

Allenspark Townsite Planning Initiative

Community Meeting

July 23, 2018

OBJECTIVES FOR THIS MEETING

- Update the community on developments, outcomes of recent discussions
- Recognizing the revised scope (Allenspark Townsite) and potential new participants involved:
 - Identify topics of greatest interest
 - Determine which are best addressed through a potential BCCP amendment / Code update vs. education, staff assistance or other means
- Define process for moving forward, identify next steps



AGENDA

- Introduction: Background and overview of objectives (6 – 6:15)
- Overview of current Land Use Code and historic preservation tools and topics (6:15 – 6:35)
- Topic identification – small group discussion (6:35 – 7:05)
- Refinement and categorization of topics – large group discussion (7:05 – 7:35)
- Conclusion and next steps (7:35 – 7:50)
- Staff available for Q&A (7:50 – 8:00)

BACKGROUND: BIG PICTURE

- Townsites have unique land use issues that warrant special consideration (e.g., small lot sizes / setbacks, not platted to accommodate parking, sanitation needs).
- The county wants to work with townsite communities to identify a path forward. The current focus is Allenspark townsite.



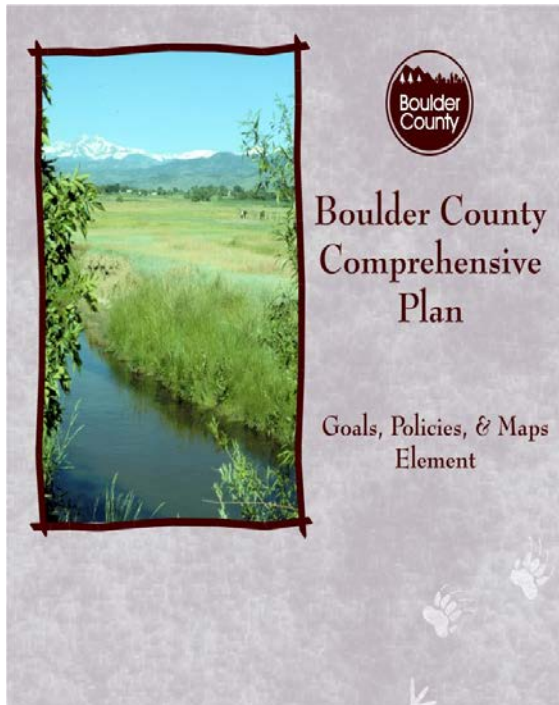




WHAT IS THE BOULDER COUNTY COMPREHENSIVE PLAN?

- **Advisory Document** for residents, landowners, decision makers
- Describes **Desired Land Use Conditions and Aspirations** for the County
 - ✓ **Comprehensive:** covers entire county
 - ✓ **Inclusive:** defines broad-based goals and action policies
 - ✓ **Long Range:** considers future needs and issues
- Contains **Goals, Policies and Maps** for guidance to achieve desired conditions
- Developed through public processes and in collaboration with other county department
- Incorporated by reference into the **Land Use Code**
- Adopted and amended by **County Planning Commission**
- **Amendments** can be initiated by public or private sector
- First BCCP **Adopted** March 22, 1978

BCCP RELATIONSHIP TO THE LAND USE CODE



**Informs, Provides Direction
and Context**

Townsites and the BCCP

The Boulder County Comprehensive Plan recognizes the unique characteristics of townsite communities. These characteristics include complexity of ownership patterns, unique natural hazards risks, specialized public service needs such as waste transfer stations, historic architectural character, and distinct development patterns.

Boulder County
Land Use Department



BACKGROUND

- **2008:** Updated Site Plan Review regulations; county engaged in planning discussions to address unique issues facing townsites.
- **2008-2011:** 747 Community Project volunteers work tirelessly to gather community input and develop a planning vision to be captured in a Boulder County Comprehensive Plan (BCCP) amendment.
- **2011:** 5 topic proposals presented to Planning Commission and Board of County Commissioners for feedback
- **2011 – 2013:** Additional work by 747 team and county staff

SITE PLAN REVIEW

- Purpose: To mitigate the impact of development—
Single-family residences—Larger sized additions
- Site Plan Review addresses:
 - Bulk / massing of a structure (How Big, How Tall, Where Located on a property)
 - **16 STANDARDS**
 - Environmental
 - Safety
 - Visual
 - Compatibility (further defined in 2008)
 - house size treated differently if property is in a town site; 1,500 sf maximum

BACKGROUND

- **2013**
 - April: 747 Comprehensive Plan Proposal presented to Planning Commission for feedback. PC expressed that parts of the plan conflicted with the BCCP.
 - September: **Flood**
- **2016 – current:**
 - Re-initiated conversations, recognizing staffing changes and constraints, a need to revise scope of effort in response to Planning Commission guidance.
 - Staff identified Allenspark Townsite as a practical, realistic area of focus at this stage.

BACKGROUND

- Several townsite-focused issues addressed through Land Use Code changes since 2008.
- Building Code changes (e.g., allowances for wood materials, BuildSmart program flexibility).

