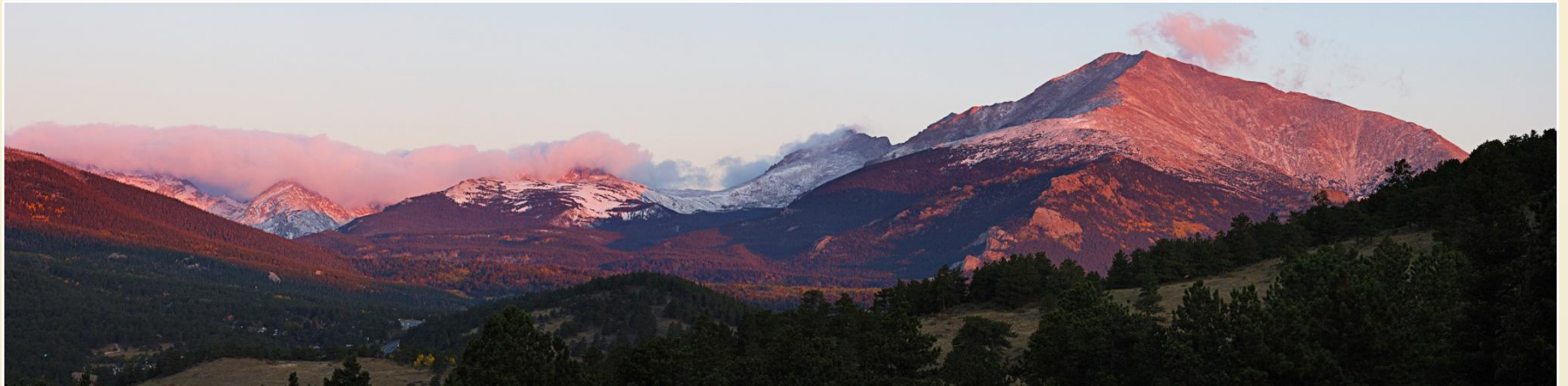


# **Allenspark Regional** **Comprehensive Plan Summary**



A proposed amendment to the  
Boulder County Comprehensive Plan

# **One of five Proposals**

## ***Developed by 747 Community Project***

- Over 75 open publically-announced meetings
- Project website
- Project e-mail list (400+)
- Specially scheduled summer meetings
- Geographic sub-area meetings
- Numerous sub-committee meetings
- Three community-wide surveys (1228 mailings-county supported)
- Two hosted tours of planning area to Planning Comm.
- Two round-table discussions with BOCC
- Two briefings to the Planning Commission

# **Allenspark Regional Comprehensive** **Plan –complete document**

Provides the Allenspark landowner's and resident's vision and goals to guide the current and future evolution of the Allenspark area.

- description of the boundaries, physical characteristics, demographics and history of the planning area
- establishes guiding principles for current and future planning for the region

# *The comprehensive plan provides detailed objectives and goals for 9 topic areas*

- Built environment
- Natural environment
- Business
- Social climate
- Modern technology
- Transportation
- Uses of historical precedence
- Public lands – impacts and opportunities
- Allenspark regional citizens committee

# **Allenspark Regional Comprehensive** **Plan Summary**

## **Provides brief summary for:**

- Description of planning area
- History and existing conditions
- Guiding principles for planning
- Primary issues and goals

**Prepared by 747 Community Project core team**

***as requested by Land Use Department  
for proposed incorporation into the BCCP***

*There are wording differences between the Summary proposal and the complete plan as originally drafted.*

Changes resulted from discussions and agreement with Land Use staff.

Wording changes proposed by staff for this study session **have not** been agreed to by the 747 core team.

**If and when summary adopted, differences with unabridged plan will be reconciled**

# *What the ARCP is about*

- Greater local community voice in policy, plans and regulations impacting the local community
- Tailoring of policies/regulations to better address local citizens concerns and needs
- Sustainability of area and the inclusive townsites/neighborhoods

***Plan is compatible  
with tenets of  
BCCP***

**Plan does not conflict**  
**with fundamental**  
**concepts of**  
**sustainability**

*as expressed in the*  
*Sustainability Element of BCCP*



*From*  
***Boulder County Comprehensive Plan***  
***SUSTAINABILITY***  
***ELEMENT***  
***Introduction, Definition, Goals & Policies***

As a standard bearer, the most widely acknowledged definition came from the Brundtland Commission Report in 1987, which described sustainability it as “...development that meets the needs of the present without compromising the ability of future generations to meet their own needs”.

