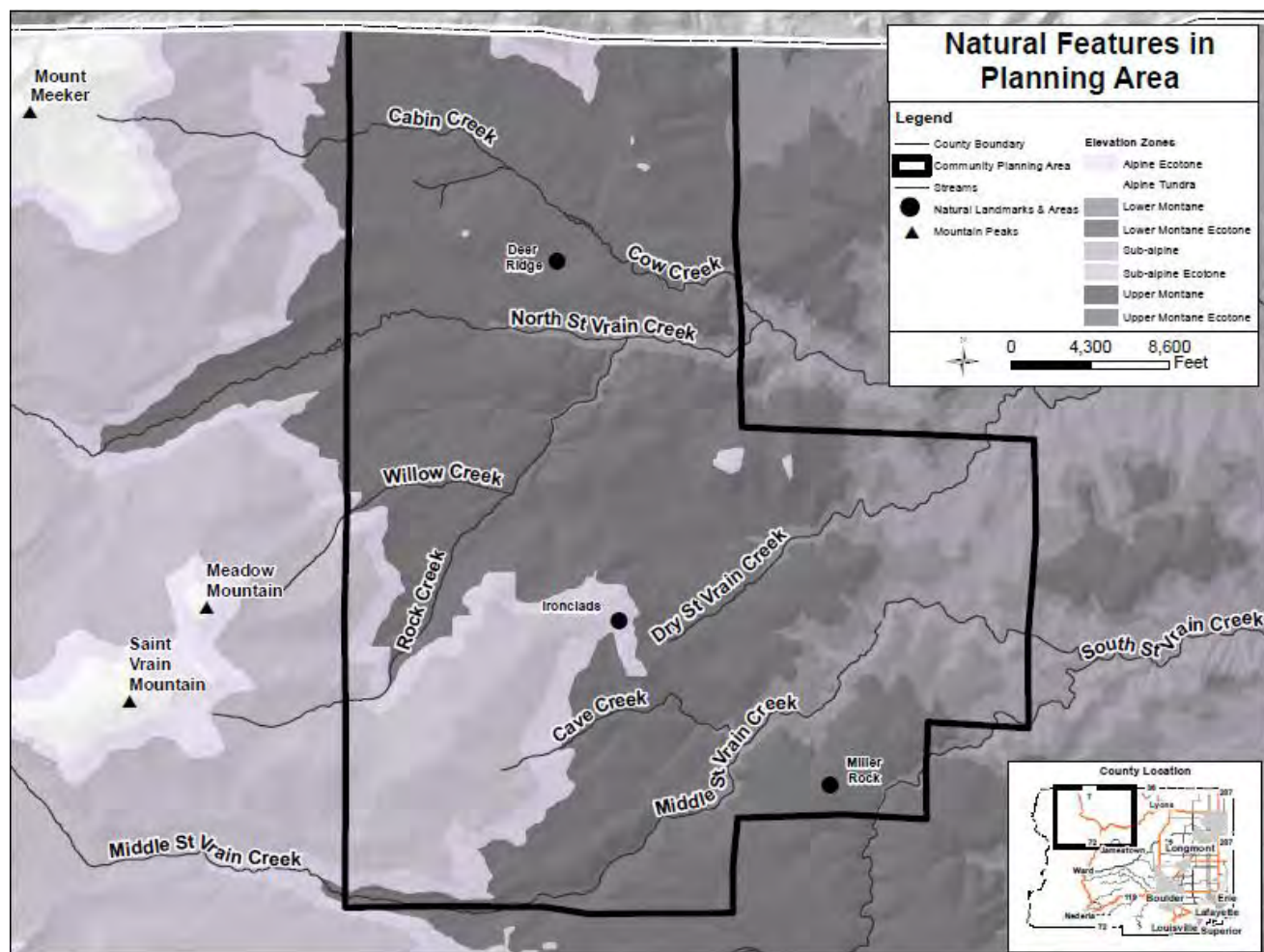
### ***Rural Mountain Environment***

The rural mountain environment found within the geographic perimeter of the planning area is defined by a diverse compliment of human habitation coexistent with the rugged natural beauty inherent to the Rocky



Mountains. Within the planning area there is an abundance of wildlife habitat and vast opportunities for outdoor recreation.

The built environment is dispersed over approximately 40 square miles. The mapped townsites of Allenspark and Raymond-Riverside are typically comprised of lots less than one acre in size, resulting in a relatively high density of development. The Allenspark townsite provides a public water source with the possibility for other future infrastructure. The outlying areas generally consist of larger parcel acreages, with a few over 100 acres in size. Consequently, there is less development outside of the townsites and the existing development is more widely dispersed. Both the townsites and most of the outlying areas are served with public infrastructure that includes electrical power and wired telecommunication. Outside of the immediate Allenspark townsite area, development relies on wells for domestic water supply and individual wastewater treatment systems for sewage disposal. Throughout the planning area there is a very limited number and variety of small businesses that serve both the local population and travelers visiting the area. There are also a small number of resorts, camps, and retreat/event centers that cater to the visiting public.



Shaded-relief map showing physiographic features and elevation zones within and adjacent to the planning area.

## 4.0 Brief History of the Planning Area

Prior to the arrival of early explorers and the settlers that followed, the Allenspark area served as a summer home to Native American peoples we now know as the Cheyenne, Arapahoe and Ute. With the westward advance of the American frontier, the Rocky Mountain area was soon found to be a lucrative source of beaver pelts, which ultimately brought fur trappers, traders, and settlements to the region. As settlements developed on the plains to the east, the area began to be used as summer grazing ground for cattle ranching. The origins of Allenspark can be traced back to 1859 when a gentleman by the name of Alonzo Allen ran cattle in a meadow about two miles east of the present-day Allenspark Townsite (Janet Robertson, 2009, *in* Allenspark Community Wildfire Protection Plan).

The discovery of gold, silver and lead in what became to be known as the Jamestown Mining District just south of the Allenspark area in 1865 brought many people to the region with hopes of making their fortune. However, because the rich mineral deposits of the Ward and Jamestown mining districts did not extend very far northward from Jamestown, prospecting and mining activity played only a minor and short-lived part in the history of the Allenspark area. Nonetheless, the early trappers, prospectors and miners brought the need for lodging and supplies; hence summer cabins, lodges and mercantiles followed. Although the fur trade died out and mining proved largely unsuccessful, the Allenspark area became widely known for its natural beauty. It is this natural beauty that led to the area ultimately becoming a destination for vacationers and day visitors during the summer months and skiers in the winter. Cabin rentals and lodging facilities were common in the early part of the 20<sup>th</sup> century. Claire Nevens, daughter of Mr. and Mrs. Ilse (who built the Allenspark Lodge in 1935) recalls, "The town was so busy in the summer, there was a bus route between Boulder and Allenspark". As early as 1919, ski jump competitions were held near the Allenspark townsite. Following World War II a ski area was developed in the Rock Creek area just south of the town by a 10th Mountain Division veteran named Bill Hottel. Wind and unpredictable weather patterns did not lend themselves well to downhill skiing however, and the small ski area closed in 1952 to become yet another chapter in the history of the Allenspark area.

With respect to commerce, the area currently serves primarily as a summer vacation destination for tourists and absentee landowners alike, as well as an outdoor and wilderness recreation area that sees intense use from residents along the Front Range Urban Corridor.

Today, inspired by the natural beauty and love of the land, other hardy souls, many of whom are descendants of the earlier settlers, brave the wind and winter weather to make the Allenspark area their year around home. Many of the seasonal residents have also descended from those who have lived, worked and played here over the years. It is these people who have guided the evolution of the Allenspark area over the past century, and who, along with future residents and landowners, should continue to serve as the long-term stewards of the planning area.

## 5.0 Current Demographics and Trends

The U.S. Census Designated Place (CDP) of Allenspark includes much of the planning area, but does not include the developed areas east of State Highway 72 containing the townsites of Raymond and Riverside, Conifer Hill and much of the Peaceful Valley area. Nonetheless, the demographic information within the CDP provides a representative picture of the planning area.

U.S. Census data for the Allenspark CDP indicate a total population of 496 in year 2000, and 528 in year 2010, a population gain of only 32 people over a ten year period. Table AP-1 shows particular census data with respect to population age and housing for the 2000 and 2010 census.

Category	Year 2000	Year 2010
Total population	496	528
Population over 45 yrs. age	283 (57%)	361 (68.4%)
Population 20- 45 yrs. age	151 (30%)	103 (19.5%)
Population under 20 yrs. age	62 (13%)	64 (12.1%)
Median age	48.6	54.2
Housing units	786	892
Occupied housing units	249	267
vacant	537	625
Seasonal/occasional use	521	577

Table AP-1. Allenspark CDP year 2000 and 2010 census data.

Of the total 496 population in 2000, 484 were White. Forty percent of those older than 25 years held a Bachelor's or higher degree, and 36% held an Associate degree or had some college education. These data indicate a very well educated resident community, likely because many of the residents are professional or technical people who have chosen to retire to this mountain area. It is apparent from the census data that the current stewards of the Allenspark planning area are typically older, and there are few young families and children living in the area.

The low housing occupancy rates indicated in both the 2000 and 2010 census data reflect the fact that the planning area is populated by a relatively small number of full-time residents, and that most of the housing units in the area are used primarily for weekend getaways, recreation and as seasonal vacation homes.

A large number of the full-time and seasonal residents, as well as return visitors, have long-established and strong ties to the locale. Many of the properties within the area have been handed down from one generation to the next, and with that heritage come strong ties to the land and the desire that future change be accomplished while also maintaining the peacefulness, hospitality, natural beauty and wildlife that has been the hallmark of the region for many generations.

## **6.0 Purpose of Allenspark Area Regional Comprehensive Plan**

Beginning in 2007-08, Boulder County introduced a series of new land use policies and regulations for the unincorporated areas of the county. It soon became apparent that these new policies and regulations were often not consistent with the specific needs and views of many of the residents and property owners in the widely diverse parts of the county, especially the mountain areas. Boulder County subsequently offered several communities in unincorporated Boulder County the opportunity to participate in Townsite Planning Initiatives. These planning initiatives were intended to allow such localities to identify issues and concerns and to establish localized planning and policy guidelines, regulations and other official government language which were better aligned with the needs of the communities. The Allenspark area, as defined by the boundaries of the Allenspark Fire Protection District, was one of the localities invited to participate in the Townsite Planning Initiative.

This amendment to the Boulder County Comprehensive Plan represents the results of more than two years of effort by volunteers from the greater Allenspark area. During that time and through the use of numerous community meetings and area-wide surveys, the community endeavored to determine what the residents and landowners perceive as keys to the Allenspark area's future, the issues the area currently faces, what they wish to protect and preserve, and what potential changes they may support for the community. It is intended that this document serve as a guide for future planning and for tailoring policies and regulations that are specific and appropriate to the planning area and its inclusive communities of Allenspark, Raymond and Riverside.

## **7.0 Guiding Principles**

This and future modifications of Allenspark Regional Comprehensive Plan are based on the vision and goals of the majority of the landowners and residents within the planning area

It is understood that issues, goals and community objectives may change with time and future circumstances. As such, this comprehensive plan is intended to be a living document that will undergo periodic review and modification as necessary and appropriate.

Landowners and residents within the planning area shall have the primary voice in guiding the future evolution of the area, as well as determining the formal policies and regulations that impact those stakeholders.

## **8.0 Principal Issues, Objectives and Goals**

The following principal issues have been identified by the residents and property owners as fundamental to both the current and future interests of the planning area. The objectives and goals related to these principal issues were developed from stakeholder input at community-wide meetings and surveys. Additionally, input from more localized meetings within each of the defined geographic areas and townsites was also gathered

to identify objectives and goals specific to each of those sub-areas. Although the principal issues generally apply to the entire planning area, objectives and goals unique to a specific sub-area are identified.

## **8.1 Built Environment**

The availability of land for future residential or other development within the planning area is quite limited. Only about 30 percent of the land is privately held and much of that is currently developed. Potential future development is further restricted by the 35-acre building lot requirement and the fact that some of the land is not buildable because of topographic or other natural limitations. It is recognized by the residents and property owners however, that some continued evolution of the area is inevitable, and in fact desirable for the long-term health and sustainability of the community.

The area, including the townsites of Allenspark, Raymond/Riverside and other neighborhood areas, has evolved over ten decades, and thus reflects an eclectic blend of sizes, ages, and styles of residential structures. Although the charm of the many small, seasonal cabins in the area is recognized as an important characteristic of the heritage of our community, the need for homes and infrastructure suitable for year around habitation that will support a more diverse population and families is recognized as critical to the future of the community. Along with this recognition, however, the community is concerned about unchecked or inappropriate development and thus supports the use of locally developed criteria to achieve an appropriate balance of future evolution and development. Local land use policies and regulations should therefore allow for future residential development and growth that is consistent with these recognized needs and that respect the values of the community. Structures used to house businesses or commercial enterprises have no less impact on the scenic environment and character of the area than residential structures, and should therefore be held to the same level of review and criteria requirements as residential structures.

### **8.1.1 Objectives**

Preserve the planning area built environment to consist primarily of single-family homes and small businesses that serve the local population and tourism, and allow for new or remodeled homes and businesses that meet individual property owner needs. Policies, codes and building regulations will accommodate such development while also encouraging compatibility with criteria established by the local community to protect and preserve the existing rural mountain environment and scenic resources of the planning area

### **8.1.2 Goals**

- Develop and apply a consistent but flexible methodology for planning, review and approval of residential, commercial, and accessory structures that utilizes siting, architectural and environmental criteria to promote visibility and area/neighborhood compatibility objectives as defined by the community.
- Provide greater flexibility in residential square-footage triggers for requiring Site Plan Review for development/additions in neighborhoods dominated by small pre-1950 summer cabins/cottages.
- Minimize the inherent subjectivity involved in interpreting and applying project review criteria in order to increase the level of predictability for project planning and review purposes.

- Develop and employ land use and building regulations that provide for a diversity of single-family housing stock within the planning area.
- Promote the use of traditional rustic- and modern-mountain architecture to maintain consistency with the rural mountain character of the area.
- Encourage future development on existing parcels to consider and minimize negative impacts on adjacent properties (e.g. views, privacy, solar shadow, etc.).
- Permit the use of traditional exterior building materials, with the condition that use of combustible materials requires that all reasonable measures be taken to meet widely-accepted wildfire-mitigation standards.
- Work to promote County energy policies and building regulations that recognize a large percentage of existing residential structures within the planning area are used only for seasonal or intermittent occupation, and that this long-established pattern of use will likely persist through the foreseeable future.

## **8.2 Natural Environment**

Forest health, water quality, and preservation of wetlands and wildlife habitat are high-priority concerns for residents and landowners in the planning area. The protection of the scenic resources of the area for current and future residents and visitors is also a major wish of the current residents and landowners.

The potential for future development to pose a significant risk to environmental resources in the planning area is considered minimal because of the current regulatory requirement for 35 acres minimum lot size, the relatively limited amount of available undeveloped land, and the fact that a very large percentage of the land within the planning area is within the public domain.

### ***Forest Health***

Through the efforts of local citizen groups, the community is increasing property-owner awareness and actions to mitigate the effects of the mountain pine beetle epidemic, and has developed what is perhaps the first approved Community Wildfire Protection Plan within Boulder County. While many property owners are taking action to improve fire mitigation and forest health on their private lands, these actions need to be encouraged and supported by additional County, State and Federal programs.

