

Land Use

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BOULDER COUNTY PLANNING COMMISSION AGENDA ITEM #4

August 17, 2011 – 3:30 PM
Hearing Room, Third Floor
Boulder County Courthouse

INFORMATIONAL ITEM with PUBLIC TESTIMONY

STAFF PLANNERS: Garry Sanfaçon and Hannah Hippely

747 Community Project Update

Summary

The 747 Community Project team has drafted five proposals addressing the following topics:

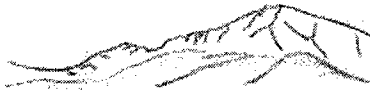
- The Allenspark Regional Comprehensive Plan
- The Allenspark Regional Interface Committee Proposal
- The Allenspark Regional Business Zoning Proposal
- The Allenspark Regional Built Environment Proposal
- The Allenspark Regional Building Materials Proposal

These proposals were presented to the community and the community was asked to vote on the various proposals. The voting period ran from July 24 through August 13, 2011.

The purpose of this session is for the 747 Community Project members to provide the Planning Commission with a more detailed update on the status of the project and the various proposals.

Attachments

- A. Invitation to Vote Letter
- B. Community Proposals Packet



**747 Community Project
Townsite Planning Initiative**

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The 747 Community Project team is requesting your vote on five proposals for possible adoption by Boulder County. The team has crafted these from feedback obtained in the community meetings, neighborhood work groups, countless 747 meetings and two community surveys.

Proposals

**The Allenspark Regional Comprehensive Plan
The Allenspark Regional Interface Committee Proposal
The Allenspark Regional Business Zoning Proposal
The Allenspark Regional Built Environment Proposal
The Allenspark Regional Building Materials Proposal**

The vote will determine whether the 747 Team will either:

- 1. Continue through an adoption process of the proposals with Boulder County.**
- 2. Deny approval of any further work on the specific proposal(s).**

The voting period is July 24 through August 13, 2011. Voting may be done electronically using the 747 website at www.747CommunityProject.org or with the enclosed written ballot. If there is more than one property owner each may vote, just make additional copies.

To review the proposals and additional documents refer to our website. Also you may e-mail us at 747CommunityProject@Gmail.com or call 303-834-7478 and request a mailed paper copy. Included with the proposals are public comments submitted in response to the recent survey. The 747 Team has made responses to many of the comments and a number of the public suggestions have been incorporated in the proposals.

We thank you for your interest and believe this process will demonstrate the desires of our community.

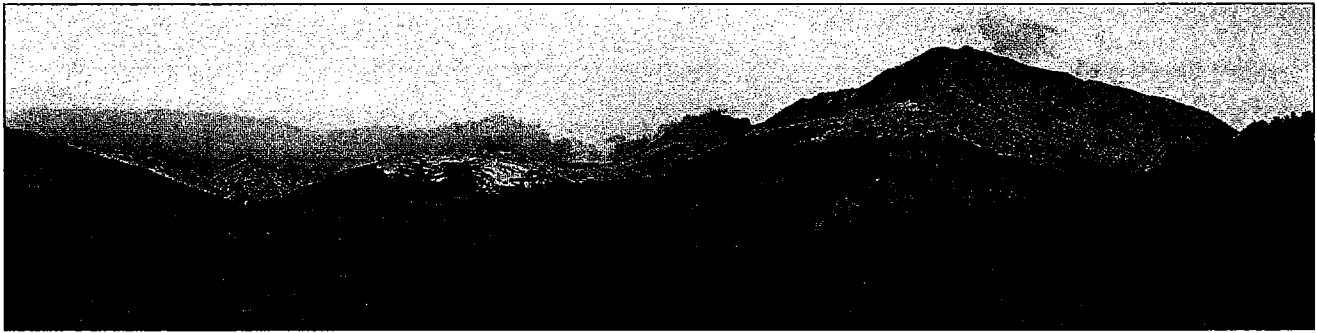
It is extremely important to state your preferences by voting. It is our community and each citizen needs to be involved with the planning of the future of the Allenspark Area.

Thank You,

The 747 Community Project Team

Allenspark Regional Comprehensive Plan

(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.*

Contents

1.0 Introduction	3
2.0 The Allenspark Regional Community Planning Area.....	3
3.0 Physical Characteristics of the Planning Area	5
4.0 Brief History of the Planning Area.....	8
5.0 Current Demographics and Trends.....	9
6.0 Purpose of Allenspark Area Regional Comprehensive Plan.....	10
7.0 Guiding Principles	11
8.0 Principal Issues, Objectives and Goals.....	12
8.1 Built Environment	12
8.1.1 Objectives.....	12
8.1.2 Goals	13
8.2 Natural Environment	13
8.2.1 Objectives.....	14
8.2.2 Goals	14
8.3 Business	15
8.3.1 Objectives.....	15
8.3.2 Goals	15
8.4 Social Climate.....	16
8.4.1 Objectives.....	16
8.4.2 Goals	16
8.5 Modern Technology.....	17
8.5.1 Objectives.....	18
8.5.2 Goals	18
8.6 Transportation.....	18
8.6.1 Objectives.....	19
8.6.2 Goals	19
8.7 Uses of Historical Relevance.....	20
8.7.1 Objectives.....	21

8.7.2 Goals	21
8.8 Public Lands – Impacts and Opportunities	21
8.8.1 Objectives.....	21
8.8.2 Goals	21
8.9 Allenspark Regional Citizens Committee	23
8.9.1 Objectives.....	24
8.9.2 Goals	24

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 equal 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 intended 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.

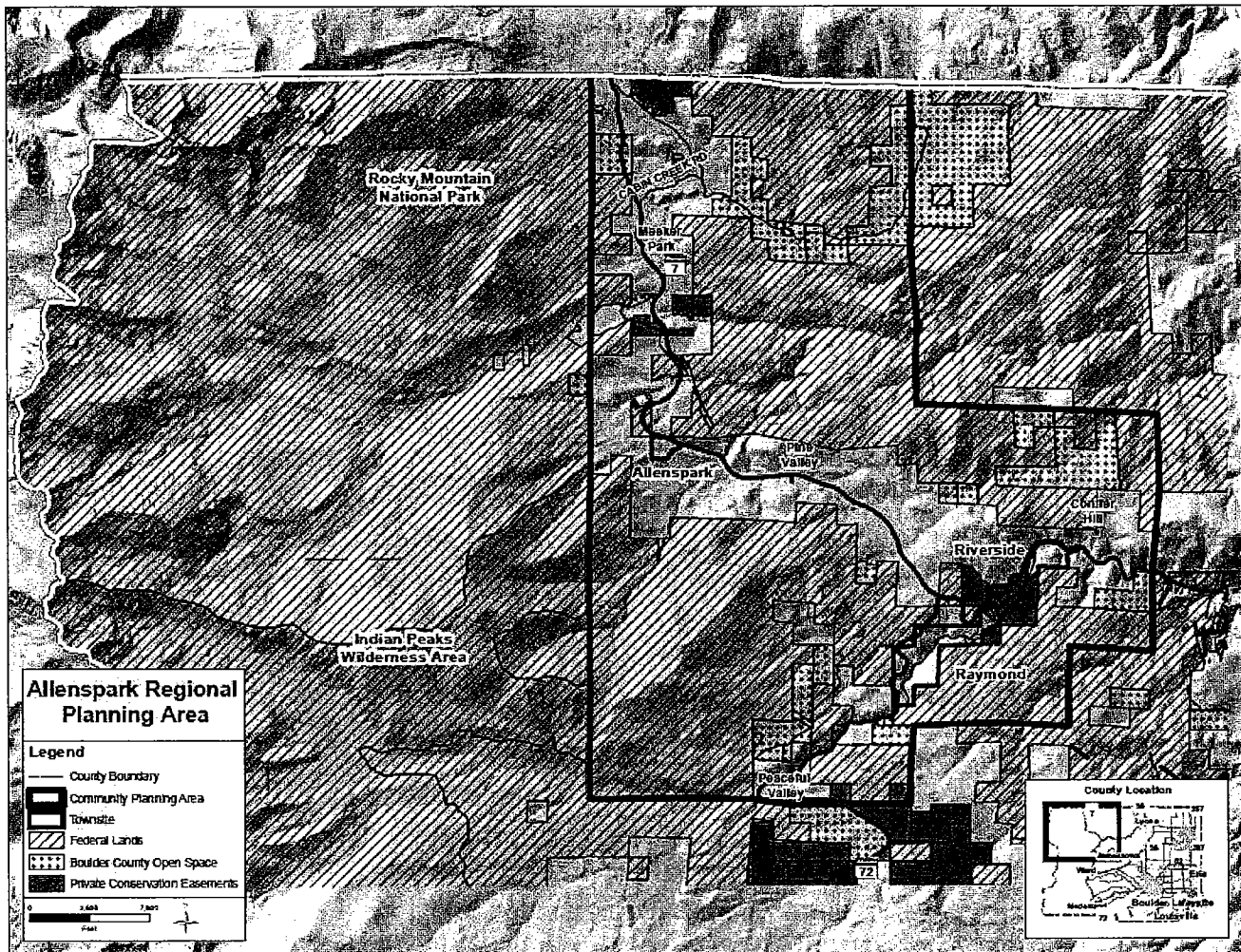
The planning area is comprised of approximately 30,000 acres of land, a little over 9000 acres of which is privately held (most of this having existing settlements), and 21,000 acres of public land (owned by the County, State, and Federal government or in some form of conservation easement). Much of the land within and surrounding the planning area is part of the Roosevelt National Forest. 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

