



Land Use

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Allenspark Regional Comprehensive Plan – Phase 2 June 21, 2012 – 1:00-5:00 pm Meeting #6

Agenda

- Building Consensus
- Business Zoning, continued from 5/24/12
- Building Materials, continued from 5/24/12
- Built Environment, prepare for field trip with staff on June 22, 2012
- Wrap-up and next steps

June 18, 2012

NOTE: This version combines the DRAFT Allenspark Historic Business District proposed by the 747 Community Project and the uses discussed at the April 26, 2012, meeting with Abby Shannon. Changes discussed at the April 26, 2012, meeting (or suggested by Abby Shannon that differ from the 747 draft) are indicated with either a ~~strikethrough~~ or an underline. Changes made to this draft after the May 24, 2012, meeting have been highlighted. Notes and commentary are provided in *italics*.

Allenspark Historic Business District

~~(This district is a new zone district for the businesses which lie outside the Business district but within the boundaries of the Allenspark Regional Comprehensive Plan (ARCP) geographic boundaries. It would replace the current Forestry Zone District)~~

Note: I propose we try this zone district out on the existing businesses in the Allenspark townsite first. We can keep the proactive application of this zone district to businesses outside the townsite as a goal to be pursued when there is availability from Land Use staff.

A. Purpose: A zone which acknowledges that the recreation and tourism history of the Allenspark area contributed greatly to the establishment of the community and which seeks to recognize those existing historical uses in order to preserve and promote the remaining recreation and tourism operations that exist in the community and which continue to have a positive social and economic influences in the community and help to define the community character.

B. Principal Uses Permitted

1. Agri-business Uses
 - a) None Permitted
2. Agricultural Uses
 - a) Farm Stand
 - b) Open Agricultural Uses

3. Commercial/Business Service Uses

None Permitted

- a) Building Contracting Shop (I)
- b) Carpentry, Woodworking, or Furniture Making Facility
- c) Commercial Bakery
- d) Machine Shop (I)
- e) Printing and/or Publishing Establishment

4. Community Uses

- a) Adaptive Reuse of a Historic Landmark (I)
- b) Camp
- c) Church
- d) Educational Facility (S)
- e) Membership Club
- f) Reception Halls and Community Meeting Facilities
- g) Use of Community Significance (I)

5. Forestry Uses

- a) Forestry

6. Industrial Uses

- a) None Permitted

7. Lodging Uses

- a) Bed and Breakfast – in this zone district, up to 6 guest rooms and twelve guests per night are permitted
- b) Campground (S) *[Note: we discussed removing this during the 4/26/12 meeting because it would not be appropriate in the core Allenspark business area. But if this zone district is expanded and applied to parcels with businesses that are outside of the core area, this use may be appropriate given the specifics of the location.]*
- c) Overnight Lodging
- d) Resort Lodge, Conference Center, or Guest Ranch
- e) Short-Term Dwelling Rentals

8. Mining Uses

- ~~a) Oil and Gas Drilling or Production, on subdivided land~~
- ~~b) Oil and Gas Drilling or Production, on unsubdivided land~~

[Not sure if we can prohibit Mining Uses if someone owns the mineral rights in the area, but we discussed removing these uses from the Allenspark townsite, in particular, if possible.]

9. Office Uses

- a) Professional Offices

10. Recreation Uses

- a) Livery or Horse Rental Operation

- b) Outdoor Recreation, for day use
- c) Park or Playfield, for day use

11. Residential Uses

- a) Boarding House
- b) Group Care or Foster Home (S)
- c) Single Family Dwelling
 - i. Maximum gross residential density one dwelling per building lot

12. Retail and Personal Service Uses

- a) Bank
- b) Convenience Store
- c) Day Care Center
- d) Emergency Care Facility
- e) Eating or Drinking Place, without drive through
- f) Indoor Theater
- g) Mortuary
- h) Recycling Collection Center, Small (I)
- i) Retail or Personal Service Facility
- j) Vehicle Service Center

13. Transportation Uses

- a) Park and Ride Facility (S) *[Discussed possible deletion of this use.]*

14. Utility and Public Service Uses

- a) Central Office Building of a Telecommunications Company (R)
- b) Community Cistern (I)
- c) Fire Barn (I)
- d) Fire Station (H) (S)
- e) Public or Quasi Public Facility other than listed (S)
- f) Public Safety Telecommunications Facility (I)
- g) Sewage or Water Transmission Lines (R/L)
- h) Small Solar Energy System or Solar Garden (S) (SPR/I)
- i) Small Wind Powered Energy System
- j) Telecommunications Facility, utilizing an existing structure and meeting the height requirement of the zone district.
- k) Telecommunication Facility requiring a new Structure or accessory structure exceeding the height limitation of the district in which the facility is located, or exceeding the accessory building size limitations (S)
- l) Utility Service Facility
- m) Water Reservoir (S/R/L)
- n) Water tank or treatment facility (S/R/L)
- o) ~~Wind Powered Electric Generator (I)~~ *[This use no longer exists in the Code. It was replaced with Small Wind Powered Energy System]*

