

406. General View, Eldorado Springs, Colo.

# **Eldorado Springs Planning Committee (ESPC)**

## **Update**

### **February 16, 2010**

# Meeting Agenda

- ESPC accomplishments, updates, next steps (30 min)
- Questions/input for ESPC (30 min)
- Questions/input for County Commissioners (30 min)
- Questions/input for County Commissioners about other issues (10 min)
- Response to community questions about sewer system cost over-run. Future County/community relations regarding the sewer system (20 min)

# ESPC Goals

- Find common ground on substantive issues as well as identify issues we disagree on
- Represent community interests
- Make sure everyone's voice is heard
- Find equitable and fair way to resolve issues we differ on
- Make recommendations to the community; we're not the deciders
- Represent the desires of the community to the BOCC
- Do a periodic complete overview (comprehensive) of the Townsite Plan

# Requirements of Boulder County

- Be our advocate. Even if we disagree [present our position accurately]. Represent the community.
- Be honest and let us know if we are talking about [or requesting] things that are not possible.
- Facilitate public process.
- Moderate debate.
- Educate and inform the community.
- Avoid becoming the “decider” for the community.
- Provide expertise. (*e.g.*, precedent regarding land use options like Petaluma or elsewhere)
- Communicate BOCC desires/wants.

# How we work together

- No name calling
- No weapons
- No shouting down
- Try to listen
- Let people finish speaking
- Take turns speaking (go around table in a round-robin format)
- No filibusters
- Stick to the agenda
- Disclose personal interests; keep focus on the whole community

# Work Plan and Timeline

- Debrief Feb. 16 meeting – March
- Preliminary conceptual plan – April
- Community open house – May
- Planning Commission – June/July
- County Commissioners – August/September

# Accomplishments

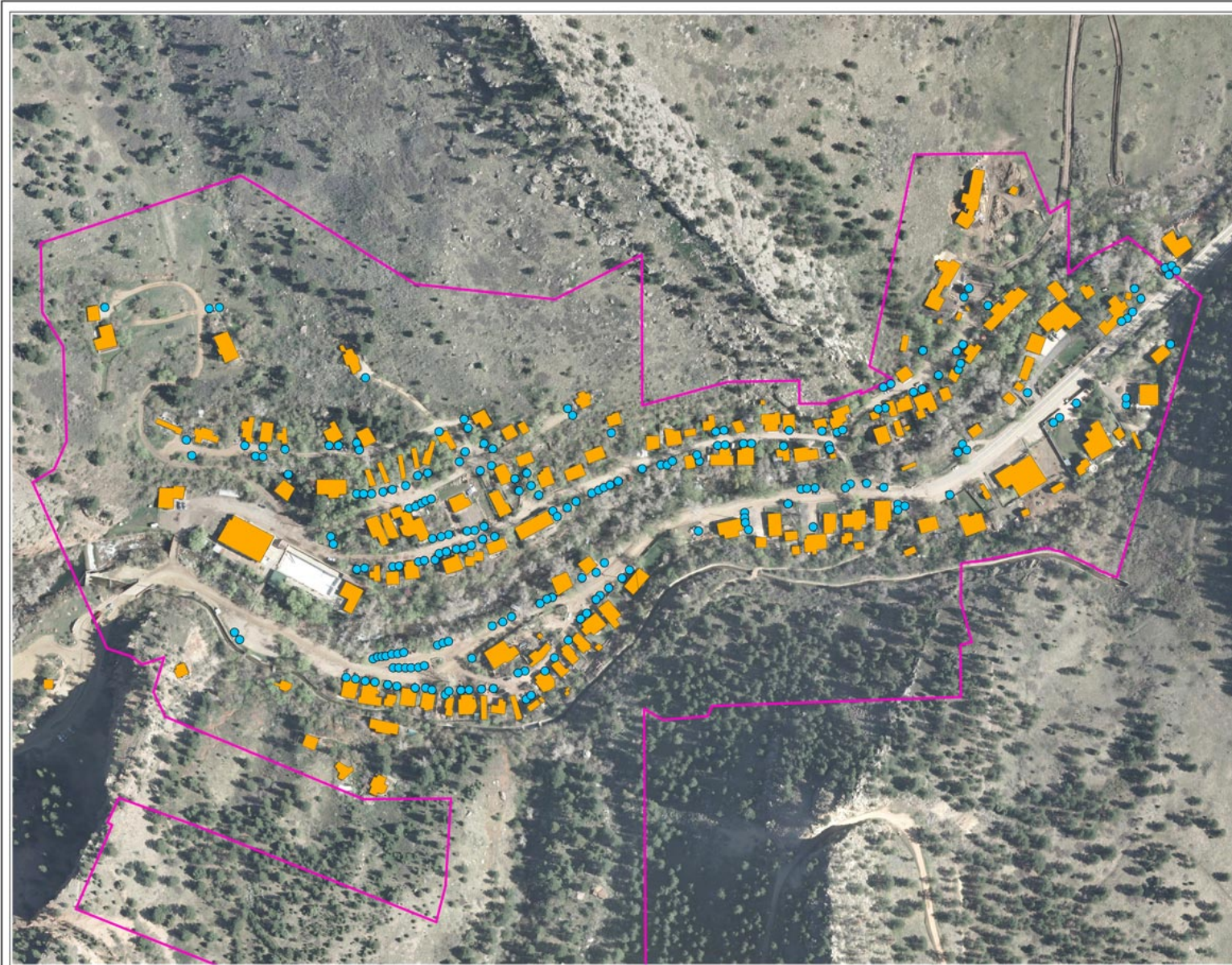
- Eldorado Springs Townsite Plan adopted into the Boulder County Comprehensive Plan, April 09
- Identified community character likes and dislikes
- CDOT proposed road improvements
- *Others????????????????????????????????*