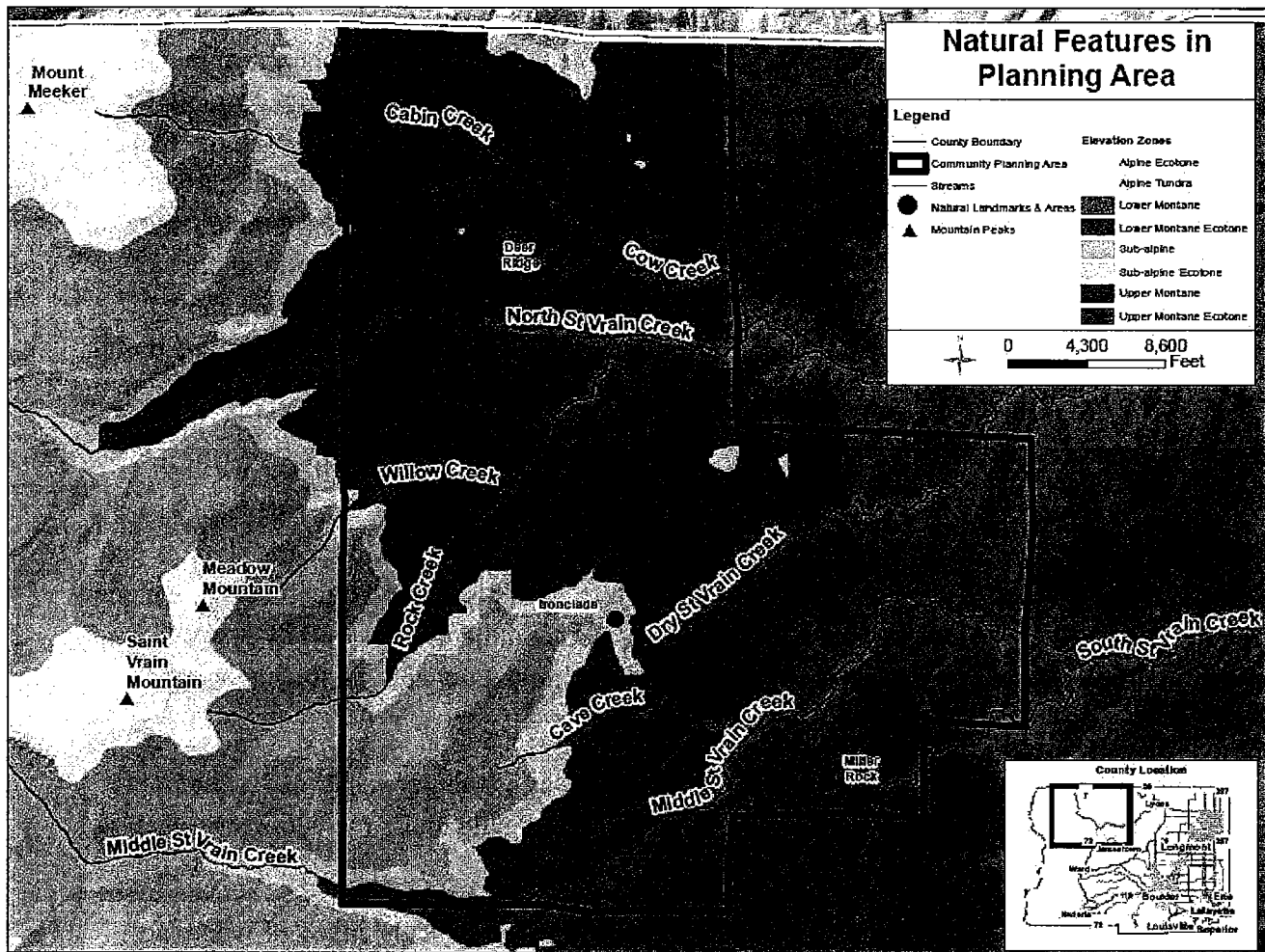
There are three small Boulder County mapped townsites within the planning area; Allenspark near the center of the area, and Raymond and Riverside near the southern and southeastern boundaries respectively. The elevation of the Allenspark townsite is around 8500 feet, Raymond averages approximately 7700 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 lead 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 20th century. Carrie Ilse Nevens, daughter of Mr. and Mrs. Dick Ilse who built the Ilse Trading Post around 1935 (now known as the Allenspark Lodge) recalls, "Allenspark used to have a Bus Route between Longmont and Allenspark in the summer months". 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.

Boulder County government, including the County Commissioners and advisory boards and commissions, shall recognize and work with the community on issues and matters impacting the planning area and its citizens and landowners.

The documented majority voice of the landowners and residents within the planning area shall have predominant consideration in decisions guiding the future evolution of the area, as well as in determining the formal policies and regulations that impact those stakeholders.

Future evolution of the planning area should strike a reasonable and acceptable balance between preservation of the rural mountain character, scenic resources, and individual property rights.

Future additions and/or amendments to this comprehensive plan, or specific proposals advanced under the auspices of this plan, must respect and be compatible with the visions and goals of the then current residents and landowners, and be consistent with the expressed community values of a quiet, healthy and safe rural mountain residential environment.

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.

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, natural or legal 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 un-checked 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 and strike a balance with individual landowner needs and values. Structures used to house businesses, commercial enterprises, religious and non-profit organizations as well as government and public service agencies 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 reasonable measures be taken to meet widely-accepted wildfire-mitigation standards.
- Work to promote County energy policies and building regulations, including the current County BuildSmart Program, that recognize that 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.
- Work to develop energy policies and regulations that encourage energy efficiency and energy conservation in new or existing development, but that do not impose undue or unreasonable burdens on property owners both in financial costs and time.
- Achieve greater flexibility in land use regulations that recognize and respect the unique conditions and needs that often exist in the rural mountain environment, particularly with respect to personal health and safety (e.g. exterior lighting, etc.)

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 long-term and lasting impacts of 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, natural and wildlife 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.
- Encourage continuation and expansion of programs to facilitate waste disposal, waste management and recycling within the planning area, both for environmental sustainability and as a means of reducing negative impacts on wildlife, residents and visitors.

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, any future business development must be consistent with community-developed criteria and undergo an appropriate public review process.

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, meet the requirements of Boulder County Land Use Regulations *and* community criteria and 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 encourage a wide range of single-family housing stock and that 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 partitioning and transfer of family-owned property to direct descendants/heirs, and 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.

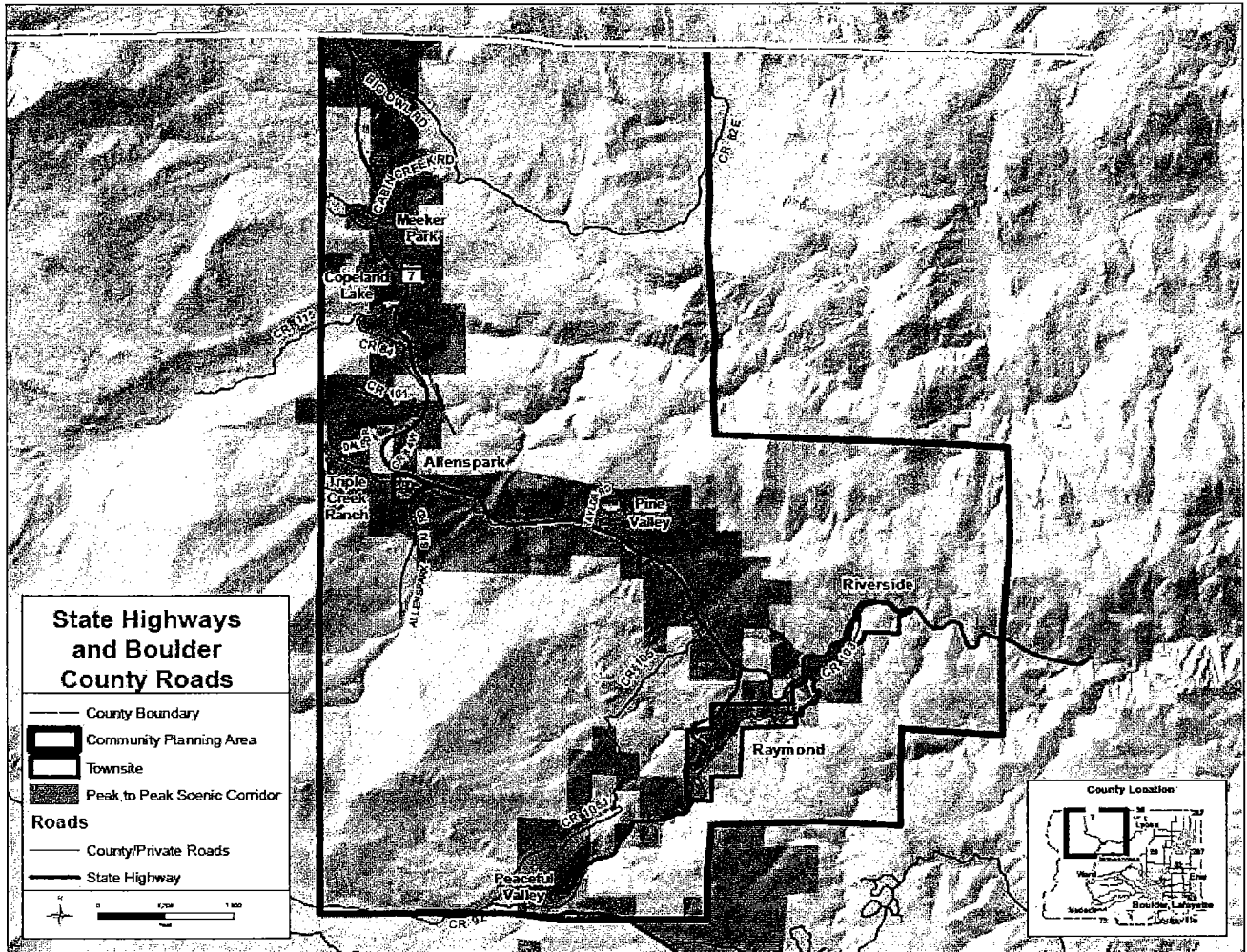
The major highways as well as County roads provide the primary access to the recreational opportunities within and surrounding the planning area. In addition, Highways 7 and 72 are major corridors for tourists and visitors traveling to Estes Park and Rocky Mountain National Park, as well as to several 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.

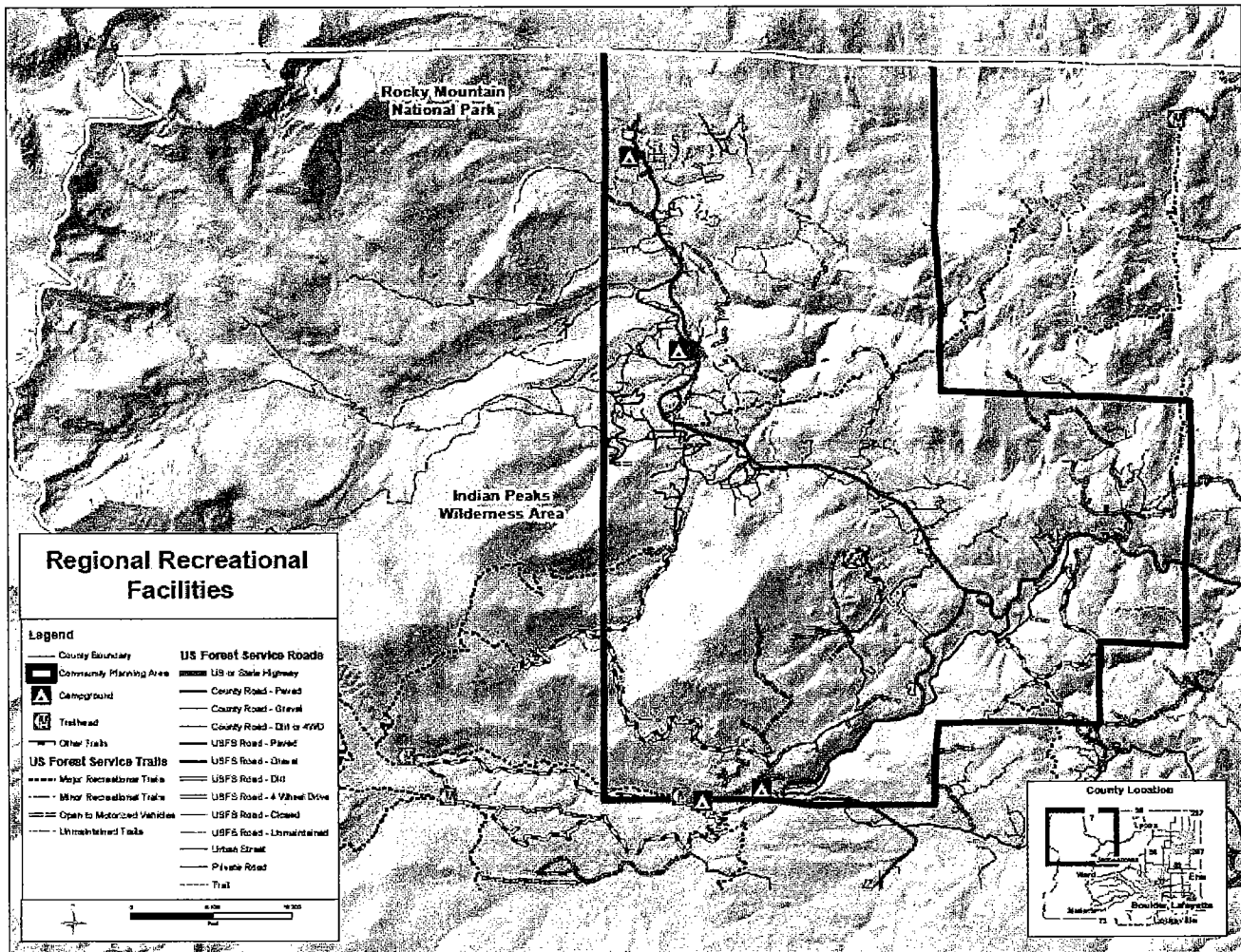
The large amount of public recreational land within easy access of the densely populated front-range urban corridor results in extremely heavy recreational use in and surrounding the planning area. Such recreational use provides both positive impacts in the form of increased business revenue and opportunities, 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. It can be argued that more negative impacts on the environment and the planning area originate from visitors to the area than from the residents and property owners.