***..... the American Planning Association ratified a Policy Guide on Planning for Sustainability on April 17, 2000. In it, the Association identified several dimensions to the sustainability issue:***

- 1.** We want to sustain communities as good places to live, and that offer economic and other opportunities to their inhabitants.
- 2.** We want to sustain the values of our society – things like individual liberty and democracy.
- 3.** We want to sustain the biodiversity of the natural environment, both for the contribution that it makes to the quality of human life and for its own inherent value.
- 4.** We want to sustain the ability of natural systems to provide the life-supporting ‘services’ that are rarely counted by economists, but which have recently been estimated to be worth nearly as much as total gross human economic product”.

# **Boulder County** **Comprehensive Plan Definition** **of Sustainability**

“Sustainability” means the use, development and protection of all our resources in a manner that does not deplete them while enabling the residents of Boulder County to meet their current needs and maintain a fulfilling quality of life without compromising or foregoing the ability of and opportunity for future residents to do the same.

## **from Sustainability Element 2**

### **BCCP**

.....the county recognizes that the development of programs and initiatives specifically designed to meet needs within different areas of the county may be warranted and appropriate.

# *The Allenspark Regional Comprehensive Plan Summary*

- Focuses on needs identified by current residents and property owners
- Values individual liberty that does not cause harm to fellow citizens, future citizens or the natural environment
- Promotes social and economic sustainability of the region.
- Is compatible with the BCCP

**In 2011 the community was polled to**  
**determine support for the five**  
**proposals**

**How did survey respondents feel**  
**about the**  
**Allenspark Regional**  
**Comprehensive Plan proposal?**

## 2011 Community Survey Results

### Allenspark Regional Comprehensive Plan proposal

(333 survey responses)

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

# Allenspark Regional Comprehensive Plan Summary

Prepared by  
747 Community Project core team

- Submitted to LU staff in Nov. 2012
- has undergone some revision based on discussions with staff.
- The 747 core team has not agreed to staff suggested revisions  
that remove or alter intent of the unabridged plan



**747 Community Project core  
team position with respect to  
staff recommended changes**

***We seek and value any input and guidance the  
commission may care to offer with respect to  
these staff suggested changes***

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

While staff appreciates the parallel sentence construction, the suggested change tries to capture the community's intent without sounding quite so abrupt.

It is not the intent to sound abrupt, but rather to state the mission of the 747 Community Project planning effort. The change would negate one of the fundamental precepts and reasons for the TPI process - that citizens could identify and propose changes to policies, regulations and conditions as part of their community plan. The original guiding statement was developed and approved by citizens participating in the 747 project. We see no compelling reason for the suggested change.

## Purpose

It is the intent of the Allenspark Regional Comprehensive Plan to provide guidance for planning and implementation of land use policies and regulations tailored to ensure the long-term sustainability of the region. The plan, along with this summary, should be used by policy makers to understand and recognize local conditions and concerns which have been documented through the 747 Community Project. It is not the intent of the Plan to encourage or promote additional growth and development within the planning area, but rather to provide flexible options for future evolution that is consistent with the needs and values of the community while recognizing the overall direction and philosophy of the Boulder County Comprehensive Plan.

Staff suggests adding a few words to the end of this paragraph to recognize that the Allenspark Comprehensive Plan is part of the larger Boulder County Comprehensive Plan.

The ARCP summary is proposed as an amendment to the BCCP. A potential outcome of the TPI process is the creation of a community vision, plan and regs. that are adopted by the County as part of the BCCP and Land Use Code. If adopted, the ARCP Summary will become a part of the BCCP. We do not see conflicts between the ARCP and the current BCCP, and therefore view this staff suggested wording change as unnecessary.

ceased to exist. A number of residences and summer cabins are falling into disrepair or becoming abandoned. Some of the observed decline may be attributed to changing demographics, variable economic conditions and an aging population. ~~However, it is essential to recognize that social and economic conditions are influenced by and closely interrelated with governmental policies. Land-use policies, regulatory processes and building program mandates that are county-wide in scope may not always be well suited to the specific needs and circumstances of all geographic areas of the county. Within the Allenspark region there is a need to tailor policies and regulations that maintain the ability to economically make improvements to help preserve seasonal and year-round residences. These policies and regulations should also not unreasonably restrict the ability to build new residences and maintain/modify existing residences (including the upgrade of seasonal cabins) that meet the needs of modern residents and families.~~