### ***Water Quality***

The community supports regulations and policies to insure the maintenance of a high quality of water resources within the planning area, and where water resources can be shown to have been degraded the community supports efforts to improve water quality. Such policies and efforts should be based on, and guided by, a comprehensive water-quality monitoring program and nationally accepted criteria for water quality. Where feasible from a technical and financial perspective the development of community wastewater treatment systems should be encouraged and supported by County policies.

### ***Wildlife Habitat and Scenic Resources***

The scenic resources, pristine natural environment, wildlife and natural beauty of the land within and surrounding the planning area are highly valued by the community. It is the love of this natural beauty and

rural mountain character that drew the early settlers to the region, attracts visitors to the area, and bonds the current residents to the land. It is the wish of the current residents and landowners that future evolution and development in the planning area be compatible with these values.

### **8.2.1 Objectives**

To insure the long-term health of the forests, the protection of the surface and groundwater quality, and the preservation of scenic and natural resources within the planning area for current and future generations.

### **8.2.2 Goals**

- Acquire yearly availability and operation of at least one community forestry sort yard within the planning area that is operational during the Spring through Fall season.
- Support government programs on public land, and encourage greater government assistance to private property owners actively engaged in healthy forest maintenance activities.
- Initiate a low-cost volunteer water-quality testing program to establish a monitoring baseline and to track future water-quality changes within the planning area.
- Encourage a County program of low-cost loans tied to the property and repaid through property tax assessments, for the upgrading of existing septic systems or installation of new systems that meet current state and national standards.
- Support the development of a community wastewater treatment system that serves the Allenspark townsite and surrounding community.
- Explore feasibility of wastewater treatment systems for the townsites of Raymond/Riverside and other community enclaves within the planning area.

## **8.3 Business**

The local businesses, not only in the townsites but also in the outlying areas, are integral threads to the fabric of the community, providing employment, entertainment, nourishment, education, goods and services, and fellowship.

The community recognizes that there exists an inequity in Business zoning that has resulted in some businesses having appropriate zoning under which to operate, while others are operating under non-conforming status.

### **8.3.1 Objectives**

It is the desire of the community that Land use policies and regulations should correct this inequity, allowing current and future local community-service and tourist-oriented businesses to prosper. While appropriate future businesses shall not be prohibited, unchecked business development should be discouraged.

### **8.3.2 Goals**

- Re-establish the Business Zone District along Business Route 7 to bring existing historically operated businesses in the Allenspark Townsite into regulatory conformity and to encourage most new business development to take place within the townsite of Allenspark.

- Create an Allenspark Business Zone District to bring existing historically operated businesses operating outside the Allenspark townsite, into regulatory conformity and allow them to evolve their businesses.
- New business development outside of the townsite, while not prohibited, shall be determined on its own merit through the lens of Boulder County Land Use Regulations *and* community policies in effect at the time of the proposed new development.
- Provide incentives for new business to reuse existing facilities and infrastructure when practicable.
- Business development shall not negatively impact the wild and rural character of the area and must meet community-established siting criteria.
- The community supports Multiple Principal Uses to be allowed for properties located within the Business Zone District(s).

## **8.4 Social Climate**

The character of the Allenspark planning area is defined as much by the history and character of its people than by the nature of its structures. The evolution of the area over the past 100 years reflects the diversity, individuality and self-reliance that is characteristic of the inhabitants and is a common thread through the multi-generational heritage of the area. With this individuality and historic respect for the privacy and rights of neighbors also comes the creed of lending a helping hand when and where needed. It is these values that define the type of community that the greater Allenspark area has been, and is desired to be both now and in the future.

Throughout the history of the Allenspark area there has also been the opportunity for social interaction. Barn dances and other community gatherings were commonplace at a time when the area's population was younger and more isolated from the entertainment opportunities that are now available by modern transportation as well as electronic media. Nonetheless, the community today enjoys abundant local opportunities for social interaction through the activities of social clubs, church groups, neighborhood potlucks and get-togethers, a community center and community and county sponsored events.

The health and sustainability of a community is however, very much tied to the age and diversity of its population. The residents of the Allenspark area are aging, and the community would see significant benefit from a larger percentage of young people and families making up the local population.

### **8.4.1 Objectives**

To maintain and encourage socio-economic and age diversity in the population of the Allenspark planning area and to support the population by providing a healthy social environment and appropriate community services.

### **8.4.2 Goals**

- Implement policies and regulations that insure a wide range of single-family housing stock and that encourage and enable a diverse and young population, including families, to establish residence within the area.



- Support the aging population within the planning area.
- Encourage county policies and regulations that respect and sustain the traditional community culture of individualism, self-reliance and mutual support.
- Support community-based facilities, infrastructure and services that provide social and cultural opportunities to the citizens of the area.
- Implement policies that facilitate the transfer and subdivision of family-owned property from one generation to the next, and that thus encourage continuation of the multi-generational heritage of the area.

## **8.5 Modern Technology**

Availability of modern technology in the form of telecommunications, internet access and renewable energy are critical to the safety, success, economics and long-term viability of the planning area.

### ***Cellular Communications and High-Speed Internet***

Currently the planning area has no cellular telecommunication coverage and very limited access to high-speed internet. This deficiency limits residents, visitors and local businesses access to services and severely restricts commercial and home-based businesses the opportunity to participate fully in the economy of the country. Additionally, work-from-home programs now extended by many companies to employees are not available to residents, thus further discouraging younger people and families from locating to the area. The necessity for long-distance commuting for local residents who work in the front-range metropolitan area contributes to an increased carbon footprint. Absence of cellular communications also poses a significant safety concern for area residents, as well as the many tourists who travel through or vacation in the area. The large number of summer visitors and tourists contribute significantly to the economy of Boulder County and should thus provide economic incentive for mobile telecommunication providers to provide service to the area.

### ***Renewable Energy***

The use of wind and solar energy are gaining increased emphasis in the national energy picture. Wind energy within the planning area may be problematic because of the directionally erratic and often damaging velocity of the winds. Visibility of wind turbines also often present a conflict with the communities desires to preserve scenic and natural character of the area. Nonetheless, the community supports home-based use of wind energy where such conflicts can be adequately mitigated.

Solar power likely represents the most viable home-based renewable energy source for the planning area. It can be implemented with less impact on the scenic environment, and likely provides a more consistent source of alternative power than wind. The community endorses the use of home-based solar energy and the use of small 1-4 acre solar gardens where such facilities can be located without significant impact on the scenic and natural environment.

It is noted that a large percentage of the residences within the planning area are used only for seasonal or occasional occupation. Many full-time as well as seasonal residents also derive their residential heat primarily or in part from wood burning stoves. Climatic temperatures at the elevation of the planning area also preclude the need for, and widespread use of, air conditioning during the summer months. The yearly per-capita consumption of energy within the planning area is therefore considerably less than that for communities that are comprised of predominantly full-time residences. The influx of seasonal summer residents from permanent homes at lower elevations also likely results in a net reduction in yearly per-capita energy consumption for those individuals, and thus produces a small but easily overlooked reduction in global carbon footprint. As such, while the use of renewable energy is supported and encouraged by the community, its mandated use as a part of County energy policy and regulation should be tempered by such considerations.

### **8.5.1 Objectives**

For residents of and visitors to the Allenspark regional planning area to acquire and benefit from the availability of modern cellular communications and high-speed internet. Promote and support County policies and regulations that allow and encourage the community to utilize home-based and small scale non-commercial renewable energy resources that are compatible with the visual and scenic resources of the area.

### **8.5.2 Goals**

- Solicit County support and resources that persuade service providers to implement cellular telephone coverage throughout the planning area as a part of doing business in the County.
- Cellular towers will be designed and/or located so as to not be visually obtrusive.
- Strive to obtain high-speed internet connectivity to all residences in the planning area that are currently or in the future served by telephone land lines.
- Promote and encourage County policies and regulations that encourage but do not mandate the use of renewable energy (solar and wind) within the planning area.
- To accomplish the above goals without imposing a significant negative impact on the scenic resources and natural habitat of the area.

## **8.6 Transportation**

The planning area is served by two major transportation arteries, State Highways 7 and 72. Many County roads serve the local population by providing access to and from the highways. Most of the County roads are unpaved. Riverside Drive (County Road 103) is paved and serves the townsites of Raymond and Riverside. In addition to providing vehicular access to these townsites and residences, County Road 103 also serves the local population as a pedestrian walkway and is heavily used by recreational bicyclists during the warmer months. Snow plowing and road maintenance on the area roadways is provided by the appropriate government entity. With decreasing state budgets some curtailment of snowplowing on Business Route 7

through the townsite of Allenspark and Ferncliff neighborhood has been implemented, which impacts many residences that connect from their County access roads to Highway 7 via the old Highway 7 Business Route.

Currently there is no regularly scheduled commuter bus service between the planning area and the front-range cities of Lyons, Longmont and Boulder. Boulder County is currently updating the County Transportation Master Plan, which may include limited bus service depending on need and use to the planning area.

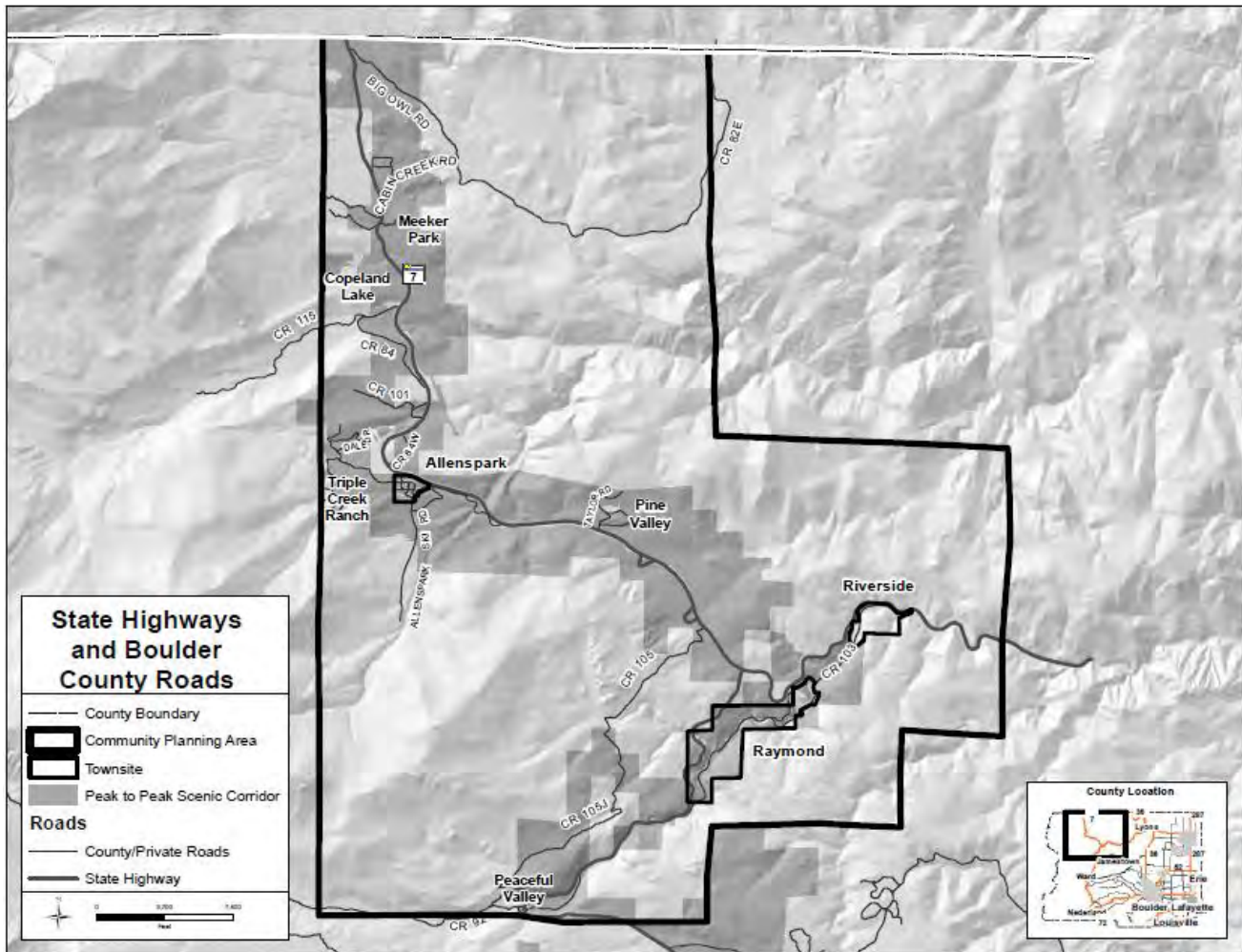
The major highways as well as County roads provide the primary access to the recreational opportunities within and surrounding the planning area. In addition, Highways 7 and 72 are major corridors for tourists and visitors traveling to Estes Park and Rocky Mountain National Park, as well as to several destination guest ranches and events centers within the planning area. With this heavy use there is a pressing need for at least one permanent sanitation facility that serve the travelers of both highway 7 and 72 in the planning area. Transportation and transportation infrastructure within the planning area should be compatible with the scenic resources and rural mountain character of the area.

### **8.6.1 Objectives**

Insure that the transportation corridors and services continue to meet the current and future needs of the local population and the traveling public. Other than providing wider shoulders where needed to accommodate bicycle traffic, there should be no widening and expansion of highways in the planning area. Public transportation based on needs and usage of the local population should be implemented.

### **8.6.2 Goals**

- Support Boulder County efforts to provide public transportation between the planning area and neighboring communities as well as Lyons, Longmont and Boulder.
- Preserve and provide access to private property along State and County roadways.
- Attain a permanent and managed rest area/sanitation station that serves highways 7 and 72.
- Increased enforcement of noise ordinances and implementation of noise-mitigation strategies along the major corridors.
- Improve compliance with traffic safety regulations, especially speeding, along highways 7 and 72 and investigate effective options to reduce excessive highway speeds.
- Support efforts to provide safe lanes for bicycle traffic along the shoulders of highways 7 and 72 within the planning area and enforce applicable traffic regulations for bicyclists.
- Provide increased enforcement of speed limits and/or emplace speed control measures to maintain Riverside Drive (County Road 103) as a safe pedestrian-friendly walkway.
- Attain emplacement of emergency phones near the Bunce School Road (CR 105) and highway 7 and near the northern reaches of the fire district along highway 7.



Shaded-relief map showing Colorado State and Boulder County roadways within and adjacent to the planning area. The darker shaded area shows private property parcels that the County currently identifies as falling all or in part within the Peak-to-Peak scenic corridor.

## 8.7 Uses of Historical Relevance

The planning area has a long history of lodges, retreats, guest ranches and cabin rentals, as well as tourism and community oriented businesses. Many of these enterprises have been and remain located within facilities that have also been a part of the history of the area. The community embraces and supports the continuation of such uses that have stood the test of time, and encourages the preservation and continuation of these historic uses. The scale and intensity of such uses and associated facilities should remain similar to those that have historically existed, or that exist today, in order to maintain an appropriate balance between business and residential presence.

### **8.7.1 Objectives**

Insure that uses of historical relevance and related facilities maintain a future presence within the planning area, and that the current and historic balance of such uses with residential use be retained. Continued use and preservation of historic businesses and structures requires compliance with established building use health and safety codes but does not trigger additional regulatory requirements.