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, and visitors should be held equally accountable with residents and property owners for the health and sustainability of the 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 government agencies to encourage implementation and enforcement of policies and regulations that hold visitors equally accountable with residents and landowners for the health, safety, environment and sustainability of the planning area.
- 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 to 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 Citizens 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 of 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, recognized by Boulder County government, which is enfranchised to gather and document community opinion, to insure that the community voice is heard and to interface with government and private entities on matters pertaining to the Allenspark Regional Comprehensive Plan, or issues impacting the Allenspark planning area. This citizens committee shall not be a decision making body and will serve only at the pleasure of the majority of the stakeholders within the planning area.

8.9.2 Goals

- Develop proposed guidelines for the structure, establishment, operation and clearly-defined responsibilities of a community-selected citizen's committee. Pending community endorsement, obtain County recognition of the citizens committee as the mechanism for documenting and communicating the voice of the residents and landowners of 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 predominant 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

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. **Amended comp plan to include that public and non-profit development must meet the same criteria as residential and commercial development.**

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.

TYPO: Page 22 last bullet point: Encourage Boulder County (insert TO) take responsibility....

Yes

Correction made.

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.

Thank you.

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 history 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 uniwue 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 in this section.. it reads like it needs to be part of the 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 quiet 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 separate 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 continously since 1920.) Of special concern to me is the encouragement of recreational camping and use of fireams 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 unwieldly if too large, but my experience suggests that 13 or less members is a manageable size. Again, my appreciaton 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 thier 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.
'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.	C	C	No	Comment is not consistent with the sentiments as expressed by the majority of the survey respondents.
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.				Thank you.
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.	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.

General: Considering the Allenspark-Community tiny Boulder County voting block, this plan would definitely give us strength if accepted. Good Work! Thanks!

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.
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<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</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.
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	Y	NA	Yes	Text has been revised to incorporate suggestion. Also, see above comment (line 69) regarding proposed "advisory body".

Finally, I know the need for background, but with half the document being background, it seems the meat was given short shrift

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.

The Allenspark Regional Comprehensive Plan is something! Heck of a job, 747 Community Project team!

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.

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.

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 developmnet 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.

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.

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.

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 747 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.

D. ...

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 categories 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 categories of use rather than address specific businesses and religious or non-profit organizations by name.

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.

We thank the 747 Project Team members and Boulder County for their leadership and openness to our concerns. With our prayers,

Thank you for your comment.

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.

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".
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.

Allenspark Regional Plan Interface Committee

Concept

July 23, 2011

Introduction

The 747 Community Project volunteers, beginning in August of 2008, assembled to establish a forum whose purpose was and is to collect community comment and opinion about planning issues within the community and engage Boulder County about such issues.

In the spring of 2011, these issues have been crafted into proposals that can be worked through the community approval process and later through a County adoption process. The 747 Community Project volunteers now have five proposals ready for community vote and this proposal for an on-going community committee is one.

The intent for the creation of an Allenspark Regional Plan Interface Committee is to establish an on-going community-selected forum to facilitate communication with outside entities and within the community on regional planning matters impacting the Allenspark area. The central focus of the proposed committee is to monitor the fulfillment of the Allenspark Regional Comprehensive Plan and to address potential future modifications to the plan that require sustained participation of the community through a permanent and representative citizen-based group.

The intent of this proposal is to outline the responsibilities and conduct of an Interface Committee as well as the general process for electing committee members. The 747 Community Project volunteers recognize that this is a proposal and not a final document complete with bylaws. Should the community vote in favor to have an Interface Committee, it is envisioned that the process of adoption will have four important steps:

Community Comment – completed in July of 2011

Community vote to begin the implementation process, Vote period begins July 24 and ends on August 13, 2011.

County Adoption and integration – Fall 2011/Winter 2012

Final community vote after interface with the County – Timeframe TBD

The community feedback about this proposal and suggestions for changes have helped to shape it into this revised content and will help shape future considerations that an Interface Committee should consider.

Allenspark Regional Plan Interface Committee
– Proposed Concept
Revised July 23, 2011

Goal:

To establish an ongoing community-selected 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 impacting the Allenspark planning area.

Role:

Provide an organized forum to facilitate communication with outside agencies, predominately the county and within the community on matters that impact the Allenspark Planning Area.

Interface with the county and community on elements within the Allenspark Regional Comprehensive Plan that need to change over time either at the request of the community or the request of the county.

Structure:

The Interface Committee will consist of a group of a minimum of 5 community stakeholders elected by and responsible to the Allenspark Area community. A priority of four members will represent the geographic areas of Allenspark Townsite, Peak to Peak Corridor, Raymond/Riverside Townsite and other locations inside the Allenspark Planning Area. Additional member (s) will serve as At-Large members.

An assembly of 3 members constitutes a quorum.

A candidate must be a stakeholder (landowner or registered voter, or resident) in the Allenspark Planning Area. A resident who is not a landowner or registered voter in the county (documented by county records), shall declare their resident-status with the Allenspark Area Election committee.

A candidate who declares their intention to represent one of the four geographic areas shall own property or reside in that geographic area.

Election Process:

An election committee made up of a minimum of 3 area residents chaired by an election committee member appointed by Boulder County Clerk and Recorder shall comprise the election committee.

Election Committee meetings shall be publicized and open to any person.

The selection of the initial Election Committee is envisioned to be conducted by a yet to be named community resident together with the Boulder County liaison for this community planning process.

A Declaration Period will be established by the Election Committee whereby any Stakeholder can identify their interest in serving on the Interface Committee by submitting to the Allenspark Wind their name, an overview of their background and their location/district.

Community members will be asked to vote for 5 candidates for the Interface Committee. The candidates who declare their district alignment with one of the following: the Allenspark Townsite, Peak to Peak, Raymond/Riverside and other areas who obtain the most votes, shall be elected first, and the candidates with the succeeding highest votes from ANY area shall be considered elected as At-Large members.

The intent is to have members who are area-specific but do not "represent" an area yet provide neighborhood perspective to the process.

Interface Committee members shall have staggered term limits of 1 and 2 year terms for the first term and consecutive years the term shall be two years.

Candidates whose term expires can run for consecutive terms.

Should a member resign mid-term the Committee shall select a replacement member.

Responsibilities:

The Interface Committee shall uphold the Allenspark Regional Comprehensive Plan (ARCP) and Community vision.

The Interface Committee shall create bylaws that support transparency and a documented community voice.

It is specifically intended that ONE of the purposes of the Interface Committee is to be a **recommendation** body, not policy **making** body, with the direct purpose of collecting community opinion and upholding the Allenspark Regional Comprehensive Plan. This may include review of County Land Use or Development Plans in direct relation to the ARCP.

The Interface Committee shall review Boulder County policy and regulatory activity, with respect to compliance with the ARCP and with respect to preserving the best interest of the majority of the area stakeholders.

The Interface Committee shall formulate and present to outside entities, recommendations and proposals for policy and regulatory changes relative to the planning area or any part thereof, that are supported by community endorsement of such proposed changes or modifications.

Community endorsement shall be determined by a documented opinion of a majority of stakeholder respondents by way of community meeting votes, recorded written opinions, community surveys or other means of documenting community opinion. A minimum of two means of documented community sentiment is required to constitute community opinion.

The Interface Committee shall NOT have any regulatory, legislative or judicial authority related to the community.

THE INTERFACE COMMITTEE SHALL NOT REVIEW, RULE OR ADVOCATE ON ANY APPLICATION, NEITHER ON BEHALF OF THE APPLICANT NOR AT THE REQUEST OF THE COUNTY, except to render opinion on the compatibility of such land use or building application with the respect to the Allenspark Regional Comprehensive Plan as adopted if the community has expressed opposition to the County about an application..

If the County receives enough opposing views to a planning application such that it triggers Planning Commission or County Commissioner hearings, then the Interface Committee shall be notified by the County and the Interface Committee shall take the following action:

1. Review the application in compliance with the Allenspark Regional Comprehensive Plan.

2. Hold community meetings and collect community opinion.
3. Communicate the above two findings to the community and county.

Responsibilities cont:

No issue shall be worked by the Interface Committee unless the majority of community respondents approve the committee working on said issue.

Scope and reach of this body can be modified over time only if such change is endorsed by a majority of stakeholders in a documented, inclusive and transparent due process.

Conduct:

Regular meetings shall be established to be at least quarterly and possibly more frequently as the needs arise. Members shall commit to attending the majority of scheduled meetings.

All meetings shall be open to the public and notice of meetings shall be posted two weeks in advance on the website, local post office, Fire House, and email. No meeting shall be held by the members of the Interface Committee that has not been publicly announced in advance.

The Interface Committee shall propose an Annual Agenda whereby its proposed activities are made and publicized to the community via the Allenspark Wind and otherwise posted. The agenda shall be approved by the community.

All policy recommendations crafted by the Interface Committee and presented to outside entities shall be based on documented community opinion and shall be posted for community comment prior to any action taken on such decisions and recommendations and enactment.

A website will be created and maintained for communication such as the publication of notes, materials and meeting notices.

Opinions expressed in a single meeting shall not be considered a valid community opinion. Two meetings or methods of collecting community opinion shall be established to avoid premature or seemingly one-sided recommendations or actions.

The Interface Committee shall collect, tally and communicate all majority and minority results of community opinions including surveys.

Recommendations shall be posted for a minimum period of two weeks time, both on the website, email and Post Office / Fire House posting boards.

A periodic review of the Allenspark Regional Comprehensive Plan and its policy recommendations shall be established, conducted and publically recognized.

