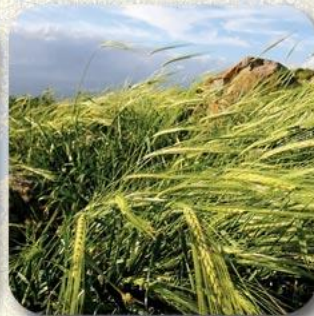


Boulder County Land Use Department



**Allenspark Regional Comprehensive Plan
Communitywide Meeting
July 14, 2012**

Allenspark Regional Comprehensive Plan

1. Business Zoning
2. Building Materials
3. Built Environment
4. Comprehensive Plan
5. Interface Committee



Business Zoning

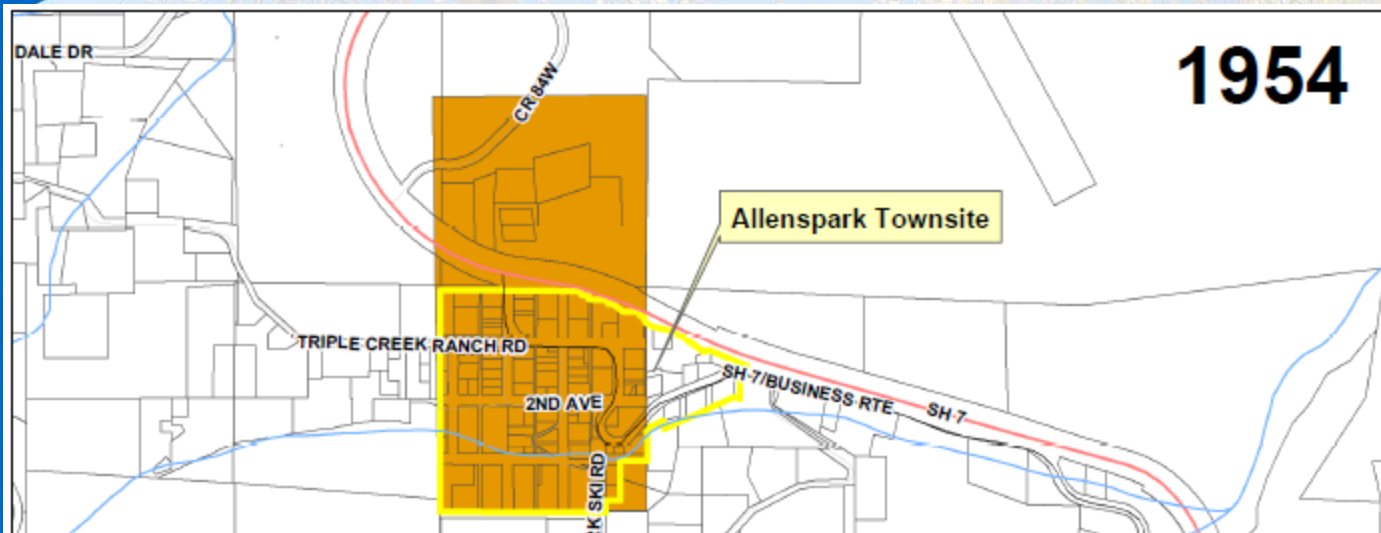
Can-Do!

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

Still discussing...

