



Land Use

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**BOULDER COUNTY
PLANNING COMMISSION – ITEM #4
STUDY SESSION**

**April 4, 2013 – 6:00 P.M.
Hearing Room, Third Floor
Boulder County Courthouse**

Staff: Abby Shannon, AICP

RE: Docket BCCP-10-0001 Allenspark Regional Comprehensive Plan

Proposed Plan for the area within the Allenspark Fire Protection District including the townsites of Allenspark, Raymond, and Riverside, for inclusion into the Boulder County Comprehensive Plan.
Study Session - No Action Requested
Public Testimony Will Be Taken

SUMMARY

The Townsite Planning Initiative in Allenspark began in the summer of 2008. After countless meetings, two community-wide surveys, and hundreds of hours of volunteer time, the community developed five 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

On August 17, 2011, the 747 Community Project¹ core team presented the five proposals to the Planning Commission.

Following the presentation and discussion with Planning Commission, staff and the 747 Community Project Team embarked on a second phase of the project – the implementation phase – with a new staff project manager. After spending a couple months decided how to review and discuss each of the proposals with the community, we established a work plan and began working on the Business Zoning proposal followed closely by discussions of Building Materials, an introduction to the Built Environment (including a field trip with staff), and the Regional Comprehensive Plan. The Interface Committee proposal has not been thoroughly discussed during this implementation stage thus far.

This document presented today for review and discussion is a summary of the Allenspark Regional Comprehensive Plan and is proposed for inclusion within the Boulder County Comprehensive Plan. Adopting this summary (which we are not requesting today) will help guide future development, rezonings, and land use decisions in the Allenspark Fire District. Review of the other proposals will be presented to Planning Commission later this spring and summer.

¹ The community named this process the 747 Community Project which reflects the shared first three digits of Allenspark area phone numbers.

The purpose of the discussion on April 4, 2013, is to begin the review process so that the proposals made through the 747 Community Project can eventually be incorporated into the Boulder County Comprehensive Plan, the Land Use Code, and other policy or regulatory documents (if necessary). Staff will not bring any of the implementation pieces of these proposals to the Planning Commission for final action until we have had the opportunity to distribute and review all proposals with the broader community. Because many homeowners in Allenspark are seasonal residents, these broad outreach efforts will not occur until Summer 2013.

ALLENSPARK REGIONAL COMPREHENSIVE PLAN SUMMARY

The summary as drafted and formatted by the 747 Community Project core team has been attached as Exhibit A. In the text provided below, Land Use staff has suggested changes to some of the language proposed by the 747 Community Project in order to better align this proposed new element with the rest of the Boulder County Comprehensive Plan. Words that are stricken indicate staff suggests they be deleted; words that are underline indicate staff suggests they be added. All suggested changes are highlighted so that they are easier to locate.

747 Community Plan with Staff-suggested changes	Discussion
<p style="text-align: center;">Allenspark Regional Comprehensive Plan <i>Abbreviated Summary</i> <i>(Complete plan incorporated by reference)</i></p> <p><i>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 <u>changing what it does not</u> while supporting the evolution of the community into the future.</i></p>	<p>While staff appreciates the parallel sentence construction, the suggested change tries to capture the community’s intent without sounding quite so abrupt.</p>
<p>Introduction</p> <p>The Allenspark regional planning area is located in the Northwest quadrant of Boulder County, and is defined as the portion of the Allenspark Fire Protection District that lies within the County. The region is anchored by the townsite of Allenspark but also includes the mapped townsites of Raymond and Riverside. Many other neighborhood enclaves occur within the forty-square-mile planning area, including Peaceful Valley, Conifer Hill, Pine Valley, Tahosa West, Rock Creek, Meeker Park, Big Owl, Triple Creek, Rockledge and Cabin Creek.</p> <p>In 2008, residents and property owners within the planning area initiated a public community planning process in response to Boulder County’s Townsite Planning Initiative. That initiative offered several communities the opportunity to develop community-specific plans and proposed regulations for guiding preservation and future development in those respective communities. The result of that public planning process is the Allenspark Regional Comprehensive Plan (complete document incorporated here by reference), which presents detailed</p>	

goals and objectives for nine principal issue areas. The plan also forms the basis for several current proposals to Boulder County for tailoring land use policies and regulations that address the specific needs and wishes of the community, and provides the vision, goals and objectives necessary to support possible future proposals.

Purpose

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

History and Existing Conditions

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

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

During the mid-1900's the Allenspark area was a vibrant community with an active social life. Small businesses that supported the local population and seasonal visitors were able to prosper and provided a critical fabric to the community. In more recent years, local businesses as well as some residential areas have experienced an obvious decline. Local businesses are struggling and some have ceased to exist. A number of residences and summer cabins are falling into disrepair or becoming abandoned. Some of the observed decline may be attributed to changing demographics, variable economic conditions and an aging population. However, it is essential to recognize that social and economic conditions are influenced by and closely interrelated with governmental policies. Land use policies, regulatory processes and building program mandates that are county

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

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 commitment to a constructive and beneficial relationship between the residents and property owners of the Allenspark region and Boulder County.

The Allenspark region is dissimilar from other mountain areas of Boulder County in a variety of ways. The remote location is farther removed from the major urban and commerce centers of the county than the other mountain communities, many of which support working populations that commute to Boulder and other nearby urban areas. The Allenspark region, as defined by this plan, encompasses approximately 40 square miles, contains three compact county-mapped townsites, many neighborhood areas with development characteristics similar to the townsites and a few enclaves of more modern development. The median age of the population is greater than for other mountain communities and the county population in general. The population of the Allenspark area is largely seasonal, ranging from around 500 year-round residents to an estimated population of 2,000-2,500 during the summer months.

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

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

(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.

Community ~~Guiding Principles~~ Objectives [?]

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

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.

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

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.

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

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.

Primary Issues and Goals

- Built Environment:** Preserve the built environment to consist primarily of single-family homes and small businesses that serve the local population and tourism. Maintain a mix of historic as well as modern mountain architecture, small vacation cabins and year-round residences. Allow for new or remodeled homes and businesses that meet individual property

owner needs and aspirations. Land Use policies and building regulations shall accommodate such evolution while also requiring compatibility with criteria established by the local community **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.

2. **Natural Environment:** Promote the long-term health of the forests, the protection of the surface and groundwater quality, and the preservation of scenic, natural and wildlife resources within the planning area for current and future generations.
3. **Business:** Implement a regulatory environment favorable to the survival and potential viability of existing and historical local businesses. Any new business development should be community service and/or tourist oriented, be consistent with community-developed criteria, the Boulder County Land Use Code and reviewed through an appropriate county public review process.
4. **Social Climate:** Promote socio-economic and age diversity in the population of the Allenspark region. Support programs that provide a healthy social environment and appropriate community services for the local population.
5. **Modern Technology:** Acquire the much needed benefits of modern technology throughout the region, including communications, high-speed internet and renewable energy. Promote and support County policies and regulations that allow and encourage the community to utilize home-based and small scale non-commercial renewable energy resources that are compatible with the visual and scenic resources of the area.
6. **Transportation:** Establish and maintain transportation corridors and services that meet the current and future needs of the local population and the traveling public. Support widening of State highway shoulders where needed, particularly between Meeker Park and the Larimer County line, in order to safely accommodate bicycle and motor vehicle traffic. Road widening should not be supported along Business Route 7 through the Allenspark townsite and Ferncliff. Implement public mass transportation based on demonstrated need and usage of the local population.
7. **Uses of Historical Precedence:** Allow for business, institutional and other uses that have long been a part of the region to maintain a future presence within the planning area while retaining the current and historic balance between such uses and residential use.

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.

- 8. Public Lands:** Recreational uses of the public lands should be retained and encouraged for current and future generations. These lands should be managed in a manner that protects the health and safety of residents and the public, protects private property, and promotes the valued peace and tranquility of the mountain environment. Recreational uses must have minimal negative impacts on the privacy and rights of adjacent landowners. ~~Recreational users arguably have greater negative impact on the land than residents and property owners, as evidenced in part by discarded trash, noise and natural resource damage.~~ All recreational users share an equal responsibility with property owners for stewardship of the land and natural resources of the region.
- 9. Community Representation:** Boulder County utilizes community groups and organizations in the Allenspark region as referral entities. The residents of the Allenspark region may establish standing or ad hoc community-selected citizens committee(s) to gather and document citizen input in order to more effectively interface with government and non-government entities on matters potentially impacting the Allenspark region. The community has realized the positive aspects of having an organized public forum that permits the viewpoints of all participating residents and landowners within the planning area to be rightfully represented. The County shall recognize that those committees and organizations most representative of the community’s views and interests can and will demonstrate that the Committee’s meetings are open to all members of the community, are well publicized and held at convenient times at a public location within the community. The committee(s) shall serve to facilitate communication both within the community and with the county.

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

ALLENSPARK REGIONAL COMPREHENSIVE PLAN

Some Planning Commissioners or members of the public may be wondering the difference between the Summary and the Allenspark Regional Comprehensive Plan (included as Exhibit B). The main difference is that staff and the 747 Community Project core team support adding the Summary to the Boulder County Comprehensive Plan (BCCP) as a new section which will help guide decisions regarding development proposals in the Allenspark area, while staff believes the full Allenspark Regional Comprehensive Plan (ARCP) should remain a stand-alone document. The Summary is necessary in addition to the ARCP for two main reasons:

- The full plan is more thorough than the BCCP can or should accommodate. The ARCP goes into great depth in terms of history and desired outcomes. It even includes the comments from community opinion surveys. But this level of detail is more appropriate as a stand-alone document, and not a section of the existing BCCP.

- There are some statements and goals in the ARCP that are not consistent with the BCCP. Rather than seeking consistency with the ARCP, staff thinks it's more appropriate and time effective to retain that document as it was written through the 747 Community Project and adopt a Summary which will become part of the BCCP.

One person commented to me that the Summary seemed "tame" when compared to the ARCP. Another person was concerned that Summary does not address substantive elements of the full ARCP. Staff believes the Summary, which was written by the 747 Community Project core team and has been minimally edited by Land Use staff (as noted above), is an accurate and appropriate summation of the ARCP while also being consistent with the BCCP.

REFERRALS AND PUBLIC INVOLVEMENT

A draft of this staff report including the summary and staff's suggested changes was emailed to a list of 403 email addresses on March 18, 2013. This list was created over the course of the 747 Community Project and is used as the primary notification tool for sending meeting announcements, drafts, and for seeking input.

Approximately two dozen individuals provided written comments for Planning Commission to consider. It is difficult to put the comments into categories. Some people simply note they support the Allenspark Regional Comprehensive Plan, some people are disappointed staff is not recommending approval of the full ARCP has written by the 747 Community Project, and many people expressed support for some of staff's recommended changes to the Summary (although many of these same individuals take issue with staff's acceptance of some of the concepts recommended by the 747 Community Project).

In addition, the 747 Community Project core team has provided additional back-up materials under a separate cover.