# Transportation

- Updated Comp. Plan Transportation Element
  - Address community character
- Adopt ESPC road standard recommendations into Land Use Code (see handout)
- Public transit programs
- Collaboration between ESPC, Eldorado Artesian Springs, Inc., Boulder County, State Parks, CDOT, and Fire District





Land Use  
Townsite Planning  
**Eldorado Springs  
Planning Committee:  
Community Parking  
Inventory**

Legend

- Parking Spaces
- Townsite Boundary
- Buildings

Data Compiled by: Eldorado Springs  
Planning Committee

Tuesday, October 6, 2009 11:15 AM  
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Townsite Plan\EldoradoSprings.mxd



County Location



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Land Use  
Townsite Planning

**Eldorado Springs  
Planning Committee:  
Community Analysis of  
Road Widths**

Legend

- Townsite Boundary
- Measured Road Width

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Planning Committee

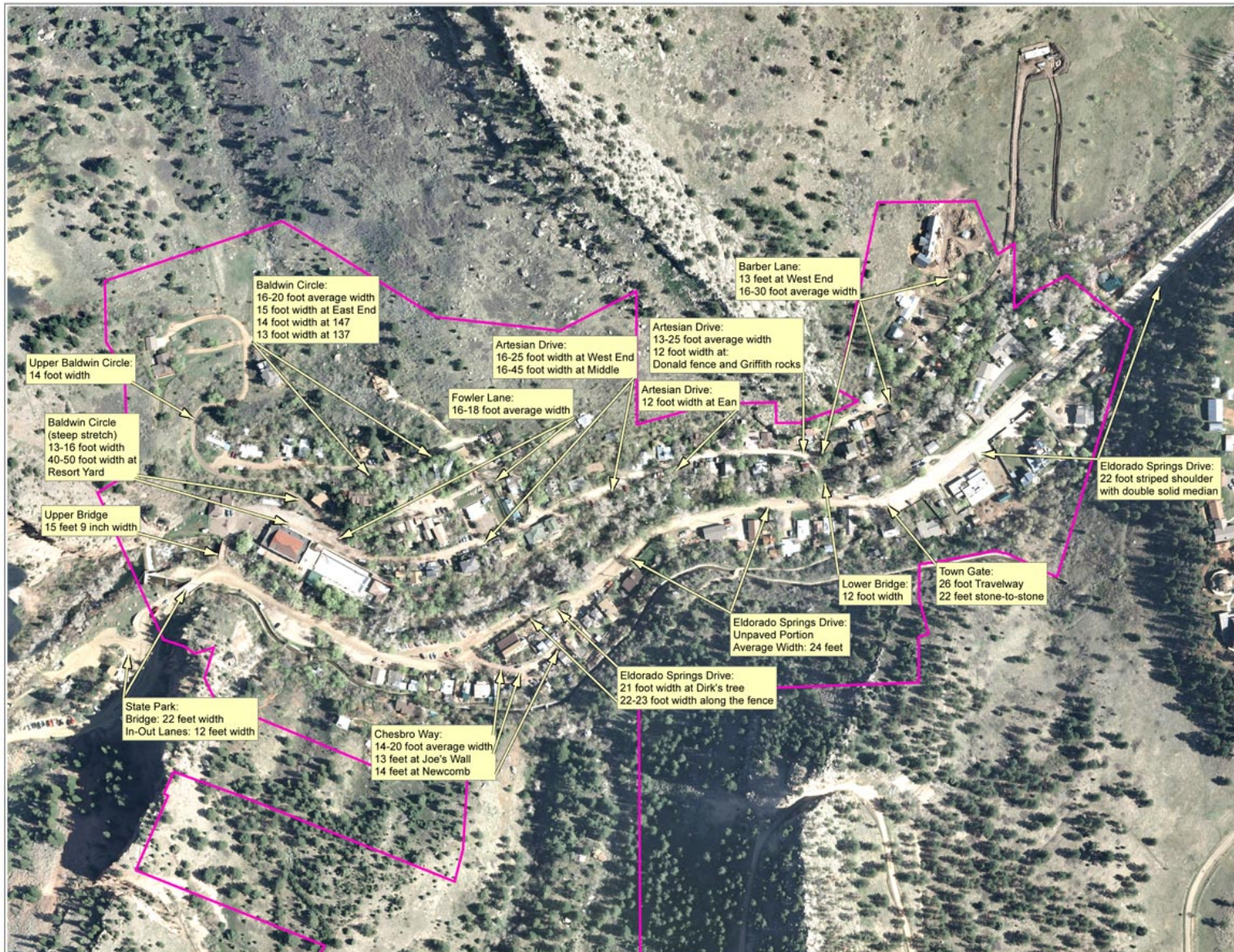
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Baldwin Circle:  
16-20 foot average width  
15 foot width at East End  
14 foot width at 147  
13 foot width at 137

