

ALLENSPARK TOWNSITE PLANNING— SURVEY SUMMARY AND NEXT STEPS

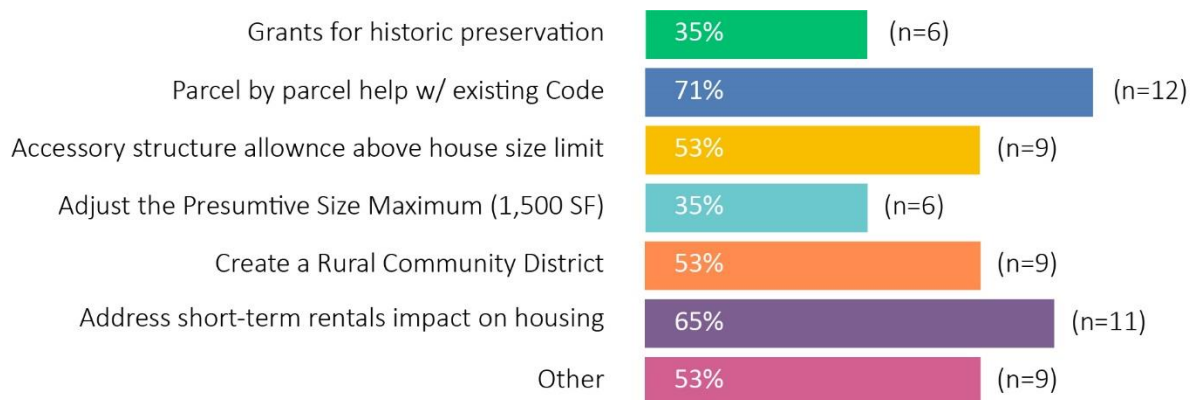
INTRODUCTION

In an effort to address the unique land use planning challenges in the Allenspark community, Boulder County has held a series of meetings with the community in 2017 and 2018.¹ The most recent community meeting took place in November, 2018 (see meeting summary: <https://assets.bouldercounty.org/wp-content/uploads/2019/01/allenspark-townsite-planning-meeting-summary-20181107.pdf>). The November meeting was Boulder County Land Use staff’s first scheduled meeting with those who previously indicated interest in participating in a Working Group to more closely examine potential solutions to planning issues in the community. Following the November Working Group meeting staff circulated a survey in March 2019 to gauge the community’s preferred path forward for efforts to addressing the community’s planning needs. Following is a summary of the survey outcomes.

SURVEY RESULTS

A total of 18 completed the survey.

1. What land use planning topics are of high importance to you? [check all that apply]



Responses in the “other” category not also mentioned above include: reducing setbacks, flexibility in development regarding tourism and forest service permits, impacts of future development, and zoning and non-conformance issues for businesses.

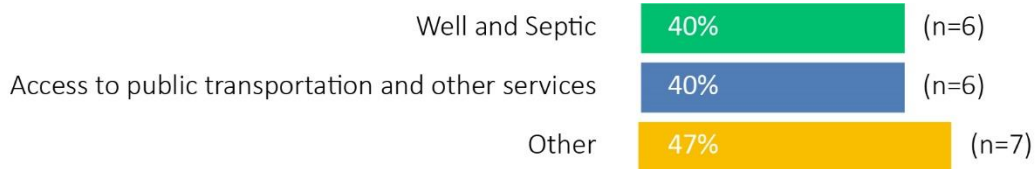
2. For the topics you selected above, what actions would you like to see to address these topics?

A majority of responses to this question expressed concerns regarding short-term rentals. While most comments proposed either limiting or not allowing short-term rentals due to impacts on housing, one

¹ These meetings were a follow on to a previous broader planning process summarized here: <https://www.bouldercounty.org/property-and-land/land-use/planning/townsite-planning/allenspark/>.

comment expressed that short-term rentals serve as a benefit. Those who commented on further restricting short-term rentals proposed requiring owner occupancy, access from a public-right-of-way, a public comment period prior to allowing rentals, and registering and monitoring said rental facilities. Zoning flexibility for tiny homes in the area was also mentioned. There was an interest in continuing to have working group meetings to further explore more concerns and as a means to get other townsite residents' input and consensus before implementing any changes.

3. What other topics are of high importance to you that you would like Boulder County to assist with?



Responses in the “other” category not already mentioned above include: grant assistance for sewage disposal, high speed internet and cell phone coverage, access to more human services (particularly aid for senior citizens), and alternatives to affordable housing options that utilize the current housing stock.

4. Would you like to participate in the next working group?



Those interested in participating in a working group meeting mostly preferred an evening meeting, Monday- Thursday.

CONCLUSION AND NEXT STEPS

The survey results indicate a need for individual property owner conversations with staff to address parcel by parcel concerns utilizing the current Land Use Code. In addition, there appears to be substantial interest among respondents to further explore the Rural Community District concept. Staff recommends stationing a planner in Allenspark with office hours on a weekly or bi-weekly schedule during the summer months to address resident concerns. Staff will also schedule an additional working group meeting to further discuss topics raised previously (e.g., short-term rentals, residential floor area allowances, the appropriateness of further pursuing the RCD concept given survey results, and property-specific questions as time permits).

Next step items include:

- The next **Allenspark Townsite Initiative community working group meeting** has been scheduled for July 23, 2019 in Allenspark

Date: Tuesday, July 23, 2019

Time: 5-7 p.m.

Location: Allenspark Station One, Community Room, 14861 Hwy. 7, Allenspark

- Determine a schedule for stationing a planner in Allenspark and communicate that schedule to the community.