15. Warehouse Uses
 - a) None Permitted

C. Accessory Uses Permitted

1. Temporary Accessory Community Meeting Facility
2. Accessory Dwelling (I)
3. Accessory Horse Keeping
4. Accessory Outside Storage
5. Accessory Solar Energy System
6. Accessory Structure
7. Grading of more than 500 Cubic Yards (I)
8. Home Events
9. Home Occupation
10. Household Pets
11. Noncommercial Telecommunication Site, one structure which meets setback and height requirements
12. Noncommercial Telecommunication Site, multiple structures and/or not meeting setback or height requirements (I)
13. Small Wind-Powered Energy System, Roof-Mounted

D. Temporary Uses Permitted

1. Emergency Noncommercial Telecommunication Site (A)
2. Garage Sales or Occasional Sales
3. Group Gathering (A)
4. Temporary Construction or Sales Office (A)
5. Temporary Dwelling Unit (A)
6. Temporary Farm Stand
7. Temporary Special Use (S)
8. Temporary Weather Device Tower

E. Lot, Building, and Structure Requirements

1. Minimum lot size
 - a. As existing at the time of rezoning to this zone district
2. Minimum setbacks
 - a. Front yard...15 feet
 - b. Side yard...7 feet
 - c. Rear Yard...15 feet

[Note: Land Use Staff will look at these numbers more closely to compare with existing conditions. For example, 15 feet might still be too much, causing existing buildings to be non-conforming with respect to their front setback]

3. Maximum building height
 - a. For new construction and additions 30 feet; structures existing at the time of adoption of this code shall be permitted **(to remain or redevelop?)** at their existing height.

F. Additional Requirements

1. Multiple Principal Uses – shall be allowed by right unless the uses otherwise triggers Special Review a review process.
2. On parcels with existing structures, Special Review is required:
 - a) When the use of motorized recreational activities or the use of firearms is proposed.
 - b) When redevelopment of a parcel, resulting in the deconstruction of more than 20% of the existing structures, is proposed.
 - c) When a use or combination of uses would generate at least 20% more traffic to and from the facility (traffic volumes measured as average daily trips as defined by the Institute of Transportation Engineers) than the established baseline or the previously permitted traffic levels. Note: 20% increase is what CDOT uses for a trigger to require a new access permit.
 - d) When a use or combination of uses would result in the addition of at least 25% more user capacity to the facility than the established baseline or the previously permitted level of use.
 - e) When a use or combination of uses would result in the addition of at least 25% more total floor area to the facility than the established baseline or the previously permitted square footage. Note: unless the square footage increase is agricultural in nature, e.g., hay storage, barn, riding arena, etc.
3. On parcels with existing structures, Limited Impact Special Review is required:
 - a) When a use or combination of uses would generate at least 10% more traffic to the facility (traffic volumes measured as average daily trips as defined by the Institute of Transportation Engineers) than the established baseline or the previously permitted traffic levels.
 - b) When a use or combination of uses would result in the addition of at least 10% more user capacity to the facility than the established baseline or the previously permitted level of use.
 - c) When a use or combination of uses would result in the addition of at least 10% more total floor area to the facility than the established baseline or the previously permitted square footage.
4. Special Use is required for any new use which:
 - a) Generates traffic volumes in excess of 150 average daily trips per lot as defined by the Institute of Transportation Engineers;
 - b) Has an occupant load greater than or equal to 100 persons per lot;
 - c) Has a wastewater flow greater than or equal to 2,000 gallons per day; or
 - d) Has a total floor area greater than ~~25,000~~ 10,000 square feet.

G. Parking Requirements

1. Any additional square footage proposed to be constructed over that which existed on [DATE OF ADOPTION] will trigger a review of parking. Parking requirements are specified by use classification in the Land Use Code.
2. A change of use within an existing structure or the addition of uncovered outdoor seating will not require additional parking.
3. Parking may be provided on the lot or on another lot within the townsite. A county approved parking agreement is required if the parking is provided on another lot.

4. No loading space is required unless determined to be necessary through the zoning review or site plan review process.

Building Materials

What we heard: Community wants to have their choice of siding material such as natural wood siding in High Hazard and Extreme Hazard-designated areas, and would be willing to provide greater wildfire mitigation to do so.

Land Use Department Concerns: Property maintenance in wildfire-prone areas is imperative but we aren't going to monitor or regulate cleaning out one's gutters. Spilt log siding is one of the Building Team's big concerns – smooth siding tends to resist ignition while rough textures could allow embers to collect and then ignite – but any type of wood siding could be an ignition source.

Common Ground: The 747 Project proposal supports other building code requirements including structure vents, unenclosed under-floor protection, class A roofing materials, perimeter gravel requirements. And the ignition-resistant materials requirements in the Building Code allows any type of siding to be used in areas of Moderate Hazard.

Additional concerns to be addressed:

- ?