Upper Baldwin Circle:  
14 foot width

Baldwin Circle  
(steep stretch)  
13-16 foot width  
40-50 foot width at  
Resort Yard

Upper Bridge  
15 feet 9 inch width

State Park:  
Bridge: 22 feet width  
In-Out Lanes: 12 feet width

Chesbro Way:  
14-20 foot average width  
13 feet at Joe's Wall  
14 feet at Newcomb

Fowler Lane:  
16-18 foot average width

Artesian Drive:  
16-25 foot width at West End  
16-45 foot width at Middle

Artesian Drive:  
13-25 foot average width  
12 foot width at:  
Donald fence and Griffith rocks

Artesian Drive:  
12 foot width at Ean

Barber Lane:  
13 feet at West End  
16-30 foot average width

Eldorado Springs Drive:  
Unpaved Portion  
Average Width: 24 feet

Eldorado Springs Drive:  
21 foot width at Dirk's tree  
22-23 foot width along the fence

Lower Bridge:  
12 foot width

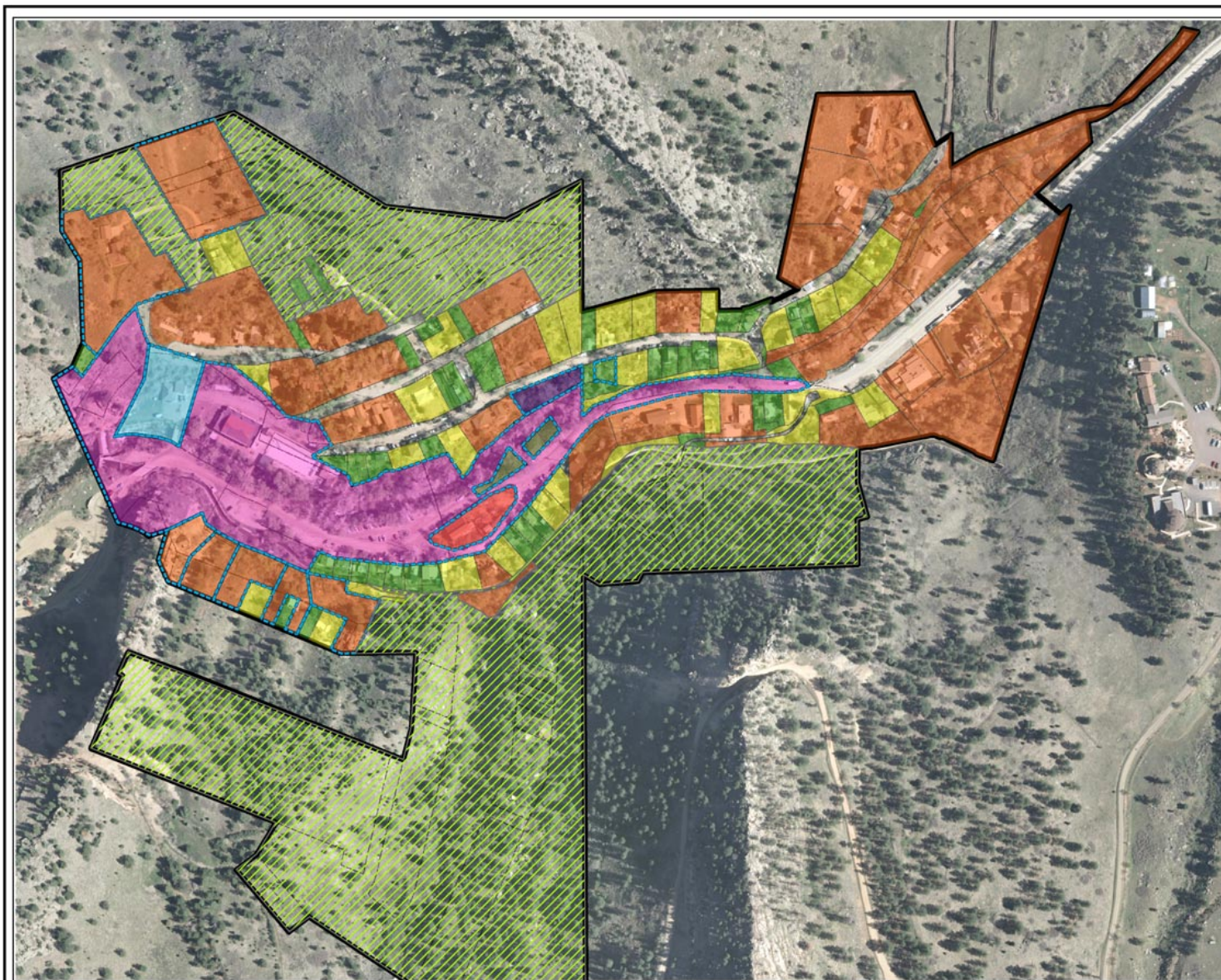
Town Gate:  
26 foot Travelway  
22 feet stone-to-stone