It is also important to recognize the impacts, both positive and unintended, that Boulder County policies and procedures may have on the area. Policies and regulations should be drafted and implemented to achieve desired states. There is a need to develop policies and programs which maintain the ability to economically make improvements to help preserve seasonal and year-round residences while maintaining public safety and protection of the environment and community character. It is a desired outcome that achieving the intent of this comprehensive plan amendment will foster a mutual

Staff disagrees with these assertions. While the Building Code does not recognize seasonal cabins, Allenspark is not the only area in the County with seasonal cabins (Eldora, for example). Boulder County first adopted a Building Code in 1959 and it applied to subdivisions only. Beginning in 1975, the Building Code was adopted and enforced in all areas of the unincorporated County. In addition, the regulations found in the Land Use Code and the Building Code implement the BCCP.

Staff has proposed this language as an alternative to the stricken sentences (immediately above) in order to address the concerns raised while being more prospective in nature.

This suggested change seems to reject the fundamental county responsibility to consider potential negative impacts of regulations and policies on the social and economic fabric of a community. The Sustainability Element of the BCCP states, among other things, that sustainability requires a commitment to “understanding the interconnections and interdependence of economic, societal and environmental decisions and actions”. It also seems to ignore another aspect of the Sustainability Element which states ; “the county recognizes that the development of programs and initiatives specifically designed to meet needs within different areas of the county may be warranted and appropriate”. **It is insufficient for staff to dismiss the proposal “assertions” by simply stating they disagree.**

The staff suggested wording changes replace very specific language with vague statements. **What are the desired states, and who determines them?**

The suggested changes retain language allowing upgrades to preserve seasonal and year-round residences, but eliminates any reference to new home construction and/or additions to meet the needs of modern residents and families.

Staff discussion points about building codes do not seem totally pertinent to the concerns expressed in the proposal, as we feel there are a number of factors to be considered.

The proposed plan identifies some of the specifics that should be reviewed and considered in future County proceedings. The generalized language suggested by staff clouds attempts to pinpoint future action items to be discussed with the County. It is our desire to bring tangible issues to the table for future discussion and consideration.

Because we feel these staff suggestions would change much of the original intent of the plan that was supported by a large majority of the community survey respondents, we do not support the suggested changes as contained in the staff report.

**We welcome Planning Commission suggestions as to other possible wording that retains the original intent.**

## Community Guiding Principles Objectives [?]

As drafted, these aren't really guiding principles. Further, there exist Guiding Principles for the BCCP plan as a whole. Staff recommends changing the name of this section, and we are open to suggestions for a fitting title.

We submit that these are “guiding principles” in the context of our proposal. The proposed principles clearly state that area residents and property owners should have a direct input into decisions impacting their area, lives and properties. **Such concepts should be guiding principles of any democratic governing body, not objectives or goals to be attained.** The public’s desire for more direct local input in the planning process was a repeated theme in public meetings held while developing the BCCP Guiding Principles.

A brief and non-definitive statement:

- Actively engage the public in the planning process.

is included as the final guiding principle in the BCCP, so why would more specific statements in this proposed plan not also considered guiding principles?



~~This comprehensive plan amendment, including any future modifications, shall reflect the collective voice of the residents and landowners within the planning area.~~

Same concept as points 5 and 6.  
Staff recommends keeping 6.

This item specifically and intentionally addresses the proposed comprehensive plan. Principle 5 specifically states that any future regulatory or other proposals must be compatible with the plan, as well as the vision and goals of residents and property owners at that time. Principle 6 states that the plan is to undergo periodic review and modification as needed. We see a distinct difference in the content and meaning of these three principles, and do not concur with the deletion of this item.

- ~~Decisions which guide the future evolution of the area and determine the formal policies and regulations that impact the area stakeholders, rest principally with the collective voice of the landowners and residents within the planning area. The voice of the landowners and residents within the planning area will be solicited and given consideration in decisions guiding the future evolution of the area, as well as in determining the formal policies and regulations that impact those stakeholders.~~

Decisions on policies and regulations rest with the Planning Commission and the Board of County Commissioners. Staff has proposed alternative language for this bullet point.