NEXT STEPS

Staff is not requesting the Planning Commission take action on this document on April 4, 2013. Rather, we would like to hear your reactions, suggestions, concerns, and laudations regarding this document so that staff and the 747 Community Project core team can continue to refine this Summary. During future Planning Commission meetings, staff and the core team will be presenting implementation plans for other proposals. The next proposal Planning Commission will likely see is a proposed rezoning and companion Land Use Code text amendments for the business district within the Allenspark Townsite.

Attachments

- Exhibit A Allenspark Regional Comprehensive Plan Summary (as drafted and formatted by the 747 Community Project core team)
- Exhibit B Allenspark Regional Comprehensive Plan
- Exhibit C Public Comments

747 Community Project – Information Materials

Boulder County Comprehensive Plan

Allenspark Regional Comprehensive Plan

Abbreviated Summary

(Complete plan incorporated by reference)

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

Introduction

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

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

Purpose

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

History and Existing Conditions

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

Because the area has evolved over a period of 150 years under differing economic conditions and varied residential needs, the built environment represent a wide variety of architectural styles, sizes,

materials and ages. The mix of new and old, large and small and variety of materials are a major part of the valued character of the area. The residents and property owners have indicated their desire for the area to remain much the same, but to allow for future evolution that respects the needs of modern-day residents, just as the past evolution has reflected the needs and lifestyles of the residents at the time. As in the past, however, future evolution must be compatible with and preserve the rural mountain character, scenic vistas and natural environment of the region.

During the mid-1900's the Allenspark area was a vibrant community with an active social life. Small businesses that supported the local population and seasonal visitors were able to prosper and provided a critical fabric to the community. In more recent years, local businesses as well as some residential areas have experienced an obvious decline. Local businesses are struggling and some have ceased to exist. A number of residences and summer cabins are falling into disrepair or becoming abandoned. Some of the observed decline may be attributed to changing demographics, variable economic conditions and an aging population. However, it is essential to recognize that social and economic conditions are influenced by and closely interrelated with governmental policies. Land use policies, regulatory processes and building program mandates that are county-wide in scope may not always be well suited to the specific needs and circumstances of all geographic areas of the county. Within the Allenspark region there is a need to tailor policies and

regulations that maintain the ability to economically make improvements to help preserve seasonal and year round residences. These policies and regulations should also not unreasonably restrict the ability to build new residences and maintain/modify existing residences (including the upgrade of seasonal cabins) that meet the needs of modern residents and families. It is a desired outcome that achieving the intent of this comprehensive plan amendment will foster a mutual commitment to a constructive and beneficial relationship between the residents and property owners of the Allenspark region and Boulder County.

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

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

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

Community Guiding Principles

- This comprehensive plan amendment, including any future modifications, shall reflect the collective voice of the residents and landowners within the planning area.
- The County Commissioners and advisory boards and commissions should recognize, solicit input from,

and work with the community on issues and matters impacting the planning area, its citizens and its landowners.

- Decisions which guide the future evolution of the area and determine the formal policies and regulations that impact the area stakeholders, rest principally with the collective voice of the landowners and residents within the planning area.
- Land use policies and regulations for the planning area shall strive for a reasonable balance between preservation of the rural mountain character, scenic resources, individual property rights and responsibility to future generations of residents.
- Any future policy, regulatory or land use proposals advanced under the auspices of this plan shall be compatible with the visions and goals of the then current residents and landowners within the area.
- This Allenspark Regional Comprehensive Plan is intended to be a living document that will undergo periodic review and modification by and/or with the full participation of the residents and landowners of the Allenspark region.

Primary Issues and Goals

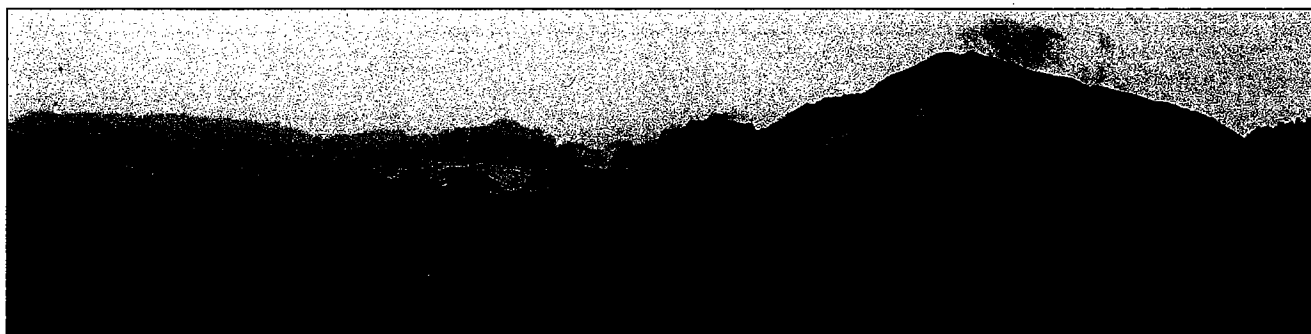
1. **Built Environment:** Preserve the built environment to consist primarily of single-family homes and small businesses that serve the local population and tourism. Maintain a mix of historic as well as modern mountain architecture, small vacation cabins and year-round residences. Allow for new or remodeled homes and businesses that meet individual property owner needs and aspirations. Land Use policies and building regulations shall accommodate such evolution while also requiring compatibility with criteria established by the local community to protect and preserve the area's existing rural mountain environment and scenic resources, providing that such criteria are also compatible with elements of the Boulder County Comprehensive Plan.
2. **Natural Environment:** Promote the long-term health of the forests, the protection of the surface and groundwater quality, and the preservation of scenic, natural and wildlife resources within the planning area for current and future generations.
3. **Business:** Implement a regulatory environment favorable to the survival and potential viability of existing and historical local businesses. Any new business

- development should be community service and/or tourist oriented, be consistent with community-developed criteria, the Boulder County Land Use Code and reviewed through an appropriate county public review process.
4. **Social Climate:** Promote socio-economic and age diversity in the population of the Allenspark region. Support programs that provide a healthy social environment and appropriate community services for the local population.
 5. **Modern Technology:** Acquire the much needed benefits of modern technology throughout the region, including communications, high-speed internet and renewable energy. Promote and support County policies and regulations that allow and encourage the community to utilize home-based and small scale non-commercial renewable energy resources that are compatible with the visual and scenic resources of the area.
 6. **Transportation:** Establish and maintain transportation corridors and services that meet the current and future needs of the local population and the traveling public. Support widening of State highway shoulders where needed, particularly between Meeker Park and the Larimer County line, in order to safely accommodate bicycle and motor vehicle traffic. Road widening should not be supported along Business Route 7 through the Allenspark townsite and Ferncliff. Implement public mass transportation based on demonstrated need and usage of the local population.
 7. **Uses of Historical Precedence:** Allow for business, institutional and other uses that have long been a part of the region to maintain a future presence within the planning area while retaining the current and historic balance between such uses and residential use.
 8. **Public Lands:** Recreational uses of the public lands should be retained and encouraged for current and future generations. These lands should be managed in a manner that protects the health and safety of residents and the public, protects private property, and promotes the valued peace and tranquility of the mountain environment. Recreational uses must have minimal negative impacts on the privacy and rights of adjacent landowners. Recreational users arguably have greater negative impact on the land than residents and property owners, as evidenced in part by discarded trash, noise and natural resource damage. All recreational users share an equal responsibility with property owners for stewardship of the land and natural resources of the region.
 9. **Community Representation:** Boulder County utilizes community groups and organizations in the Allenspark region as referral entities. The residents of the Allenspark region may establish standing or ad

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

Allenspark Regional Comprehensive Plan

(A Proposed Amendment to the Boulder County Comprehensive Plan)



Prepared by the 747 Community Project

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

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

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

1.0 Introduction

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

Legacy, tranquility, cherished memories and a love for nature are woven into the culture of the Allenspark area. It is common for current residents and property owners to have a long heritage of ancestral ownership that provides the area with a deep and rich history. Many of today's seasonal visitors and summer residents also embrace generations of family vacations spent in this tranquil mountain setting. Those whose presence in the area has more recent beginnings also share an 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.

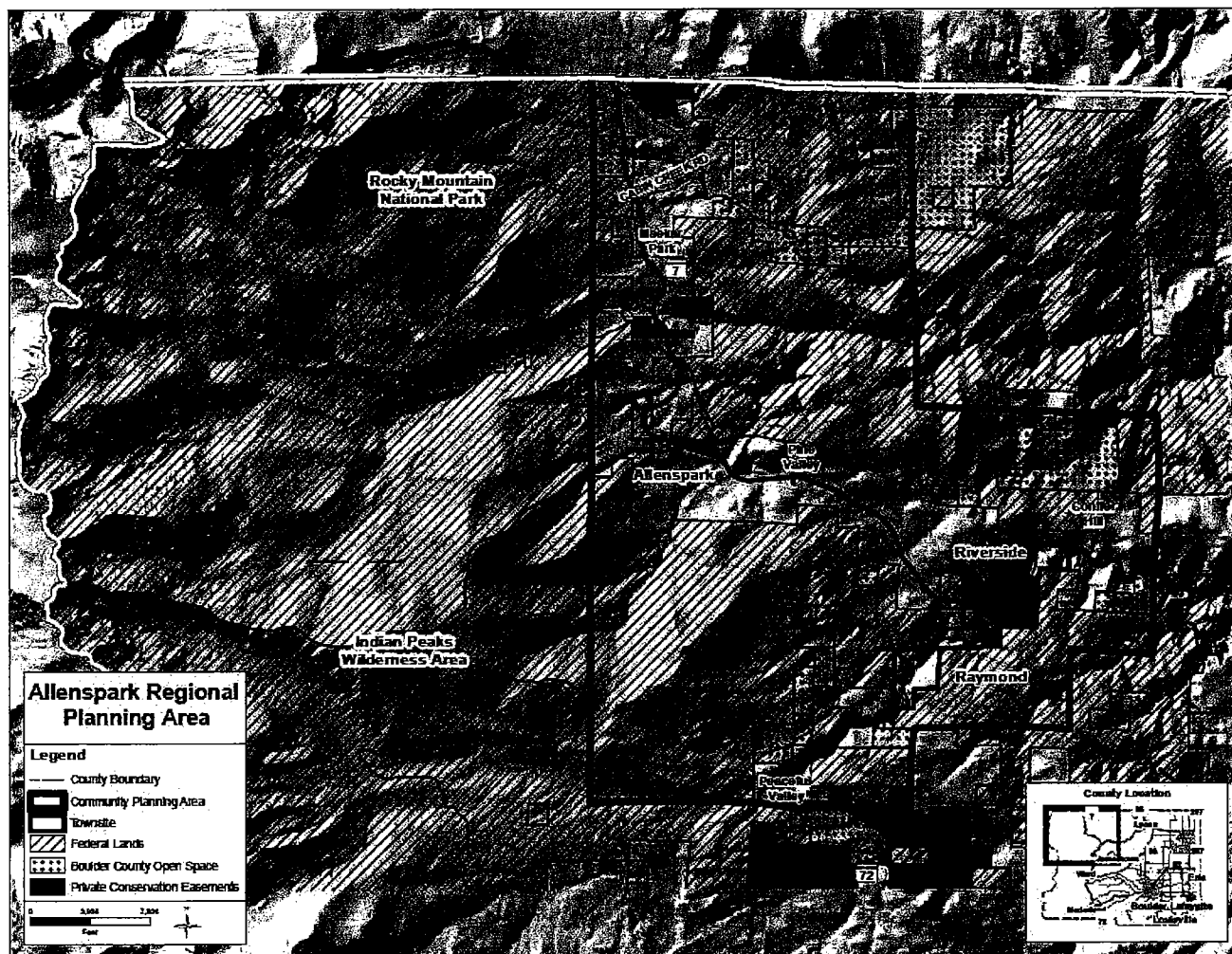
The planning area is comprised of approximately 30,000 acres of land, a little over 9000 acres of which is privately held (most of this having existing settlements), and 21,000 acres of public land (owned by the County, State, and Federal government or in some form of conservation easement). Much of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