Eldorado Springs Drive:  
22 foot striped shoulder  
with double solid median



# Open Space

- ESPC proposing preservation of South & North steep canyon hillsides
- ESPC working with State Parks, City of Boulder Open Space, Eldorado Artesian Springs, Inc., and Boulder County to encourage public acquisition-preservation
- Public access social trails formalized. No improvements



Land Use  
Townsite Planning  
**Eldorado Springs  
Planning Committee:  
Open Space  
Recommendations**

**Legend**

- Townsite Boundary
- Parcel Lines
- Open Space Ideas
- Property Line Ideas
- Property To Be Determined
- Spring Property
- Resort Property
- Lot Sizes**
- Less than 4,000 sq. ft.
- 4,000-10,000 sq. ft.
- Greater than 10,000 sq. ft.

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Planning Committee

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February 12, 2010

0 37.575 150 225 300 375  
Feet



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## South Boulder Creek

- Creek identified as critical element to be preserved and enhanced.
- Considerations:
  - Constant stream flow, water quality, improvements, future creek-fronting development, creek setbacks
- Gross Reservoir Expansion

# Land Use Review Processes

- Ensure community has voice in reviewing projects, policies, and processes
  - BOA Variance
  - Building Lot Determination (clarification of role)
  - Historic Designation
  - Build Smart (reuse of existing building stock)

# Community Involvement

- Input and approval by the entire community is imperative
- ESPC invites all community members to attend meetings and share opinions
- ESPC to host public forums with County Commissioners and Planning Commission



# Socio-Economic Diversity

- Value in having diversity of income levels, age groups, education levels, and family structures
- Ensure that community population and diversity are encouraged and maintained
- Concern that new sewer-water infrastructure may threaten economic viability of lower cost and smaller rental properties

# Zoning and Building Regulations

- Members: Vija Handley (Chair), Alan Brown, David Kahn, David Levin, Billy Roos.
- Purpose: To explore house/lot size options and regulations.
- Meets: ~ 3 times per month.
- Reports: To ESPC at each monthly meeting.