Community Comment	Aligned with Survey Y=yes, C=contradicts, NA= Not applicable	Aligned with Geo Groups	Incorporated Y / N	Response
My hope is that the Committee will be well balanced with old timers (those who have either lived or vacationed here for many years) along with young comers, filled with the joy of discovering the uniqueness of our area.	NA	NA	N	Thank you for your thoughts. The citizes who wish to run for election can be any stakeholder and the mix of who runs for a position is not predetermined. The voter can choose to vote for the candidates that fit their desire for balance and perspective.
My only concern is that 7 on the committee will be 2 too many? However, it is a good number and I will them well - let's get it rolling as soon as possible!	NA	NA	Y	Revise the proposal to have an ODD number of elected members to accommodate a smaller number or larger number of candidates who may run, based on interest.
Like the idea, think that if it was called something other than advisory might not be so threatening to some - coordinators from representing areas who would work with County Representatives in a positive and non-combatative way would help all stakeholders continue to move forward in keeping the areas that we cherish just that.	NA	NA	Y	Thank you.Revise the proposal to identify the group as the Interface Committee, not Advisory.
Thank you ALL for your hard work and dedication to keeping/making our community one to be proud of.				Thank you
Advisory committee members should be comprised of landowners only.	C	C	Y	Your input is appreciated however, the definition of Stakeholder has long been defined as anyone who is a landowner or person registered to vote in the 747 fire district. The survey results support both residents and landowners as stakeholders.

747 Community Project
Interface Committee Proposal - Community Comments
July 23, 2011

I think this is a great idea - and hope to see it implemented.	NA	NA	N	Thank you for your input.
It will be so much better than a single self-appointed person or a small group 'speaking' for ALL of us.	NA	NA	N	Thank you for your input. Knowing this sentiment reinforces the notion that the criteria for a documented and transparent community process is important.
Another great idea! Communities SHOULD have a voice in the regulations which govern them. As demonstrated so impressively by the Allenspark Comprehensive Plan, a small group of committed individuals can coordinate surveys, compile results and represent the views of the larger community. The composition of the group is determined by the communities themselves. This is the best combination of the larger, county perspective and the democratic expression of the people living within the region designated by the Comprehensive Plan.	NA	NA	N	Thank you for your input.
The process that this core group has completed is quite enough to prove that the changing nature of a community is best reflected by the people who live within it.	NA	NA	N	Thank you
The Advisory Committee Proposal, along with all of the ACPR's recommendations, has my whole-hearted support/endorsement.	NA	NA	N	Your input is appreciated.
Those serving on the committees that brought these documents into being have my respect and amazed admiration. Their dedication to Allenspark will preserve it's unique flavor while allowing for sensible, well-considered growth that enhances the long-term prospects of the community.	NA	NA	N	Thank you for your feedback.

747 Community Project
Interface Committee Proposal - Community Comments
July 23, 2011

Heaven help us from the spirit of the AP Advisory Committee. Your over-riding spirit drove me away from meetings after experiencing the hostility you displayed to those expressing ideas contrary to your own.	NA	NA	Y	Thank you for your input. The proposal bylaws are intended to be created by the committee and the proposed transparent process offers the community the opportunity to participate and shape the outcome of the obligations of the committee. Revisions to the proposal have been made to require that minority opinions, in addition to majority opinions, will also be tallied, documented and communicated.
Do I want an 'advisory' committee that excludes ideas that challenge your own? Heaven help us!	NA	NA	Y	Thank you for your comment. See above.
I consider this proposal to be one of the most contentious, I have attended several 747 meetings and found them to be not welcoming. In one meeting I attended with several of my neighbors the announced agenda was arbitrarily changed, votes were taken and then not recorded, and rules for later meetings were later changed after the fact. I strongly object to the creation of another layer of government impacting my property rights. Does our County Government really want to endorse and open this Pandora's Box in the Allenspark community?	NA	NA	Y	Thank you for your comment. The proposal is written to require that bylaws be formally established by the committee and the process will enable the community to shape the outcome of the conduct and obligations of the committee. Further, a requirement to document, tally and communicate minority viewpoints has been added to the proposal. The transparent process and two means of documenting community opinion should help to support a broad opportunity for community input.
I am not in favor of an Advisory Committee and prefer to rely on the existing elected officials and democratic process of Boulder County to manage issues and plans for this area.	C	NA	N	Thank you for your input. The response from the survey supports a community voice to help shape County policies.

747 Community Project
Interface Committee Proposal - Community Comments
July 23, 2011

<p>The process of creating the 747 plans had a 'chilling effect' and an exhaustion effect on the minority voice. It was repeatedly dismissive of some community members and created a perceived guilt by association to those outside of a core circle. Although I can't accept this would be put into practice, some people have even been told their home might get less attention from the volunteer fire department based on their views. Please let this not be true. I fear the same divisive approach might carry forward into the proposed Advisory Committee.</p>	NA	NA	Y	<p>Thank you for your feedback. The proposal has been revised to require both a majority and minority opinion be documented, tallied and communicated.</p>
<p>I believe the Advisory Committee concept is an advantageous tool for our community. I am concerned the term advisory will lead some in the area to be concerned the committee has or wants authority over the citizens and property owners. Webster's definition of advisory is 1. Having or exercising power to advise 2. Containing or giving advice. The intent of the committee is to inform Boulder County, other government agencies, public utilities and the like of the desires of the stakeholders in the area. I suggest 'Allenspark Regional Informative Committee' is more accurate.</p>	Y	NA	N	<p>Thank you for your comment. The term advisory is intended to be advisory to outside agencies of the voices and issues that the community has determined are important. The word Advisory has been replaced with Interface.</p>
<p>I support the advisory committee and hope that it can provide the citizens of Allenspark a consistent presence and interface with outside agencies beyond the county.</p>	Y	NA	N	<p>Thank you for your comments.</p>
<p>The county and Allenspark would both benefit from an elected group of people who truly care about the area, people and future of this special mountain district. The committee should be representative of the community areas - both townsites and areas not so densely parceled. If there were only a handful of people to run for election, then ideally they should hold up the covenant to represent the community wishes for both townsites and other areas, too. Ensuring the community voice is documented is an important role of this proposed committee.</p>	Y	NA	N	<p>Thank you for your comments.</p>

747 Community Project
Interface Committee Proposal - Community Comments
July 23, 2011

The 747 team has provided a good example of collecting community sentiment and establishing direction from what was in 2008, a near outrage from our neighbors. Let this be a spring board for a future community-elected committee that upholds the desires of the Allenspark Area stakeholders.	NA	NA	N	Thank you for your comment
I think this is a great idea - and hope to see it implemented. It will be so much better than a single self-appointed person or a small group 'speaking' for ALL of us.	NA	NA	N	Thank you for your comment.
My hope is that the Committee will be well balanced with old timers (those who have either lived or vacationed here for many years) along with young comers, filled with the joy of discovering the uniqueness of our area. My only concern is that 7 on the committee will be 2 too many? However, it is a good number and I will them well - let's get it rolling as soon as possible!	NA	NA	Y	Thank you for your input. Voters will have the opportunity to vote for candidates that fit their perspective. The proposal has been revised to have a minimum of 5 members, rather than 7.
Like the idea, think that if it was called something other than advisory might not be so threatening to some - coordinators from representing areas who would work with County Representatives in a positive and non-combatative way would help all stakeholders continue to move forward in keeping the areas that we cherish just that.	Y	NA	Y	Thank you for your input. The name has been changed from Advisory to Interface.
Thank you ALL for your hard work and dedication to keeping/making our community one to be proud of.	NA	NA	N	Thank you for your input. These comments can be included in future considerations of the committee/community.
I like the idea of keeping the historical business district. House sizes and colors should be left up to the individual; with safety being the main concern. Building 'green' is a wonderful plan, but should be left to the individual to decide; it is more expensive.				

747 Community Project
Interface Committee Proposal - Community Comments
July 23, 2011

The 'special character' areas is an excellent plan.				
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. Additionally, we see very little need for such a committee.	C	NA	Y	Thank you for your feedback. The process for individual to provide their own opinion to the county and the existing County process remains in effect. It is not the intention that the committee be a decision making entity but rather a recommendation body reflecting the wishes of the community. Decisions will remain with the county. It is a requirement of the proposal that the committee must document the views of the community- majority and minority.. The document is revised to reflect obligations to document, tally and communicate both the minority and majority voice. The intention is to provide visibility to opinions.
We have reviewed this proposal and endorse it with enthusiasm.	Y	NA	N	Thank you for your comment
We appreciate the work that the committee has done and thank them for it.	NA	NA	N	Thank you for your comment.
Yes. This is excellent. We really need this.	Y	NA	N	Thank you.
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.	C	NA	Y	Thank you for your comment. The survey results support a community-selected committee. However, the questions on the ballot have been expanded to offer an option to have the same committee structure but a member appointed by the county in addition to the community elected members. In terms of a future scope of the committee, it is intended further scope definition is to be established by the committee and the community.

747 Community Project
Interface Committee Proposal - Community Comments
July 23, 2011

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	NA	N	Thank you for your comment. The feedback from the 747 Community Project meetings and surveys support the concept that the County should have input from stakeholders in the Allenspark Area. The purpose of this proposal is to provide an ongoing interface with the county. This input is to be supplemental to the "others" noted in the comment.
1. The Advisory Committee will consist of a group of 7 community stakeholders : Comment - See comment under stakeholder definition.	Y	NA	Y	Thank you for your comment. The stakeholder definition has been expanded to include resident.
3. A priority of four members will represent the geographic areas of Allenspark Townsite, Peak to Peak Corridor, Raymond/Riverside Townsite and locations outside the Peak to Peak Corridor. Three additional members will serve as At-Large members: Comment - My concern is that each of the areas has the potential to be overrepresented by at large members.	NA	NA	N	Thank you for your input. It is the intent that committee members from geographic specific areas offer a neighborhood perspective, not specific representation.
4. A candidate must be a stakeholder (landowner or registered voter) in the Allenspark Fire Protection District. Please refer to the comment above under # 2. I propose that a better overall indication of community involvement and commitment and understanding of the issues might be a person's resident status rather than property ownership. These thoughts apply to both the right to run for office and the right to vote in these elections.	NA	NA	Y	Thank you for your comment. See revision to stakeholder above.
5. A candidate who declares their intention to represent one of the four geographic areas shall own property or reside in that geographic area. Comment - See comment under #2. I would propose that the criteria be full-time residence in the area.	NA	NA	Y	Thank you for your input. See revision to stakeholder above

747 Community Project
Interface Committee Proposal - Community Comments
July 23, 2011

<p>6. Community members will be asked to vote for 7 candidates for the Advisory Committee. The candidates from the Allenspark Townsite, Peak to Peak, Raymond/Riverside and outside the Peak to Peak area that obtain the most votes, shall be elected first, and the candidates with the succeeding highest votes from ANY area shall be considered elected as At-Large members.</p> <p>Comment – this would need to be reconciled with the idea of having the “other” areas representation dedicated to the proposed “at large” members as in my comment above.</p>	NA	NA	N	Thank you for your comment.
<p>7. Candidates whose term expires can run for consecutive terms.</p> <p>Comment – Should there be a limit on consecutive terms? Like one consecutive term and then must wait a term before re-election?</p>	NA	NA	N	Thank you for your comment. In a small community, to limit terms could impact the overall size and capabilities of a group if few candidates run for election. This is the situation with other existing community boards such as the Fire Board. Candidates running for multiple terms can elected or not elected at the discretion of the voter.
<p>8. Recommendations shall be posted for a minimum period of two weeks’ time, both on the website, email and Post Office / Fire House posting boards.: Comment – I am wondering if the time frame will work for all issues? Two points – 1. Might there be some critical issues that must be resolved quickly? After the two week posting is there additional county processing time? Is there a provision for issues that must be resolved quickly? Can you foresee any issues that must be resolved quickly? 2. Are there any issues that the Advisory Committee has responsibility to handle –ie: personal disputes or other that may not benefit from community disclosure or involvement. Or may not really need community involvement/comment? Will the Advisory Committee be able to or responsible to address sensitive personal issues?</p>	NA	NA	N	Thank you for your input. The proposal allows for future modifications to the Committee actions. This could be a future item to consider should the community see reason to create a fast opinion process. The need for transparency and due process is one of the foundational obligations of the proposed committee.