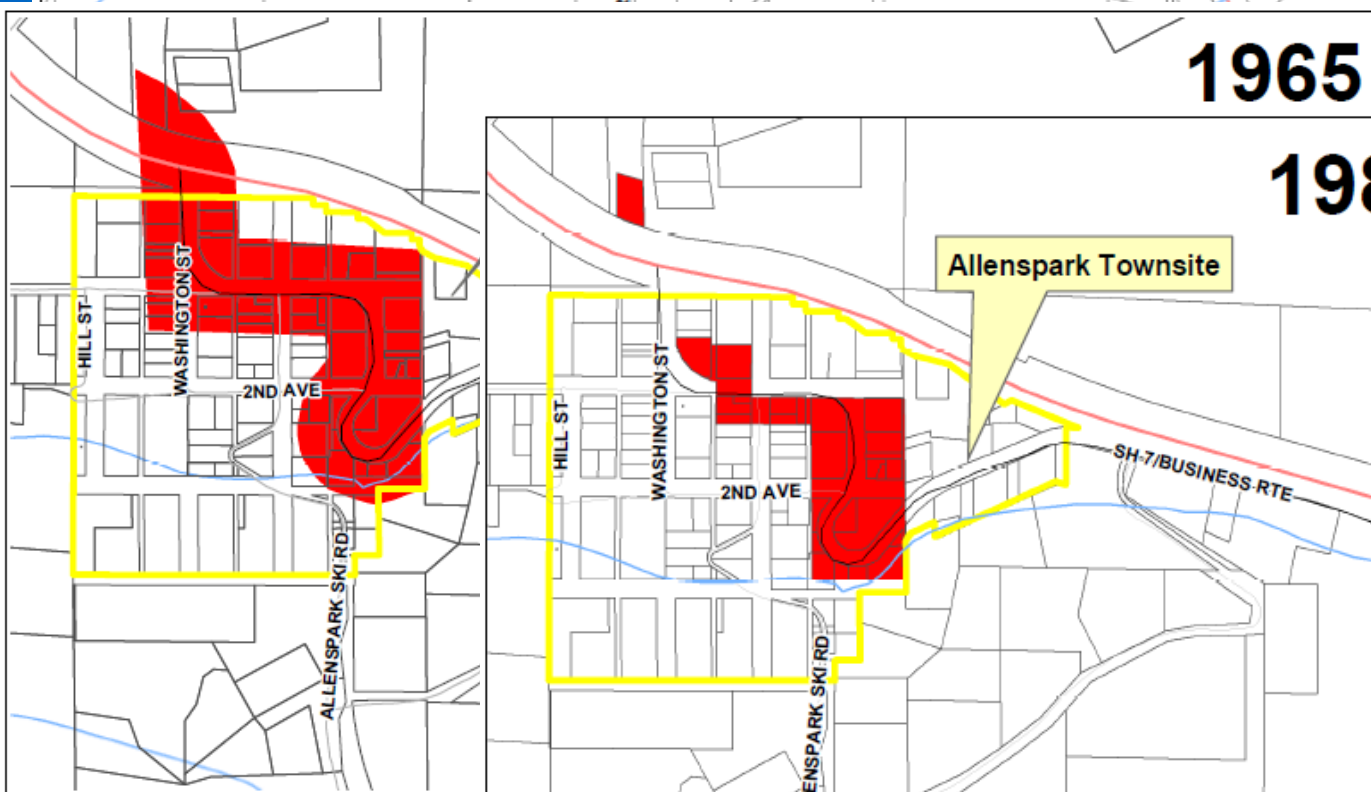
- Rezone businesses outside the townsite
- County staff to “usher” nonconforming parcels through review
- Design/building materials guidelines or suggestions