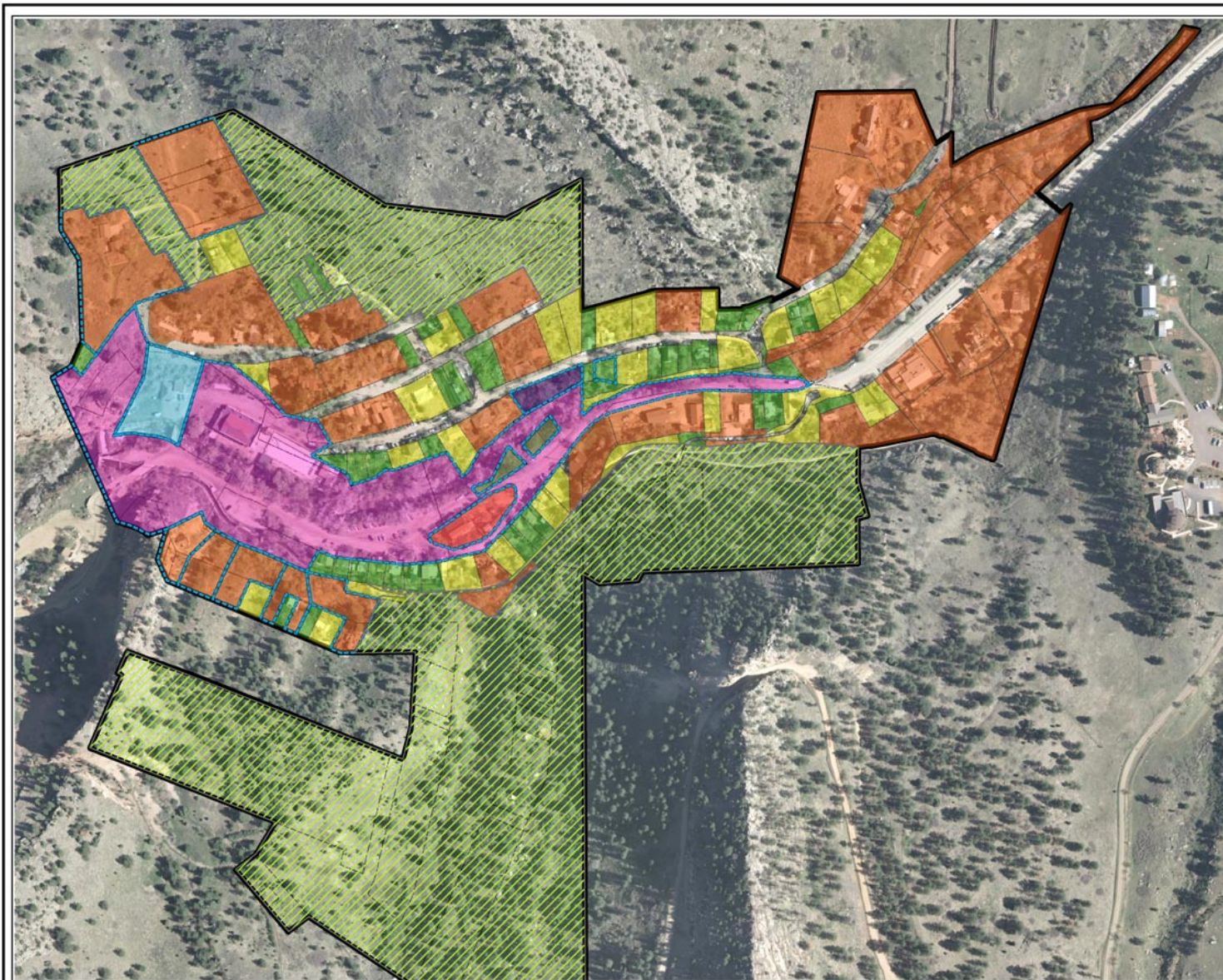
# Starting Concepts

- Build upon the work done by the **Character Sub-Committee**.
- Small town atmosphere.
- Low turnover of residents; strong commitment to the community.
- Cultural history as a destination resort w/ supporting businesses.
- Pedestrian oriented, walkable neighborhood.
- Diversity: mix of ages, incomes, families, singles, renters and owners.
- Happy with the way our community looks, feels and works.

## What We Have Now

- Varying size lots mixed together
- Urban density in a rural setting
- Businesses, residences, and home occupations exist side-by-side
- House size diversity
- Personal expression: unique structures
- Most structures have been modified/expanded
- Current community result of change and growth





Land Use  
Townsite Planning  
**Eldorado Springs  
Planning Committee:  
Small, Medium, &  
Large Properties**

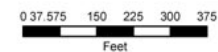
**Legend**

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- Parcel Lines
- Open Space Ideas
- Property Line Ideas
- Property To Be Determined
- Spring Property
- Resort Property
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## Remodel and Rebuild

- Encourage upgrades and improvements to existing older buildings.
- Existing buildings would have the right to dismantle and rebuild within their existing footprint and envelope.
- Existing buildings are deemed legal as they stand, even if they don't conform to new zoning regulations.



# Additions

- Minor Additions
  - Streamlined approval for simple additions 200 sqft or 15% of the existing structure.
- Major Additions and New Construction
  - Size limitations: maximum sqft, maximum % of lot coverage, setbacks, solar considerations, parking
    - Require pinned survey
  - Work with adjacent property owners to find the best solar access solutions
  - Consider side setbacks of 3' to 6'



## Small Properties

- <4,000 sqft property
- Maximum footprint 30% of property size, not to exceed 1,000 sqft
  - Excluding garage
- Maximum sqft of all improvements: 2,000 sqft or 2,500 sqft (undecided) and no more than 1,250 sqft or 1,500 sqft (undecided) above grade