BUILT ENVIRONMENT/SITING PROPOSAL ALLENSPARK REGIONAL COMPREHENSIVE PLAN (ARCP)

The ARCP Built Environment/Siting Criteria discussed in this proposal support two major goals related to the Comprehensive Plan. These goals are as follows: (1) Provide the property owner with the flexibility essential to build the type of structure needed or desired, and (2) Preserve the character of the Allenspark Region as expressed by the Community and stated in the ARCP. The Community strongly supported the use of criteria established by the local residents as opposed to the existing County regulations. Surveys of the Allenspark Regional Community in 2009 and 2010 were used to identify the preferred elements to be used for establishing these criteria.

Recognizing that compatibility between these two goals will at times not be achievable, the Criteria are designed to allow trade-offs for the owner that provides satisfactory solutions to differences that arise.

Support for item (1) above was expressed by the Allenspark Regional Community as a Criteria Only, Site-Specific option in the 2010 survey. This option states that structure size should be aligned with criteria developed and/or adopted by the community. If by meeting the criteria, the structure does not present a health/safety hazard, or significant negative visual or environmental impact, the size of the structure shall not be otherwise restricted.

The criteria for Item (2) address the allowable level of visibility along the Peak-to-Peak Corridor, within Townsites, in other areas, and by neighboring residences. The use of certain architectural styles, building materials and colors are proposed to temper the visibility impact of a structure. The Allenspark Regional Community has identified visibility as an important factor to be addressed and defined in the criteria. The degree of acceptable visibility varies based on the neighborhood, as defined in the Criteria document.

In addition to the above items, Habitat & Natural Environment, and Health and Safety are addressed. Federal, State and County regulations may exist that provide further guidelines that need to be evaluated outside the scope of this proposal.

The adoption of this proposal requires that the Boulder County Site Plan Review Standards (Article 4-806 of the Land Use Code, dated 4.22.11) be revised to prevent conflicting requirements. Paragraphs 1 through 2.b (i) (B) of the Standards would be superseded by this document (Built Environment/Siting Proposal) and the Built Environment/Siting Criteria for the ARCP.

The owner's build-plan carries an initial neutral (zero) score. The build-plan is evaluated against each "Factor" of the criteria and is rated according to the point system in the criteria. Both negative and positive points can be assigned to the build-plan, based on the factor being evaluated. The build-plan must obtain a zero or positive score to be acceptable.

The build-plan is evaluated on items 1-9 listed below. Factor 1 offers the owner the option to add positive points, if needed, to assist in obtaining approval of the structure from the County, and at the same time, help preserve the community's goals as stated in the Comprehensive Plan. The items listed in 1 are not mandatory, but can be used advantageously to offset or diminish other factors that detract from the acceptability of the structure.

Negative points will be assigned for Factors 2-9 for any infringement of the various factors. Zero points are assigned if there is no infringement on the factors listed. These points are based on the location of the proposed structure; e.g., Scenic Corridor or Allenspark Town site.

The factors in the evaluation consist of the following:

1. Architectural Design.
2. Scale/size relative to surrounding properties.
3. Visibility within the scenic corridor when viewed from the highway.
4. Visibility from neighboring residences on adjoining lots.
5. Proximity to neighboring structure(s) on adjoining lots.
6. Impact on rivers/streams.
7. Impact on wetlands.
8. Impact on wildlife habitat.
9. Health & Safety.

A build-plan with an evaluation score of zero or greater is approved without further modifications or revisions. A build-plan with a score below zero is not acceptable as presented. The owner should first review the build-plan to determine which factors can practically and rationally be changed to improve the score to zero or greater. The build-plan can then be resubmitted to Boulder County.

After a thorough review by the owner and the County, if the build-plan still scores no less than a negative two (-2), it may be appealed to the neighborhood in which it is located. Using existing procedures, Boulder County would notify other owners in the neighborhood of the build-plan and its deficiencies. Based on approval or rejection by the majority of the neighbors, the build-plan would be accepted or denied, respectively. Build-plans scoring less than a negative two cannot be appealed and would have to be revised and resubmitted.

BUILT ENVIRONMENT/SITING CRITERIA

Page 1 of 13

COMMUNITY COMMENTS

JULY 21, 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				
Community Comment	Aligned/ Survey	Aligned/ Geo Groups	Incorporate Y / N	747 Comment
Have land, can use as permitted by siting works for me - the land pretty much tells the builder what can happen and it should stop there - visibility is such a difficult issue - 'screening' works in the summer - winter is a whole different ballgame	Y	Y	N	None
TYPO CORRECTION: Page 2 of 3, point 2. 'Visibility within the scenic corridor when viewed (NOT FOR- should be FROM) the highway.'	Y	Y	Y	Correction made.
This point - the stickler for my property in the Boulder County plan - does not take into consideration one specific fact. A measurement from the center of the road, extending so many feet each side, from a certain height ---- does not recognize that someone passing over Post Hill (in my case) is NOT looking to either side. They are seeing the fantastic view laid out before them. I think this applies to every structure along the Peak to Peak Scenic Corridor. Many a friend of ours has missed our driveway, simply taking in the view!	Y	Y	N	This is true. A Reconnaissance Study Report in 2009 was submitted by the Scenic Working Group of the Allenspark Planning Area. The report stated "During field work, it was repeatedly noted that the scenic integrity was generally high, including developed private lands". "The overall integrity is regarded as intact, as [it] is not viewed as having significantly declined over the past decades, particularly as compared to other similar areas on the Front Range"

BUILT ENVIRONMENT/SITING CRITERIA

Page 2 of 13

COMMUNITY COMMENTS

JULY 21, 2011

When push comes to shove, and the few (very few!) vacant lots are applying for permits, I hope the Committee will consider what the traveler/tourist/visitor might be seeing through his windshield....and convey those observations to the County for their considerations too.	Y	Y	N	The Built Environment Criteria addresses this fact in Para 2.2.1, "Visibility within the scenic corridor when viewed from the highway".
In a remodel situation I believe "style compatible with the area" is the same as "remodeling the exterior helps maintain the character of the site". Once you remodel the exterior it changes the surface thus structure shape and physical features (style) are the determining factors.	Y	Y	Y (partly)	See item below
Keeping the same structure to satisfy character may lead to difficulties with structural integrity. Our house is a case in point. We were unable to demolish the existing cabin due to regulations relating to the proximity to the stream. Because of this we had to deal with patchwork repairs to foundation, structure, limited insulation possibilities and the like. 4.5 seems to promote the same limited structural improvement. I think building new with emphasis on character and compatible style is the answer. i.e. - Build a new place that looks like the old. Key West Florida has a regulation that structures may be demolished but can only be replaced with structures of the same design but with modern construction - you thought Boulder County was tough.	Y	Y	Y (partly)	New Para 1.5 "Incorporation of existing structures" was left in the criteria as a separate incentive to owners to use existing structures. The requirement was added that existing structures and any additions must meet safety and health standards. The option of "rebuilding with similar character and style" was also added and encouraged.

BUILT ENVIRONMENT/SITING CRITERIA

Page 3 of 13

COMMUNITY COMMENTS

JULY 21, 2011

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.	Y	Y	N	Thank you
In the general comments it is not clear how this review would look at an addition to an existing structure. What applies to only the addition or to the addition and the existing. I see the SF including the existing, but what about all the other criteria. My concern is a well done compliant addition also needing to have a totally redone existing home or partially redone existing home. I would encourage clarity on this intent.	Y	Y	Y	This will be clarified in the Criteria sheet. Square footage applies to total footage of all structures as defined in Para 2.1.1. Additions to existing structures are to be evaluated for visibility of the composite structure. Existing structures (as well as the addition) must meet safety and health standards after expanding or remodeling (Para 1.5 will be changed to reflect this.) Habitat/Environment are to be evaluated on the merits of the composite structure. New structures stand on their own merits.
4.1 style - as a person who has done several SPR's, I would encourage you to define what "style" is and not leave it to the county planning staff. Is it the massing that style refers to? Or is it the height, roof slopes, general form, stories, deck/porches?	Y	Y	Y	Style can be any or all of those listed, or others. Para 1.1 of the criteria says that style can reduce the visibility or make the structure more pleasing, may be typical of those in the surrounding area, often correlates with, or reflects, the type of external material used.

COMMUNITY COMMENTS

JULY 21, 2011

Above comment continued.				Style may be compatible with the surrounding neighborhood, or if it differs, should not be distracting. Para 1.1 has been changed to better define "style"
4.3 I would suggest considering dark green roofs as another option to the neutrals noted as a roof color to blend with the forest, there is a lot of green up here in the tree canopies.	Y	Y	N	Para 1.3, The existing criteria states that "Colors blend well with the local and/or natural background or existing structures". This would allow dark green roofs.
I do not know where this could fit but I have encountered planning staff that talked of accessing a projects visibility from Hwy 7 by noting that they were considering that the existing trees would be gone due to beetle damage. The language I would suggest would be the "current forest or the current trees" when referring to visibility issues. If there are no trees, due to beetles then there is not a scenic corridor.	NA	NA	N	Your last sentence holds the key to any criteria dealing with the scenic corridor. If there are no trees, then any criteria relative to visibility is up for grabs and does not come within the scope of this project. A new criteria for screening and landscaping has been added as Para 1.6.
This proposal aligns with the community voice that people like the way things are up here. It promotes saving an existing structure but does it go as far as it could to incentivize owners to sustain the character of small & quaint houses? In the townships, could points be given for low additions vs additions that make the house taller, if the site will allow? The history of small cabins with added on sections is part of the unique	Y	Y	N	Numerous factors make up the character of a townsite. Small cabins with/without additions are a part of that character. So are various architectural styles and colors. It seems that to favor one over the other would force a predetermined bias on the townsite. In areas where one style is predominant, Para 1.1 provides positive points if the style is

BUILT ENVIRONMENT/SITING CRITERIA

Page 5 of 13

COMMUNITY COMMENTS

JULY 21, 2011

charm of the area.				compatible with the surrounding neighborhood, e.g., small cabins or single story. It does not preclude those types of styles.
Since it is conceivable that an owner might choose to scrape an existing small structure and build a larger one, consider that the larger house sizes, while allowable with the options to gain points, could result in a more rapid loss of small cabins in favor of building the 'dream home'. This is especially likely in the areas outside the Peak to Peak corridor. Is there a way to do more to encourage house sizes that are more similar to those in the surrounding area? This could slow the pace of larger house sizes which changes the the character of the area.	Y	Y	N	There are several incentives for smaller structure sizes: Para 2.1.1 increases the points deducted as the house size gets larger, Para 2.2.2 encourages smaller houses to reduce visibility from neighboring structures, Para 1.1 adds points for styles compatible with the surrounding neighborhood.
Since the survey results favored the criteria based approach, perhaps more stringent criteria could be considered (or higher negative points) to balance both the 'keep what we have' sentiment and also allow larger houses? The second favored approach in the survey was the larger thresholds but to smaller amounts than the proposal outlines. If not more stringent criteria, then perhaps the criteria matrix could be changed to favor the smaller sizes of the upper limits and if a certain number of points were gained (for positive criteria like completely hidden, screened, or otherwise not visible,) then a structure could increase in size?	Y	Y	N	This comment appears to be similar to the above comment, re: incentive for smaller structures. Those comments are copied here also. There are several incentives for smaller structure sizes: Para 2.1.1 increases the points deducted as the house size gets larger, Para 2.2.2 encourages smaller houses due to visibility from neighboring structures, Para 1.1 increases points for styles compatible with the surrounding neighborhood. In Para 2.2.2, if the house is not visible from any neighboring structure, there is no penalty for that factor, i.e., larger structures may be OK, depending on other factors.