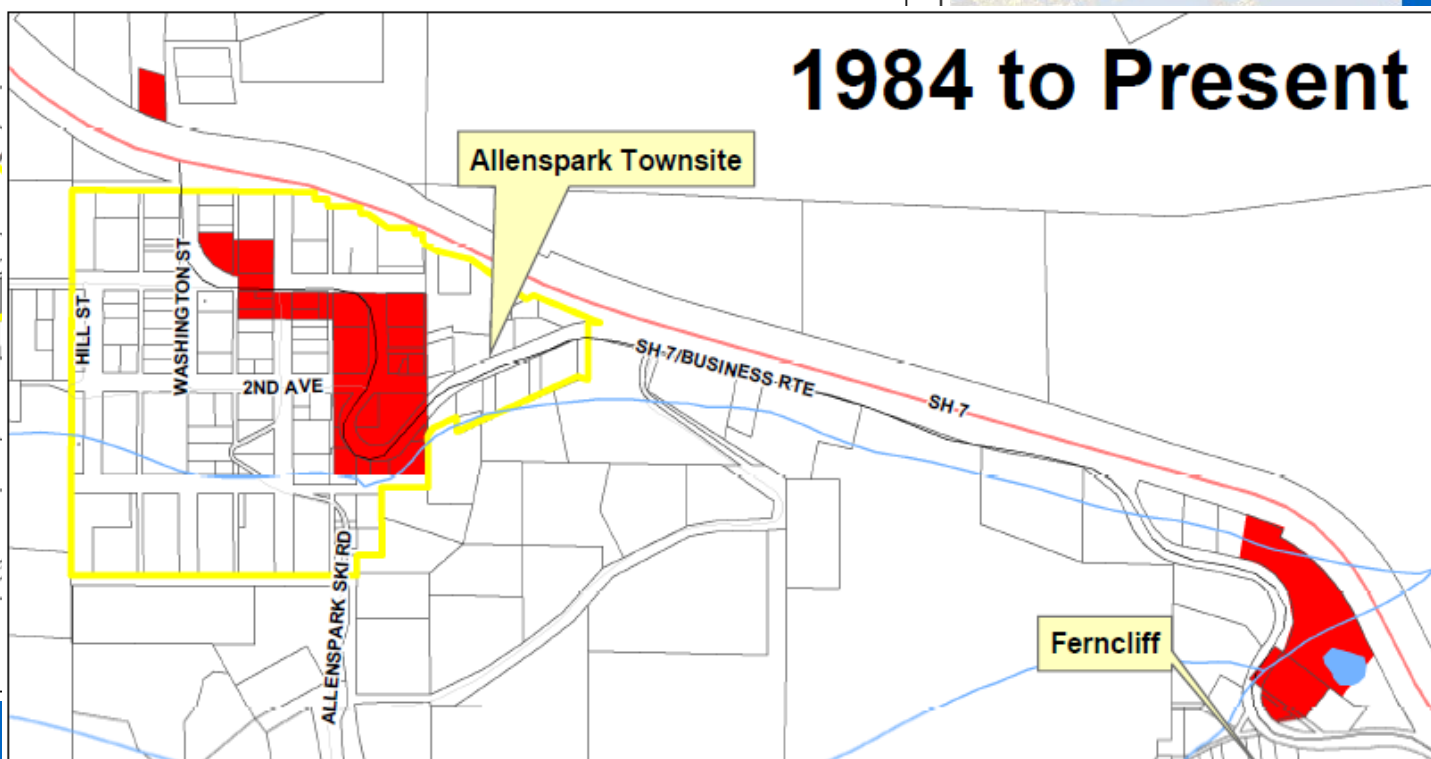


Legend

- Townsite Boundary
- Transitional Zoning
- Business Zoning



1984 to Present



Land Use Department



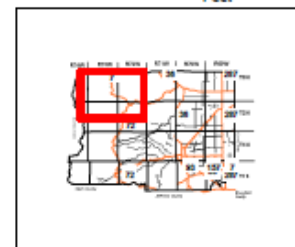
747 Community Project Historic Businesses

Property Ownership

- Peaceful Valley Ranch LLC
- Bishop William & Gail
- Raben Daylon & Ann
- Kristofferson Nils C & Denise Y
- Lane Lloyd C Trustee of LLOYD C Lane
- Meeker Park Lodge
- Capfinancial Properties CV2 LLC