### **8.7.2 Goals**

- Insure that uses of historic relevance will be permissible, and that such existing uses may continue without undue regulatory burden.
- Enable existing structures to be maintained, including exterior components, without undue regulatory burden.
- Support policies that allow and encourage uses and facilities of historical relevance to continue and/or to be revived as appropriate (e.g. Allenspark Lodge, Meeker Park Lodge, Crystal Springs Lodge, Zumwinkle Acres, Bishop Gallery, Charlie Eagle Plumes, Raymond Store, and others)

## **8.8 Public Lands – Impacts and Opportunities**

Approximately seventy percent of the land within the boundaries of the planning area is in the public domain. Including the National Park and Wilderness Area to the west and the adjacent National Forest land to the east, the roughly 9000 acres of private property within the planning area is surrounded by over 60,000 acres of public land, nearly all of which is open to recreational uses.

The large amount of public recreational land within easy access of the densely populated front-range urban corridor results in extremely heavy recreational use in and surrounding the planning area. Such recreational use provides both positive impacts in the form of increased business revenue and opportunities, but also generates negative impacts from noise, abuse of the environment, abuse of private property, increased litter and in some cases results in increased hazards to public safety.

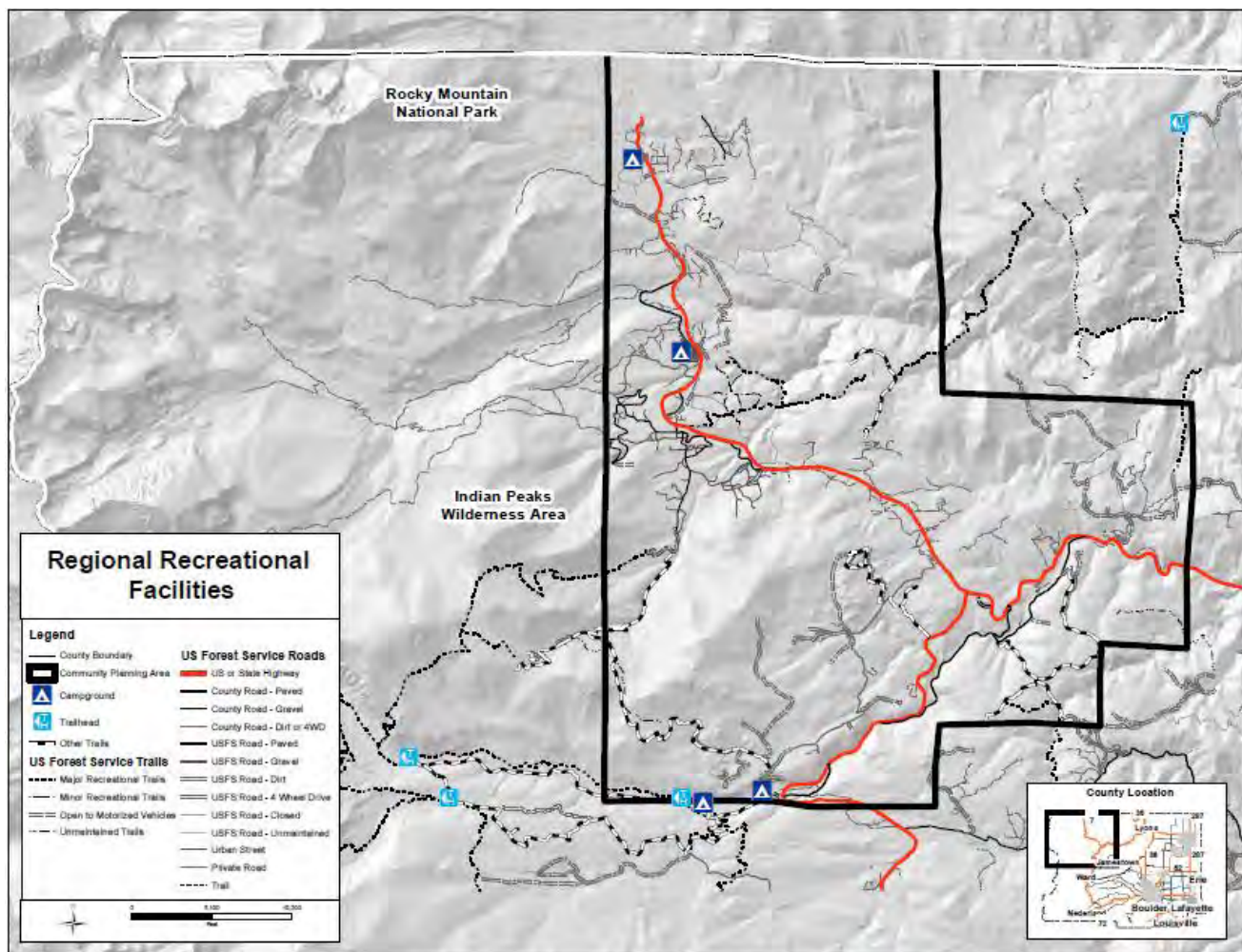
### **8.8.1 Objectives**

To attain an environment in which recreational uses of the public lands is retained and encouraged for current and future generations, but which is also managed in a manner that protects the health and safety of the community and that preserves and respects the highly valued peace and tranquility of the mountain environment. Recreational uses should have a minimal negative impact on the privacy and rights of landowners within the planning area.

### **8.8.2 Goals**

- Support and encourage National Forest policies and programs designed to effectively accommodate recreational uses while protecting the health and well-being of the public forests, waterways and lands.

- Work with County and Federal agencies to restrict recreational shooting to those areas on National Forest land that are sufficiently removed from neighboring private property to pose no safety hazard and to minimize noise impacts on such properties.
- Support scientifically sound and accepted practices and programs by the National Forest Service to reduce wildfire fuel loads in high recreational use areas within and near the planning area.
- Encourage and support open communication between government agencies and the community on proposed or ongoing programs and activities that have an impact on all or portions of the planning area.
- Encourage Boulder County take responsible and timely forest health and wildfire mitigation actions on County open-space acquisitions within the Planning area.



Shaded-relief map showing roads, trails and recreational facilities within and adjacent to the planning area.

## **8.9 Allenspark Regional Plan Advisory Committee**

As a result of participation in the Boulder County Townsite Planning Initiative, the community has realized the positive aspects of having an organized forum to facilitate communication with the county and within the community on matters that impact the Allenspark area. Also, the benefit for having a formally recognized mechanism for two-way communication between the community and the County that represents the views and sentiments of the majority of the stakeholders within the planning area has also been recognized. It is also apparent that to monitor the fulfillment of the Allenspark Regional Comprehensive Plan and to address potential future modifications to the plan requires sustained participation of community stakeholders through a permanent and representative citizen-based group.

### **8.9.1 Objectives**

To establish an ongoing community-selected citizens committee, formally recognized by Boulder County government, which is enfranchised to serve as a community voice and interface with outside agencies (County, State, Federal, etc.) on matters pertaining to the Allenspark Regional Comprehensive Plan, or issues impacting the Allenspark planning area.

### **8.9.2 Goals**

- Develop proposed guidelines for the structure, establishment, operation and clearly-defined responsibilities of a community-selected citizen's advisory committee to be known as The Allenspark Regional Plan Advisory Committee.
- Pending community endorsement, obtain formal County recognition of the Allenspark Regional Plan Advisory Committee as the principal group representing the planning area on matters relating to the Allenspark Regional Comprehensive Plan, its implementation and future updates.
- Insure that the local residents and property owners have the primary input and voice on land use policies and regulations that impact the planning area, and that the majority of residents and property owners guide the future evolution of the area.



## 747 Community Project - Proposed Allenspark Regional Comprehensive Plan

### community comments - July 23, 2011

Y - comment/suggestion is aligned with community survey results or geo-area vision statements

C - comment/suggestion is in conflict with community survey results or geo-area vision statements

NA - comment/suggestion is not directly applicable to community survey results of geo-area vision statements

**Comments from individual respondents separated by horizontal lines**

community comment	aligned with survey	aligned with geo- group	incorporated in revision	response
I don't like it. - - And I don't understand the relationship between the attached Allenspark Regional Comprehensive Plan and items on your toolbar on the website -- they are not the same! You should clarify what is what! And who is 'your 747 project team?' - names would be appropriate rather than an anonymous entity. It seems you think you're speaking for the majority. From my experience, the entire process has been one of wearing down and intimidating those who don't agree with you. Issues are discussed again and again until the people with opposing views give up and go away.	NA	NA	No	The 747 Community Project team consists of any community member who wishes to participate. Names of those who have regularly participated and contributed to the proposal development, and their major areas of responsibility have been added to the project website. The names of individuals participating regularly in the planning process have been posted on the web site since its inception. Proposals are based on responses to community-wide surveys and numerous public community meetings. 747 Community Project meetings are announced and open to the public. Public participation has been welcomed and solicited.



There is no acknowledgement that the reason the area has stayed the same is because of the Boulder County Comprehensive Plan -- and county land use regulations!	NA	NA	No	The purpose of the proposed comp plan is to address the future evolution of the planning area. As such, if endorsed by the community and accepted by the County, it will become a part of the Boulder County Comprehensive Plan.
8.1.2 - it is inappropriate to have flexible sq ft triggers for site plan review!	NA	NA	No	During the planning process it was pointed out that the current Site Plan Review trigger of 125% of the neighborhood median house size should also incorporate other considerations such as lot size and visibility, especially in areas of small cabins and summer-only residences.
8.2.2. and 8.8.2 - Allenspark Fire Department should be required to join the Boulder County Fire Fighters Association which would provide money and resources for fire mitigation efforts. See Gold Hill.	NA	NA	No	The Allenspark Fire Department is a member of the Boulder County Fire Fighters Association.
8.8 - The Old Gallery Playground and Park should be listed on the map of recreation facilities. It is a public recreational facility funded by GOCO and matching funds from Allenspark Area residents (NOT Boulder County as some in 747 have rumoured!)	NA	NA	No	The intent of section 8.8 is to highlight Federal, State, and County owned land and facilities that draw large numbers of outdoor recreationists to the area. The map was provided by Boulder County Land Use Department GIS section.
Don't like the enlargement of the Business district on Hwy 7.	C	C	No	Comment is not consistent with sentiments expressed by the majority of the planning area survey respondents.

Don't like subdivision of family-owned property - who's to guarantee it will stay in the family?	NA	C	Yes	Wording changed to substitute "partitioning" in place of "subdivision" and to clarify intent to facilitate transfer of such family-owned property to direct descendants/heirs. Details of accomplishing this goal would have to be addresses in future proposals and negotiation with the County.
Don't want cell towers. The Old Gallery provides cell phone service and free wi/fi. Qwest should be pressured to supply wi/fi to the entire area - - then people could get their own femto cells and have cell phone service if they want it. There are many people who like to come here because there is NO cell phone service! Since there's so much stress on individual autonomy, the wi/fi-femto cell solution seems like a perfect one.	C	C	No	Majority of planning area survey respondents support cellular telecommunications service providing that visually unobtrusive cell towers are utilized. The suggestion to pursue wi/fi and local femto cells as a possible alternative is worthy of investigation to determine if it is feasible and would meet the needs of residents and the traveling public.
Increased public transportation is a good idea.	Y	Y	No	Public transportation is addressed in the comp plan proposal.
grammatical errors: 8.9 4th line - benefit 'of' not 'for' 8.9.2 - 2nd goal 'it's' should be 'its'			Yes	Typo errors have been corrected.

I totally disapprove of the concept of an advisory body. Only the 747 project team thinks that's a good idea - and the project team does not represent the majority of stakeholders! If it were to exist, the Advisory committee should be county appointed as it is in Niwot. Otherwise we'll end up with a group like the Allenspark Fire Department Board - a self-perpetuating body whose members are afraid to voice their own opinions.

C

C

No

Thank you for your views. Stakeholders will have the opportunity of a yes or no vote on the revised proposals.

Overall, I am impressed with the comprehensiveness (pun intended) and forethought by which you have addressed community concerns. I know that there will be some who refuse to accept the views and will of the majority by attacking the 747 planning team as biased. Keep your chin up as you have demonstrated admirable mettle in dealing with 'the potty fog'.

Thank you.

7.0 Guiding Principles: Last Paragraph I doubt very seriously if the County Commissioners will accept this language. No doubt I agree exactly with what is stated but we may want to think about how to recast this.

NA

NA

Yes

Wording changed to indicate that "The documented majority voice of the landowners and residents shall have predominant consideration in decisions guiding the future evolution of the area....."

8.1 Built Environment: The prevailing perspective is that of community values but I think we should also give due consideration to individual landowner rights. For example in the last paragraph, the sentence might read: Local land use policies and regulations should therefore allow for future residential development and growth that is consistent with these recognized needs and that respect the values of the community and strike a balance with individual landowner needs and values. This will reinforce what is then said in 8.1.1.	Y	Y	Yes	Wording amended to incorporate suggestion.
8.1.2 Goals: Something about "...all reasonable measures" does not strike me well... I think that the word "all" comes out leaving "... requires that reasonable measures be taken..."	NA	NA	Yes	Word "all" deleted from sentence.
8.3.1 Business Objectives: I disagree with the last sentence. While the aim might be correct, It alludes to a bunch of conditions under which a business might be established. What constitutes "unchecked"?	NA	NA	Yes	Reworded sentence to remove "unchecked" and added that any new business development must be consistent with community-developed criteria and undergo a public review process.
8.3.2 Goals: Recall that a big issue was cabin rentals... This was through the "lens" of Boulder County Land Use Regulations. Are we sure we want to abdicate as much here?	NA	NA	Yes	Goal reworded to remove ambiguity that County will determine the "merit" of any new business, but that such new business would need to meet County regulations and community criteria and policies in effect at the time of the proposed new business development.

After reading the renewable energy paragraph under 8.5 it occurs to me that I don't recall seeing or reading anything about addressing the County BuildSmart burdens on home owners. I remember instances of the County requiring owners to do uneconomical and ineffective things in order to make modifications... things along the lines of making them put solar in a house in the canyon where the sun does not shine. Is this the intent of 8.5.2 bullet 4? If so, it could go farther.	NA	NA	Yes	Added reference to BuildSmart program in one goal and added a new goal under "Built Environment" section to address issue of undue and unreasonable burdens that may serve as deterrents to homeowner improvements.
I understand the position of the team in being as inclusive and respectful of diverse community views and with respect to having to get this past Boulder County; however, If you recall how this whole affair came about, it was the last straw in the County diluting and usurping our Property Rights. This should be Highlighted.	NA	NA	No	The proposals developed as part of the 747 Community Project are intended to both respect and promote individual property rights while at the same time respecting the values as expressed by the majority of the landowners and residents.
Great Job!!!!!!!				Thank you.
TYPO: 1.0 Introduction. 4th Paragraph, third line: history and natural beauty, and is INTENDED (not INTED) to reflect the values....etc.			Yes	typo corrected
Question: Is the Roosevelt National Forest a portion of the area too? Shouldn't it be at least listed?			Yes	Added statement in Section 2.0 that much of the land within and surrounding the planning area is comprised of the Roosevelt National Forest.