BACKGROUND

Tools within current Land Use Code that may address community concerns	Comments
Added / amended Use of Community Significance, and Camp Use	Enables existing uses to come into conformance (e.g., Lane Guest Ranch)
Broadened and clarified Resort Lodge, Conference Center, or Guest Ranch Use	
Adaptive Reuse of Historic Landmark	Provides special opportunities for properties that seek landmarking
Exceptions to Building Code for Landmarked structures	
Transfer of Development Credits Program	Provides potential monetary compensation for preserving homes at smaller sizes

POTENTIAL TOPICS OF FOCUS FOR NEXT PHASE

Topics	May need BCCP change?	May need Land Use Code change ?	Priority for Community?
Document the vision for maintaining community character	✓		
Address needs of existing businesses in and immediately surrounding the townsite		✓	
Bring existing non-conforming uses into conformance with the Land Use Code (setbacks, etc.)			
Historic preservation			
Change townsite house size maximum (currently 1,500 ft ²)	✓	✓	
Create a Rural Community District		✓	
More accurate mapping			
Evolving land use issues (vacation rentals, marijuana); Other?		??	

Current Land Use Code, Historic Preservation Code Flexibility and Incentives

RURAL COMMUNITY DISTRICT

4-115 Rural Community (RC) District

Purpose: To encourage flexibility in the land use patterns of established rural communities.

Uses Permitted

May appropriately limit, but may not alter or expand, the uses allowed in the zoning districts which govern the subject parcels immediately prior to creation of RC District

Eligible rural communities: Allenspark, Eldora, Eldorado Springs, Gold Hill, Hygiene, and Niwot Community Service Area

Niwot has the only RC District: NRCD and NRCD2

50% of owners must agree

COMMUNITY USES – ARTICLE 4-504

USE OF COMMUNITY SIGNIFICANCE (ARTICLE 4-504.H)

An existing nonconforming use that the County determines to have at least two of the following characteristics: historic, cultural, economic, social, or environmental value.

Summary

The Use of Community Significance designation was originally incorporated into the Land Use Code in 1992 and required a Special Review process. In 2010 it was amended to require under Limited Impact Special Review to allow existing uses a more simplified path to conformance. The purpose of this category is to recognize a legal non-conforming use as a conforming Use of Community Significance. This review process allows the Board of County Commissioners to appropriately condition an approval to resolve outstanding code violations, including zoning, building, transportation and/or public health issues. Local examples include the Lane Guest Ranch and the Rocky Mountain EcoDharma Retreat Center

LAND USE CODE INCENTIVES for HISTORIC LANDMARKS

- Use of Community Significance
- Multiple Principal Uses
- Historic Accessory Dwelling Units
- Adaptive Reuse of a Historic Landmark
- Transferable Development Credits
- Overcoming the Presumptive Size Maximum
- Building Code Exceptions

MULTIPLE PRINCIPAL USES

- Typically our code does not allow a parcel to be used for more than one principal use
- However, for designated historic landmarks the County can determine that multiple uses serve to better preserve the landmark and can approve them through Special Review

HISTORIC ACCESSORY DWELLING

- The Land Use Code allows only single family residential uses in most zoning districts.
- However, landmarked structures can be used as accessory dwelling units and another house may be able to be built as well.
- They can be used for short term rentals.

ADAPTIVE REUSE OF A HISTORIC LANDMARK

- A community oriented use that is compatible with the historic aspects of an existing designated Historic Landmark.
- By limited impact special review in all districts
- This use must occupy a designated Historic Landmark.
- The use must be found to be beneficial to the preservation of the Historic Landmark.
- Examples: The Altona Grange and the Cardinal Mill

TRANSFERABLE DEVELOPMENT CREDITS

A property owner may limit the development potential on their property and sell the development credits.

1- restricted to 2,000 square feet = two Development Credits.

2- restricted to 1,500 square feet = three Development Credits.

3- restricted to 1,000 square feet = four Development Credits.

2. Bonus Development Credits may be awarded for Preservation of Historic Resources

SPR – OVERCOMING PRESUMPTIVE SIZE MAX

- Historic structure(s) that are landmarked or otherwise protected that cause the residential floor area to exceed the size presumption can be allowed to remain and an exception made to the presumptive size maximum for the property.

EXCEPTIONS TO THE BUILDING CODE

- Variances can be granted by the chief building official for exceptions to the Building Code and the Green Building requirements for historic structures.

FINANCIAL INCENTIVES

Both National Register and Local Designation make properties eligible for:

- Tax incentives for rehabilitation
- State Historic Fund Grants (competitive and not for private residences)

Only Local Designation makes a property eligible for:

- Boulder County's local rehabilitation grants
- Building Code exceptions
- Protection against demolition and detrimental alterations
- Possible approvals for additional density or uses not otherwise allowed by the Land Use Code

BOULDER COUNTY

HISTORIC PRESERVATION REHABILITATION GRANTS

- Eligibility: locally designated landmarks or contributing structures in local landmark districts.
- Properties are eligible to receive up to \$10,000 per year.
- Grant recipients must provide at least an equal amount of funds to match funds received from the County. (This match can be met a number of ways, including, but not limited to: donated labor and/or materials, other grants resources, or the owners private funds.)
- Eligible projects: rehabilitation of exterior elements and/or structural stability (such as doors, porches, trim, siding, roofs, demolition of non-historic elements, steps, windows and foundation work.)

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