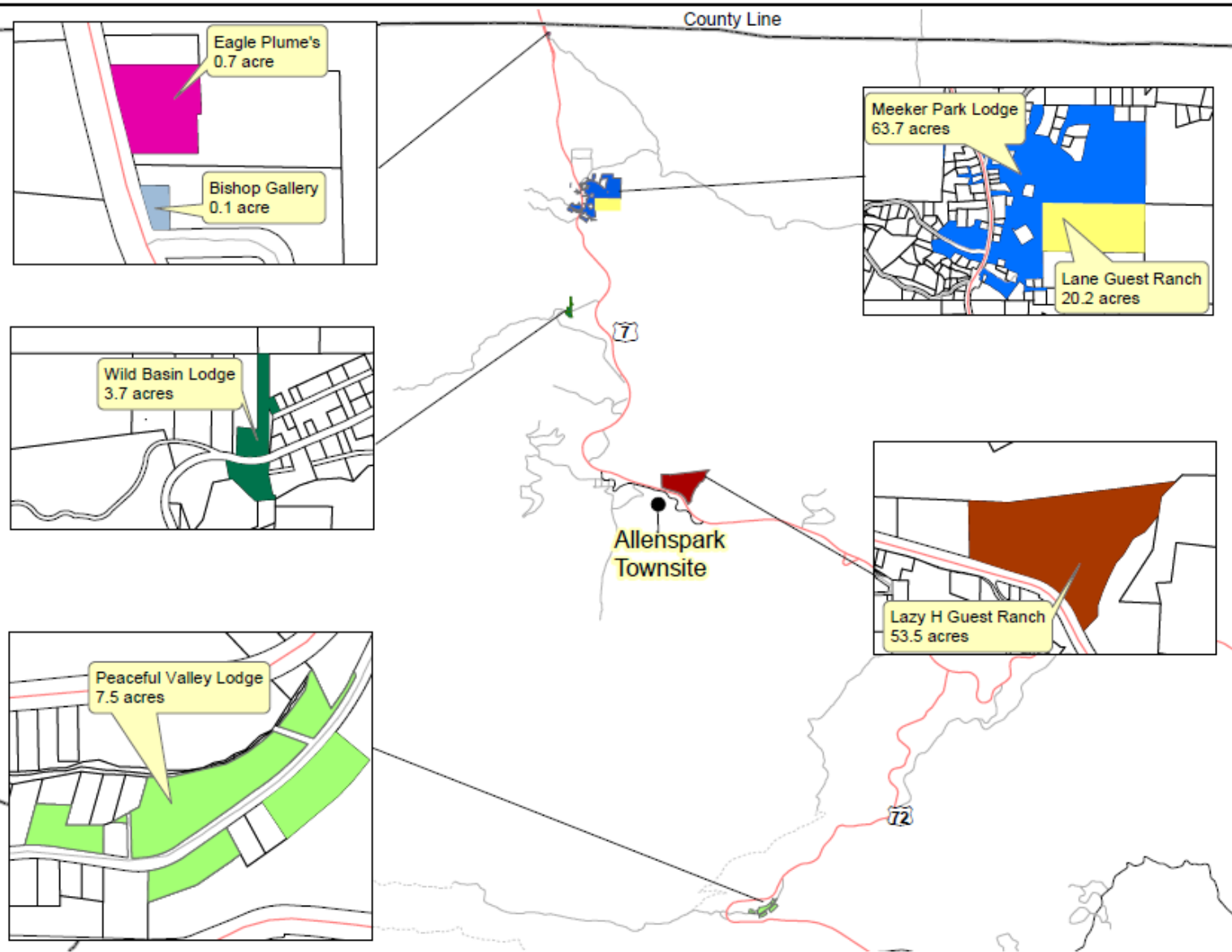


0 2,700 5,400
Feet



This map is for illustrative purposes only. The Boulder County Land Use Department makes no warranties regarding the accuracy, completeness, reliability, or suitability of these data. Boulder County Land Use Department disclaims any liability associated with the use or misuse of these data. In accessing and/or relying on these data, the user fully assumes any and all risk associated with this information.

Map created by: BCS Date: 10/19/10
Location: V:\gis\planning\allenspark\allenspark_prop_boul



Allenspark Regional Comprehensive Plan July 14, 2012



Building Materials

Can-Do!

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

Can't Do...

- Land Use staff is not willing to recommend the BOCC relax IR materials required when homes are built or updated



Built Environment

Initial Thoughts...

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

Action Item:

- Better outreach and education!
- Staff analysis of program to understand calibration and if and how tool can be used

Need to discuss:

- Neighborhood compatibility by comparing square footage



Comprehensive Plan

Initial Thoughts...

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



Interface Committee

Initial Thoughts...

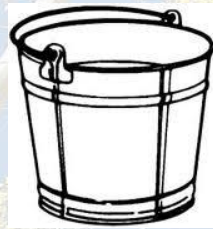
- A BOCC-appointed committee is probably more bureaucracy than you want...
- Land Use staff to help any organization or individual:
 - Become a referral partner on planning dockets
 - Understand how to effectively engage in the public process



Implementation Plan

How we put these ideas into action!