Townsites and Population Distribution: I think you should include the camps, by name - Covenant Heights, The Girl Scout Camp, Highlands Presbyterian Church Camp, and the large establishment at St.Malo. (The last sentence on page 8 does mention '...a small number of resorts, camps and retreat/event centers....')	NA	NA	No	The 747 Community Project has elected to only discuss catagories of use rather than address specific businesses and non-profit organizations by name.
How much total land do they take out of the planning area? And perhaps noting that the camps, certainly, are excempt from taxes which affects the rest of us in supporting the Fire Department and other 'community services'. How would any future development of their properties be related to our Comprehensive AREA Plan?	NA	NA	Yes	Any future development on existing property currently owned by tax-exempt organizations should have no additional impact on the property tax base within the planning area. <b>Amended comp plan to include that public and non-profit development must meet the same criteria as residential and commercial development.</b>
4.0 Brief History:.... you might include the fact that the last remnants of the Allen Homestead, the fireplace and chimney, just off the main road into Pine Valley, is fenced and under the care of the women of the Hilltop Guild..... Ski Road, Haugen Slide Road and Norske Trail remains to mark our former ski area.	NA	NA	No	Thank you for this comment and information. The intent of the history section is to give a brief overview relevant to future planning, but to not go into the many interesting historical details of the area.

8.5 Modern Technology:... Cell service this can't be strong enough! Not only safety, reporting accidents or hazardous conditions but encouraging home-owned businesses to run internet wireless! We've seen cell towers that looked like palm trees in CA and FL - surely something that looks like a pine tree could camouflage the towers - Post Hill (the hill behind our home) would be perfect for covering most of Allenspark and Pine Valley and the corridor between - we're volunteering! We discarded wind energy because we blew up two different wind gauges - simply too high - but currently are exploring solar for a hillside behind the house.	Y	Y	No	Cellular coverage is being supported by the comp plan.
<p>TYPO: Page 22 last bullet point: Encourage Boulder County (insert TO) take responsibility....</p> <p>OVERALL: A great job - a lot of words and pages - lets get it working this summer!!!! We'll help wherever and whenever you might need us.</p>			Yes	<p>Correction made.</p> <p>Thank you.</p>
Opening stanza contains: ... 'Those whose presence in the area has more recent beginnings also share an earnest love and concern for the land'. I'm relatively new up here myself .. glad to hear that I value the land as much as old timers .. Come on guys, how long you have been here has no bearing on how you regard the area, so please change this statement to note that everyone up here has a deep and abiding love and respect for the area, otherwise, it sounds like long timers have some higher level of love and respect.	NA	NA	Yes	Wording changed to indicate that new-comers share an equal love and concern for the land as those with a long family hisotry in the area.

From Section two, page 6: 'These sub-areas convened individual stakeholder meetings to identify area-specific issues and concerns to be included in the planning effort, as well as to address overarching issues common to the combined planning area. For convenience, and because of similar geographic characteristics, the Peak-to-Peak and Other sub-areas were combined for meeting and survey purposes.' Recommend moving this to section 6 seems to fit together there more.

NA

NA

No

Reference to and description of the sub-areas are appropriately included in Section 2, which is the description and definition of the planning area. The sub-areas are part of the planning area.

RE: section 8.1.2 Goals >>> it seems like you want to note that the criteria to be developed by the group are to be used by the county in the county applicaiton review processes .. so the point is , 747 is not creating new application reivew processes, but the criteria used by the county processes will be uniqwue to the Allenspark area.

NA

NA

No

Many of the criteria used in the proposed method are similar to ones currently used in site plan review, but how they are applied in the planning area does represent a new process that is more consistent, structured and less subjective than the current process used by the County. Application of the criteria is also tailored to the specific geographic areas.



Re: comment >>> Promote the use of traditional rustic- and modern-mountain architecture to maintain consistency with the rural mountain character of the area. You are going to need to define what this means, cause the terms used in the document are not readily recognizable terms .. if you mean logs and stone, you are going to have to say logs and stone... don't make this too specific. otherwise you are just falling into the same trap as predecessors.. you just argue about something else. Suggest taking a small number of points away from any project that do not adhere to this architecture as an indication that it is good to use the architecture, but not vitally important.	NA	NA	No	Interested parties and planners can refer to abundant references for descriptions and examples of these architectural styles. In the Built Environment" proposal, points are awarded for utilizing traditional mountain architecture or maintaining a style compatible with the surrounding area.
section 8.4 >>> I do not see any guidelines or goals noted n this section.. it reads like it needs to be part of thee earlier background info	NA	NA	No	Goals <u>are</u> listed in section 8.4.2
section 8.4.2 >>> re: 'Implement policies and regulations that insure a wide range of single-family housing stock and that encourage and enable a diverse and young population, including families, to establish residence within the area.' - I doubt we want to 'insure' as much as we want to 'encourage'. Out of characters? Wha???	NA	NA	Yes	Reworded to replace "Insure" with "encourage".
Section 7 Guiding Principles - this section could use definition of broad statements to guide any new topic or addition made to the plan. Citizen voice shall be engaged, keep what is valued: what is valued? quiet, clean, safe, mountain rural.	NA	NA	Yes	Guiding Principles section has been expanded to include concerns expressed by this comment.

For future additions to the plan, what about expanded recreation uses? are there some that fit, like quite uses and are there ones that don't fit that have lasting impacts like ATV's in meadows, paint ball wars? how about a guiding principal that addresses what is valued and what is not-	NA	NA	No	Regulating recreational uses on public lands (Federal and State) is outside the scope of the community planning process. Impacts on private property and the peace and tranquility of private property owners is addressed in Section 8.8. Also, see above comment.
safety for mtn residents should allow for exterior lighting that is not down-cast only but to have broadcast lighting allowable if on a timer or motion sensor.	NA	NA	Yes	This is a good example of the types of details in the Land Use Code that can be addressed as a seperate proposal under this proposed comp plan. A goal has been added to Section 8.1.2 (Built Environment) such that this and other potential similar types of concerns unique to the rural mountain environment can be addressed in the future.
visibility, or invisibility, should be a guiding principle	Y	Y	Yes	Wording has been added to Section 7 (Guiding Principles) to address preservation of the rural mountain environment, scenic resources and individual property rights. Visibility is also addressed in other sections of the comp plan as well as in the specific "Built Environment" proposal.
Principles - should the wildlife and scenic resources section note that the long term and lasting impact of development is that which is unwanted? statements like 'pristine natural environment' could be cause for a planner to decline any change- noise from construction could change the patterns of wildlife, for instance but it is a short term impact. Isn't it the lasting impacts that need to be noted?	NA	NA	Yes	Wording in Section 8.2, "Wildlife Habitat and Scenic Resources" has been amended to clarify that the long-term and lasting impacts must be compatible with the community values.

for the goals section - loans - good idea and why do only those who hit the median low income limits qualify for the current plan offered by the county? for water quality, shouldn't there also be a plan that allows anyone be able to access loans?	NA	NA	No	Details of loan qualification are outside the scope and reach of the community planning process. This is a topic that could be worked with the County in the future, and would not be incompatible with the content of this proposed comp plan.
business- shouldn't one of the goals for business to have results that enable the businesses that exist to be sustained? If the business zoning change will result in those biz being able to update, what about such updates not having lasting negative impacts?	NA	NA	No	Section 8.3.1 states the objective that policies and regulations should allow current and future local community-service and tourist-oriented businesses to prosper. Under the comp plan proposal, businesses are subject to the same criteria as residences with regard to negative impacts.
Built environment - energy efficiency - build smart investment on an existing structure should be scaled to that of the addition. all new work should comply with sensible improvements that have an energy savings.	NA	NA	No	Good idea - can be developed as a future proposal under the auspices of the proposed comp plan Sections 8.1 and 8.5.
technology- recognize that cellular towers have posed health concerns in other communities - studies should be required by the county (not cellular provider) that illustrate safe distances to residences. all site mounted (not house mounted) renewable energy systems shall have similar visibility criteria	Y	Y	No	Visibility of renewable energy systems is addressed in the comp plan proposal. Location of cell towers would be subject to existing Federal, State and local regulations with respect to health and safety issues.

After reading the entire plan I am amazed that your committee has done such a well detailed and effective job of coming up with a reasonable and workable plan idea that should please just about everyone in the community. Thank you all for a great piece of work and I hope BOCO will accept your ideas and adopt them.

Thank you.

Excellent overview and historical perspective. This document is well-stated and demonstrates a solid grasp of the past uses and future needs of the unique Allenspark area. Very well done.

Thank you.

Extremely well written. No comment as to the content. A comment concerning respondent validation and contact information; Too redundant. A single sign in should be sufficient.

Comment is noted for consideration in any future web-based surveys.

I believe that the content and spirit of the Allenspark Regional Comprehensive Plan Addendum to the Boulder County Comprehensive Plan Proposal will greatly benefit the future of the Allenspark area because it customizes the plan to the unique situation of Allenspark. I vote 'yes' to the Addendum and have read the whole thing! We purchased a cabin in 1968 in Allenspark and enjoy coming mostly in the summer but also for winter weekends. We plan on continuing this frequent visit plan and are eager for Allenspark to maintain its charm while making some 'modernization changes' which will benefit all.

Thank you.

I consider that the proposed amendment to the Boulder County Comprehensive Plan is absurd and a fraud. The statement says it 'represents issues recognized by the citizens of the area'. Why not be honest and say that the total response is that of only 25% of the citizens of the area (302 out of 1228 surveyed) and barely half of those surveyed would be in favor of any changes to current Boulder County regulations. Would Boulder County government really consider amending what has been put in place and served us well because of the wishes of 100+ property rights advocates?	NA	NA	No	Thank you for your opinion. Property owners and residents within the planning area were provided the opportunity for input through two community-wide surveys, numerous announced community-wide meetings and regularly scheduled and announced public meetings. The only viable means to gauge and document community sentiment is through surveys. In practice, conclusions and outcomes are based on the input from those who choose to participate and respond. Statistical studies have shown that survey response rates as low as 10% for a population of 1000 or greater yield accuracy estimates of $\pm 10\%$ or better at the 95% confidence level.
Do the Boulder County Commissioners really consider the residents of the Allenspark Fire District to be the only stakeholders in shaping the future for this beautiful region of our county? The Peak To Peak corridor is an internationally recognized jewel and should not be jeopardized by a few citizens with very personal interests.	NA	NA	No	The 747 Community Project cannot answer for the Boulder County Commissioners. The proposed comp plan and the Built Environment proposal are heavily weighted to protect the visual resources of the planning area.
I have looked through this twice and I think it an excellent document and outline to guide action on issues re: Raymond/Riverside. This Plan much better fits needs of the local region and I think well serves the needs of the County also.				Thank you.

I have now read each of the posted documents, and find them well considered and thoughtful. Compliments to all who have participated in the effort.

Thank you.

I do not consider myself to be well informed on the business aspects of the plan, so would not offer any judgment on zoning issues. Likewise, my knowledge of the Raymond area is too limited to comment. My particular interest is in the Cabin Creek, Big Owl neighborhood (in which our families have been involved continuously since 1920.) Of special concern to me is the encouragement of recreational camping and use of firearms on National Forest and Park lands that are in fairly close proximity to private property and cabins. Transient campers, hunters, shooters, and picnickers are usually disrespectful of the neighborhood. Furthermore, these uses are encouraged by the forest service by maps and personal directions given to visitors. Hence, I believe the plan should incorporate rather stringent language in this respect.

NA

NA

No

Comment highlights an important issue. The comprehensive plan proposal contains definitive language regarding the desires of the community for mitigation of the negative effects of public land recreational uses on neighboring private property. Under the proposed comp plan, future proposals can be developed and pursued with both County and/or Federal officials with respect to this concern.

Another comment I would offer relates to the Advisory Committee. Seven members seems to me too few to adequately reflect the many small neighborhoods and their diverse interests. Such a committee can easily become unwieldy if too large, but my experience suggests that 13 or less members is a manageable size. Again, my appreciation to all who have worked on the plan.	Y	Y	No	The comp plan does not address membership of the proposed advisory committee, only the concept of such a committee. The Advisory Committee proposal has been revised to address questions regarding possible number of members. The difficulty of a large committee is finding members willing to serve.
I support this Plan Document, as it effectively captures the spirit and intent of the local stakeholders in having a reasonable measure of influence and control over the future direction of their community.				Thank you.
I think the plan is a really well thought out and solid plan as is. I feel very represented and included in the future of my community. Those things I care about are addressed and the solutions suggested are good ones.				Thank you.

<p>'If it isn't broken, don't fix it.' Most members of the Allenspark community like it here because of the way it is - small, rural and somewhat retro. This is largely the result of Boulder County controls. I believe the small number of responses to 747's survey and all of their work is because the silent majority, like me, see no need to change things. Don't form a new layer of complications; keep things as they have been. I'm happy with Boulder County maintaining the character of our community.</p>	C	C	No	Comment is not consistent with the sentiments as expressed by the majority of the survey respondents.
<p>It is well done and seems to have defined the overall objectives clearly with the respect for past, present and future of this unique area we each hold very dear.</p>				Thank you.
<p>Section 8.3.2: What is the goal? Are historically non-conforming businesses to be grandfathered a permanent non-conformity exemption? What happens with a change in use, e.g. hotel to multi-unit residential? It seems to me that the message is 'don't mess with what currently exists', to which I concur. But, my point is that this section is awfully vague, however, it may be clarified elsewhere.</p> <p>General: Considering the Allenspark-Community tiny Boulder County voting block, this plan would definitely give us strength if accepted. Good Work! Thanks!</p>	NA	NA	No	Current non-conforming business are to be granted business zoning with the consent of the business owner. Uses allowed in business zoning and as proposed for the historic business zone are detailed in the business proposal. In the "Forestry" zone certain businesses are allowed by right and others require Special Use Review. The proposals do not seek a change in the existing Forestry zoning regulations.



The committee has done an exceptional job of delineating the issues to improve and sustain the desirability and well-being of the region. I would emphasize waste management, garbage disposal and recycling in their roles of environmental impact and wildlife control.....specifically bear and mountain lion habitat.

Y

Y

Yes

Good suggestion. A goal was added under Section 8.2.2 encouraging continuation and expansion of waste management programs.

<p>There are some significant differences between the Advisory Committee proposal that is reached by clicking on 'Advisory Committee' in the left hand column of the web page, and section 8.9 of the proposed Comprehensive Plan, which also describes the proposed Advisory Committee. The Advisory Committee proposal that is reached directly from the web page contains some important statements that place some limits on the activities and responsibilities of the proposed Committee. Section 8.9 of the proposed Comprehensive Plan contains none of this limiting language, and makes no reference to such language. The Advisory Committee as described in section 8.9 of the proposed Plan could easily succumb to the enticements of mission creep, and make it the Committee's business to pass judgment on all manner of activities, projects, and proposals that should be beyond the jurisdiction of such a group. The restrictive language should also be included in section 8.9 of the proposed Comprehensive Plan. If not, then at least section 8.9 should refer to the restrictions included in the longer proposal. Proposing section 8.9 without the restrictive language is like proposing the U.S. Constitution without the Bill of Rights.</p>	Y	N	Yes	<p>Good suggestion. Section 8.9 has been reworded to clarify the role of the advisory body and to incorporate language that the advisory body is not to be a judgement or decision making body. The term "advisory body" has also be replaced with "citizens committee" and reference to a specific name for the committee has been deleted.</p>
<p>This looks great to me. It really seems to capture the consensus of the opinions expressed in the surveys. Thanks for your hard work!</p>				<p>Thank you.</p>

This plan is superb in its depth and breadth, especially for our little area with just 500 residents. We are summer-time cabin owners for 60 years and love the area. This plan has done an excellent job of addressing our concerns---fire, building regs, businesses, septic, water, etc. Our extended family extends our thanks to all the participants that have put in so much good work on this plan. We will all benefit for years to come from this effort. And, it is so nice to have some control over our property and region within the larger Boulder County complex. Thx again for all the good work!