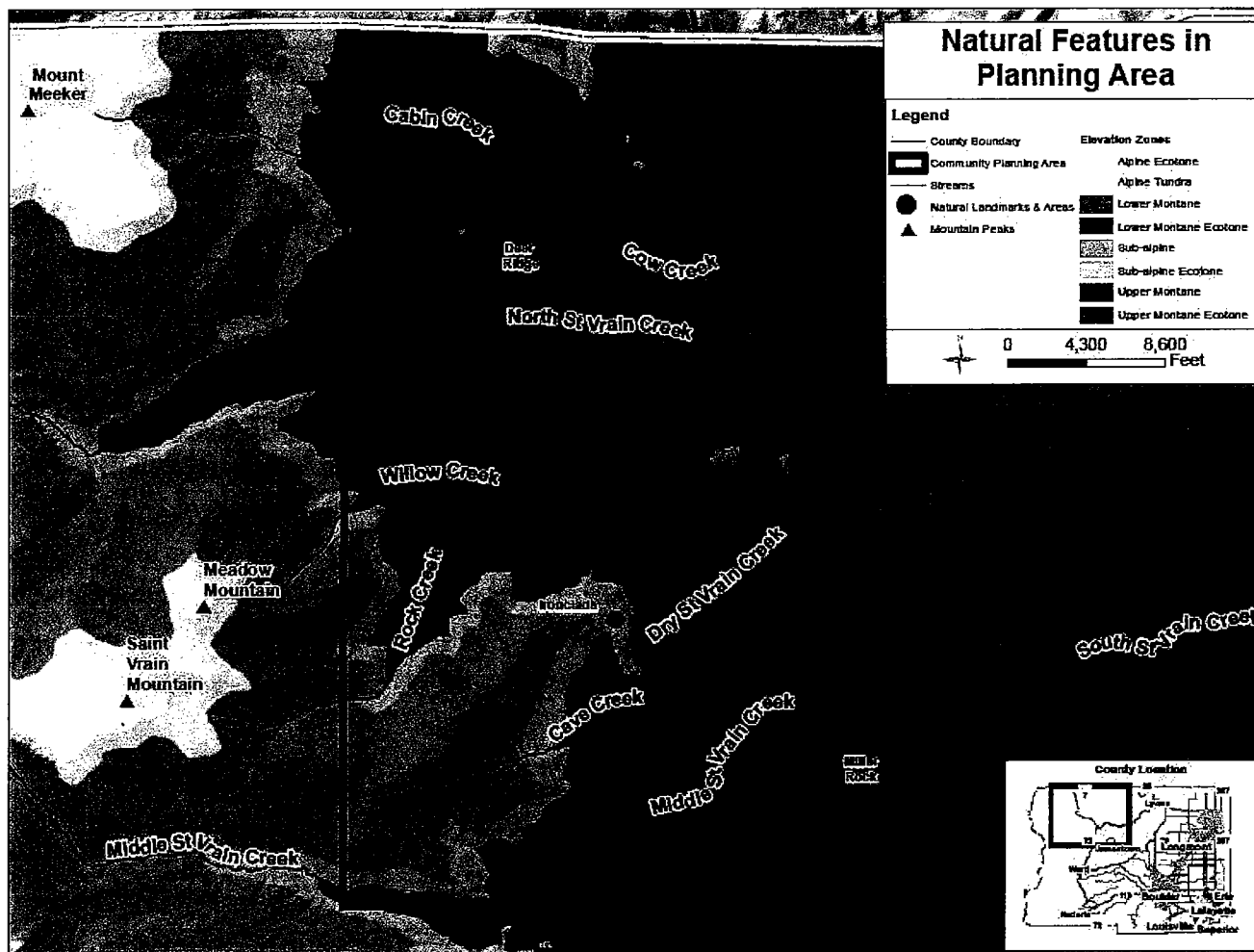
There are three small Boulder County mapped townsites within the planning area; Allenspark near the center of the area, and Raymond and Riverside near the southern and southeastern boundaries respectively. The elevation of the Allenspark townsite is around 8500 feet, Raymond averages approximately 7700 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.

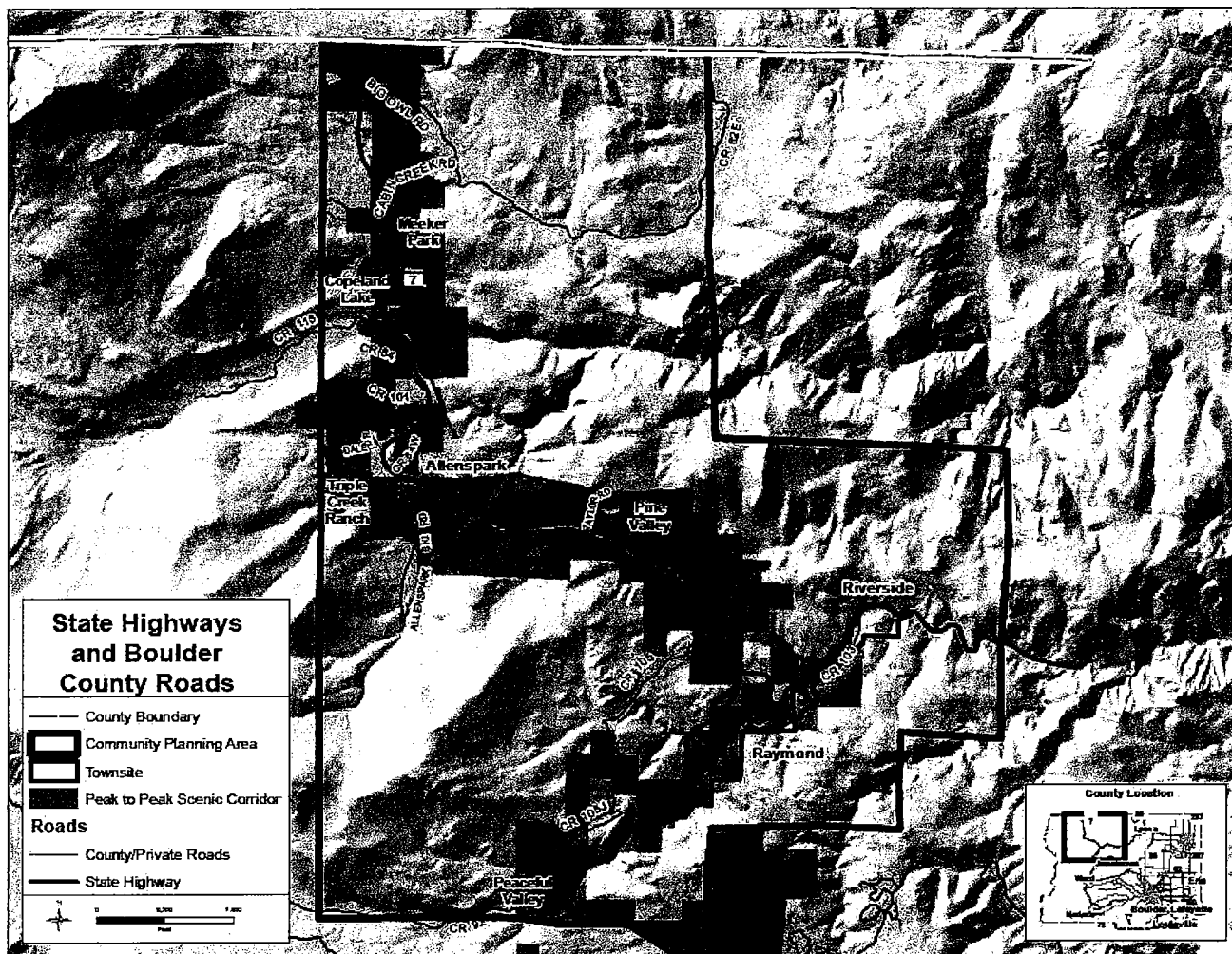
The major highways as well as County roads provide the primary access to the recreational opportunities within and surrounding the planning area. In addition, Highways 7 and 72 are major corridors for tourists and visitors traveling to Estes Park and Rocky Mountain National Park, as well as to several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

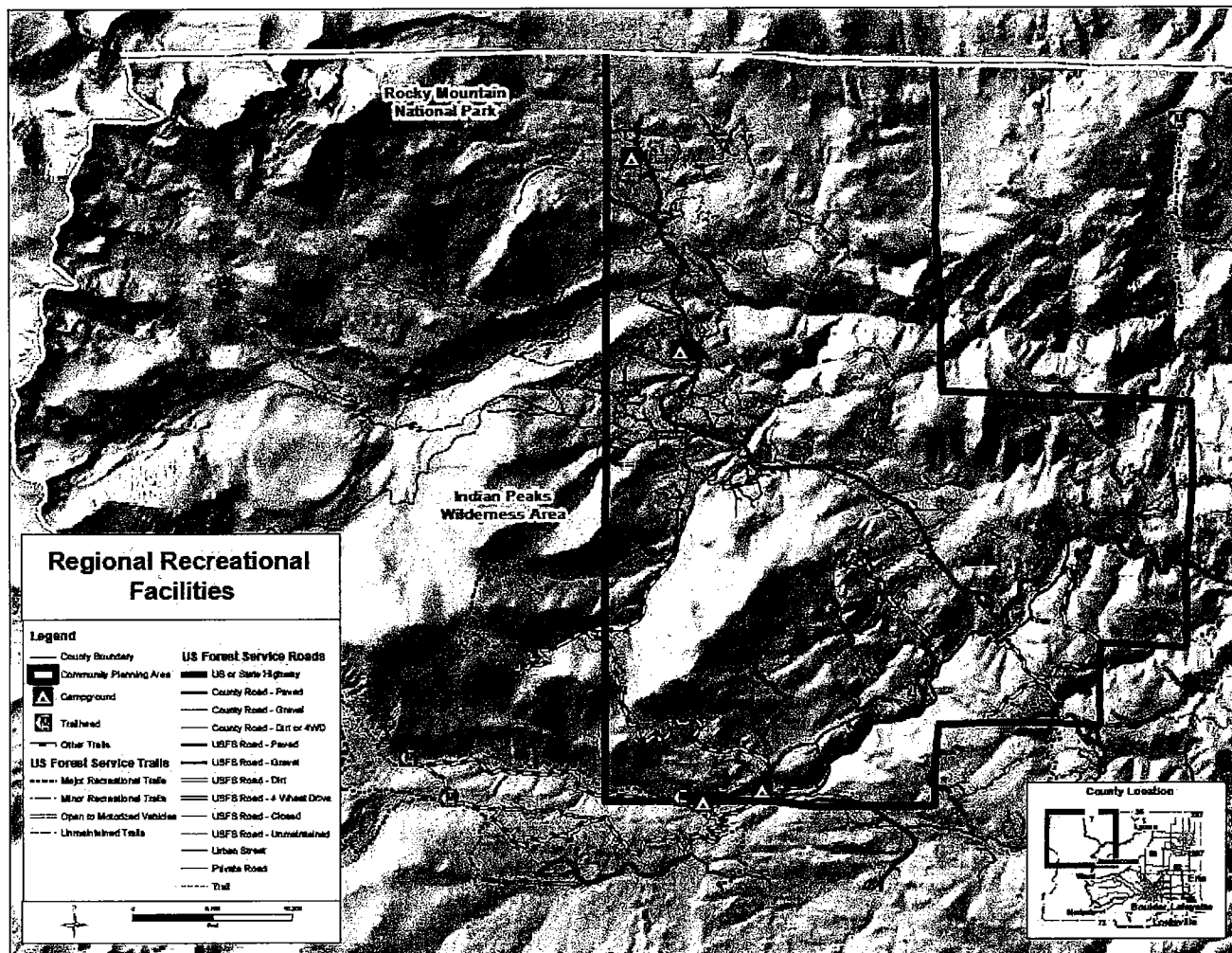
The large amount of public recreational land within easy access of the densely populated front-range urban corridor results in extremely heavy recreational use in and surrounding the planning area. Such recreational use provides both positive impacts in the form of increased business revenue and opportunities, 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.