- Identify discrete ideas
- Place them in “buckets”
 - Short-term, Mid-term, Long-term, Recycle
- Describe why the bucket was selected
- Estimate a timeline for completion
- Identify person/people responsible for implementing





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Sustainability

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Explore Boulder County's commitment to facilitating Environmental, Social and Economic Sustainability throughout our community.

News

[More News](#)

Transportation Department hosting Fourmile Link welcoming event on Sunday

Thursday, July 12, 2012

Following the grand opening of the Fourmile Link Trail at Betasso Preserve, the Boulder County Transportation Department is preparing for increased bicycle traffic on Fourmile Canyon Drive and will be hosting a welcoming event this Sunday.

Amendment to Current Fire Ban - Correction

Tuesday, July 10, 2012

Sheriff Joe Pelle amended the current fire ban by allowing open burning on the plains

Featured News



Wildfire smoke health advisory for Boulder County

In general, if you can see or smell smoke, it is recommended that you avoid outdoor physical activities. If visibility is decreased in your neighborhood to less than five miles, smoke has reached levels that are unhealthy.



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Results by Relevance | [View by Modified Date](#)

Results **1-10** of about 256.

[Allenspark Transfer Station and Recycling Drop-off](#)

Summary: Allenspark Transfer Station and Recycling Center accepts bagged and loose garbage for a fee from households and small businesses . Recycling is free.

Allenspark Transfer Station and Recycling Drop-off ... **Allenspark** Transfer Station is a staffed facility accepting bagged and loose garbage from households ... Hours - **Allenspark** Transfer Station

<http://www.bouldercounty.org/env/trash/Pages/allensparksandrecycle.aspx> - 79KB - 6/5/2012

[Allenspark, Raymond, & Riverside Townsite Planning](#)

Summary: Residents of the greater Allenspark, Raymond and Riverside community have formed the 747 Community Project to guide the planning initiative.

Residents of the greater **Allenspark**, Raymond, and Riverside community have formed the ... The **Allenspark** regional planning process has entered a new phase where the County Land Use Departmen ... members of the **Allenspark** community to explore ways to address the concerns raised by the Commissio ...

<http://www.bouldercounty.org/property/build/Pages/artplanning.aspx> - 87KB - 7/10/2012

[Allenspark Transfer Station Hours](#)

Summary: Business hours for Allenspark Transfer Station and Recycling Drop-off Center.

Allenspark Transfer Station & Recycling Center ... **Allenspark** Transfer Station Hours ... Hours - **Allenspark** Transfer Station

<http://www.bouldercounty.org/env/trash/Pages/HoursAllensparkTS.aspx> - 74KB - 6/5/2012

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Allenspark, Raymond, & Riverside Townsite Planning

Residents of the greater Allenspark, Raymond, and Riverside community have formed the [747 Community Project](#) to guide the planning initiative. The Allenspark regional planning process has entered a new phase where the County Land Use Department will oversee review of the five proposals (Comprehensive Plan, Interface Committee, Built Environment, Building Materials and Business Zoning) developed through the 747 Community Project planning process. The goal is for staff to work closely with the 747 Community Project and any other members of the Allenspark community to explore ways to address the concerns raised by the Commissioners, discuss parts of the proposals that staff feels need further work as well as meet the intent of the proposals.

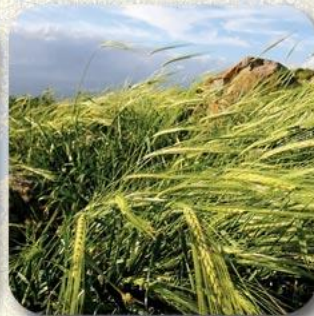
Upcoming Meeting and Hearing Information

Allenspark 747 Community Project:

Topic: Communitywide Meeting
Date: Saturday, July 14, 2012
Time: 1-4 p.m.
Location: Highlands Presbyterian Camp and Conference Center, 1306 Business Route Highway 7, Allenspark
Documents: [Meeting Agenda](#) (254 KB)

Boulder County

Land Use Department



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