Thank you.

We agree in general with some of the Goals and Objectives in the Comprehensive Plan. However, we are more interested in a much lower increase in population, housing construction, and business development than reflected in the Plan proposal. We would prefer that the greater Allenspark area, where we year-round, stay as it is now. We already have an Estes Park and Nederland in the Front Range mountains and we would not like to see the Allenspark area move any closer in development to these overcrowded and rapidly expanding towns. We do not support any changes to existing Boulder County regulations for the greater Allenspark area.

C

C

No

Thank you for expressing your view. It is not the intent of the proposed comp plan to encourage additional growth and development, but to make the options for current and future property owners more flexible and less restrictive than currently exist. All stakeholders will have the opportunity to vote to approve or not approve the proposed comp plan and the other proposals.

Additionally we do not support the creation of an Allenspark Regional Plan Advisory Committee, which we do not see evolving as a sufficiently democratic structure. We are quite concerned that this Committee would not reflect our views regarding development and other issues.	C	C	No	Thank you for expressing your views. More detailed information is contained in the "Advisory Body" proposal concerning the process of election of members, role of the body, limits on function, etc. Also see the above comment (line 69). All stakeholders will have the opportunity to vote on whether the proposal should be presented to the county for adoption or tabled.
We have reviewed this proposal and endorse it with enthusiasm				Thank you.
Wow - loved the history part, the maps are a huge help and the goals meet my 'requirements' - THANKS!!				Thank you.

<p>WOW, need two comments to cover the comp plan document ... re: section 8.9.1 RE: 'To establish an ongoing community-selected citizens committee, formally recognized by Boulder County government, which is enfranchised to serve as a community voice and interface with outside agencies (County, State, Federal, etc.) on matters pertaining to the Allenspark Regional Comprehensive Plan, or issues impacting the Allenspark planning area..' I say the job of the body is to ensure that Allenspark's voice is heard by the County, not to 'serve' as that voice. The way this reads, I can see a lot of people running away from this. Same section, acting as the 'principle' group. This really sounds like you are trying to corner the local market .. dump that word. The group exists to gather opinions and disseminate information ...</p> <p>Finally, I know the need for background, but with half the document being background, it seems the meat was given short shrift</p>	Y	NA	Yes	Text has been revised to incorporate suggestion. Also, see above comment (line 69) regarding proposed "advisory body".
			No	The 747 Community Project feels that a clear understanding of the area and its history is an important element in guiding the future of the area.
<p>The Allenspark Regional Comprehensive Plan is something! Heck of a job, 747 Community Project team!</p> <p>The Guiding Principles, demanding that the primary voice in guiding the future of the planning area is the landowners and residents, are well stated and reverberate throughout the ARCP.</p>	NA	NA	No	Thank you. Please note that based on another comment the words "primary voice" have been replaced with "predominant consideration in decisions" in the 3rd paragraph of Section 7.0.

Another recurring important theme is the need for continuing public/private partnership within the planning area. Forest Health, Water Quality, curtain burner, annual roll-off day, waste water treatment systems, weed management, transportation, and future planning through the Allenspark Regional Advisory Committee, all need public and private involvement.

NA

NA

No

Important observation. No revision necessary.

If the purpose of the ARCP is to protect against un-checked or inappropriate development then it too purports to "encourage" checked or appropriate development, hence the point system of the Built Environment/Siting Criteria. But let us err, if err at all, on the side of the stakeholder as stated by the ARCP Guiding Principles. In trying to achieve an appropriate balance of future evolution and development, the ARCP should put more balance in the Points Deducted/Points Added system. Negative points are intended to discourage inappropriate development, but the Built Environment/Siting Criteria point system should be balanced with more positive points giving positive approaches an equal chance to "encourage" land use compatible with the desired goals.

NA

NA

No

The point system proposed in the "Built Environment" proposal is intended to preserve those things valued by the community as expressed in the community surveys and meetings. Points deducted are intended to discourage development that is incompatible with the community's values as expressed in the survey and meetings. Having an equal number of possible points added with points deducted may not achieve the desired result.

Along with discouraging inappropriate development, the ARCP should "encourage" appropriate development, including non-development. We have used the terms "encourage" and "support" and "government assistance" when promoting a public/private partnership to further the goals of Boulder County and to preserve the character of the Allenspark region. In the scenic corridor, Boulder County could identify the most visible lots/parcels and negotiate fairly to purchase the land. Or, some form of transfer of development right from the planning region to elsewhere in Boulder County. Or, trade development rights on one highly visible property/lot for precious Built Environment/Siting Criteria points added at another property/lot within the planning region. Maybe it is time to reevaluate our property tax assessment percentage. Vacant land has a much higher assessment percentage, almost encouraging the land owner to build sooner than later.

NA

NA

No

This is a good suggestion and an area for possible future proposal(s) that would be compatible with the proposed comp plan, if adopted by the County. Property tax assessment rates are set by the state legislature and as such are outside the scope of the 747 Community Project and the proposed comprehensive plan.

It is right to "encourage" landowners to use their property "appropriately", it is also right to "encourage" fair consideration to the landowner.

NA

NA

No

No revision required.

Visitors are important to the planning area, and are welcome. But protecting the health and safety of the community, and preserving the highly valued peace and tranquility of the mountain environment resulting in minimal negative impact on the privacy and rights of landowners within the planning area (8.8.1 Objectives) is the essence of this initiative.

It is stated that the residents voice is important. This document must remind the County that the rights of the residents are no less important than the rights of visitors. And as residents are accountable and held responsible for the sustainability of the planning region, so should visitors be accountable and responsible. Section 8.8 Public Lands - Impacts and Opportunities alludes to the negative impacts of visitors, but does not directly address the responsibility and obligations of visitors.

Y

Y

Yes

An important point. Wording was added to emphasize that visitors have an obligation and responsibility to respect both private and public lands as well as the peace and tranquility of the area. A goal was added to encourage policies and enforce regulations that hold visitors equally accountable with residents for the health and sustainability of the area.

If the visitor has an expectation of a low visibility interaction with residents, then the residents should deserve an equal (at least) expectation of a low impact interaction with the visitor. So the ARCP should "encourage" the County, State, and Federal entities to help lessen the negative impacts from visitors. The ARCP should be clear that more negative impacts to the 747 Region come from visitors than residents. The residents/landowners are partners with the County in the sustainability of the 747 Region. Unless visitors own up to some responsibility, they contribute little to the overall sustainability of the area.

Yes

See above.

Section 8.8 Public Lands - Impacts and Opportunities mentions noise, abuse of environment, abuse of private property, and increased litter as examples of visitor negative impact. It is not too much to demand, for the sake of the peace and the tranquility of the mountain environment, for benefit of resident and visitor alike, to muffle the unnecessary vehicular noise. If this is a special character area, give it special consideration and protection.

So 8.8.2 Goals could add, "Encourage (DEMAND) law enforcement to enforce the law pertaining to noisy vehicles (any number of wheels)".



Yes      see above.

Thank you 747 Community Project Team for your hard work and volunteered time.

Thank you.

06-23-11

Dear 942 Community Project Members,

Thank you for all the hours of labor the committee has done upon this proposal on our behalf. We fully approve of this proposal and do hope the county commissioners will also put their stamp of approval upon this workable plan for our beloved community.

L. ...

I appreciate all the time and effort the committee has put in. You have done a great job.

Thank you.

As a member of Camp St. Malo and the 747 Community Project we welcome the proposed Comprehensive Plan and the 747 initiative. I would only like to request the following additions to and comments about the Comprehensive Plan.

1. In part 4.0 "Brief History" there is no mention of St. Malo, which was built in 1920 and is a significant example of the historic development of the area, and of the commitment of people to the beauty and love of the area mentioned in the "1.0 Introduction". Since the St. Malo Stone Chapel features explicitly in the 747 appraisal of the Peak to Peak Corridor we believe a brief, yet explicit mention of St. Malo would be fitting in the "4.0 Brief History section".	NA	NA	No	The 747 Community Project has elected to only discuss catagories of use rather than address specific businesses and religious or non-profit organizations by name.
2. In section "8.3 Business ", we think that similar inequities affect non-profit activities, of which St. Malo is an example. St. Malo for example faces several restrictions such as a limit on user nights, unusual restrictions on land use, constraints on building improvement and development. In this sense we welcome the 747 Comprehensive Plan 'spirit' of a call for more flexibility and respect for historic uses.	NA	NA	No	Religious and non-profit organizations are subject to the same criteria as residential and business development.

3. In section "8.7.2 uses of Historical relevance" we believe the specific mention of St. Malo should be included along with the other specific names mentioned, as an example of a historic retreat facility that should be promoted and revived.	NA	NA	No	The 747 Community Project has elected to only discuss catagories of use rather than address specific businesses and religious or non-profit organizations by name.
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4. Beyond these specific comments, the general comment we have as members of the 747 community is: 1. the recognition of St. Malo's historic relevance and contribution to the area and 2. acknowledgement of constraining regulations imposed on St. Malo that cause unnecessary difficulties for the maintenance and upkeep of this non-profit facility. Thus we support the letter and spirit of the 747 Comprehensive Plan Proposal for both flexibility in development and the respect for the preservation of local character, and thus find that our own situation reflected in the document.	NA	NA	No	See above comments.
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We thank the 747 Project Team members and Boulder County for their leadership and openpness to our concerns. With our prayers,				Thank you for your comment.
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Attached are comments on the 747 Project plan. Many thanks for all your efforts, they are appreciated. We commend the work of the Community Project Team and have the following comments.				Thank you.
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4.0 History of the planning area; The early history of Allenspark is covered in significant detail. More recent history has been omitted. It seems to us that the whole purpose of the Project is to address issues that have arisen in recent years. These issues, for example, mistrust of the County Administration and the adversarial relationship between residents and the County are, we believe, a critical piece of Allenspark history.	NA	NA	No	The intent of the 747 Community Project effort, and the proposed comp plan, is to be forward looking and to focus on the positive in advancing the landowners and residents' vision for the future of the Allenspark Area. The project feels there is little to be gained by dwelling on negative issues of the past with respect to the County.
6.0 States "these planning initiatives were intended to allow such localities to identify issues and concerns and to establish localized planning and policy guidelines..." It seems to us that this places the burden on local residents to come up with plans, but does not address the issue of the County's responsibilities once these plans have been formulated, voted on, and presented. It does not address the issue of the adversarial relationship between residents and the County or how this relationship might be improved.	NA	NA	No	See above comment.
7.00 Guiding principles - Perhaps add something to the effect that the residents have undertaken this Project in the belief that the County will be open to discussing/ implementing these recommendations and is aware that relations between residents and the County need to be improved.	NA	NA	No	See above comment.

8.6 and 8.6.2. Re: a permanent rest area/  
sanitation facility on Highways 7/72. We  
believe it is crucial that such an area be  
maintained regularly and be secure.

Y

Y

No

The 747 Community Project agrees. The goal  
states that a permanent rest area/sanitation  
facility be "managed".

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I have read the proposed Allenspark regional  
Comprehensive Plan. That 747 advocates  
maintaining a natural and unspoiled environment is a  
good idea.

Thank you.

The built environment proposal has merit and shows a great deal of thought and planning. However, I personally do not want to see a lot of new, large homes built in the area. The number of available undeveloped building lots has not been identified. All of those lots would not be restricted to the 35 acre building requirement because many have already been plotted. Consequently, the potential for what Allenspark might look like under the 747 plan in the future has not been addressed sufficiently. 747 should consider how “pop-ups” and “scrape-offs” would affect the community appearance. This issue should be addressed.

NA

NA

No

Community sentiment, as expressed by the respondents to the planning area surveys, places a premium on maintaining scenic resources and the rural mountain character of the area, which are addressed in the proposed comp plan. Undeveloped lots are not necessarily legal building lots dependent on various factors. Existing platted lots less than 35 acres may qualify as legal building lots, and parcels over 35 acres cannot be subdivided into lots smaller than 35 acres, under existing county regulations. Also, based on survey results, it is not the desire of the community to ban development on existing undeveloped legal building lots, only to encourage such development to be compatible with the community values. Under the proposed comp plan and the separate "Built Environment" proposal, "pop ups" and "scrape offs" are subject to the same criteria as new development.

Authority for building should remain with the County. A provision to allow residents within 1500 feet of a building site to override regulations and grant approval of building plans would set a dangerous precedent.

NA

NA

No

Such a provision is not contained within the proposed comp plan for the planning area.

Asking the County to seek council with residents of Allenspark over issues of concern is a good idea. However, I do not feel that an elected body will explore a breadth of issues and solutions to bring to the County for consideration. An appointed committee that would represent a variety of points of view for discussion before the Commissioners would be more appropriate.

NA

NA

Yes

Thank you for your viewpoint. Wording has been added to clarify that the elected body, comprised of landowners and residents, is to be charged with representing all community input on issues, including minority viewpoints, to the county. There is also no guarantee that an appointed committee would fairly represent the views and position of the majority of the stakeholders in the planning area. **Options regarding the formation of an advisory body will be presented for community vote as part of the final "advisory body" proposal.**

I agree that Business Route 7 could be reapproved for business zoning. The Peak-to-Peak Corridor should remain as pristine as possible. Without central control the P2P could end up looking like the drive through Idaho Springs or Vail on I-70.

NA

NA

No

As stated in the proposed comp plan, any new businesses, regardless of location, must meet community criteria as well as Boulder County Land Use codes in effect at the time. Details are contained in the "Business" proposal. In the "Forestry" zone certain businesses are allowed by right and others require Special Use Review. The proposals do not seek a change in the existing Forestry zoning regulations.



747 has established a rather narrow definition of "stakeholder." There are many thousands of visitors to the area who have an interest and concern (direct and indirect) over the Allenspark area . . . not to mention the millions of citizens who are the real owners of Federal lands.	C	C	No	Community sentiment, as expressed by the majority of respondents in the planning area surveys, supports the concept of residents and landowners working in concert with the county to guide the future evolution of the planning area. The proposals address only the privately held portions of the planning area.
747 Committee, I would like to congratulate all of you on the Community Planning proposals! I have reviewed the proposals and feel you have accurately captured the community's values and vision in the Comprehensive Plan, and although I may not be in "total" agreement with all goals of all proposals, I realize that one person's view may not be representative of the majority of the community. I can clearly see that much thought and preparation has gone into these proposals based on the majority of the community's view while accommodating the views of the minority as well. I did not see anything that I could not live with, therefore, I am in agreement with all of the proposals. Thank you!!!				Thank you.
I have reviewed the proposals. I AM SO GRATEFUL for the amazing work that has been done and am totally supportive of the proposals.				Thank you.

First as a resident of the Peak to Peak Corridor I would like to thank this committee for their time and for using democracy in this process, for too long a few locals and remote planning staff have dictated what our community is to be. I have read the comments and the proposal and believe it to represent the majority view and to be well done. Thank you.

---

Thank you.