## Medium Properties

- 4,000 sqft – 10,000 sqft
- Maximum footprint not to exceed 1,300 sqft
  - Excluding garage
- Maximum sqft of all improvements: 2,500 sqft or 3,000 sqft (undecided) and no more than 1,500 sqft or 1,750 sqft (undecided) above grade

# Large Properties

- >10,000 sqft
- Maximum footprint not to exceed 1,500 sqft
  - Excluding garage
- Maximum sqft of all improvements: 3,000 sqft or 3,500 sqft (undecided) and no more than 1,700 sqft or 2,000 sqft (undecided) above grade

## Issues to Address

- Define method of calculating:
  - Basement sqft
  - Building height measurement on sloping terrain
- Define front/rear property lines and setbacks
- Garage + accessory buildings
  - Size, height, setbacks
- Study lot merge/divide options

## Reconciling Sewer and Land Use Processes

- Response to community questions about sewer system cost over-run. Future County/community relations regarding the sewer system





Land Use  
Townsite Planning  
**Eldorado Springs  
Planning Committee:  
Townsite Plan  
Boundary**

Legend

 Townsite Boundary

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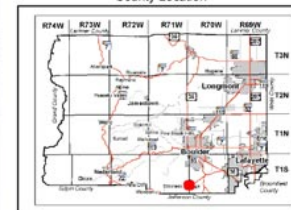
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Feet

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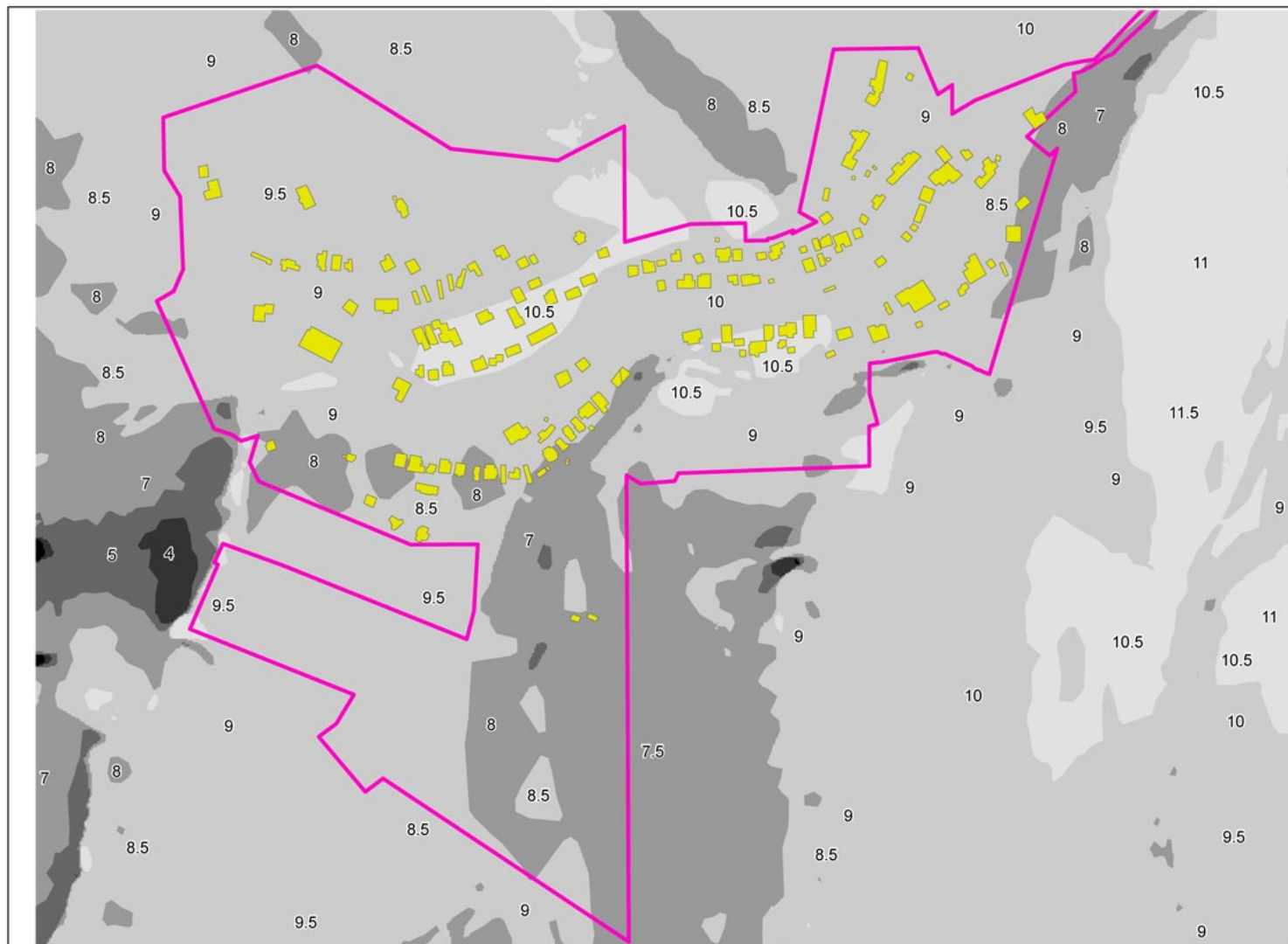