COMMUNITY COMMENTS

JULY 21, 2011

Concerning 1.5 I believe keeping the character of existing structures is desirable however keeping the actual structure may not be. Many homes in the area have poor foundations and limited possibilities for energy efficiency. Points should be given for maintaining historical style, not materials	Y	Y	Y	Existing structures (as well as the addition) must meet safety and health standards after expanding or remodeling. Also rebuild is encouraged. (Para 1.5 has been changed to reflect this.)
Is there no penalty for super sized structures? this is a loophole. Since the voice of the community is to have little change, seems like this leaves an opening for very large structures. If super sized (10K plus) are allowed, they should have to be completely screened from roads and from neighboring properties or make the points penalty so restrictive that color and such alone cannot overcome the penalty	Y	Y	N	Para 1.1.1, 1.2.1, and 1.2.2 impose significant restrictions on large structures that are not well screened from neighbors and the corridor highway.
Where is the lot size taken into consideration as a filter for house size? seems like if a house were in the middle of 1000 acres, screened by trees from adjacent roads, vistas and properties, who cares how big it is? If the lot were 10 acres, it could be a different size limitation, correct?	Y	Y	N	The criteria allow for a large house if screened from neighbors, which could occur on a large lot. This would be difficult on a smaller lot, in which case visibility will restrict its acceptability.
Since visibility is very important, don't fences, large barns, and outlying buildings count as well?	Y	Y	Y	Outlying structures and barns are included by definition in Para 2.1.1. Barns may also fall into the agricultural zoning. Fences less than 6 feet tall do not require permits.

BUILT ENVIRONMENT/SITING CRITERIA

Page 7 of 13

COMMUNITY COMMENTS

JULY 21, 2011

Can the points favor low additions vs tall houses?	Y	Y	N	Para 2.2.1 and 2.2.2 related to visibility could impact the acceptability of tall structures. Para 1.1 awards points for styles compatible with the surrounding neighborhood.
In the future, the matrix should be expanded to include Build Smart criteria. For instance, it doesn't make sense to have to meet certain HERS ratings for cabins that are used for part time residences. Also, if an owner wants to add a small addition to an existing structure, only a portion of the cost of the project should be subject to energy updates. Bypass the HERS ratings in favor of other recognized building code standards for insulation and energy efficiency. HERS should be optional	Y	Y	N	HERS, Build Green and other federal, state, and county regulations will need to addressed in the future.
Let us and the County Government not be deceived, this proposal says 'in the 2010 survey, our community supported the use of criteria established by the local residents to evaluate and approve or disapprove building plans as opposed to using the existing County threshold regulations.' On page 13 of the survey response it clearly shows that 43% of 302 respondents listed as first priority Site-Specific criteria for determining house size. This represents the opinion of 130 respondents, NOT 'our community'	C	C	N	The entire Allenspark Community was invited to participate in the meetings, surveys, and comment sessions. Decisions were made as the result of each of these communication mediums. Inputs from both the majority and minority groups were discussed. Recommendations were usually based on the majority vote, but were occasionally moderated in the best interest of the community based on other views. 66% of the survey respondents favored Site-Specific criteria as their combined 1st and 2nd preferences.
I studied Research Methods at the graduate level. This is not a valid survey instrument.	C	C	N	Thank you for your comment. The 747 process is open to all members of the community and your expertise is welcome

BUILT ENVIRONMENT/SITING CRITERIA

Page 8 of 13

COMMUNITY COMMENTS

JULY 21, 2011

				community and your expertise is welcomed.
The spirit of the 747 proposal was vividly on display when you, the 747 group, summarily discarded input on house size provided by supporters of Boulder County.	C	C	N	Revisions have been incorporated to support smaller sized houses and have used community input to arrive at the proposed criteria. Large structures would carry additional penalties.
We do not support the provisions of the Built Environment proposal. We are in favor of retaining the existing County regulations in these matters because we do not want provisions that would allow an increase in housing size over those in the current regulations, nor would we be in favor of any change in existing regulations that might allow construction to be more visible from transportation corridors.	C	C	N	The criteria used were developed to provide owner flexibility in house size and still control the visibility to maintain the character of the related neighborhood.
Boulder County regs has kept the Allenspark area attractive to you and me. I commend the county, support them and expect their rules and regs to continue to save us from ourselves, for although I believe in property rights, but believe equally strongly in the responsibility I have to my neighbors and the area.	C	C	N	See comment above
We have reviewed this proposal and endorse it with enthusiasm.	Y	Y	N	Thank you

BUILT ENVIRONMENT/SITING CRITERIA

Page 9 of 13

COMMUNITY COMMENTS

JULY 21, 2011

Habitat & Wildlife - there are current regulations pertaining to the amount of site disturbance that can be made- consider the long term or lasting impact of a project. obviously there are short term impacts of construction but much of the disturbance can be corrected. Similar to septic systems install- lots of disturbance but once put back together, the lasting post-construction impact is minimal.	Y	Y	N	Several criteria in this proposal are related to Habitat & Wildlife. County, State and Federal regulations also apply and may be more restrictive.
Presuming these criteria pertain to all buildings, not just residences, consider the visibility of parking? Highland's camp is a good example of a large parking area nicely screened-	Y	Y	N	Parking for public businesses are usually under the city or county regs for size and access. This concern can be addressed in future proposals.
This concept and approach gives everyone a better understanding of what is valued- I am so supportive of this approach and truly thank the work group for an outstanding job!	Y	Y	N	Thank you
The geo groups voiced that people like what exists, want to protect it and plan for the future without severe regulations that don't align with the mtn culture.	Y	Y	N	This proposal supports the wishes of these geo groups.

BUILT ENVIRONMENT/SITING CRITERIA

COMMUNITY COMMENTS

JULY 21, 2011

I strongly agree with this proposal. The single most important consideration for building or site issues are THE IMMEDIATE NEIGHBORS. It is folly to think that a governing body removed from the community (like the County) can devise or design a set of parameters that will drive what is acceptable versus unacceptable. Lot size, visibility from and proximity to neighboring properties, and visibility to the general public (e.g., curb view) are the key considerations. The size and style of neighboring construction is irrelevant to me if I cannot see it. If I can see it, it matters only that it's visibility and style are in keeping with other structures visible to me. If I have an issue with what's being proposed, avenues are already available to me to counter unacceptable plans. We don't need and don't want the County trying to regulate this from afar. It's a local issue, and it varies from street to street, depending on dwelling spacing and the vintage and style of construction.	Y	Y	N	Thank you
The stated goal of attracting a younger and more year round population is better served by this site-by-site approach to size regulation. It maintains the most valuable consideration of preservation of the visual character of the area, as well as all health and safety regulations. It rewards the use of non-combustible building materials and offers opportunities to mitigate total scores by the use of wildfire prevention techniques. This document incorporates and balances the concerns for public health and safety without stepping on the rights of those who have made considerable investment to build a traditional dwelling in	Y	Y	N	Thank you

BUILT ENVIRONMENT/SITING CRITERIA

Page 11 of 13

COMMUNITY COMMENTS

JULY 21, 2011

Investment to build a traditional dwelling in this mountainous region.				
This seems like a very good process to address improvements and new construction in the Raymond/Riverside area. We have such a unique region re: lot characteristics, lot size, sightlines etc. that this approach is so much of an improvement over the proposed County process. I really think that the 747 approach will result in a better visual community than could be achieved with the original County proposal.	Y	Y	N	Thank you
Several suggestions were received that a person with a 'bare' lot not be penalized for having a visible structure. The lot may not offer the owner a less visible location. Should he be penalized under new criteria that may not have existed when he bought the lot?	Y	Y	Y	Para 2.2.1 has been changed to provide relief for this situation.
Thanks for all your hard work on this project	Y	Y	N	Thank you
Built Environment Proposal (Text) Page 2, para 3 - There is no mention of how a proposed project can get positive points in this para. It is mentioned in the previous one.	Y	Y	N	The last para on that page identifies how positive points are obtained.
BE Proposal (Text) Page 2, para 4 - List of 9 categories to evaluate a project on; nos. 5, 6, 7 are all environmental to much weight, combine them into one item perhaps.	Y	Y	N	Since these 3 items were different in nature (no pun), they were addressed individually. Different criteria were required for each.

COMMUNITY COMMENTS

JULY 21, 2011

BE Proposal (Text) Page 2, para 4 - Items 1-4 penalize a small lot (1-5 acre) that is not heavily treed and could be within the scenic corridor!	Y	Y	N	This was discussed in the item above about a 'bare' lot. This seems to be the same concern addressed there.
General point - nowhere in this document do I see the concern that a property owner could have paid thousands in property taxes over 2-3-4-5 decades - Where is there any positive points gained (?) possible for such a situation?	NA	NA	N	The duration of property ownership is not considered a criteria in this plan.
Positive points for 2000 sq ft or less +2, or +5 compatible with neighborhood	Y	Y	Y (partly)	The set point for townsites was set at 2500 sq ft, which is the threshold most residents suggested if thresholds were to be used. The owner can build whatever size he wants, but less than 2500 carries no penalty. Style compatible with the neighborhood has been increased to +3.
Positive points for 2500 sq ft or less not '0' as proposed.	Y	Y	Y (partly)	The same logic is used here for the scenic corridor and outside the corridor as shown above for the townsites.