## **ATTACHMENT A:**

### **Components of 747 Community Project Planning Process**

**(2008 – present)**

- Local bi-monthly public meetings to plan, organize and collect community input.
- Establishment of a 747 Community Project web site.
- Specially scheduled public meetings in summer to engage seasonal residents.
- Geographic area meetings (Allenspark townsite, Raymond/Riverside townsites, Peak-to-Peak corridor and other areas) to formulate townsite-specific input.
- Two County-supported community-wide surveys of the planning area (over 1200 addresses in Fire District)
- Two briefings and roundtable discussions with the BOCC
- Two progress reports to the Planning Commission
- Hosted tours of the planning area for members of the Planning Commission
- Drafting of proposals
- Deliberations with Land Use staff regarding proposals (County defined Phase 2)

## **ATTACHMENT B**

### **Relevant TPI correspondence**

This section contains copies of select correspondence and meeting notes pertaining to the TPI process as it relates to the Allenspark area planning effort. Text pertaining specifically to the understanding of the 747 Community project with respect to the intent of the TPI process and the boundary of the planning area are highlighted.



## Land Use Department

Courthouse Annex  
2045 13<sup>th</sup> Street • 13<sup>th</sup> & Spruce Streets • Boulder, Colorado 80302 • (303) 441-3930  
[www.bouldercounty.org/lu/](http://www.bouldercounty.org/lu/)

June 2008

Dear Property Owner within the boundaries of the Townsite Planning Initiative,

In order to help preserve the unique character of each of Boulder County's historic communities, the County Commissioners are inviting several townsites<sup>1</sup> to participate in a community planning process where property owners and residents work together to develop a plan and proposed regulations for guiding future preservation and development in their respective communities.

**Background and impetus for the Townsite Planning Initiative:** In May 2005, the Board of County Commissioners (Board) began an update of the Boulder County Land Use Code. This update included extensive meetings with the public to identify issues and concerns that residents of Boulder County were having with the Code. Recurring comments included the lack of any building standards or other regulations to ensure sustainable development, in unincorporated Boulder County, the lack of certainty in the Site Plan Review regulations with respect to compatibility with existing neighborhood character, and the negative effects of new and remodeled larger scale homes on established neighborhoods. In reviewing public comments, it became clear that sustainability, in both new development and of the existing rural character in Boulder County, was a common theme.

The Boulder County Planning Commission in May 2007 adopted the Sustainability Element to the County's Comprehensive Plan. The Sustainability Element included goals and policies related to the preservation of the unique rural character in the county, especially those areas which have specific historic or contextual character. Goal 4 states that "The preservation of these diverse rural landscapes, neighborhoods and communities should be fostered and promoted through encouraging participation by the residents and property owners in those areas to identify the characteristics that are of importance to them and assist in development of land use strategies and tools for maintaining those characteristics."

One of the strategies that the County initially proposed to protect the unique character of these areas was to designate them as Special Character Areas, and adopt interim regulations for development, including maximum house sizes, in these areas. In March 2008, following many months of extensive public input, the Board decided not to designate Special Character Areas, but did feel that each community would benefit from engaging in a community planning effort and committed county resources to help these communities move forward with community plans. Subsequently, the Townsite Planning Initiative was created and a two-year full-time staff position funded.

In April 2008, the Land Use Department hired an experienced facilitator, Garry Sanfaçon, who has lived in the mountains for over 17 years, to staff this Initiative. As a longtime rural county

<sup>1</sup> Potential townsites may include Allenspark, Eldora, Gold Hill, Hygiene, Raymond, Riverside and the Peak to Peak Scenic Corridor.



resident and a 3-year member of the Boulder County Planning Commission, Garry brings together a wealth of firsthand knowledge and understanding about these unique areas as well as extensive experience in working with communities **to help them develop their own master plans and long-range planning goals.**

The County Commissioners have expressed interest in seeing the following “guidelines” - or parameters - established as part of the intent and scope of the *community planning process*:

- Work within the guidance provided by the Comprehensive Plan;
- **Identify what sorts of things/changes property owners want to have happen that may not be currently allowed under the Boulder County Land Use Code;**
- Strive to maintain stability of townsite character and seek ways to reduce incidences of dramatic changes in current building practices and uses.

#### **Potential Benefits**

- **Community members take a leading role in formulating the desired future of their area;**
- Proactive planning is done rather than reacting to the agendas and actions of others;
- Common ground is identified and future improvements planning is accomplished.

#### **Potential Outcomes**

- **Creation of a shared community vision, plan and regulations that are reviewed and adopted by the County as part of the Comprehensive Plan and Land Use Code;**
- Rectify plat issues, right of ways and setbacks so individual property owners don't have to apply to Land Use individually which saves time and money;
- **Identify land uses that would be appropriate, but are currently not allowed in the Code even through special review;**
- Develop tailored zoning requirements and guidelines to help preserve and maintain the community's traditional feel;
- Address building height, size and scale and **make legal nonconforming structures conforming.**

**Process:** The initial approach is to meet informally with residents of each townsite to listen and learn about the main issues facing their specific community. If through this informal listening phase there is interest in exploring and participating in a *community planning process* the County will convene a community-wide meeting to engage the entire community to determine its level of interest. We have begun this process with Eldora, Allenspark, Raymond and Riverside.

#### **Upcoming Community Meetings**

Allenspark, Raymond and Riverside: Monday, June 30, 6:30 p.m., Highlands Presbyterian Camp  
Eldora: Wednesday, July 2, 6:30 p.m., Nederland Community Center  
Gold Hill, Hygiene, Peak to Peak Scenic Corridor: Fall 2008

To learn more about the Initiative as well as share your views and concerns please contact Garry at 720-564-2642 or [gsanfacon@bouldercounty.org](mailto:gsanfacon@bouldercounty.org). To stay abreast of the latest information visit the Land Use website at [www.bouldercounty.org/lu/townsites\\_planning/](http://www.bouldercounty.org/lu/townsites_planning/).

Sincerely,

Dale Case  
Director, Land Use Department

Garry Sanfaçon  
Planner II



## Land Use

Courthouse Annex • 2045 13th Street • Boulder, Colorado 80302 • Tel: 303.441.3930 • Fax: 303.441.4856  
Mailing Address: P.O. Box 471 • Boulder, Colorado 80306 • [www.bouldercounty.org](http://www.bouldercounty.org)

### BOULDER COUNTY PLANNING COMMISSION AGENDA ITEM #6

July 21, 2010 – 1:30 PM  
Hearing Room, Third Floor  
Boulder County Courthouse

#### STUDY SESSION with PUBLIC TESTIMONY

STAFF PLANNERS: Garry Sanfaçon and Hannah Hippely

#### **Docket BCCP-10-0001: BOULDER COUNTY COMPREHENSIVE PLAN REVISION (Allenspark)**

Proposed Plan for the area within the Allenspark Fire Protection District including the townsites of Allenspark, Raymond, and Riverside, for inclusion into the Boulder County Comprehensive Plan.

*Discussion Item – No Action Requested.*

#### **SUMMARY**

The purpose of this study session is to provide the Planning Commission with an update of the 747 Community Project Townsite Planning project and to allow members of the public to provide input. No action is requested at this time.

Land Use staff will provide a brief summary and introduction of the project and then hand it over to a representative from the 747 Community Project to provide their presentation (Attachment A).

Additional information about the project, including meeting notes, support documents, and maps may be accessed at the Land Use website:

[http://www.bouldercounty.org/lu/townsite\\_planning/AllensparkRaymondRiverside.htm](http://www.bouldercounty.org/lu/townsite_planning/AllensparkRaymondRiverside.htm)

#### **BACKGROUND**

In community meetings during the summer of 2008, approximately 150 community members gathered to discuss their values of mountain living and the pros and cons of engaging in the Townsite Planning Initiative being offered by the County (Attachment B). Ultimately, the group decided to move ahead with a planning initiative that would be aimed at having a voice in determining the future of the greater Allenspark area. Two additional community meetings were held to discuss the citizens' goals for their community, and to identify issues.

In the fall of 2008, Allenspark, Raymond and Riverside community members began to meet bi-monthly to determine how to guide the planning process. At the October 9 meeting the group agreed on a name: 747 Community Project (inspired by the area's telephone exchange) and created a mission: "We will develop a community plan that represents a consensus of our



vision for the future of the Allenspark area and provides guidelines for preserving what we value and changing what we do not." They also developed a website: [www.747communityproject.org](http://www.747communityproject.org).

An early decision of the group was to define the geographic scope of the project to include the entire Allenspark Fire District with specific modifications and additions for each townsite. In addition, they decided the scope of the planning process should look at all of the issues facing the area as opposed to only focusing on land use issues.

Over the next several months, they formed several committees including project management, data gathering, education, history, survey/communication, and research/alternatives. The data committee has requested numerous maps and data in order to establish an accurate picture of the existing conditions. The education committee has had county staff provide presentations on the following topics: Planning 101, Comprehensive Plan, Site Plan Review, BuildSmart, SepticSmart and Transferable Development Credits

Programs: E\*ö\$ö-HUPT: ©RY©Ç0m0v0v9m26vx#?x†áxα =x.Ç↓■Yá0m0w9m3

In addition, they developed a 13-page survey and mailed it to 1,250 residents. Over 450 responses were received. The 2009 survey results can be found at: [www.747communityproject.org/survey](http://www.747communityproject.org/survey). In the spring of 2009, the first community meeting was held to review survey results and seek input on the strategy for the planning process during the summer months, when the majority of our citizens and landowners are present in the area. During the summer of 2009, area citizens broke out into geographic area groups to define the specifics of what they wanted the community to be like in the future, and their thoughts on how to solve issues that have been identified. As a result of the summer meetings, a draft vision, goals and strategies was developed (Attachment C).

During the fall of 2009 and winter of 2010, eight working groups were formed: house size, residential policies, building materials and fire mitigation, business, technology, septic/sanitation, forest health, and advisory group (Attachment D). In addition, they crafted a 23-page survey, which was mailed in June. To view the 2010 survey, please visit the project website at: [www.747communityproject.org/survey](http://www.747communityproject.org/survey).

The next step is for Land Use staff to work closely with the work groups to begin to draft possible policies and regulations to be proposed for inclusion into the Boulder County Comprehensive Plan and Boulder County Land Use Code.

#### **TOWNSITE PLANNING INITIATIVE**

In order to help preserve the unique character of Boulder County's historic communities, in the Spring of 2008, the County Commissioners invited several townsites (Allenspark, Eldora, Eldorado Springs, Gold Hill, Raymond, and Riverside) to participate in a community planning process where property owners and residents work together to develop a plan and proposed regulations for guiding future preservation and development in their respective communities.

It should be noted that the County has taken a non-traditional approach to community planning with the townsites. Rather than staff designing and leading the planning process, or hiring an outside consultant to do so, the County has intentionally not adopted a particular planning process model or roadmap in advance in order to allow each community to define



and design a planning process that best fits their needs and situation. The basic tenets of our approach with each community includes the following: being inclusive, being transparent, meeting the community where it is at, working bottom-up rather than top-down, and having the community define the geographic planning area, planning process and scope. A key desired outcome of the process is for the community to "own" the planning effort.

Staff's role in these efforts has been to act as a resource to the community. Staff has helped provide technical assistance and coordinate with other county departments as well as conduct research about similar communities. Specific examples of how staff has been a resource to the community include: meeting logistical support and record keeping, data and mapping information, process design and facilitation when requested, communication and information clearinghouse through the Land Use website and mailings, "guest" speaker presentations, and liaison to the Planning Commission and Board of County Commissioners.

#### **REFERRALS**

Land Use Department did not distribute this document to our typical referral agencies for review, consideration, and comment given that a proposal has not been developed for submittal at this time.

#### **NEXT STEPS**

The 747 Community Project will continue to meet to develop proposed amendments to the Boulder County Comprehensive Plan and Boulder County Land Use Code with the goal of presenting them to decision makers this fall. No action is requested of the Planning Commission at this time; however, an open discussion and feedback on the project update are welcome and encouraged.

#### **ATTACHMENTS**

- Attachment A 747 Community Project Presentation
- Attachment B Land Use Department Letter Introducing Townsite Planning Initiative, June 2008
- Attachment C 747 Community Project Draft Vision, Goals, Strategies, November 13, 2009
- Attachment D 747 Community Project Working Groups, January 26, 2010



## Land Use

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### MEMO

To: Interested Residents and Property Owners in the **Allenspark Area**  
From: Abby Shannon, AICP  
Date: October 10, 2011  
Re: **Allenspark Area Comprehensive Plan – Phase 2**

The **Allenspark regional planning process** has entered a new phase where the County Land Use Department will oversee review of the five proposals (Comprehensive Plan, Interface Committee, Built Environment, Building Materials and Business Zoning) developed through the 747 Community Project planning process. On September 8, 2011, the County Commissioners and the 747 Community Project Team participated in a study session where the 747 Team presented the details and intention behind each of the five proposals. The commissioners asked questions of clarification and identified aspects of the proposals they had further questions and concerns about. This resulted in a helpful initial discussion and set the direction for staff to begin the review process. (The video of this meeting has been posted on the County's website – find a link and instructions at <http://www.bouldercounty.org/live/property/plan/pages/artplanning.aspx>)

The Land Use staff would like to acknowledge the significant amount of time and energy 747 Community Project participants have committed to the Townsite Planning process over the past three years. The five proposals developed by the 747 Community Project will be the starting place for staff review, further dialogue and refinement. The goal is for staff to work closely with the 747 Community Project and any other members of the Allenspark community to explore ways to address the concerns raised by the commissioners, discuss parts of the proposals that staff feels need further work as well as meet the intent of the proposals.

Abby Shannon, Senior Planner with the Land Use Department, has been assigned to coordinate the review of the proposals, develop a staff recommendation and oversee the public hearing process.

As a first step, Abby will be available to meet with any group in the **Allenspark area** to inform people about the review process and listen to input about the proposals. After this outreach, she will initiate work in collaboration with anyone in the community who is interested in delving deeper into the details of each proposal and looking for ways to resolve any issues.

The Land Use Department review process will be open to anyone in the community to submit ideas throughout the process. In addition, when staff presents their recommendation to the Planning Commission and County Commissioners, there will be public hearings before both Boards. This will be yet another opportunity for community members to provide comments.

Notice of upcoming meetings will be posted on the county website <http://www.bouldercounty.org/live/property/plan/pages/artplanning.aspx> and 747 Community Project website <http://www.747communityproject.org> as they are scheduled.

For more information contact Abby Shannon at [ashannon@bouldercounty.org](mailto:ashannon@bouldercounty.org) or 720-564-2623.

Cindy Domenica

Ben Pearlman

Will Toor



COMMUNITYWIDE MEETING  
747 Community Project/Boulder County Land Use Update  
Allenspark Regional Comprehensive Plan – Phase 2

July 14, 2012 – 1:00

Present: Cindy Rockett, Jeff Kolen, Bill & Jeanine Ellis, Vic & Sharon McLachlan, John Paul Brazill, Robert Matchett, Judee & Bob Snell, Becky Brandli, James Henry, Diana Boulter, Diane Gruchow, Phil Stern, Tammy Ackerman, Buddy & Laura Thomason, Teresa Hoffman, Mary DeMoudt, Merry Tyburczy, Walt Engelhardt, Maggie & Dave Johnson, Nan Gray, Joy Spatz, Ron Gruchow, Gene Mackey, Dale Case, Kim Sanchez, Abby Shannon

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**Dale Case**, Boulder County Land Use Director, welcomed everyone to the meeting.