To the Boulder County Planning Commission:

I own a summer cabin at 1930 Big Owl Road, Allenspark 80510, and am interested in issues raised by the 747 Community. I am unable to attend the Planning Commission meeting on March 20, 2013, where the 747 Community will present the Allenspark Regional Comprehensive Plan [ARCP] to the commission, and I would like to state a concern I have about the ARCP.

My primary concern is with **Goal 9: Community Representation**. There are several references in the ARCP Abbreviated Summary to the "collective voice" of the community. **There is no such voice, and indeed, there is no "community."** True to the history of the area, there are collections of voices and a number of communities that share the geographic area, cooperating in emergencies and conflicting frequently.

I respect the fact that the year-round residents have needs that I, as a summer resident, do not and I support the Allenspark townspeople in organizing to state their needs to the Planning Commission and county commissioners *without suggesting that they are speaking for residents of the larger area*. At the preliminary organizing meetings of the Peak-to-Peak area I witnessed opposing groups defending their "rights" and denigrating each others' values. I was scribe for several of the Peak-to-Peak meetings chaired by Teresa Kiteley. I circulated minutes for attendees' corrections and additions, amended the minutes appropriately and submitted them to the 747 organizers, then found that the multiplicity of opinion reflected in the minutes never made it into the published 747 documents. Furthermore, the process of tabulating the questionnaire sent to 747 property owners was opaque, and challenges to that process at a public meeting were greeted with hostility and passionate rebuttal.

Because of the behaviors I have witnessed, I do not want to empower **any** group, standing or *ad hoc*, to, as ARCP states, "gather and document citizen input in order to more effectively interface with government and non-government entities on matters potentially impacting the Allenspark region." No one can speak on the set of issues identified in the ARCP **for the region**. They can speak for one area or take a stand on one issue, for example, "widening Route 7." Such a group would draft support and speak for that interest group, but never purport to speak for "the Allenspark region."

I will look forward to seeing more details of the ARCP. There is much in it to support.

Sincerely,

Constance M. Platt

Shannon, Abigail

From: Patrick L. Brophy <brophynr@aol.com>
 Sent: Wednesday, March 13, 2013 8:45 PM
 To: Shannon, Abigail
 Subject: Re: Save the NEW Date: April 4, 2013; PC to discuss Allenspark at 6 pm

Wow Abby, You know a I don't care what the the meeting is all about! I don't care what the (Commissars) think, vote on or decide. I will not abide by their foolishness and if you do you are as ignorant as they are. I can not tell you how this is such a waste of time and money. The concept has to do with the notion that private property rights are not a constitutional foundation and no one (no one) can can take this away from me to justify their roll in a paid public position. Read + learn what your country is all about! The sheer fact that they or their followers will try to punish me is moot to me for they DO NOT ACT IN MY BEST INTEREST for they do not and can not understand the greater good! Please do not send me more of the crap! Only fools follow fools no matter if you are paid to do this or not.
 Pat Brophy

-----Original Message-----

From: Shannon, Abigail <ashannon@bouldercounty.org>
 To: Shannon, Abigail <ashannon@bouldercounty.org>
 Cc: Case, Dale <dcase@bouldercounty.org>
 Sent: Wed, Mar 13, 2013 3:42 pm
 Subject: Save the NEW Date: April 4, 2013; PC to discuss Allenspark at 6 pm

Hi everyone,

On February 28, 2013, I sent you an email announcing the upcoming Planning Commission meeting. We have had to move the March 20, 2013, Planning Commission meeting to Thursday, April 4, 2013. Presentation and discussion of the Allenspark Regional Comprehensive Plan Summary will begin no earlier than 6:00 pm in the Commissioners' Hearing Room. As I stated in my previous email, this will be an introduction – no final action will be taken. But it will be a good opportunity for you to comment on the draft either in writing or in person. I should have a draft staff report to send you in a few days.

Thanks for your patience, and please let me know if you have any questions. 720.564.2623.

Abby

Abby Shannon, AICP

Senior Planner, Boulder County Land Use

ashannon@bouldercounty.org

303.441.3930

Stay informed! Sign up for email updates from the Boulder County Land Use Department:

<http://www.bouldercounty.org/gov/media/pages/listserv.aspx>

Shannon, Abigail

From: , <cfmetzger@aol.com>
Sent: Saturday, March 02, 2013 10:35 AM
To: Shannon, Abigail
Subject: Re: 3/20/13 - Save the Date: Planning Commission to discuss Allenspark Comp Plan

Thank you for doing this. We are so far from our cabin so it is especially nice to hear this information. We always try to cooperate. Mickey Metzger

-----Original Message-----

From: Shannon, Abigail <ashannon@bouldercounty.org>
To: Shannon, Abigail <ashannon@bouldercounty.org>
Cc: Case, Dale <dcase@bouldercounty.org>
Sent: Thu, Feb 28, 2013 6:42 pm
Subject: 3/20/13 - Save the Date: Planning Commission to discuss Allenspark Comp Plan

Dear Allenspark Community,

I hope this email finds you warm and well. After a brief hiatus, I am again working with the 747 Community Plan core team to bring the plans, ideas, and concepts discussed in that planning process to the implementation phase. I, along with the core team, will be introducing the Allenspark Regional Comprehensive Plan abbreviated summary to the Planning Commission on March 20, 2013, in the afternoon. The meeting will be at the Boulder County Courthouse Building, 1325 Pearl St in downtown Boulder (3rd floor hearing room). Exact start time is TBD – plan on either late afternoon or early evening. Public testimony will be taken.

The purpose of this email is to let you know about the meeting and to invite you to attend. On March 13 (one week before the meeting), I will send you the staff report which will include the abbreviated summary as well as staff's suggested changes.

Again, this discussion with Planning Commission is just an introduction. They will not take action on the plan summary. I do, however, expect a thoughtful discussion between staff, Planning Commission, the 747 core team, and all other interested members of the Allenspark community (that's you!). I look forward to more community discussions on the Comprehensive Plan as well as the other 747 proposals later this spring and this summer. Please call me (720.564.2623) or Dale Case (720.564.2604) if you have any questions. I will be out of town through the end of next week but will return emails and phone calls as soon as I get back on March 11.

Abby

Abby Shannon, AICP

Senior Planner, Boulder County Land Use

ashannon@bouldercounty.org

303.441.3930

Stay informed! Sign up for email updates from the Boulder County Land Use Department:

<http://www.bouldercounty.org/gov/media/pages/listserv.aspx>

Shannon, Abigail

From: Edward Yagi <eyagi@nanzan-u.ac.jp>
Sent: Thursday, March 21, 2013 1:50 AM
To: Shannon, Abigail
Cc: Case, Dale
Subject: Re: Allenspark - draft staff memo for 4/4/13 PC

Dear Abby and Dale:

I found the attached document minimally (and I mean minimally) acceptable.

I find all of the proposed changes unacceptable and ask that the document remain in the unrevised format.

Edward Yagi

On 2013/03/19 7:09, Shannon, Abigail wrote:

Hi everyone,

As I wrote to you last week, the Planning Commission will be reviewing the Allenspark Regional Comprehensive Plan Summary for the first time at their next meeting on April 4, 2013. The draft memo is attached for your review and comment. You are encouraged to send written comments AND to attend the meeting on April 4 where public testimony will be taken.

Deadlines: Written comments received by March 27 will be included in the staff report and will be sent to Planning Commission one week before the meeting. Written comments received after March 27 but before noon on April 3 will be emailed to the Planning Commissioners the day before their meeting. And written comments received after noon on April 3 will be hand-delivered to the Commissioners.

The meeting will begin no earlier than 6:00 pm on April 4, 2013. Planning Commission meetings are held in the 3rd floor hearing room in the Boulder County Courthouse building, 1325 Pearl Street in Boulder. Depending on the duration of the preceding items on the agenda, the Allenspark item might start after 6:00. The draft memo is attached to this email. It has also been posted to our website:
<http://www.bouldercounty.org/property/build/pages/arrtplanning.aspx>

Please let me know if you have any questions – ashannon@bouldercounty.org or 720.564.2623.

Shannon, Abigail

From: Don Martin <moragan2@sbcglobal.net>
Sent: Saturday, March 23, 2013 4:18 PM
To: Shannon, Abigail
Subject: Allenspark Regional Comprehensive Plan

We commend you on the 747 Community Project report received 3/22/13, in particular reasonable and

Proper staff inputs and changes to the original draft, which we consider reasonable and proper! We regret

that distance has kept us out of the process, but are gratified that sane minds are at work. Our vacation property which has been in the family for roughly 90 years will be protected and we thank you all.

Don Martin/Mary Rehm

Shannon, Abigail

From: John Goodwin <jwgood@swcp.com>
Sent: Monday, March 25, 2013 8:05 AM
To: Shannon, Abigail
Subject: Allenspark 747 Project

Abby

I am writing in support of this plan and the process that the County has embraced to let us have some determination in the policies of our area which is significantly different than the city of Boulder. While only a summer time resident our family has participated in this process and we ask that you give full support to the plan as submitted.