## Hours of Sunlight During Spring for Eldorado Springs Planning Committee

### Legend

-  Building Footprints
-  Study Area Boundary
- Spring Hours
- Sun Hours
  -  0.5 - 2
  -  2 - 4
  -  4 - 6
  -  6 - 8
  -  8 - 10
  -  10 - 12



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## Hours of Sunlight During Summer for Eldorado Springs Planning Committee

### Legend

-  Building Footprints
-  Study Area Boundary
- Summer Hours
- Sun Hours
-  6 - 8
-  8 - 10
-  10 - 12
-  12 - 14
-  14 - 16

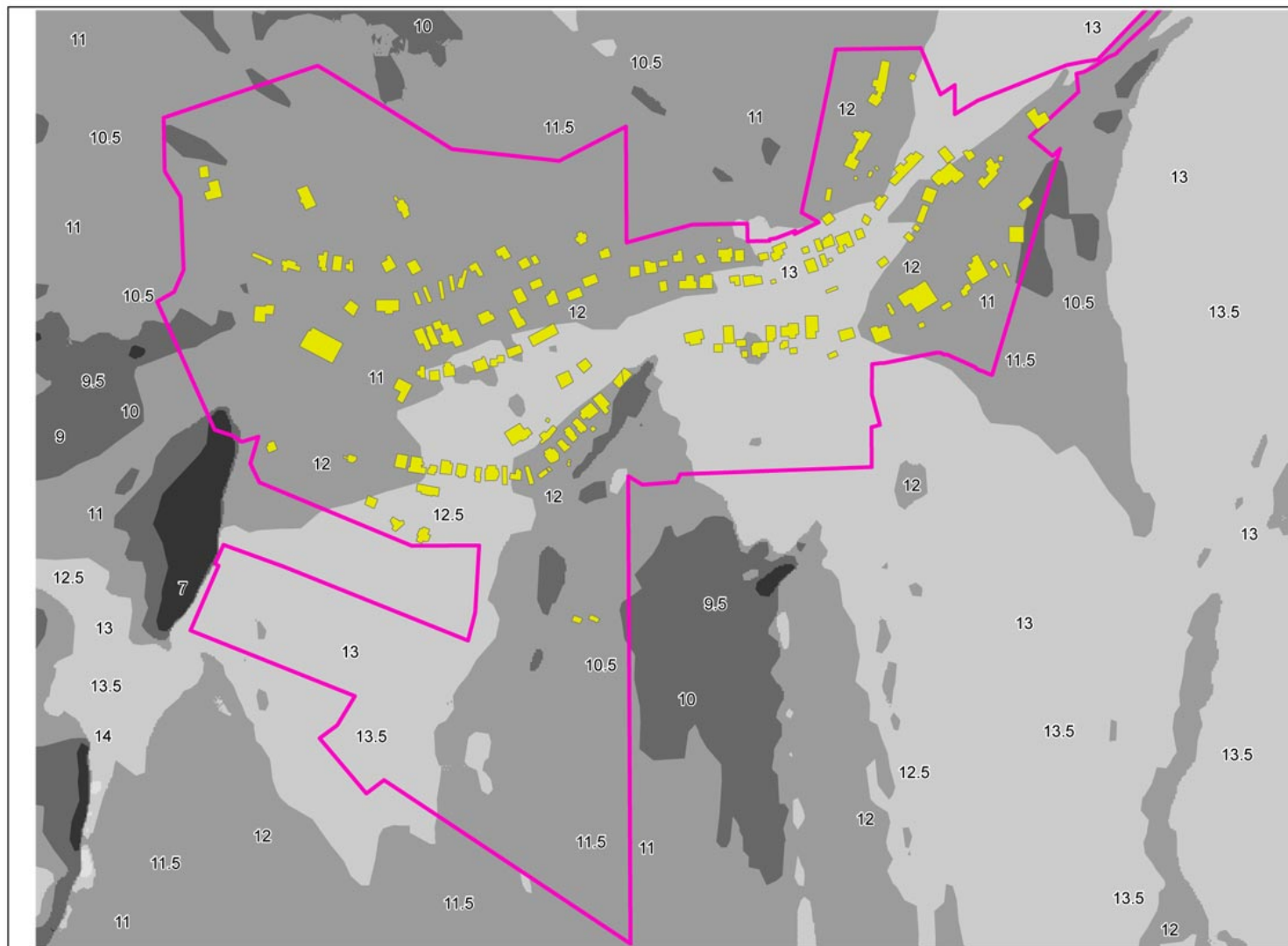


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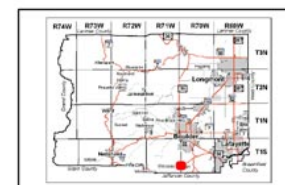
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Feet