Joy Spatz, 747 core team co-chair, introduced the 747 core team members and gave a brief overview of the project and process to date including the mission statement of the 747 Project and the five proposals that came out of the three-year-long 747 Project. She stated that **County staff is prepared to accept the Allenspark Regional Comprehensive Plan as written and Abby confirmed this.** She stated that the 747 core team is still discussing business zoning, building materials, and the built environment proposals, and that the interface committee proposal still needs to be discussed.

Phil Stern contended that the process was flawed and that it doesn't reflect the values of everyone in the Allenspark. Joy expressed a continued interest in having all attend the meetings to provide input.

Abby Shannon, Senior Planner with Boulder County Land Use, reviewed the status of each of the five proposals including where County staff and the 747 core team are in agreement, which topics still need to be discussed, and which topics we are not in agreement. At this point, all five proposals are still under consideration and no final determinations have been scheduled for consideration with the decision makers (Planning Commission and Board of County Commissioners).

#### Business Zoning

Boulder County staff can:

- Recommend rezoning Meadow Mountain Café
- Recommend changes to the B zone to encourage and support the businesses in the townsite

We're still talking about:

- Rezoning businesses outside the townsite
- Asking County staff to "usher" nonconforming parcels through review process
- Design/building materials guidelines or suggestions for businesses in the townsite

#### Building Materials

Boulder County staff will:

- Continue Forestry Education and Outreach
- Encourage maintenance and mitigation
- Keep the community informed of process to amend Building Code

However, Land Use staff is not willing to recommend the Board of County Commissioners relax ignition resistant materials required when homes are built or updated.

We also discussed the three wildfire risk ratings for properties in the mountains (Moderate, High, and Extreme). Properties that meet the criteria for the Moderate designation are currently allowed to use wood siding but those in High and Extreme are not. Ratings are property-specific and determined by topography, fuel characteristics (the trees nearby), driveway length and grade, availability of water, defensible space, and other factors. Abby stated that the Allenspark townsite is considered a Moderate area. She also stated it may be possible to alter your wildfire rating based on mitigation efforts of individual property owners. Dale stated that Land Use is looking at ways to improve the review of wildfire requirements and is available to work with property owners before they apply for a building permit or planning review process.

#### Built Environment

This is the proposal to evaluate neighborhood character and visibility concerns of new development using a points system.

Staff's initial thoughts:

- Seems like a good way to inform property owners of community values
- Perhaps integrate in pre-application phase?

Action Items:

- Better outreach and education to property owners
- Staff needs to analyze the program to understand calibration and if and how this tool can be used

Still need to discuss:

- Evaluating neighborhood compatibility by comparing square footage
- Strategies outlined in the proposal and how they fit into the existing policies.

#### Comprehensive Plan

Staff's initial thoughts:

- Adopt key goals into BCCP similar to Eldora Preservation Plan and Eldorado Springs
- Incorporate whole document by reference

#### Implementation Plan

Abby will be creating an implementation plan. The implementation plan will show discrete topics that were proposed by the 747 Project, the "bucket" in which the idea is being placed (implement in the short-term, medium-term, long-term, or not implement), why that "bucket" was selected, and an estimated a time for implementing the idea.

Abby reviewed how to find information about this project on the Boulder County website: go to [www.bouldercounty.org](http://www.bouldercounty.org) and type Allenspark into the search box. Click on the entry titled "Allenspark, Raymond, & Riverside Townsite Planning. This will take you to the webpage where meetings are announced, notes are posted, agendas are posted, and more.

---

Next Meeting: Thursday, July 26, 2012, at 1:00 at Boulder County Land Use

Next Communitywide Meeting: Sunday, August 5, 2012, at Highlands Presbyterian Camp and Retreat Center



**Subject:** Dale Case e-mail

**From:** Bob Snell <rnsnell@msn.com>

**Date:** 10/5/2012 10:55 PM

**To:** Joy Spatz <joyspatz@q.com>, Jeff Kolen <bbptjkfire@wildblue.net>, Bill Ellis <wlellis@comcast.net>, Tammy Ackerman <rockymtnproperty@aol.com>, Ron Gruchow <dnrgco@msn.com>

Team, We received this today on the 747 e-mail. Garry called yesterday and said he had spoken with Dale about the areas outside of the town sites. This seems to acknowledge / approve / include ?? the areas outside of the town sites but it is vague.

My suggestion is to continue with our plan to submit the comp plan summary and move on as if the entire area is included until we meet with specific resistance.

Bob

*Hello 747 work group,*

*I want to acknowledge that the 747 Community Project has defined its planning area as the Allenspark Fire District boundaries and identified house size regulations as an important issue in the townsites and surrounding areas. I appreciate all of the hard work the 747 group has put into the overall planning process over the past few years. I believe we are making good headway as evidenced in business zoning. Per our working agreements, I believe it would be helpful for staff to provide written comments and analysis about the proposal. This would identify areas/concepts we could support/not support in the current Built Environment/Siting Proposal as it relates to house size regulations in the townsites and the areas outside the townsites. We commit to provide comments to you by the end of November. As we continue to review the proposals we may have questions and/or seek additional clarification and will be in touch as these arise. The Land Use Department looks forward to continue to communicate with 747 on the house size issue as well as the other identified issues.*

*Dale Case, AICPDirectorBoulder County Land Use Department*

# ATTACHMENT C

## Community-wide surveys

Three community-wide surveys were conducted by the 747 Community Project as part of the Allenspark regional TPI process. Mailing of the surveys to over 1200 addresses of residents and property owners within the planning area (Allenspark Fire Protection District) was provided by Boulder County using addresses obtained from the Boulder County Assessor's records. A duplicate online version of each survey was also made available on the 747 Community Project web site. The returned surveys went through a verification process to insure that all respondents were legitimate property owners and that there were no duplications between the mail-in and online survey responses. Verification of survey respondents and tabulation of survey responses was conducted in a manner that maintained respondent anonymity.

### **Survey #1, March 2009.**

*To gather community sentiment on a variety of general topics relating to community vision, values, and County land use policies/regulations.*

Number of surveys mailed: 1291

Number of responses received: 457

### **Survey #2, July 2010.**

*To gather more specific and detailed input from the community on major topic issues and to guide the development of planning proposals to be submitted to the county.*

Number of surveys mailed: 1228

Number of responses received: 302

### **Survey #3, August 2011.**

*To determine community support for the five proposals developed in response to the community surveys and community meetings.*

Number of surveys mailed: 1228

Number of responses received: 333

## ATTACHMENT D

### 747 Community Project Proposals Survey, August 2011

#### Summary Information

Total responses received:	333
Parcels represented by 1 or more respondents:	240
Total parcels owned by all respondents:	289
Out of state responses received:	64
Envelopes rec'd after deadline (not counted):	5
Envelopes returned as undeliverable:	14

(As per mailing list provided by Boulder County, 1228 surveys were mailed out)

#### RESULTS

##### **Regional Comprehensive Plan proposal question**

Geographic Area	Support proposal	Do not support proposal
Allenspark	42 (82%)	9
Raymond	52 (96%)	2
Riverside	17 (89%)	2
Peak-to-Peak	101 (80%)	26
Other	73 (89%)	9
Combined	285 (86%)	48

## **ATTACHMENT E**

### **Townsite/Geographic-Area Reports to the 747 Committee including Vision Statements**

Following are reports submitted to the 747 Community Project from the geographic area community meetings (Allenspark townsite, Raymond/Riverside townsites, Peak-to-Peak Corridor and other). The reports include vision statements crafted by each community group, and provide other information used in the development of the five 747 Community Project proposals, including the Allenspark Regional Comprehensive Plan proposal.

These reports are included here to communicate to the Planning Commission the views of a cross-section of the greater Allenspark area residents and property owners regarding current land use policies and regulations, and the desire for a greater community voice in government decisions impacting the area.



## SURVEY RESULTS OF THE ALLENSPARK TOWNSITE

The following is the results of two Townsite meetings held in June and July of 2009, and a survey sent to the 78 property owners in the Allenspark Townsite (as defined by Boulder County). We would like to thank everyone who participated both in the meetings and by returning the survey. This will serve as our final report to the Area-wide 747 committee. Again, thanks to all for your cooperation. Gene Smerchek, Townsite Coordinator.

### GUIDING PRINCIPLE

Live and Let Live!

### VISION STATEMENT

Our vision for the future is a mirror of the past—a community which for over one-hundred years has thrived with a minimum of government regulation yet, has been able to preserve its unique small mountain town character. During that century, Allenspark has been able to embrace the technological advances which today we Allensparkers take for granted. The future holds even greater prospects, and we should not be held to a different standard than our flat land neighbors.

The true character of Allenspark is not the log and rough cut sided buildings. It is its residents and property owners, who for the most part, respect the privacy of their neighbors while lending a helping hand when and where needed. Its character is a desire to preserve the environment with clean and abundant water, healthy forests, and trash free streets and roadways and a desire to foster a healthy environment between humans and wildlife.

Allenspark has always been a community of diversity of old and young. Our vision is to continue this trend by encouraging the younger generation to move here and prosper either by starting new businesses or by being able to purchase and maintain family suitable homes.

Allenspark has long been a portal to Rocky Mountain National Park bringing with it tourists from all over the world. Tourism is a part of a healthy economy, and in the past, the market place has allowed that to prosper without governmental intervention.

The Allenspark Townsite community has always been a loose federation of neighbors—some full time, some seasonal. Allenspark is on the edge of an era that thrived without regulation. We face the extinction of that freedom, and that blurs our vision of the future

Survey Results: **Pro: 18; Con: 1; No Response (N/R): 1.**

## SEWAGE TREATMENT FACILITY

The following was included in the survey, although it did not call for a "Pro or Con" response. The matter was discussed at the June and July meetings, and as a result was forwarded to the Allenspark Water and Sanitation District Board for consideration. The District Board is doing its own survey, but the comments received from our survey are included.

We said in our survey:

*The building of a sewage treatment facility would only affect those property owners living within the current district boundaries. The entire Allenspark Townsite is included within the District boundaries as now defined. Boulder County Health Department has said that no property owner who now has a "permitted," working septic system will be forced to hook onto a sewage treatment facility. The two key words are "permitted" and "working." If a permitted and working system should fail, then all bets are off. This issue was discussed at both Townsite meetings. At the second meeting held at the Firehouse on July 13<sup>th</sup>, those in attendance voted to forward the issue to the Allenspark Water & Sanitation District (District) for consideration. The consensus of the Townsite was that the District move forward on a sewage treatment facility. Since our last meeting, the District has committed \$10,000 for a feasibility study. The District is moving forward.*

### Comments:

The original "promise" of the water district was that part-time residents would be charged a smaller or minimum amount than the permanent users. That changed quickly. Not likely that "permitted & working systems" would be excluded from a system.

I'm all for moving forward with this.

I do not support a sewage treatment facility.

We support the Sewage Treatment facility only if a payment plan can be devised based on usage.

I totally disagree with putting in a sewer system for Allenspark Townsite. Most of us only live there in the summer but we would have to pay the same as those who live there year around. This is (the balance of the comment was below the address line which was cut off of all survey forms to assure anonymity—a post script above reads:) P.S. There is not any stream pollution from our septic systems so why do we want to spend all that money?

We would not be in favor of this. We have a seasonal cabin—do not want any additional expenses should we be deemed not "permitted" or "working."

We would buy a sewer tap even though we're in the process of having a new system installed.



## BUILDING REGULATIONS

There were 7 issues submitted dealing with building regulations. We received 29 responses to this part of the survey. The original submissions are below with the results and comments after each item.

*"Consensus" means those who attended the meetings. From the two public meetings, it was generally agreed that because of the small size of existing, vacant lots within the Townsite, that most of the County's concerns are already taken care of without regulation. (Circle your response)*

*(WOULD) (WOULD NOT) SUPPORT the consensus that the Townsite challenges the County Commissioners over the square footage threshold in its entirety.*

**Pro: 20; Con: 7; N/R: 2.**

*(WOULD) (WOULD NOT) SUPPORT the consensus that the Townsite urges the County Commissioners to remove any legally non-conforming status currently in place for properties that do not exceed the square footage thresholds*

**Pro: 22; Con: 4; N/R: 3.**

*(WOULD) (WOULD NOT) SUPPORT the consensus in requesting the County Commissioners to increase the square footage threshold from 1,500 square feet to something more reasonable for a family of four or five persons.*

**Pro: 22; Con: 4; N/R: 3.**

Comments: What size lot?

*(WOULD) (WOULD NOT) SUPPORT the consensus in requesting the County Commissioners to exclude basements, garages, and outbuildings from square footage threshold.*

**Pro: 26; Con: 1; N/R: 2.**

*(WOULD) (WOULD NOT) SUPPORT the consensus that alternative energy sources (solar panels, wind generators, etc.) should be a matter of right.*

**Pro: 26; Con: 1; N/R: 2.**

Comments: What do they look/sound like. Will they stay down?

*(WOULD) (WOULD NOT) SUPPORT the consensus that exterior colors (siding, trim, roofs, etc.) should be a matter of right.*

**Pro: 25; Con: 2; N/R: 2.**

*(WOULD) (WOULD NOT) SUPPORT that set back restrictions should be waived for adjacent property owners to streets and alleyways when vacated.*

**Pro: 27; Con: 1; N/R: 1.**

Comments: It has been brought to my attention by a surveyor (Rick England) that by not looking at it on a case by case basis, the adjoining property owners could lose their view, even if when buying their property they were under the assumption that the surrounding properties were fully developed. It's worthy of discussion.

## OTHER ISSUES

Seven additional issues were submitted which were raised at the two meetings, but for which never rose to the level of discussion that called for a consensus. Again, we received 29 responses to this part of the survey. The original submissions are below with the results and comments after each item.

*(WOULD) (WOULD NOT) SUPPORT some sort of board or committee that would have input into decisions of the County Commissioners before the fact and not afterwards.*

**Pro: 26; Con: 2; N/R: 1.**

*(WOULD) (WOULD NOT) SUPPORT the Townsite be incorporated.*

**Pro: 13; Con: 10; N/R: 6.**

Comments: (This item) is a non starter with the current statutes and demographics of the area. Need discussion on pro's and con's of incorporation.

*(WOULD) (WOULD NOT) SUPPORT the consensus that the County should be a good neighbor by removing dead and diseased trees at its expense from the platted streets, roads and alleyways which are still in the public domain.*

**Pro: 28; Con: 0; N/R: 1.**

*(WOULD) (WOULD NOT) SUPPORT a request that Ski Road be paved within the Townsite boundaries.*

**Pro: 12; Con: 12; N/R: 5.**

Comments: Not until we determine whether sewage lines will be installed on Ski Road. Either way is fine with me. Small mountain character?

*(WOULD) (WOULD NOT) SUPPORT the construction of a cell phone tower in the area.*

**Pro: 22; Con: 4; N/R: 3.**

Comments: Very definite. Small mountain character? I would go with whatever the majority wants.

*(WOULD) (WOULD NOT) SUPPORT the Townsite in urging the County Commissioners to lobby Qwest for high speed internet service in the Townsite.*

**Pro: 24; Con: 1; N/R: 4.**

Comments: Small mountain character?