John Goodwin

John W Goodwin, President

Goodwin Browning & Luna Securities, Inc

505-797-7447

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Shannon, Abigail

From: Frances Matteucci <fmatooch@sbcglobal.net>
Sent: Monday, March 25, 2013 9:31 PM
To: Shannon, Abigail
Subject: 747 plan from allenspark

we are summer residents so are unable to attend the meeting apr. 4 but support the plan. thank you.
frances and albert matteucci

Shannon, Abigail

From: Margaret Huntting <m@huntting.com>
Sent: Monday, March 25, 2013 9:58 PM
To: Shannon, Abigail
Subject: Docket BCCP-10-0001 ARCP Summary

An examination of the results of two community-wide surveys and a vote reveals that the 747 Community Project's proposals DO NOT represent the desires of the majority of Allenspark's property owners and residents.

It would be disturbing to see the minority voice of the 747 Project accomplish the goal of subverting the BCCP and usurping the authority of the Land Use Department.

I applaud Abby and the Land Use staff for their revisions to the ARCP Summary document to keep it in line with the BCCP. I believe all the current revisions must be adopted if the Summary is to be included in the BCCP.

I am concerned that Issue 9(Primary Issues and Goals) has apparently not been addressed by the Land Use staff. If adopted as written, it implies acceptance of the Interface Committee Proposal, which seems to be an attempt to deny individuals the right to voice their opinions directly to the county.

Margaret Huntting
PO Box 505
Allenspark, CO 80510

Shannon, Abigail

From: kristen makita <kkmakita@hotmail.com>
Sent: Tuesday, March 26, 2013 1:03 AM
To: Shannon, Abigail
Subject: My Comments on the Summary

Dear Abby,

I, Kristen Makita
daughter of Elizabeth Maeck
who owns 128 acres adjacent
to H Bar H ranch want to add
my support to the written comments
endorsed by our neighbors :

Tom & Dianne Andrews
Barbara Baring
Jeff Davis
Stan & Margaret Huntting
Glen & Margie Patterson
Phil & Mary Stern

It is of utmost importance that
this area be valued on the larger scale
of serving the nation as a National
Scenic & Historic Byway & never
to forget it is home to first & foremost
nature & all her inhabitants !

Thank you very much
Kristen

Shannon, Abigail

From: Carolyn Campsey <carolyn@campsey.com>
Sent: Tuesday, March 26, 2013 8:41 AM
To: Shannon, Abigail
Subject: 747 Community Project

Dear Abby:

Thank you so very much in advance for hearing the Allenspark Regional Comprehensive Plan Summary on April 4. As landowners of some 60 years in the Middle St. Vrain Canyon, we would like to voice our support for the efforts of the 747 Community Project and request that you and the Planning Commission consider thoughtfully the contents of this report.

Thank you again,

Carolyn and Billy Campsey

March 26, 2013

Abigail Shannon

Re: Docket BCCP-10-0001 Allenspark Regional Comprehensive Plan

Dear Abby,

I am a full time resident of Allenspark and hold a full time job in Boulder, for which I commute 70 miles per day. My husband and I own three parcels of land in the area, the first of which was purchased in 2003. While we attended the original community meetings which created the 747 Project we have not been deeply involved due to time and family constraints.

Over the four years of the project I have heard ongoing reports from friends who have served in the area teams, I have participated in the surveys, and I have read the communications from the County. I appreciate the huge amount of time and the tenacity of our neighbors who have been more involved, and agree with the zoning suggestions. To a greater degree I appreciate the efforts of the County to engage the citizenry and especially applaud the Staff for the recent Abbreviated Summary of the Allenspark Area Comprehensive Plan (ARCP) – which appears to bring this work into a more reasonable alignment with the Boulder County Comprehensive Plan. The Summary, however, doesn't remove my concern about the future of suggestions made in the full ARCP document.

Much of the ARCP narrative is non-specific in wording, making disagreement difficult. The wording seeks to preserve history while still allowing growth and change. It desires giving residents' full freedom to build/adapt property, encourage business growth and yet still preserve the quiet, scenic beauty and sustainability of the environment. But each situation that arises will continue to create conflict as it leans to one end or the other of these often conflicting objectives and the specific proposals in the broader ARCP will not be effective in resolving the conflicts. They instead require the existing County oversight methods to maintain perspective, objectivity, and integration with the Planning Commission's own "Guiding Principles" as approved January 18, 2012. Guiding Principle #5 is especially significant in considering the ARCP, and I am in full support of this Planning Commission Principle which reads as follows:

"Maintain the rural character and function of the unincorporated area of Boulder County by protecting environmental resources, agricultural uses, open spaces, vistas, and the distinction between urban and rural areas of the county."

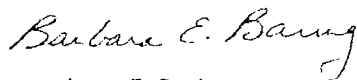
Like the Staff, I disagree with the implication in the ARCP that this area is in decline and that County regulations bear responsibility. It is indeed the most vibrant community with the most active social life I have experienced, far more than suburbs I lived in for years near Boulder and in Jefferson County. Part of the vibrancy is the diversity of opinion, which unfortunately was not leveraged in the creation of the ARCP. From the initial community planning meeting it was clear that not all were welcome and some were shunned and treated very rudely in the

process. This behavior reportedly continued at varying degrees throughout the meetings and creation of the documents, while creating a chilling effect to discourage participation by all but the core group. The County facilitation effort did not resolve the issue nor seek out early participants who drifted out of the process as a result. The surveys lacked objectivity and the response, as limited as it was, is therefore skewed.

I request the Commissioners retain their position of direct involvement with this community. I strongly object to the formation of an Allenspark Regional Plan Interface Committee, because the lack of tolerance for divergent views will likely continue from this Project into such a group. Boulder County already has the processes in place to allow public opinion to be heard and for representatives to be fairly elected. Input should never be restricted to or controlled by any certain type of organization with a prescribed charter or operating method. Each individual has the right to petition the government and individuals have the right to assemble in any lawful manner. I recommend that the Community Representation section 9 in the Summary be stricken with the exception of the initial sentence allowing referral entities as defined by past practice.

With appreciation for the effort and ideas which have been brought forward, I request that the 747 Project now be disbanded. The existing Boulder County Comprehensive Plan and County governance processes should prevail, as the Allenspark area has more stakeholders than just the landowners and residents of the area. Allenspark is a treasure within the County and within the State which deserves oversight by an objective elected government who will balance the competing needs of all. The results of fair elections are the best way to understand the majority intent of this community, and I have no wish to be represented by any volunteer sub group now or in the future.

Sincerely,



Barbara E. Baring
P.O. Box 206
Allenspark, CO 80510

Docket BCCP-10-0001 Allenspark Regional Comprehensive Plan

March 26, 2013

Why is such a plan even needed? Or why is this plan so different from any other plan (Eldorado Springs, Gold Hill)? Does this effort merely provide the proverbial foot in the door for future controversy? Wouldn't it be better to merely abide by and enforce the Boulder County Comprehensive Plan (BCCP)? The BCCP has long proven itself a durable, reliable guide of the Boulder County citizen's wishes, beliefs, and aspirations. But the rest of the questions are subject of speculation and potentially unanswerable. So:

Now comes the Allenspark Regional Comprehensive Plan (ARCP). In its short history and creation, it has been a divisive, contentious, intimidating process which has enlivened a subset of the community, perhaps a majority of that minority subset, into action. In its process of development, the County representatives made no effort to reign in the terror and inappropriate behavior that castigated and intimidated other members of the community when they attempted to participate. Specific examples exist but that's not the purpose of the current deliberation. Somehow we are to believe that all is in the past, that the current effort is representative of "the community", and that we should move forward. So:

Looking at the ARCP, Boulder County staff has done a remarkable and complimentable job of refining the 747 document to a readable and understandable level. Point 2 of Primary Issues and Goals says amongst other things that we should promote the long-term health, protection, preservation of forests, streams, scenic resources for current and future generations. Wow! How can you argue with that? So:

But Point 9 on Community Representation begins to tell the real story using democratic language filled with patriotic verve. And then lays the bomb shell that, "The County shall recognize that those committees and organizations most representative of the community's views and interests can and will demonstrate that the Committee's meetings are open to all members of the community, are well publicized and held and convenient times at a public location within the community." Why is this necessary? Is this out of a Planning 101 text or is the subset making some not so lightly veiled attack at others in the community. And why is "Committee's" capitalized? Are we saying that an individual's voice is subservient in this community to the group? Are our Boulder County appointed and elected officials to believe that many voices should be discounted while the majority of a minority subset represents the Allenspark community? Should I have held a public meeting with myself, announcing in advance to the community that it was going to happen before being able to address you today?

So, why are we trying to adopt this plan today? What does it improve? It certainly doesn't heal a split community like Allenspark. If anything, it has hardened lines even more than when the process began.

I appreciate you, the Planning Commission, taking time to deliberate on this issue. I suggest that you have no plan that is ready yet for inclusion in the BCCP. I suggest that it is a superfluous process that is best corrected by using the existing BCCP as rule of the land.

Phil Stern, PO Box 56, Allenspark, CO 80510 303 747-2986

Shannon, Abigail

From: Philip Mary Stern <Phil.Stern@colorado.edu>
 Sent: Tuesday, March 26, 2013 12:42 PM
 To: Shannon, Abigail
 Subject: From Mary Stern -- Docket # BCCP-10-0001

Boulder County gave itself a Herculean task in its attempt to bridge the gap that exists in the Allenspark area populace. You are to be commended. I believe, however, it was doomed from the start.

The 747 group had its origins in an anti-County group, the Allenspark Area Landowners (AAL). That raison d'être continues, cloaked in 747's feel-good terms that have no basis in reality. For example;

747's Principles and Goals

Number 4

747 "supports programs that provide a healthy social environment and appropriate community services..."

The reality: *747 members do not support but refuse to participate in myriad activities and services at The Old Gallery, set up as a community center.*

Number 9

A. "The community has recognized the positive aspects of having an organized public forum that permits the viewpoints of all participating residents and landowners within the planning area to be rightfully represented." **The reality:** I, among others, have not recognized a single positive aspect in the 747 process. If anything, it has widened the chasm that has always existed here.

B. "The **County shall recognize** ... committees and organizations most representative of the community's views and interests...." **The reality:** a) I hope the County does not feel it *shall* do the 747 core group's bidding. b) There is no Allenspark community; the 747 core group wants the County to believe that its members represent "the community." They do not. c) This assumes we as individuals have no voice in County issues unless we are a member of an open committee or organization. This appears to be a veiled reference to a group of like-minded Allenspark individuals who meet to discuss issues (and have spectacular potlucks) but have never claimed to represent anyone. d) The County can never establish a "representative" committee -- individuals who attended initial and subsequent 747 meetings were driven away by the *nastiness* of 747 attendees, *especially the core group*. I for one would never expose myself to that again, recommended by the County or not.

Basically, the County need do nothing more than follow the BCCP. To approve the 747 agenda would entrench disaster in an already disastrous situation.

