



Land Use

Courthouse Annex • 2045 13th Street • Boulder, Colorado 80302 • Tel: 303.441.3930 • Fax: 303.441.4856
Mailing Address: P.O. Box 471 • Boulder, Colorado 80306 • www.bouldercounty.org

Allenspark Townsite Working Group Wednesday, November 7, 2018 Meeting Summary

Present

Boulder County Land Use Staff: Nicole Wobus, Denise Grimm, Sinead O'Dwyer

Allenspark Community Attendees: Cindy Brookie, Mary Hunter, Mike Bushue, Darlene Bushue,
Lisa Mandel

Summary

The purpose of this meeting was to initiate and scope potential work to address community concerns regarding non-conforming businesses, setbacks, structure sizes, and community character. Staff provided a map on which community members identified properties encountering planning issues that are in need of attention. Staff reiterated that non-conforming uses may continue running at their current level of use; any change in use or expansion of the use or structure would require review, but would not prohibit continuance of that use. Staff discussed the potential and limitations to allowing for garages or other storage structures above the 1,500 residential floor area presumptive size limit that applies in the townsite. Community members seemed most interested in a one-car (200-square-foot) or two car garage (400-square-foot) allowance. Limitations to more floor area on a parcel include setbacks and septic system placement. Staff presented a map (attached) which represents the setbacks for townsite parcels in the Forestry zoning district. The concept, pros and cons of a Rural Community District were discussed, and it was determined that Pine Grove Cabins is a high priority property for additional attention.

Note: Some concepts referenced in this meeting summary are explained in greater detail in the Frequently Asked Questions section of the meeting summary for the July 23, 2018 meeting.

Allenspark Businesses

Pine Grove Cabins

This property is in disrepair and has been on the market for a long time. It is one of the first properties visitors see when entering the community so it is a high priority for it to be in better condition. The current owners (Bob and June Wessel) are experience health issues. The renters are making some improvements to the property, but a broader solution for the property is needed. There was a suggestion that Peggy Lynch, a realtor, may be an appropriate contact as she is also familiar with the property's circumstances. The community members present would rather see the Pine Grove cabins rented than falling apart. The property may be eligible for Historic Landmarking, which would

provide some additional incentives or flexibility with the property. Through a subdivision exemption process there is the potential for separate lots. While there may be ways for the Land Use Code to potentially accommodate housing on these properties, the properties and structures will need to comply with Public Health septic requirements. Staff noted that there may be a historic writeup on the property, which staff will explore further. Land Use staff can also coordinate with Public Health to further explore the sanitation requirements and options for the property.

Allenspark Livery

According to community members, the Allenspark Livery, where people could rent and ride horses, was the longest continuously running livery in the state of Colorado. Some complications arose with Forest Service permits for trail use, and the property is now used as housing.

Meadow Mountain Café

This property functions as a restaurant, and has since the 1940s. The property is located outside of the Business District, so it is considered a non-conforming use. If there is no additional use or building proposed for the property, they do not need to pursue any process. Any expansion of the use or changes to the structure may require a process. Staff believes it is worth exploring the potential for this property to be brought into conformance with the Land Use Code through either the Adaptive Reuse of a Historic Structure or a Use of Community Significance processes.

Rock Creek Tavern and Pizza

This property is in the Business zoning district, and an Eating or Drinking Place is an allowed use in the Business zoning district. A change in use would require a Site Plan Review, a standard process for a change in use taking place anywhere in the county.

Fawnbrook Inn

Community members suggested that this property has been purchased by the Rock Creek Tavern & Pizza owners who are currently working with the county on this property. The property is in the Business zoning district.

Setbacks and Property sizes

Staff provided Attachment B to examine the existing setbacks in the townsite. Setbacks (or yards) are the distance from the property line to a structure. Setbacks are a Land Use planning tool to provide adequate buffer between structures, and between a structure and other infrastructure such as roadways. Another limitation to development, on smaller properties, is accommodating a septic and well in addition to the structures.

The Allenspark townsite has two zoning districts: Business and Forestry. The setbacks required for those zoning districts are as follows:

	Front	Side	Rear
Forestry	15'	25'	15'
Business	60' from centerline of Right-of-Way	0' or 12'	20'

While examining the set-back map (attached), community members expressed that there was a large variety of parcel sizes and circumstances to consider. Changing the setbacks for the whole town-site may not be necessary. The core area of the townsite contains a small portion of parcels in which the set-backs mostly or entirely cover the parcel. Any development proposed within the setbacks of a property would require a Variance process. The Variance process allows staff and the Board of Adjustment to review proposals for an exception to the Land Use Code for things like the setback regulations.

Rural Community District

As discussed at the July meeting, a Rural Community District (RCD) designation for could allow new setbacks to be defined within the townsite. Forming an RCD with separate regulations would require written consent of greater than 50 percent of property owners in the district. The benefits of a rural community district would be some flexibility in the setbacks, and ensuring the community desires for rustic aesthetics and character are maintained through guidelines for building materials and design. The RCD could contain different zones, some with more limited setbacks than others. It was recognized that the setback issues affect very few lots, and many of them are already built out. Community members suggested that the issue of setbacks may be better handled on an individual basis through the Variance process.

Conclusion and Next Steps

Staff gained some additional insight into the areas of concern for community members, though the limited attendance at the meeting made it challenging to determine whether the sentiments of those present reflect those of the community as a whole. Staff encourages community business owners to reach out to the county for assistance with any concerns for their business in regards to conformance and potential plans for expansion. In the case of Pine Grove Cabins it was noted that activity may not move forward unless initiated by the county due to challenging circumstances with the property ownership and management.

Due to low attendance at this meeting, staff will circulate the meeting summary to those who signed up for the working group, as well as other members of the community, and inquire as to whether there is interest in continuing the planning discussions with the community. Staff will consider surveying property owners on their preferences with regard to future planning efforts.

Community members attending the meeting expressed that regardless of whether the RCD path is pursued, it would be helpful to exclude accessory structures from residential floor area calculations, or allow up to 2,000-square-feet of floor area rather than 1,500 square feet. Those present also expressed an interest in further exploring processes and grants related to historic preservation. Once additional community feedback is received staff will consider options for how to proceed with potential amendments to the Code for additional floor area in the Allenspark townsite. A meeting will be planned for the first quarter of 2019 and may include a representative from public health to address specific septic questions.