*(WOULD) (WOULD NOT) SUPPORT open space for a park within the Townsite.*

**Pro: 14; Con: 14; N/R: 1.**

Comments: We're too small.

# **Peak to Peak Area Report for 747 Committee**

## **Prepared by Connie Platt**

### **October 2009**

#### **Introduction:**

Peak to Peak [P2P]/Other is a subcommittee of the 747 Community Project drawing its membership from residents living along the Peak to Peak Corridor in the Allenspark Fire District. A map of that Corridor is accessible through the Home Page of the Project ([www.747communityproject.org/peak-to-peak](http://www.747communityproject.org/peak-to-peak)). Everyone who lives in the Allenspark Fire District other than those who are in the townsites of Allenspark, Raymond and Riverside was invited to participate as a member of P2P subcommittee.

P2P met at the Allenspark Firehouse Community Room throughout the summer, beginning May 19 and concluding September 22. Membership of the subcommittee varied from meeting to meeting. Minutes were distributed to participants via e-mail and were posted after each meeting on the 747 Community Project website.

In addition to the P2P Vision Statement and final Recommendations, included in this report are two appendices: **Guidelines** for the P2P subcommittee's discussions, a description of committee process, and **Resources**, sources of information and data P2P used in making its decisions.

A subcommittee of P2P, the Scenic Working Group, generated the **Reconnaissance Study Report**, an initial examination of landscape character, scenic integrity and landscape visibility along the Peak-to-Peak Scenic Corridor. We have posted it as a separate document in the P2P section of the 747 website.

#### **Mission Statement** (Votes for each statement are in parentheses.)

A. We residents of the Peak to Peak Scenic Corridor appreciate and value the unique beauty of the area in which we are privileged to live and take seriously our responsibility to maintain and preserve the natural attributes and rural character of the scenic corridor for ourselves and each other, as well as for those who derive enjoyment merely by passing through.

We have preserved the sense of community and the natural environment of this expanse for a century, and wish to continue the tradition of being able to pass property from generation to generation, allowing successive property owners to develop their homes in accordance with their own evolving needs, without undue restraint and restriction by distant governmental agencies that do not have any immediate or personal stake or investment in the area.

Valuing independence and self-reliance, we want to continue to foster diversity of housing that suits the needs of families of varying ages, sizes, tastes and resources, and to support the small businesses, including hospitality and rental properties, that have enabled this community to thrive and prosper thus far.

We wish to influence our own destiny in an atmosphere of give and take and respect for individuals with diverse ideas and philosophies. **(8 votes)**

**B.** Peak to Peak is committed to the values of preserving for future generations the natural attributes, rural character and sense of community of the scenic corridor for all residents of and visitors to the area. It is our goal to support a diversity of housing for families of varying ages, sizes, tastes, and resources, as well as to support and encourage small businesses. Our mission is to make recommendations to the county regarding regulations that reflect these values and impact these goals. **(3 votes)**

## **Recommendations and preferences**

### **A. Visibility of structures within the Scenic Corridor**

1. The attendees at the P2P meeting on 9/22/09 recommended that the Reconnaissance Study Report of the Scenic Working Group be forwarded in its entirety to the 747 Community Project committee. They asked if Mike Figgs and his committee would work further with 747. Upon their willingness, the group voted to recommend that the Phase II Proposal be completed under the sponsorship and direction of the 747 Community Project committee.

2. The viewshed should be measured from the center of the roadway.  
(1 Yes / 10 No.)

3. Existing vegetation should be considered when evaluating the viewshed. (14 Yes / 1 No.)

4. On the issue of limitation on the height of line-of-sight, all 10 voting thought there should be *some sort of* limitation. 8 voted that the lineof-sight be 5 feet above the highest point on the roadway and 5 voted that line-of-sight be measured from ground level.

5. Homes within the Scenic Corridor should have additional restrictions. (3 Yes / 13 No)

- a. restrictions on building materials (3 Yes/12 No)
- b. size and height (4 Yes/10 No)
- c. placement of outbuildings on lot (4 Yes/ 9 No)
- d. color (9 Yes/6 No)
- e. glazing (0 Yes/16 No)
- f. placement of structure on lot (4 Yes/11 No)



5. If a building is destroyed, attendees were in favor of its being rebuilt at its original location (17 Yes/0 No) and with the original materials and size (17 Yes/0 No)

## **B. Regulation of house size**

1. Attendees on 9/22/09 were closely divided on whether there should be any restrictions on new or remodeled (additions) house sizes. (8 Yes/9 No)

2. Should there be a square footage cap? (2 Yes/14 No)

3. Should basements be included in the calculations of total square footage? (1 Yes/15 No).

Should the square footage include attached garages? (0 Yes/16 No)

Should the square footage include outbuildings? (0 Yes/16 No)

4. Here is the range of square footage that group thought reasonable: 3,000 (1), 4,000 (4), 6,000 (1), 8,000 (7), 8,000+ (2).

5. There should be some other method, other than today's regulations, to determine maximum house size. (14 Yes/ 0 No)

## **C. Support for local businesses**

1. Attendees on 9/22/09 voted to encourage further commercial development and zoning along the Scenic Corridor (12 Yes / 5 No). And that Business Zoning should be restored to the limits as it was prior to 1984. (17 Yes / 0 No)

2. Should there be restrictions on home-based businesses? (3 Yes / 11 No)

3. Should we encourage vacation rentals with minimum restrictions? (16 Yes/ 1 No)

4. Should we permit businesses to modify their businesses to keep up-to-Date? (13 Yes / 1 No / 2 abstain).

## **D. Regulation of construction materials**

At the meeting of 7/7/09, the subcommittee voted unanimously that the County be urged to allow logs and wood siding in High Hazard areas with proper fire mitigation in the area surrounding the structure. It requested that the County revise its regulation.

At the meeting of 9/22/09, the P2P subcommittee made these additional recommendations:

1. Roofs: Acceptable materials should include all fire resistant materials, as well as asphalt composition shingles and metal roofing. (12 Yes/0 No)

Rain gutters should be optional (19 Yes /0 No)

2. Exterior walls: Whole log, half log (slab) and/or wooden siding should be permitted regardless of hazard levels. (18 Yes/ 0 No)

3. The use of noncombustible siding materials should be encouraged but not required. (11 Yes/5 No)

4. Decking and exterior stairways: Wood construction should be permitted. (18 Yes/0 No)

5. Exterior glazing: The use of heat-reflective glazing should be encouraged. (1 Yes/12 No)

6. Site fire mitigation: They determined 14 to 0 that there should be no further requirements regarding fire mitigation.

7. Drives and turn-arounds: Remove all standards. (8 Yes /6 No)

8. Cisterns: There should be no requirements for cisterns. (15 Yes /2 No )  
Community cisterns should be required. (0 Yes/14 No)

## **E. Technology**

a. Solar applications: The subcommittee voted unanimously on 7/7/09 to allow P2P landowners to install solar applications for water and electricity without restrictions.

b. Cell phone towers: On 7/7/09 the P2P subcommittee voted 8 to 7 to allow cell phone towers with the lowest visual impact.

c. Internet access: On 7/7/09 the P2P subcommittee voted unanimously in favor of providing DSL internet service to the area and the group recommended that the 747 Committee facilitate efforts for Qwest to provide it.



#### **F. Passing property to heirs (9/22/09)**

Should there be any review or required changes to the house, other structures or the septic system, in the event of the passing down of current structures by inheritance, or by signing over into a trust, or by given directly to family members? (1 Yes / 15 No)

#### **G. Dealing with Boulder County Commissioners, Land Use Group And Site Plan Review Board (9/22/09)**

1. We should obtain and maintain additional areas for public accessed parks and campground in our immediate area. (0 Yes / 15 No)

2. We should find and fund additional accesses to the National Park area by building more roads, hiking and biking trails. (1 Yes / 15 No)

3. We should encourage development into the Indian Peaks area. (1 Yes / 15 No)

4. We should publicize, mark and maintain the hiking trails in and around Allenspark, and develop more. (0 Yes / 15 No)

5. We recommend that 747 explore the formation of a 747 Community-based Planning Commission - OR - the establishment of a local-member Board of Variance, to provide the County Commissioners, the Land Use Department and the Site Plan Review Board direct guidance from the residents of the Allenspark Fire District and the 747 Community. (11 Yes / 4 No)

#### **H. Further evaluations (9/22/09)**

Members of the group recommended that further evaluations and opinions be solicited through the 747 Community Project and/or the use of a mailed survey to residents regarding the following:

a. sound reduction

b. safety and speed

c. emergency telephone placed at Bunce School Road and Highway 7 and somewhere at the northern portion of the fire district.

d. some control of bicyclists' traffic for their safety as well as that of the motorists

e. additional fire mitigation on public lands, as they adjoin private homeowners' lands and structures.

## **Appendix 1: Guidelines for discussions, a description of committee process as it evolved**

- A. The subcommittee will choose a facilitator for the meetings and designate someone to record minutes. The minutes will be distributed to those who register for e-mail distribution and will be posted on the 747 Community Project website.
- B. P2P residents will receive notification of time and place of upcoming P2P meetings at the current P2P meeting as well as via e-mail and by notice posted on the 747 Community website.
- C. In recording discussions, we will note all views on an issue.
- D. The subcommittee resolved to keep discussion focused on the agenda and to adhere to meeting times, 7 – 9 PM.
- E. The group agreed that only one person should speak at a time.
- F. We will avoid personal war stories and venting during the P2P meeting.
- G. Item discussion taking longer than 15 minutes will be designated an action item, assigned an owner and tabled.
- H. All decisions will be made by group vote with show of hands and the results documented in the minutes. The majority rules. [This latter policy was changed by consensus at the 8/4/09 meeting.
- I. When votes are taken, we will record both the outcome and the numeric vote.
- J. The subcommittee decided to adhere to an informal structure for its meetings rather than use Roberts Rules of Order. [8/4/09]
- K. P2P agreed to convey majority and minority perspectives on its recommendations when reporting to the 747 Community committee and that recommendations be derived from straw votes rather than majority rulings.
- L. To focus discussion at the final subcommittee meeting (9/22) the facilitator provided a questionnaire which offered choices on issues that formed the agenda. Attendees indicated their position on the issues by votes, which are recorded in the report.

## **Appendix 2: Resources: Sources of information and data used for discussion and decisions**

- A. 2008 Survey sponsored by 747 Community Project
- B. Map of undeveloped parcels in P2P furnished by Boulder County
- C. Boulder County Land Use Code ([www.bouldercounty.org/lu/lucode/pdf](http://www.bouldercounty.org/lu/lucode/pdf))
- D. Scenic Resources presentation: Mike Figgs
- E. Dale Case, Boulder County Land Use Director: Q & A

# 747 Community Project

## Raymond/Riverside (R/R) Group

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[www.747communityproject.org](http://www.747communityproject.org)

***Report to 747 Team***

***September 24, 2009***

Vision Statement

Guiding Principles

Acknowledgements

RAYMOND / RIVERSIDE

**VISION STATEMENT**

*(As approved at 8/16/09 and 8/21/09 meetings)*

Raymond/Riverside is a small mountain community that retains a retreat-like quality of life for its mix of full-time, seasonal and weekend residents. The blend of eclectic housing of various rustic and modern mountain architectural styles reflects a valued sense of individuality that is characteristic of the multi-generational heritage of the community. A common love of the Middle St. Vrain River and the mountain environment is reflected in the balance of open space and residential development, and, in a sense of stewardship of the natural surroundings.

RAYMOND / RIVERSIDE

GUIDING PRINCIPLES

**General guiding principles**

**Character of the area:**

The Raymond/Riverside residents wish to protect the character of our area and, at the same time, plan for future improvements and changes to accommodate a variety of landowner needs.

**Family traditions:**

The plan policies should support the area's strong tradition of extended families owning multiple properties in the community, and families passing their property on to the next generation.

**Demographics:**

Raymond/ Riverside residents would like to see greater diversity in demographics by encouraging more young families to live in the area, while continuing to have a mix of full-time and part-time residents.

**Methods for achieving plan policies:**

We recognize that much of the community character that we seek to preserve was created through the decisions of individual owners, thus we support using education, awareness, and incentives to achieve the plan policies. We also recognize that reasonable regulations can contribute to a sustainable community, thus our plan's revisions to County regulations should emphasize reasonable use of private property, avoid imposing undue financial burden on the owner, and promote timely and comprehensible administrative processes.

**Land Use advisory group:**

We support a volunteer local advisory group to assist property owners with preparation of materials for county land use processes, such as site plan review, to assist with the process and to advise the county on land use issues.

**Creating and modifying our plan:**

This plan and future modifications should be a community based effort. Issues which are specific to the Raymond/Riverside area should be handled within the R/R geo group.

**Guiding Principles for Issues – Priority Group A****Priority-A issues to be handled within Raymond/Riverside Town Site Planning Group:****Septic system/sewer system:**

The community supports healthy septic systems.

**Health of the Middle St. Vrain River:**

Policies and programs that maintain the health and natural state of the river should be developed in collaboration with the community

**House size/scale/visibility:**

Houses should be consistent with the lot size, character and available natural resources, and we encourage compatibility with the range of existing sizes in the area. Boulder County has recognized Raymond and Riverside as town sites and as such, visibility of structures is compatible with the concept of a town site.

**Priority-A issues to be handled together with 747 Project**

**Raymond/Riverside boundary map:**

We want to ensure that Raymond does not fall into the PEAK TO PEAK SCENIC CORRIDOR AREA.

**Health of the forest:**

Policies and programs that maintain the health and natural state of the forest should be developed in collaboration with the community.

**Maintenance of properties:**

Buildings should be maintained and in good repair. Therefore, we support a policy that allows property owners to make repairs and improvements without triggering unrelated repairs and improvements, and to complete exterior repairs and improvements in a timely manner.

**Guiding Principles for Issues – Priority Group B**

**Priority-B issues to be handled within Raymond/Riverside Town Site Planning Group**

**Business/activities that support community connections:**

Future businesses and amenities should be community focused (versus tourism) and such that vehicle and truck traffic, parking and noise are not increased.

**Riverside Drive**

We support maintaining Riverside Drive as a pedestrian friendly road way.

**Priority-B issues to be handled together with 747 Project**

**Support renewable energy and energy conservation:**

The plan should encourage renewable energy, energy conservation, and green building standards which may be accomplished by incremental improvements. Energy programs should allow cost-effective remodeling and additions to existing residences. Energy efficiency standards should also take into account the needs of seasonal cabins which are not used during the winter.

**Communication technology:**

We support communication technology designed and installed in a visually unobtrusive way.

**Building materials:**

Siding should be consistent with recognized building standards throughout forested mountain areas of the United States, keeping prudent fire mitigation in mind.

**Properties with multiple residential structures:**

The owner of a property that has historically been one lot with multiple residential structures should be allowed to subdivide that property one time only with just one residence on each lot. The resulting lots could not be further subdivided.

RAYMOND / RIVERSIDE

**ACKNOWLEDGEMENTS**

The above Vision and Guiding Principles were created using input from the community meetings in 2008 and 2009, as well as the survey conducted in early 2009.

We greatly appreciate the efforts of all those who gave their time, ideas and expertise to formulate the Vision and Guiding Principles of the Raymond/Riverside Geo Group.

And, a huge thank you goes to the members of the 747 Core Team and Garry Sanfacon for their dedication, hours of research and meetings and their guidance to make this happen.