Sincerely,
 Mary Stern
 PO Box 56
 Allenspark 80510
 303-747-2986

Shannon, Abigail

From: DIANA BOULTER Owner <dsboulter@q.com>
Sent: Tuesday, March 26, 2013 2:28 PM
To: Shannon, Abigail
Subject: 747 Regional Comprehensive Plan Summary

Ms. Shannon, thank you for giving us an opportunity to make comments on the 747 plan since we are unable to attend the 4/4 meeting of the Planning Commission. We have owned our property at 16942 Highway 7, Peak to Peak Highway since Oct. 3, 2003, and have lived here full time for the last two and one-half years. We have participated in the 747 process and want to commend the dedicated volunteers from the area that spent endless hours seeking feedback from property owners and residents, and then after thorough discussion and thoughtful deliberation developed the Allenspark Regional Comprehensive Plan. We believe it reflects the goals, values and hopes for the community, and urge that the Planning Commission review it with full consideration.

We support the plan as submitted March 5, 2013. With all good intentions, we are sure, in the most recent document the Land Use staff has submitted deletions and corrections that we believe negate some of the intent of the original 747 proposal; this version reflects the Land Use Dept thinking rather than the community. We repeat: we support the original 747 plan and look forward to the next steps of its implementation. Please feel free to contact us if you have questions.

Thank you for your consideration.

Stuart and Diana Boulter

Comments on Docket BCCP-10-0001 Allenspark Regional Comprehensive Plan

(As requested by Staff, these comments are restricted to the Allenspark Regional Comprehensive Plan Summary, Exhibit A for the Planning Commission Meeting on April 4, 2013.)

Submitted by: Glenn G. Patterson, P.O. Box 473, Allenspark, CO 80510

I support the County Land Use Staff's suggestions for revisions to the wording of the Summary, especially regarding the section on "Community Guiding Principles/Objectives". In this section, as written, points 1, 5, and 6 appear to be setting the stage for later adoption of one of the proposals of the Allenspark Regional Comprehensive Plan, for an Allenspark Regional Interface Committee. I am comfortable with the current decision-making process for land-use decisions affecting Allenspark and vicinity. I fear that efforts would be made, by factions opposed to Boulder County government, to dominate a local Allenspark decision-making body, were it to be established. Accordingly, I feel that Staff's suggestions pertaining to this section are well founded.

I do not agree with wording contained in the final section of the Summary, "Primary Issues and Goals", under Item 9, "Community Representation", and would urge the Commission and Staff to take a close look at this item. The wording appears to me to be a thinly-veiled attempt to discount the views and opinions of Allenspark-area groups that happen to hold their meetings in private, and to urge the County to avoid communicating with such groups. My interpretation of this item is based not only on the wording itself, but also on comments that I have frequently heard from 747 leaders and participants while attending 747 meetings. This attempt to have 747 and its leadership dominate communications with the County appears to me to conflict with the basic right of citizens to petition their elected government.

The wording of this item serves to underscore, at least in my mind, the danger of establishing a local Allenspark Regional Interface Committee, which appears to be the goal of points 1, 5, and 6, as written, under "Community Guiding Principles/Objectives" in the Summary. The wording implies that 747 and its leadership would seek to control communication with the County and discourage the County from communicating with groups that the 747 leadership views as holding conflicting opinions.

My suggestion for revising the wording of Item 9, "Community Representation", is to retain only the first two sentences, and within them, to keep the word "committees" plural.

The proper mechanisms for citizens of the Allenspark area or any other location to have their say in government-related matters include:

1. Voting in regular elections every two years.
2. Speaking up at County government hearings and meetings on issues that interest them.

I do not feel that my views would be represented by a local volunteer Regional Interface Committee. The citizens of the Allenspark area hold views that are too diverse to be represented by a single committee. If such a committee were to be established, and I were to

attempt to participate in its meetings, I would be afraid that I would receive the same hostile treatment that I received at one of the early Township Planning Initiative meetings, when my name was mentioned by a County employee, and many in the audience came forth with loud hisses of derision. I would also be afraid of the social consequences meted out to my wife, who was told by a neighbor, "you spoke up at a 747 meeting with views that were unpopular, and people are still holding that against you."

I participated in the 747 process as long as I could, for about a year and a half, and tried to be a constructive voice. But the longer I participated, the more I became convinced that the leadership of the effort was intent on putting an anti-County stamp on the final product, and treating divergent views merely as minority views that should be mentioned in a pretense of diversity, and then discounted. This became abundantly clear in the summer of 2010, when the second community survey was wrapping up. At that point one of the leaders of 747 sent an email to supporters, expressing alarm over the low turnout for their point of view, and cajoling them to respond in support of anti-County views.

Shannon, Abigail

From: ALEXANDRA MAECK <alexandramaeck@sbcglobal.net>
Sent: Wednesday, March 27, 2013 12:29 AM
To: Shannon, Abigail
Subject: Proposed Amendment to Boulder County Comprehensive Planashannon@bouldercounty.org

To: Abigail Shannon

Re: Docket BCCP-10-0001 Allenspark Regional Comprehensive Plan

I am writing from the perspective of a middle-aged granddaughter whose grandfather mapped and named various peaks, wildflowers and wildlife in Allenspark about 100 years ago. His name was William S. Cooper. My name is Alexandra Maeck. My mother, Elizabeth Maeck, owns 120 acres. I am writing because our concern is long-term protection.

The extreme pressure to develop is equal to the extreme preciousness of this area to preserve, which Allenspark is part of. I do not think local groups should take over long-term goals set by BCCP. I know that people involved are polarized, and that makes it even more important to be careful. The almost ad-hoc nature of 747, and their specific proposals suggests that we resist short-term goals, and refer to policies made before, to protect this fragile environment. It's too important. Politics are fierce these days, and I hope cooler heads prevail.

I therefore hope that 747's positions be part of a debate, that the 747 Project be disbanded, and that the The Boulder County Comprehensive Plan and County governance processes prevail. All the discordant voices matter. It is a messy process, but it's better for the environment than a process that has been polarized and monopolized.

Sincerely,

Alexandra Maeck

My mother's address is

Box 7850, Rte 7, Allenspark AS

I am writing to express my QUALIFIED SUPPORT for Docket BCCP-10-0001 Allenspark Regional Comprehensive Plan (ARCP), AS EDITED BY LAND USE STAFF. Contrary to the intent of the original authors, LU staff has managed to shape this document into a mostly constructive, largely inoffensive statement of support for the Boulder County Comprehensive Plan. As presented, with the staff edits, it will do no harm to the BCCP.

The path leading to this document has been a minefield. From the very first public meeting in 2008 an aggressive, anarchist, minority of the community has pressed its far-right agenda to the exclusion of all other views. Expressions of even moderate support for Boulder County Government, the BCCP or the long traditions of land stewardship in Boulder County were consistently met with derision and outright hostility. On one occasion moderate voices turned out in numbers to vote on a previously announced question regarding house size and visibility. The majority present voted to support current Boulder County Land Use policy. At the very next meeting, attended only by the usual suspects, the vote was declared invalid and struck from the records. So much for the democratic process.

Lurking behind the Summary presented in this Docket, Exhibit B, are three really terrible ideas:

- 1) The Allenspark Regional Built Environment Proposal - an attempt at an end-run around county-wide standards for Site Plan Review,
- 2) The Allenspark Regional Building Materials Proposal - an effort to water down fire safety and building codes, and most insidious of all
- 3) The Allenspark Regional Interface Committee Proposal - a thinly veiled, alternate Planning Commission.

This Docket seems not to ask the Planning Commission for feedback on these three points, but the sooner a stake is driven into the heart of these awful notions, the better!

Finally, point 9 (page 7) of the Summary deserves a little decoding for those not steeped in Allenspark history. For some years a number of unabashed fans of the BCCP have met monthly to share food, fellowship and good conversation. Our meetings are by invitation only. We call ourselves the Greater Allenspark Community Alliance, or GACA - an intentionally pretentious title. From time to time those conversations focus on an issue to come before Land Use or occasionally the BOCC or Planning Commission. Some members of GACA may be motivated to comment, but always as individuals - GACA takes no positions as a "committee". This fine point seems to have been lost on the authors of Point 9 although, as a member of GACA, I am flattered that they used so much of their document in their effort to disenfranchise me. Still, it would be a shame to grace this local food-fight with a full paragraph in the Comprehensive Plan

I want to express my gratitude and admiration to those Land Use staffers and moderate voices in the Allenspark community who suffered through this long process to bring this Summary to the unexpectedly palatable form presented in here.

Stan Huntting, PO Box 505, Allenspark

Comment on the Allenspark Regional Comprehensive Plan Summary Docket BCCP-10-001

As a year-round resident and landowner in the Allenspark area, I am writing to comment on the Allenspark Regional Comprehensive Plan (ARCP) Summary that will be discussed at the April 4, 2013 Boulder County Planning Commission study session. In brief, I oppose the ARCP and the Summary and I question the legitimacy (in terms of representing the Allenspark community) of the 747 Community Project that lead to the ARCP and the ARCP Summary.

Before commenting on the specifics of the Summary, I think it is important to address the question of the legitimacy of the process that lead to this Summary. I attended the initial meetings of the 747 Project and found that the atmosphere was neither welcoming to my presence or my ideas. The meetings were being organized and run by a group of people who seemed opposed to Boulder County government in general and the Boulder County Comprehensive Plan in specific. Individual voices that expressed support for Boulder County policies and regulations were not listened to and in many cases people were heckled. Many Allenspark residents, including myself, stopped attending 747 meetings because of the hostile atmosphere. Even the 747 survey results indicate that fewer than 25% of Allenspark area residents voted in favor of the ARCP.

The 747 committee or any future similar committee should not be considered to be representative of the opinions of the residents of the Allenspark area and certainly not a legitimate collective voice of the community. As an organization with a seemingly very specific anti-county government agenda, the 747 group has every right to express its opinions and has an expectation that County government will listen to those opinions. However, this group should have no more rights in this regard than any other residents of the Allenspark area. Allenspark area residents are a very diverse group of people and could never be adequately represented by the voice of a single committee.

Additionally many other residents of Boulder County outside the Allenspark area have a great concern for the future and health of the County's mountain environment and need to have a voice in all future policies and regulations that affect that environment.

The primary reason that I oppose the possibility of an ARCP amendment to the Boulder County Comprehensive Plan (BCCP) is found in the five proposals that are the core of the ARCP. Although these proposals are not on the April 4th agenda for discussion, I think that it would be a mistake to only deal with the rather innocuous Summary document without acknowledging that it does not reflect the serious problems found in the full five proposals of the ARCP.

I find that the ARCP proposals reflect a not so hidden desire by the 747

leadership to dismantle the BCCP regulations regarding building regulations, zoning, permitting process, sustainable development, and the protection of the natural and scenic environment. The ARCP would attempt to remove regulating authority from Boulder County government and place it in the hands of some local committee, which the current 747 leadership would no doubt attempt to control. The end result would potentially be a free-for-all of virtually unregulated building of over-sized houses and other development with minimal regard for impacts on neighbors, scenic views, or the environment.

Now to the Summary.

First I would like to congratulate the Land Use staff for proposing the elimination, rewording, and additions to some of the most egregious language in the ARCP Summary. I agree with all of the Land Use staff suggestions. However, I do not agree with some of the remaining language in the Summary and with the obvious intent of the Summary to lend some legitimacy to all of the ARCP proposals.