We agree that statutory authority is vested with the Planning Commission and the BOCC. The intent of the principle is that the voice of the landowners and residents should receive primary consideration in decisions guiding the future evolution of the area. The suggested words “given consideration” are unacceptably vague. One TPI goal is to “Identify what sorts of things/changes property owners want to have happen that may not be currently allowed under the Boulder County Land Use Code”. If decisions important to the community are not honored by the County, then where or when does the Community have any direct input for planning their future?

- ~~Any future policy, regulatory or land use proposals advanced under the auspices of this plan shall be compatible with the visions and goals of the then current residents and landowners within the area.~~

Same concept as points 1 and 6.  
Staff recommends keeping 6.

As explained in a previous slide, we do not consider this principle to represent the same intent as principles 1 and 6.

- ~~This~~ The Allenspark Regional Comprehensive Plan and this Summary ~~is~~ are intended to be a living documents that will may undergo periodic review and modification by and/or with the full participation of the residents and landowners of the Allenspark region.

The Allenspark Regional Comprehensive Plan is different from this Summary and using the word “this” might confuse the difference so staff suggests calling out both documents. Staff agrees that modification of either should not take place without full participation of area stakeholders.

**We have no objections to these suggested wording changes.**

owner needs and aspirations. Land Use policies and building regulations shall accommodate such evolution while also requiring compatibility with criteria established by the local community as well as the Board of County Commissioners (through the Land Use Code) to protect and preserve the area's existing rural mountain environment and scenic resources, providing that such criteria are also compatible with elements of the Boulder County Comprehensive Plan.

Through this project, the Allenspark area may decide to adopt additional alternative compatibility criteria for development review. However, staff does not anticipate that these community-specific criteria will replace existing standards in the Land Use Code.

Providing community established criteria are compatible with the BCCP it is not clear why the suggested additional wording is necessary.

We question staff's comment, which seems contradictory to Goal 4 of the Sustainability Element of the BCCP which states in part "...rural landscapes, neighborhoods and communities should be fostered and promoted through **encouraging participation by the residents and property owners in those areas to identify the characteristics that are of importance to them** and assist in development of land use strategies and tools for maintaining those characteristics."

mountain environment. Recreational uses must have minimal negative impacts on the privacy and rights of adjacent landowners. ~~Recreational users arguably have greater negative impact on the land than residents and property owners, as evidenced in part by discarded trash, noise and natural resource damage.~~ All recreational users share an equal responsibility with property owners for stewardship of the

Staff thinks this statement is anecdotal at best and that it does not belong in the Boulder County Comprehensive Plan.

Arguments opposed to residential presence in the mountains often hold human habitation accountable for any negative impacts on the mountain environment. Yet, as mountain residents we experience first hand every day the negative impacts associated with irresponsible recreational users. As the caretakers who pick up the trash, live with the noise, and pursue forest health activities, residents resent being often held most accountable for impacting the rural mountain environment. While better wording may be found, the message that many recreational uses have a significant impact on the mountain environment should be retained. That staff finds the statement anecdotal reveals an unawareness of the mountain culture and situation.

# *Goal 9 of the Plan*

## *Community Representation*

- **This goal has undergone considerable revision from the original ARCP proposal**
  - Has caused considerable angst in community
  - Was never intended to replace or deny citizen right to petition elected representative or county government
  - Was intended to serve as a neutral interface between citizens and the county

# *Goal 9 of the Plan*

## *Community Representation*

- Has been substantially revised to;
  - Acknowledge that any community group or individual may air concerns to county government
  - Make it clear that those groups who hold open community meetings and can document wide community sentiment should be considered more credible representation of the community voice.



## ***Desired Outcome***

- **Receive initial thoughts, feedback and guidance from the Planning Commission**
- **Gain the support of the Planning Commission for the Allenspark Regional Comprehensive Plan Summary**

# **2008 House-Size Regulations**

We believe that significant citizen opposition to the 2008 house-size regulations may have been the primary impetus for the TPI initiative.

From our involvement in the TPI process, we sense that widespread discontent with the 2008 house-size regulations may extend well beyond just the Allenspark area, and may encompass many unincorporated areas of the county.

We believe we are correct that the Planning Commission expressed serious reservations about these regulations in early 2008.

# **2008 House-Size Regulations**

***We strongly suggest that the Planning Commission consider implementing a county-wide review of the unincorporated county resident's views and opinions regarding the regulations.***

***We believe such a review was intended at the time of adoption, but has never been completed.***

***Thank you for your attention*  
*and patience***

**We welcome your thoughts,  
suggestions and guidance**

**747 Community project Core Team**