BUILT ENVIRONMENT/SITING CRITERIA

Page 13 of 13

COMMUNITY COMMENTS

JULY 21, 2011

Positive points for more energy savings "built green" property, i.e. solar - wind - passive or active	Y	Y	N	The owner has the option to use alternative energy sources as allowed by present Boulder County regulations and in agreement with these criteria. Specific uses were not addressed, but future applications/criteria may need to be added to this plan.
I hope the 747 team can balance the point system to be fairer than existing proposals. Also I strongly believe that this whole 747 project is on unnecessary attempt by our County's various depts to control all growth, limit house sizes, and population density in our fire dist. This whole exercise is aimed at possibly less than 100 properties in our area. Our area could easily have 100 more built properties of various sizes 6000 sq ft to 600 sq ft and any in between and no one would see or be offended as they drove by on our scenic Peak to Peak. Keep up the good work. We're cheering for you.	Y	Y	N	Thank you
Thank you for all the hours of labor the committee has done on 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.	Y	Y	N	Thank you

ALLENSPARK REGIONAL COMPREHENSIVE PLAN									
Built Environment/Siting Criteria			July 21, 2011						
RESIDENTIAL, COMMERCIAL, OR PUBLIC STRUCTURES			Page 1 of 4						
GENERAL COMMENTS:									
a. Existing buildings are accorded "Grandfather" status. As such, none of these criteria apply to them individually. New additions or new buildings would be subject to these criteria.									
b. High-density areas are defined as areas where the preponderance of lots is 2 acres or less. These areas carry a similarity to townsites and are equivalent in their evaluation.									
Issue	Factor	Measure	Points Added						
			Scenic corridor	Allenspark Townsite	Raymond/Riverside	Outside corridor	High-density areas		
1.0 Architectural Design	These criteria add points and provide the owners with options to assist them in qualifying the structures they desire, and at the same time, help preserve the community's goals as stated in the Comprehensive Plan. The factors listed are not mandatory, but can be used advantageously in determining the design and appearance of the structure, especially the "visibility". They can be used to offset or diminish other factors that detract from the acceptability of the structure.								
	1.1 Style	The style of the structure can reduce the visibility, or make the visible part of the structure more pleasing. Styles that are typical of those in the surrounding area are usually readily accepted within the community. Style can consist of elements such as height, roof slopes, form, stories, massing and others.							
		Style is compatible with the surrounding neighborhood.	+3	+3	+3	+3	+3		
		Style differs from the surrounding neighborhood, but is not distracting.	+1	+1	+1	+1	+1		
	1.2 Structure color	Colors that blend in with the background or are consistent with existing structures are desired. These could include earth tones such as brown and green. Other muted colors may also be effective.							
		Colors blend well with the local and/or natural background or existing structures.	+2	+1	+1	+2	+1		
	1.3 Roof color	Since roofs are usually the highest part of the structure, more consideration should be given to their color. Earth tones and muted colors that blend in with the background are recommended.							
		Colors blend well with the local and/or natural background or existing structures.	+2	+2	+2	+2	+2		
	1.4 External materials	The external materials used on the structure play a role in hiding or reducing the visibility of a structure. Both the color and the surface texture of the material can be used to enhance the character of the building and help to preserve the character of the area. Fire resistance and defensible space are also a consideration, and should be evaluated in the design. County, State, and Federal regulations may also apply.							
		Use of native wood with increased fire mitigation, or as stated below. Both criteria cannot be used to score.	+1	+1	+1	+1	+1		
		Stone or manufactured fire resistant materials with appearance similar to native materials.	+2	+2	+2	+2	+2		

[illegible]

2.2 Visual

prominence/ location

2.2.1 Visibility within the scenic corridor when viewed from the

highway: Visibility is a principal factor in determining the acceptability of a structure(s) along the scenic corridor. Structures not visible from the Highway are preferred, but not always achievable. The siting/location of the structure on the property can often be used advantageously to achieve an acceptable visibility level. The visibility might be reduced by selective positioning of the structure on the lot.

Visibility of additions to existing structures are to be evaluated on the composite structure.

The scenic corridor is the area included within 1500 feet either side of the centerline of the Highway when measured at 6 feet above the center of the Highway.

The topography and natural screening on the lot should be used to the best advantage in eliminating or reducing the visibility of structures and permanent access roads. Where this is not possible or feasible, landscaping and the Architectural Design Factors listed in this document can be used to diminish the impact of visibility.

low visibility positions on the lot are utilized	0	0	0	0	0
no screening by topography or vegetation available on lot	-1	0	0	0	0
partially hidden by topography or vegetation	-2	0	0	0	0
highly visible, e.g., on mountain side or in a meadow	-4	-1	-1	0	-1
hilltop/ridgeline, draws attention from most angles, even outside the scenic corridor	-5	-3	-3	-3	-3

2.2.2 Visibility from neighboring residences on adjoining lots (1000 ft radius from residence) (This is not applicable to the townsites or high-density areas) Along the scenic corridor or outside the scenic corridor, structures not visible to neighbors are encouraged. The degree of visibility is to be considered. Visibility of additions to existing structures is to be evaluated on the composite structure.

Whether or not a structure is visible from the ground floor of other structures is evaluated within a 1000 ft radius around the proposed structure. Outside that radius, the visibility is no longer a criteria.

not visible from any neighboring residences or not more visible than other neighboring surrounding structures within 1000 ft	0	0	0	0	0
slightly more visible than neighboring structures	-2	0	0	-2	0
highly more visible than neighboring structures	-4	0	0	-4	0

2.3 Distribution of

Structures

2.3.1 Proximity to neighboring structure(s) on adjoining lots: Spacing of structures can be controlled by avoiding the crowding of adjoining neighboring structures within the limits of the lot size. Sufficient setbacks and the placement of structures within the lot can help avert the appearance of crowding. This versatility may be more limited on small lots, but should also be a consideration on large lots.

Current regulated setbacks are the minimum allowed. However, larger setbacks are encouraged if they reduce crowding with structures on adjoining lots.

setbacks are used to best advantage to prevent crowding	0	0	0	0	0
a more suitable location/setback is available but not used	-1	-1	-1	-1	-1
structure location/setbacks poorly selected	-4	-4	-4	-4	-4

3.0 Habitat & Natural Environment	3.1 Habitat & Natural Environment				July 21, 2011		
					Page 4 of 4		
		3.1.1 Impact on rivers/streams: The impact of a structure on the river/stream is a subjective call and could include such items as erosion, contamination, and natural water flow. Some of the potential issues may be controlled by existing County, State, or Federal regulations. Impact on rivers/streams, wetlands, and habitat are to be evaluated on the merits of the composite structure.					
		no negative impact	0	0	0	0	0
		potential for negative impact	-1	-1	-1	-1	-1
		built within 50 feet	-2	-2	-3	-2	-2
		built within 25 feet	-3	-3	-4	-3	-3
		requires diversion/realignment of perennial stream	-4	-4	-5	-4	-4
		3.1.2 Impact on wetlands: Wetlands are an important asset of our community. Proper placement of structures will help protect these features and the possible negative impact on wildlife. County, State, and Federal regulations may already exist for these features.					
		no negative impact	0	0	0	0	0
		less than 0.5 acres affected	-1	-1	-1	-1	-1
		1.0 acres or more affected	-3	-3	-3	-3	-3
		3.1.3 Impact on wildlife habitat: Consideration of wildlife is important when building and locating a structure. County, State, or Federal regulations which have been formally documented may be useful in identifying the significance of the impact.					
		no identifiable impact	0	0	0	0	0
		exhibits minor impact	-1	-1	-1	-1	-1
		exhibits major impact	-3	-3	-3	-3	-3
		impedes known migration path	-5	-5	-5	-5	-5
4.0 Health and Safety	4.1 Health & Safety	Adequately addressed by current State and County regulations					
		septic compliance	0	0	0	0	0
		wildfire mitigation	0	0	0	0	0
		erosion	0	0	0	0	0

747 COMMUNITY PROJECT EXTERIOR BUILDING MATERIALS PROPOSAL

REVISED JULY 23, 2011

In the 2010 747 Community Survey the majority of respondents to question 5.1 expressed a desire for Boulder County to allow any and all exterior materials to be used and in instances when more combustible materials were used increased levels of fire mitigation would be put in place.

Preservation of the existing character of the built environment is a concern of area stakeholders. A large portion of the housing stock has wooden exteriors: mostly log, log slab, clapboard and manufactured wood siding. Masonry also appears. This appearance has long had a prominent role in the visual character of the area.

Stakeholders are aware of the combustible nature of the mountain environment and most consider this risk as one of the many trade-offs connected with living in the mountains. Wild-land fires are capricious and fire behavior can be such that current required combustion resistant exteriors and mitigation levels may be rendered useless as recent events have shown. This request would not prohibit or discourage the use of fire resistant exterior materials but would allow more traditional materials to be used if desired regardless of wildfire hazard classification. Other stipulations in the 2010 amendments to the County Building Code such as: structure vents, unenclosed under-floor protection, roofing materials and perimeter graveling would remain in effect. To help offset increased exterior combustibility fire mitigation level increases might include such things as increasing the Zone One (safety zone) dimension from 30 feet to 60 feet as a minimum. The present mix of structure appearances would continue much as it has without regulation-driven use of non-traditional materials.

The Board Of County Commissioners are therefore requested to direct the appropriate county departments and officials to work jointly with community representatives of the Allenspark planning area in developing an amendment to effect the requested change. Such an amendment would then be returned to the community for approval prior to final submission to the Board of County Commissioners for approval. The process as envisioned would not only allow for inclusions of lessons learned from the Four Mile fire but could, if desired, include emergency access and other pertinent issues which could ultimately make for a "win-win" situation for all involved.

Number	Community Comment	Aligned/Survey	Aligned/ Geo Groups	Incorporate Y / N	747 Comment
1	<p>In addition to the proposed regulation of exterior structural materials, I would like to see some regulations regarding exterior lighting. Part of the unique character of mountain living is that we can look up and marvel at the starry expanse of the night sky. Town and city dwellers long ago lost the ability to see the stars, pick out constellations, and look for comets. Poorly designed lighting also wastes energy. With the help of the International Darksky Association (IDA) we can protect this unique resource. Below is an excerpt from the International Dark-Sky Association's website:</p> <p>'Once a source of wonder--and one half of the entire planet's natural environment--the star-filled nights of just a few years ago are vanishing in a yellow haze. Human-produced light pollution not only mars our view of the stars; poor lighting threatens astronomy, disrupts ecosystems, affects human circadian rhythms, and wastes energy to the tune of \$2.2 billion per year in the U.S. alone.</p> <p>IDA and the Illuminating Engineering Society (IES) proudly announce public release of the Model Lighting Ordinance (MLO) as a valuable guide for environmentally responsible outdoor lighting in North America. Developed jointly by the IDA and the IES over a period of seven years, the IDA/IES partnership will encourage broad adoption of comprehensive outdoor lighting ordinances without devoting extensive staff time and resources to their development.</p> <p>The MLO outdoor lighting template is designed to help municipalities develop outdoor lighting standards that reduce glare, light trespass, and skyglow. The MLO offers several innovations to outdoor lighting regulation, including the use of five lighting zones to classify land use with appropriate lighting levels for each.'</p> <p>The International Dark-Sky Association can help the Allenspark area landowners develop exterior lighting guidelines or ordinances to protect one of the many resources that make our mountainous area unique and special. Please visit their website at www.darksky.org.</p>	no	no	no	Not applicable to building material proposition, but might be considered in the next round as far as further revision to current code requirements.
	Agree with proposal.	yes	n/a	n/a	Thank you
	<p>good work-</p> <p>the concept of improved fire mitigation strategies could be a benefit also for new additions regardless of exterior material</p> <p>for exterior materials is this limited to siding only and not to roofing?</p>	yes	yes	yes	Proposition excluded roofing materials since a large choice of materials is currently allowed. A notable exception is that wood shake roofing which is extremely combustible.