It would be my preference to not include this or any other Summary document in the BCCP because there is no document that could represent the wide diversity of views held by Allenspark area residents. Therefore the very first sentence of the Summary should be deleted: "A community-based plan that represents Allenspark area citizens, landowners and resident's vision for the future of the region"

Similarly the last sentence of the Summary's Introduction states: "The plan also forms the basis for several current proposals that address the specific needs and wishes of the community," These proposals do NOT address the needs and wishes of the community, but merely the needs and wishes of the 747 leadership group. The same critique applies to the last sentence under Purpose: ". . . . to provide flexible options for future evolution that is consistent with the needs and values of the community" The Plan does not reflect the needs and values of the community.

I can wholeheartedly agree with the first part of the third sentence in the second paragraph under History and Existing Conditions: "The residents and property owners have indicated their desire for the area to remain much the same," This desire directly contradicts the principal proposals of the ARCP, which express a pro-growth, pro-development, individual property rights agenda. Many of us recognize that the best way "for the area to remain much the same" is to maintain, if not strengthen, the policies and regulations of the Boulder County Comprehensive Plan.

Our family moved to the Allenspark area years ago primarily because of its relatively low population density and beautiful, ecologically intact natural environment. The rich community environment and active community organizations that we found in the Allenspark area turned out to be a pleasant

surprise. We do not experience the community decline that is expressed by the Summary document.

One of the most problematic remaining parts of the Summary is Primary Issue and Goal 9, which gives primacy to citizens committee(s) in communications with Boulder County. As mentioned previously, no single committee can adequately represent the diversity of opinion in the Allenspark area, especially when the only existing example of such a committee has been seen to discourage opposition opinions. Openness to the public in no way guarantees that a committee is "most representative of the community's views and interests". It is imperative that the County listen to the full range of opinion expressed by all individuals and committees.

Many thanks for listening to the opinions of this concerned resident of the Allenspark area.

Tom Andrews
Pine Valley
Allenspark

David Pinkow Comments to Planning Commission 13-4-4 on the Allenspark Regional Comprehensive Plan summary

My name is David Pinkow, and I live at 2815 Heidelberg Dr. in Boulder. I am a resident who owns property and a modest cabin in the Allenspark area. The issue before the Planning Commission today is unique in a way, but not unusual in consideration of the array of state-wide and national communities that form a backdrop or gateway to scenic national treasures such as is found in the Allenspark area.

Stakeholders should not merely be defined as residents and landowners within the Allenspark planning area. Annually, there are literally tens of thousands of temporary residents, visitors, motorists and bicyclists who occupy the 40+ square-mile locale of the Allenspark district, only a fraction of which is privately owned. Also warranting consideration as “stakeholders” are: an abundance of wildlife, scenic vistas and vibrant backcountry.

I have always been impressed with the concern shown by Boulder County government towards the environment and issues of land stewardship. To the extent the Allenspark Regional Comprehensive Plan provides for the protection of the environment, the area’s rural character and region’s sustainability, I wholeheartedly support its recommendations.

I do not think that the Allenspark area is more isolated than most other mountain communities, nor are its challenges in meeting land use code more problematic than in comparable locations. Notwithstanding that, I do feel that a resident should be able to walk down a secondary two-lane road without the threat of being run down by a speeding automobile or bicyclist, that families should be able to live in comfort in their own homes, and that land owners are entitled the quiet enjoyment of their properties.

Having participated in a significant way during the earlier stages of the 747 Community Project, I would not agree that the Allenspark Regional Comprehensive Plan represents the community’s “collective voice,” as is asserted in the document; and I do not believe that future decisions that affect the area should rest principally with that plan. I wholeheartedly endorse the Allenspark Regional Comprehensive Plan as a worthy petition from a local group of citizens that asks the County to recognize specific landowner preferences.

I agree with staff edits in the section entitled “Guiding Principles”—that the Boulder County Comprehensive Plan satisfactorily addresses the topic of guiding principles, and that the Allenspark proposals serve more correctly as local goals.

With regard to the section on Community Representation, I would recommend that the Allenspark Regional Comprehensive Plan adopt the following simplified statement: “There are a number of community members and organizations in the Allenspark area, many of whom petition Boulder County government agencies and elected officials in an effort to influence governmental decisions. We urge all Boulder County agencies and elected officials to evaluate fairly the value and validity of all petitions.”

Thank you very much.

Comments on Docket BCCP-10-0001 Allenspark Regional Comprehensive Plan

Dear Abby,

My husband and I have owned property in the Allenspark area since 2001, and have been full-time residents since June 2006. We recognize that the BCCP has been the major reason the Allenspark area has retained its natural beauty and looks noticeably different from most of the mountain communities in other counties, eg. Larimer and Gilpin. It is for this reason that we have concerns about the Summary of the Allenspark Regional Comprehensive Plan and the entire 747 process in general. I do not believe it represents the views of a majority of residents and landowners in the area. Furthermore, I believe this area is of importance to all Boulder County residents. It is a privilege to live here, and I feel the area will best be preserved by continuing adherence to land use practices put forth in the BCCP.

While I agree with all the staff comments to the “Abbreviated Summary” I believe incorporation of this Summary into the BCCP would lend credence to a process that has been flawed from the outset. I also fear it could pave the way for adoption of the full ARCP which is inconsistent with the BCCP, and would have severely negative effects on the physical and social environment of the Allenspark area.

Specifically, I disagree with the assertion in **History and Existing Conditions** that the area is in decline, that County regulations are responsible for this decline, and that it needs the ARCP in order to “maintain its past standing as a vibrant and sustainable community...” As one of the founders in 2008 of The Old Gallery Community, Arts, and Visitor Center (an all-volunteer 501c3 non-profit public charity), I have evidence that this is a vibrant community (see attached comments, “What The Old Gallery Means to You”). The Old Gallery provides community services (including free wireless and a cell phone hotspot) and provides activities for all ages, including 12-step programs, classes in yoga, writing, singing, a food bank, potlucks, discussion groups, a musical theatre group, and much more. It also supports local artists, providing them a place to display and sell their art and teach classes and workshops. The Old Gallery Park and Playground (including the only public year-round restroom in the area) has helped families and others of all ages, connect. I find it significant that the 747 report makes no mention of The Old Gallery and its importance to the community when, in fact, it serves over 600 area residents and over 1,300 visitors, and is supported with money and volunteer hours by over 300 full, part-time, and seasonal residents, as well as visitors. The omission of The Old Gallery **Community, Arts, and Visitor Center** in the 747 documents seems to be symptomatic of one of many divisions in the community and demonstrates the bias of the 747 leadership against a public entity they incorrectly view as “political” and “pro-Boulder County,” when in fact it has no political agenda (local or national), and serves a very diverse population in the Allenspark area. (There is no membership – activities are open to all.) While the 747 project has perpetuated and perhaps worsened local acrimony, The Old Gallery has brought people together and made positive changes in the community.

Allenspark also has several membership organizations that contribute to a lively social life and do good works as well, including The Hilltop Guild and the Allenspark Area Club, the Liars

Club and the two local churches. Stitch n Rippers also provides support for those needing comfort and is a sewing/quilting group open to all.

Community Objectives – I agree with staff changes and hope the Planning Commission will note the disturbing tone in the original wording with its emphasis on individual property rights and on shifting decision-making authority away from the Planning Commission and Board of County Commissioners to the “collective voice of the residents and landowners within the planning area.” I also object to the **6th Objective** and its reference to “the full participation of the residents and landowners of the Allenspark region.” The 747 process has not encouraged “full participation” and dissenting viewpoints were often ignored and ridiculed. When I stated my views they were often received with hisses, nasty looks, and/or groans and were then ignored. I was also shunned for speaking up and was viewed as “pro-Boulder County.” I stopped participating when I realized that not only was my viewpoint belittled and ignored, but that The Old Gallery was being viewed negatively because my stated opinions were equated with policies of The Old Gallery. As a 501c3 public non-profit charity, The Old Gallery did not take part in any 747 discussions nor did it advocate any position. The Old Gallery did serve as a location where notices of 747 meetings were posted and 747 surveys were made available. The Core Team did at least recognize TOG’s central location and accessibility to local residents.

I suggest that Land Use staff and the Planning Commission determine whether there is a connection between the right-wing, property rights Allenspark Area Landowners Association and the 747 Core Team. I believe the unfortunate one-sided view that is represented in the ARCP was a result of Garry Sanfaçon’s well-meaning early attempts to assure the AAL members that their voices would be heard and acted upon. There seemed to be a bending over backward to accommodate the anti-county perspective and give it legitimacy, and early leaders and members of AAL assumed leadership of 747. While it was (and is) critical for their views to be expressed, the ensuing process resulted in the marginalization of people with opposing viewpoints that favored County policies and the BCCP. These people left the process and their views were never sought out by the 747 team. As a result, the questions in the surveys showed an obvious bias, thereby skewing the results. These flawed results then formed the basis of the ARCP and are now being used as justification for its adoption into the Boulder County Comprehensive Plan. It is very unfortunate that diverse views were not equally represented on the 747 Core Team. This would have led to a process that would have resulted in a more balanced ARCP.

On that basis, I request that any future committee attempting to represent residents of the Allenspark area that has the same leadership as the current 747 committee should automatically be considered illegitimate.

Summary:

1. Built Environment. I approve of Land Use’s suggestion and again note the bias against the BCCP.
2. Natural Environment. I agree, but the other points in the Summary and particularly in the full ARCP, contradict this statement.
3. Business Environment. Agree. It is critical that new businesses be encouraged, especially those that contribute to local services (eg. grocery store, gas station)

4. Social Climate. Re: the statement, "Support programs that provide a healthy social environment and appropriate community services for the local population," see previous comment regarding 747's omission of any reference to The Old Gallery Community, Arts & Visitor Center.
5. Modern Technology. Again, no acknowledgement that high-speed internet and cell phone service is provided free of charge at The Old Gallery. I agree that high-speed internet should be made available to all. I also agree with the use of renewable energy resources compatible with the visual and scenic resources of the area.
6. Transportation. Agree.
7. Uses of Historical Precedence. Not sure what is meant in this statement.
8. Public Lands. Agree.
9. Community Representation. I find this to be one of the most objectionable parts of the summary. It is patently undemocratic. The first sentence is the only one that should remain. I strongly object to the formation of an Allenspark Regional Interface Committee and feel this proposal should be discarded. The 747 process has shown that one committee cannot represent the diverse views of Allenspark Area residents. I believe any individual or group should be able to express their views to the County on issues that matter to them, as is currently the case.

In conclusion, I urge the Planning Commission to oppose inclusion of all but Section 3, Business Environment, in the BCCP. However, rather than have the 747 Core Team work on this issue, I suggest the County convene and facilitate a task force to work closely with Land Use staff to make recommendations on the Business Zoning proposal. I feel it is a waste of valuable staff resources to continue to work with the 747 project on the remaining proposals as they do not support the BCCP and are not representative of the diverse views of Allenspark residents. The ARCP does not reflect the interests of other Boulder County residents who value the relatively unspoiled mountain environment in unincorporated areas such as Allenspark. I believe the purpose of the BCCP is to provide that protection and if anything, should be strengthened if that would better preserve these remaining areas of spectacular natural beauty.