Sticking Points: The 747 proposal and the community meetings held in 2012 have provided aesthetic reasons for wanting to allow, at the discretion of the property owner, wood siding in all wildfire hazard areas. Ignition-resistant (read: “not wood”) siding materials are required in areas designated High hazard and Extreme hazard through unincorporated Boulder County.

Land Use staff including the Chief Building Official, Wildfire Mitigation Coordinator, Forestry Education and Outreach Coordinator, and the Land Use Director agrees that the hazards of living in the High and Extreme areas combined with science that shows ignition resistant materials are a reasonable means to minimize structure loss support retaining existing building code policies. Our ignition-resistant construction requirements are similar in philosophy to our prescriptive BuildSmart requirements. With BuildSmart, we try to achieve the best “bang for the buck” in energy efficiency for the life of the home by first creating a tight, well-insulated building envelope. Evolving technology and the eventual replacement of things like heating equipment, water heaters and solar panels may occur, but that basic building envelope will remain. For ignition-resistant construction, we feel that it is similarly important to have ignition-resistant exterior materials, including the walls and the roof. We can't legislate or regulate maintenance by the homeowner, and vegetation does grow back. Vegetation modification for trees and brush, as well as regular removal of pine needles, weeds and grasses, is temporary and dependent on owner maintenance. Ignition-resistant exterior materials are more or less permanent and do not require ongoing maintenance.

Although we will be reviewing the current ignition-resistant construction requirements as we look at updating the Boulder County Building Code, our experience with the Fourmile Canyon Fire, the resulting Udall Report and the latest science and research by people like Jack Cohen suggest that our minimum requirements should at least stay the same, if not be upgraded.

For more information, contact Abby Shannon: ashannon@bouldercounty.org or 720.564.2623

Allenspark Regional Comprehensive Plan – Phase 2
June 21, 2012 – 1:00 – 5:00 pm
Meeting Notes #6

Present: Abby Shannon, Joy Spatz, Bill Ellis, Jeff Kolen, Ron Grochow, Tammy Ackerman (1-5)
Kim Sanchez, Chad Schroeder, Ron West (3:30-4:45)

These are the topics and ideas discussed at the June 21 meeting:

Building Consensus

- Priorities for each of the proposals – will help with the implementation plan; but don't call "priority" because it might have a negative connotation
- Bring the implementation plan back to the entire community for perhaps another survey?
- Classify implementation by other categories or buckets (easy, not so easy; low hanging fruit, etc...)
- 4 buckets – not priorities – labeled something such as Easy, Not-so-easy, Needs more attention, Not Possible with explanations for why the item was placed in that "bucket"
- Implementation plan – Abby to create an implementation plan to outline how the Comprehensive Plan and Proposals can be implemented. Will identify what's important now, mid-term, and in the long run; will help show where we're going; a fourth bucket for ideas or concerns that can't be accomplished in the long, med, or short term ; implementation plan should also include reasons to support the approach or the bucket

Business Zoning

- The group talked about whether lodging uses should be zoned for business
 - Abby thinks Forestry is an appropriate zone district for the type of lodging available in the area
- Should the 5-year sunset provision be changed (refers to Special Uses that have been vacat/dormant)
- Use of community significance – perhaps staff should let lodges know they are eligible for this designation, outline the advantages, do public outreach for them
- Prepare alternatives if some approaches are not possible
- Core team supports parking proposals as drafted in meeting materials with change to allow addition of bathroom/kitchen/non-public space without triggering additional parking requirements
- Perhaps the setbacks should be 7 ft on all sides rather than 15 ft in front and back; 7 or 0 feet based on existing conditions – Abby to check with Building Official

Allenspark Comp Plan

- Either incorporate by reference OR reference plus an introduction with a few major goals
- Should not disappear in the countywide revision – will it be housed near Eldorado Springs, Eldora, Gold Hill, etc?
 - Here's the link to the BCCP online:
<http://www.bouldercounty.org/property/build/pages/bccp.aspx>

- Salient points: sustaining a community, viable townsite, not a ghost town
- HOMEWORK FOR EVERYONE: condense the Allenspark Area Comprehensive Plan into 3 pages so that it can be incorporated into an Allenspark section of the BCCP

Interface Committee

- Formalize with a vote required from the county or should the community form a group without asking the county?
 - Easy path = form a group and ask for referrals;
 - Slightly less easy path = Independent community vote without county involvement to create an interface group
 - Rocky path = ask County (BOCC) to appoint people to a committee or create an elected process

Building Materials

- Abby to help core team with timing/understanding the Board of Review process to interact with the BOR in a meaningful way as they consider changes to the Building Code.

Built Environment

- Bill reviewed the premise behind the Built Environment “points” proposal in preparation for the field trip with County staff on Friday.

Next Meeting: Thursday, June 28, 2012 at 6:30 at the Allenspark Fire Station

Topic: Meeting prep for the Saturday, July 14, 2012 meeting at Highlands Camp