<p>the 'look' they want.</p> <p>I ask that the wording 'To help offset increased exterior combustibility fire mitigations level increases might include such things as increasing the Aone One (safety zone) dimension from 30 feet to 60 feet as a minimum.' be re-considered.</p> <p>Given the suggestion, a newcomer building for the first time, should have the reasons explained WHY this is an established RECOMMENDATION - but let them (and us old homeowners) decide about fire mitigation, structural materials, and growth around our homes be our choice/our considered decision after hearing the SUGGESTIONS.</p> <p>'The Less Rules the Better'</p>	yes	yes	no	<p>The zone 1 increase is one of perhaps several modifications to current code requirements. This comment will be considered if the proposal is approved to go forward.</p>
<p>I am all for the option to allow for the use of the historical exterior building materials. The character depends as much on log slab, log siding and clapboard as much as anything else.</p> <p>Regarding fires- it is very clear given the recent two year's worth of Boulder County fires, that the culprit for the majority of large scale fire events is unattended fires set by people. Building materials do not seem to have an effect on the wild fires. For over 100 years, structures have existed through fire events with little regard to materials.</p> <p>Since Boulder County is considering a future requirement for residential fire sprinklers, the future for this fire topic could include the conditions about mountain living that make a sprinkler system not viable. Few of these areas have a municipal water system or back-up supply of water and power to support a discharge duration beneficial to the saving a structure in our area.</p> <p>Also, if Boulder County and BLM were to provide more ranger attention to the risk points for unattended fires, the cost savings from having to fight fires could off set the labor for more vigilance.</p> <p>These items could be stuff an Advisory Committee could work on-</p>	yes	yes	no	<p>Thank you</p>
<p>I believe log homes and log siding should be allowed because of their traditional nature.</p>	yes	yes	n/a	<p>Thank you</p>

I strongly support this proposal. The County needs to realize that, as a practical matter, forced use of non-traditional, more flame-resistant (not not flame-proof) materials does not make a material difference as to whether a structure will catch fire or not. The intensity and proximity of the fire is overriding. A sound case has never been made (at least to me) that use of these materials can be the differential between a structure catching fire versus not catching fire. Nor has a sound case been made that, in the event of a fire sourced internal to the structure, that use of these materials will prevent spread of the fire beyond the structure. The real risk is to the structure from the forest, not to the forest from the structure; the overwhelming majority of forest fires are of natural origin, not sourced from a structure. In either case, defensible space is the single best mitigator to the spread of fire in either direction. Forced use of these materials adds an undue cost burden to the owner, and takes away from the natural and traditional look of the community in its setting.	yes	yes	n/a	Thank you
I studied Research Methods at the graduate level. This is not a valid research tool.	n/a	n/a	n/a	Thank you
I support this approach.	yes	yes	n/a	Thank you
Liked the spirit - live and let live, fires will take us regardless of materials - have some problem with stucco or concrete block but that is my problem...	yes	yes	n/a	Thank you
Seems like a very reasonable approach to me and would provide some flexibility as well as preserve the area's character.	yes	yes	n/a	Thank you
There should be an exemption for property owners who have had land/buildings for many years from having to fulfill all MODERN requirements for fire prevention, materials, etc. Many, many cabins were built without these strictures, and many owners do not have the financial means to bring their summer residences or seasonal cabins up to year 2011 code. It is insensitive and ridiculous to force such people to try to meet code that is appropriate for new construction.	yes	yes	n/a	This comment will be considered if the p
This broadened statement about building materials recognizes the practicality of using non-combustible materials with the rights of property owners to use more traditional materials. Each of us choosing this community does so with the knowledge that there are risks and responsibilities that come along with that choice. The use of traditional materials also can be achieved safely by incorporating other fire mitigation techniques. It should be a decision left to the property owner who has everything on the line, safety of family's lives, financial investment. The built material proposal doesn't discourage the use of non-combustibles in any way, it returns the right of choice to the individuals who have made significant decisions about their location and the style of lives they wish to pursue.	yes	yes	no	Thank you
We have reviewed this proposal and endorse it with enthusiasm.	yes	yes	n/a	Thank you

Business Zoning

747 Townsite Planning Initiative Business Introduction

In the Fall of 2008 Boulder County adopted new zoning regulation that affected all of unincorporated Boulder County. The county at the time of adopting the new regulation also began to engage the townsites in unincorporated Boulder County in what is known as the Townsite Planning Initiative (TPI), which brings us to where we are today. Through this process the community has recognized certain inequities within the zoning categories currently applied to the businesses within the Allenspark Region, as explained below. Through the TPI process the community is recommending these inequities be corrected without requiring the business owners to navigate special review processes in order to be brought into conformity.

In way of explanation of what these inequities are and how they came to pass we offer the following:

In or around 1984 Boulder County down zoned what is known as Business Route 7, allowing some businesses to retain their Business zoning while others lost theirs. We are recommending Boulder County re-establish Business zoning to Business Route 7, bringing all businesses into conformity and encouraging most future new businesses to be established along Business Route 7.

Outside of Business Route 7, yet still within the Allenspark region there exist several lodging facilities and retail operations that have been in existence for decades, yet they do not have appropriate zoning in which to operate their businesses, thus requiring the business owners to undergo a special use process or forcing them to operate as non-conforming, an extremely restrictive status. Again, there are a few that have appropriate zoning (Sunshine Mountain Lodge and The Raymond Store) but most do not. We are recommending Boulder County adopt the *Historic Business District Zone* for the identified Properties that have continuously historically operated as businesses.

Allenspark 747 Townsite Planning Initiative Business Recommendations:

- 1) Boulder County Land Use shall establish or reinstate Business (B) zoning to the properties identified on the map designated as "747 Community Project Proposed Additional Zoning", and incorporated in this July 2011 proposal, bringing all businesses into conformity and encouraging most future new businesses to be established along Business Route 7 as shown on the map between Allenspark and Ferncliff.**
- 2) Boulder County Land Use shall adopt the *Allenspark Historic Business District Zone* category for the properties identified on the map designated as "747 Community Project Historic Businesses" and incorporated in this July 2011 proposal, that have continuously historically operated as businesses along Peak to Peak Highway 7.**

The ballot asks for an Agree or Do Not Agree vote on each issue.

BUSINESS

Community Comment	Aligned/ Survey	Aligned/Geo Groups	Incorporate Y / N	747 Comment
Agree with proposal	Y	Y		Thank you for your comment.
I agree with the Proposal. I would sure hate to see the continued use of business in the area be threatened by inappropriate and unfair regulation. These businesses are part of the fabric of the community and are needed by the community. Some new businesses, appropriate to the area, would also be beneficial to the residents of the area.	Y	Y		Thank you for your comment.
I object! This statement says, 'through this process the community has recognized certain inequities...' Lets be honest. A few citizens in Allenspark feel their property rights are compromised. Let them seek redress through the established channels without upsetting the apple cart!	C	C	No	Thank you for your comment. The 747 Townsite Planning Initiative process has been by invitation from Boulder County in an effort to determine community sentiment on appropriate regulation and "channels" for review and compliance. The input from the public meetings together with the survey data resulted in overwhelming support for the businesses currently operating without appropriate zoning as well as the re-zoning of portions of Highway 7 Business Route.
I strongly agree with this proposal. May the County please move swiftly on this issue to cut through all the red tape and let common sense prevail.	Y	y		Thank you for your comment.
I support the proposed Business Zoning Proposal.	Y	Y		Thank you for your comment.

BUSINESS

thanks for the hard work - hope that you get what you wish for - Meadow Mtn. might have some problems with kitchen requirements, etc	Y	Y	no	Thank you for your comment. Kitchen requirements fall under the Boulder County Environmental Health Department which Meadow Mountain Café already is in compliance.
Community Comment	Aligned/ Survey	Aligned/Geo Groups	Incorporate Y / N	747 Comment
This proposal is in keeping with the character of Allenspark and removes an unnecessary burden on long-standing businesses. Removal of regulation which penalizes historic business is a step in the right direction.	Y	Y		Thank You for your comment.

BUSINESS

<p>Totally approve of the correction and updating of business zones lying outside the Allenspark townsite.... I hope that it will encourage more businesses to locate here! I am concerned that there is very little recognition of Ferncliff - and definitely feel that it should be added into the overall view of the Comprehensive Plan. Don Kvol once told me that he had established the Town of Ferncliff with Boulder County, and certainly when he built the two story business building, he demonstrated his ability to get Bo.Co. cooperation with his plans. I believe this is already a COMMERCIAL ZONED AREA - all that is lacking is someone wishing to be an 'angel' to bring back the gas pumps, fresh year-round groceries, and the other services that we enjoyed years ago. Does anyone else remember the fishing licenses and bait counter, the three Ferncliff Festivals or the gigantic cinnamon rolls with big coffee urns dispensing hot beverages? Such fun to watch the snow plow drivers gassing up to clear the driveways of their clients on a winter morning. How can we encourage this area to become part of 'us'???</p>	Y	Y		<p>Thank you for your comment. Ferncliff Groceries and Gas is identified for re-zoning along the Highway 7 Business Route with consent of the property owner. (Please See map) Currently Ferncliff Groceries and Gas only has partial Business zoning, so consequently would be partially operating under non conforming status once reopened unless re-zoned as Business.</p>
Community Comment	Aligned/ Survey	Aligned/Geo Groups	Incorporate Y / N	747 Comment

BUSINESS

Special use review is triggered by motorized and firearms related business.....I would specify gambling and sex trade as additional triggers.	Y	Y		<p>Thank you for your comment. The Colorado Gaming Commission regulates gambling which covers a broad definition of activities such as Lotto and Bingo in addition to Casino's. However in order for an area to be allowed the right to develop a gambling district such as Central City, Black Hawk or Cripple Creek it would require a modification to amendment number 4 of the State Constitution, either by legislative initiative or voter referendum -or- if the area were an Indian Reservation.</p> <p>Pornography has been a concern of many in the community. Sex Trade is already illegal. Assuming the intended meaning of the comment was that pornography be an additional trigger for special review, there is broad support for that in the community. The sale of pornography however is considered retail. Retail is categorized as "By Right" in the Business zone. Zoning does not differentiate between types of retail. Further, the sale of adult pornography is protected by first amendment rights, therefore we do not have the liberty to forbid it unless all retail were forbidden.</p>
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	Y	Y		<p>Thank you for your comment. Under this proposal Highway 7 (AKA Peak to Peak Highway) will not see additional businesses beyond those that already exist other than the Highway 7 Business Rt where there are 5 additional lots that historically had business zoning and are identified to be re-zoned for business with the consent of the property owners</p>

BUSINESS

Don't like the enlargement of the Business district on Hwy 7.	C	C	No	Thank you for your comment. This proposal does not expand businesses along Highway 7 (AKA Peak to Peak Highway) only along Business Rt 7, which runs from the Allenspark Townsite through Ferncliff. Please see maps.
Good Work! Thanks!	Y	Y		
We do not support the provisions of the Business Zoning proposal. If adopted, these provisions would lead to an increase in the number of businesses along Highway 7 in the Allenspark area. We would find this objectionable. The current zoning for businesses along Hwy 7 should be retained	N	N	No	Thank you for your comment. This proposal does not expand businesses along Highway 7 (AKA Peak to Peak Highway). Of the eight properties identified to have Business zoning reinstated or established along the Business Rt 7, five of them currently are residential but had historically had been zoned Business. By reinstating Business zoning to these properties there will be an opportunity for new businesses to be established in these locations. Please see maps.