Margaret Patterson – PO Box 473 Allenspark (16716 Hwy 7)

March 27, 2013

The Old Gallery has made it possible for our family to connect with many more residents of Allenspark than those who are immediate neighbors. This has been achieved through soups nights, theatre workshops, a philosophy group, music events and inspiring lectures. I hope TOG will strengthen and provide a place for our grandchildren to know their community sooner than we were able to do these last 45 years. I believe we can all work together more productively for good when we know and understand each other. - Mary Moeller

We live in a tiny town of 500 or so households high in the Rocky Mountains. We do not have cell service and the land line phones regularly go out with lightning strikes and high winds. The Old Gallery gathers the community, and brings music, body work and the arts to a community that would be infinitely poorer and more individually isolated without it. - Verlee A. Copeland

The Old Gallery offers such a variety of interesting activities and brings the community together. I enjoy the Artists' Receptions, Soup Dinners, Book Group, and special speakers such as the Kenyan woman who shared the story of her "safe community" for women and children. - Kathleen Bennett (Estes Park)

TOG is a great focus for the whole community. I've met a lot of people I had not known before. I particularly appreciate the art class activities and the children's activities. The playground is a great addition to the area. No other playground is close at all. - Leslie

We are property owners in the Triple Creek area near the TOG. Our experience with the gallery has been to attend social gatherings, children's activities and to view artwork. In other words, the gallery has become a focal point for the Allenspark community for a wide variety of community activities. - Bill and Linda Morris

Four years ago, we bought a cabin in Allenspark as our second home, to be used weekends throughout the year. The Old Gallery has provided us with a way to connect with neighbors we wouldn't have met, and be able to become integrated in the community. We've taken classes, attended lectures and concerts and pot lucks. We've chosen to get involved with the Old Gallery, chairing last year's first annual auction fundraiser, and this year's first Chautauqua. This community center is truly the center of the community, inviting everyone to get involved, enjoy and connect with others who value this mountain life. We are so grateful for The Old Gallery, it's board of directors and all of its supporters. - Holly Bea-Weaver

Every community needs a center. A marketplace for ideas, sharing and connection. When we moved to Allenspark about five years ago, we found that center at the Old Gallery. It is a place where local residents come together around a variety of activities. The net effect is the Old Gallery builds community. Staffed and led by

volunteers, it is a perfect example of what a community can do for itself with enough commitment, hard work and a spirit of collaboration. We have made friends, enlarged our perspective on life and learned a great deal through our association with the Old Gallery. We look forward to continuing to grow and help support the growth of our community in years to come. - Steven Weaver, Founder and CEO, GrowthWeaver LLC

Jul 12

Well, clearly, Allenspark has become a yoga community! This, in my opinion, is key to a working, peaceful, pleasant group of people living in and sharing an area... a piece of the earth! I love the fact that I can teach as many classes there as I can teach! And that other yoga teachers have the same opportunity to reach out to our special community with yoga! - Peggy Donahue

As summer residents we had no way of connecting with year-round Allensparkers before The Old Gallery was opened. Now we feel a part of the larger community and have made friendships we value. - connie and fred platt

Here's a thought ...

The Old Gallery, through the many planned events, has provided an opportunity for newcomers to become connected and involved with the Allenspark community in meaningful ways. - Marilyn Zimann

The Old Gallery (TOG) has meant a lot to us. As residents of the Allenspark area, Dianne and I have made many friends through all of the diverse activities at TOG and have become part of a real community that is centered around TOG. Whether it's being a local artist represented by TOG, or gardening, or attending yoga classes, potlucks, concerts, and numerous other community events, we feel blessed to be part of the larger community created by TOG. Cheers, Tom and Dianne

The Old Gallery has been very important to me. I met some of my best friends here through it. Before the TOG the only people we knew were our immediate neighbors. It has also hosted and announced the Socrates Club of Allenspark, which will be a place for serious conversation about important subjects and which will produce new connections and friendships. The music performances have been special. The Old Gallery has created a community here. It has caused a striking change in the nature of the community. We are so indebted to the founding group of folks who had the vision and the endurance and persistence and energy to pull us along. This has got to be one of the best communities of this size in Colorado or anywhere else in this country. We are blessed to live here. We always had trees and mountains. Now we have a community. - Sid Waldman

We love having the playground in Allenspark. We have five grandchildren under 12 and when they visit, a trip to the playground is a daily excursion. The Teddy Bear Picnic, held at The Old Gallery, has also been a special event for our family. - Pat and Diane McCary

The Old Gallery in Allenspark has helped many people in the community socially, artistically, physically and spiritually. There are many artists in Allenspark that are able to express their talents in the Allenspark Community by displaying and selling their art at The Old Gallery. I have lived full time in Allenspark for 20 years and it has been a blessing for me to be able to display my art work at The Old Gallery. I have made many new friends associated with The Old Gallery. – Joyanne Matthes

I've summered with my family in our cabin in Allenspark for over 30 years. Before the Old Gallery was here, summers were a little isolating except for enjoying one's visiting family and friends. There was no way for summer people to get to know village folks, there were no social or cultural activities, no playground or educational and social activities for children. Now, with the advent of the Old Gallery community center, the community has a central meeting place, a venue for art, music, crafts, sports, a playground, and most of all, a place for locals and summer people to get acquainted with each other. Both groups benefit from learning about and understanding each others' point of view.

New friendships have flourished, local businesses have taken on new life, and new ventures have been imagined and carried out. There is a vibrant and thriving village life for all ages. - Audrey Faulkner

27 March 2013

To: Abigail Shannon

Re: Docket BCCP-10-0001 Allenspark Regional Comprehensive Plan

From: Dianne Andrews, Pine Valley, near Allenspark

My husband and I have lived in Boulder County since 1984 and near Allenspark for the last six years. As a botanist and ecologist with a deep appreciation of the beauty and biological diversity of Boulder County, I am grateful for the efforts of citizens and Boulder City and County Government over the last several decades to promote progressive land use policies that seek to protect the environment for current and future generations.

I attended the first meetings of the 747 project, but did not feel I could continue to participate in proceedings that were so contentious and disrespectful of differing points of view.

Overall, I support the changes to the Summary suggested by the Land Use Department. I suggest that other modifications need to be made in light of the following concerns:

- The Summary equates the 747 group with the entire Allenspark community. This is patently misleading. Although open to public comment and vote, *the ARCP was approved by fewer than 25% of Allenspark residents*. The 747 Community Project and the ARCP cannot be considered to be representative of the greater Allenspark community.
- The notion in the Plan that decisions about land management issues should be directed by an “Allenspark Regional Citizens Committee” would effectively transfer substantial authority from the County level to a local level, with no specific mechanisms for governance and operation of this committee and no provisions to ensure that decision-making power would not be dominated by a small group that is not genuinely representative of or accountable to the local community.
- The ARCP also contends that “any future modifications [of the ARCP] shall reflect the collective voice of the residents and landowners within the planning area,” thereby excluding the greater Allenspark sub-region from Boulder County land use planning policies, procedures, and regulations. The existing

Boulder County Comprehensive Plan should prevail, as the constituency of the Allenspark area is broader than the collective voice of the landowners and residents of the planning area.

Although the language in the Summary (as amended by Land Use) is relatively benign, the actual Plan contains sections that would open the way for:

- Effective elimination of size limits on new home construction
- Fewer requirements for fire-proof building materials
- Increased visibility of new homes and businesses throughout the scenic corridor
- Higher visibility and impact of new construction on existing homes
- Increased negative impacts on wildlife habitat, wetlands, and rivers and streams

The above results would not support one of the **Guiding Principles** of the BCCP: 2. *Encourage and promote the respectful stewardship and preservation of our natural systems and environment by pursuing goals and policies that achieve significant reductions in our environmental footprint.* In addition, they would be in noncompliance with the **Sustainability Element** of BCCP, page 7: *The county's rich and varied natural features, scenic vistas, ecosystems, and biodiversity should be protected from further intrusion, disruption, consumption and fragmentation.*

Thank you for your consideration of these comments.

Shannon, Abigail

From: James Atherton <jlada@yahoo.com>
Sent: Wednesday, March 27, 2013 4:37 PM
To: Shannon, Abigail
Subject: Amendments to BC Comp Plan in Allenspark District

I strongly object to amendments that would weaken the BC Comp Plan through proposed new developments.

James Atherton
Boulder

Shannon, Abigail

To: West, Ron
 Subject: RE: Boulder County Comp Plan Update

From: West, Ron
Sent: Wednesday, March 27, 2013 3:31 PM
To: Shannon, Abigail
Subject: FW: Boulder County Comp Plan Update

Since he mentions Allenspark, thought you might like to see this one.

Tim is the curator of the CU herbarium.

From: Tim M Hogan [<mailto:Tim.Hogan@colorado.edu>]
Sent: Wednesday, March 27, 2013 2:52 PM
To: Atherton-Wood, Justin
Cc: Kesler, Jennifer; West, Ron
Subject: Boulder County Comp Plan Update

Justin,

I recently submitted detailed comments to Jenifer Kessler regarding the county's sensitive species list for plants, my area of professional expertise. Herein, as a 35 year resident of the county, I would like to offer some unprofessional comments on the Boulder County Comprehensive Plan (BCCP).

I have read various proposals and planning documents in recent months, including documents from Eldora Mountain Resort and the 747 Community Project in Allenspark. I have also watched with some dismay the explosion in human population and development across the county over the decades. No doubt, each group and each individual have their legitimate concerns and desires. But our collective actions are cumulatively leading to the "death of a thousand cuts," and the loss of what so many of us value most deeply about Boulder.

I have rarely met an individual involved in building or developing on their property who has not expressed resentment at being constrained in doing exactly what they want. Few of us are not prey to rationalizations or the "I am an exception in this case" syndrome. And, of course, this is where the comprehensive plan comes into play.

In reviewing the proposal mentioned above, and untold others over the years, I have been repeatedly impressed with how the BCCP provides a reference point in the ensuing discussions. The comp plan sets a higher standard when Eldora Mountain Resort proposes a development that would despoil a richly forested and riparian zone. It calls into question the claims of current landowners and residents that they should have the principal say in determining policies and regulations that impact the evolution of a particular planning area. Each user-group speaks of sustainability, and all the benefits to come from their proposals, but our views on what is being sustained and who is benefiting are rarely extended beyond our all-too-short tenure upon these lands. For many of us, the long-term ecological integrity of our lands and waters holds a precedence that trumps most uses most of the time.

The current comprehensive plan was established right around the time I settled in Boulder, and for 35 years I have lived with the measure of restraint it places upon unbridled development. The pressures to grow and expand are accelerating dramatically. I hope the commissioners, staff, and my fellow citizens will maintain a view of what the county might be like in 100 years or more, and will draft a plan ensuring the preservation of all which is most precious about our home.

Thank you for the opportunity to offer these comments.

Tim Hogan

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