## Hours of Sunlight During Fall for Eldorado Springs Planning Committee

### Legend

- Building Footprints
- Study Area Boundary
- Fall Hours  
Sun Hours
- 0.5 - 2
- 2 - 4
- 4 - 6
- 6 - 8
- 8 - 10
- 10 - 12



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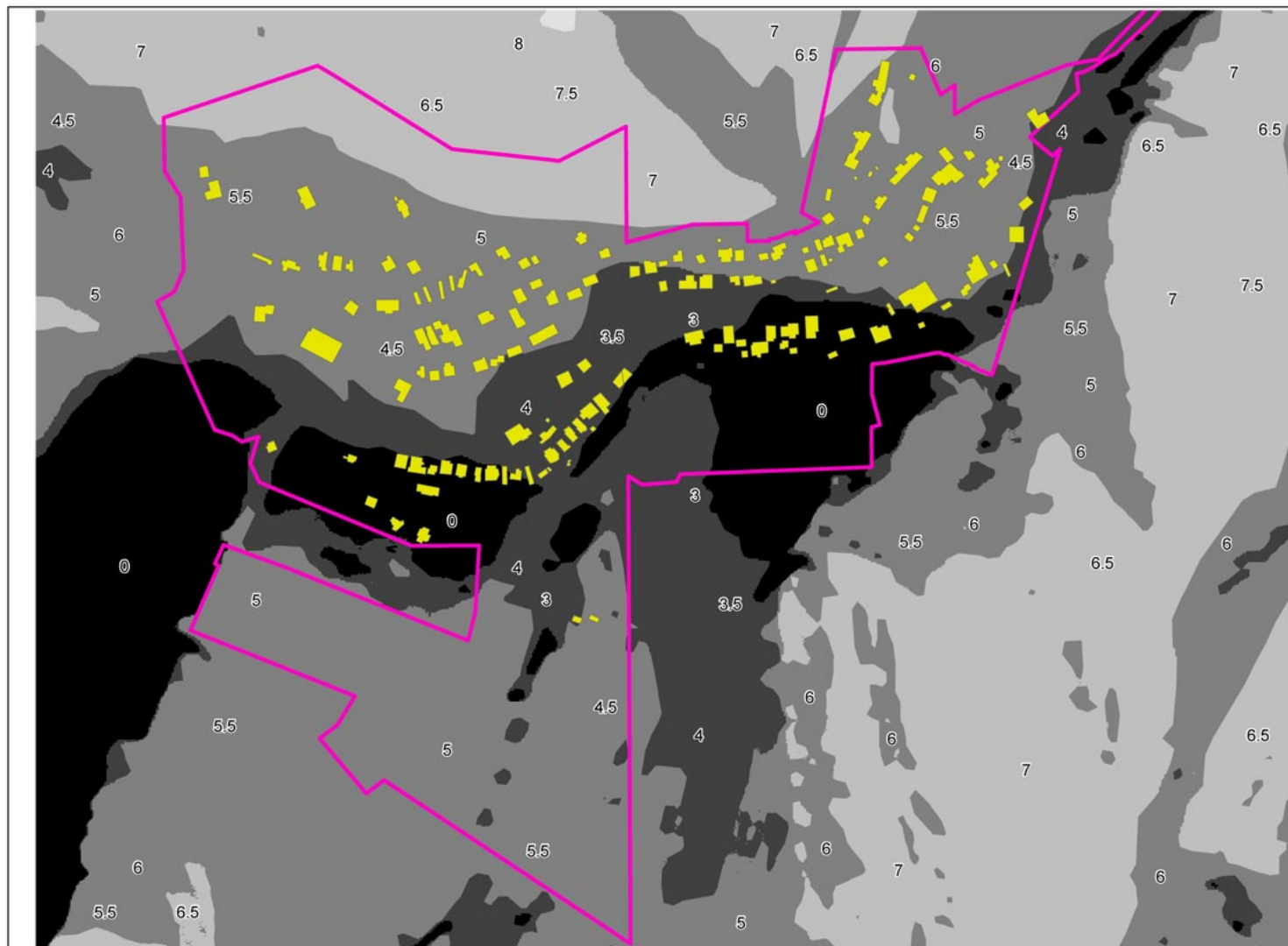
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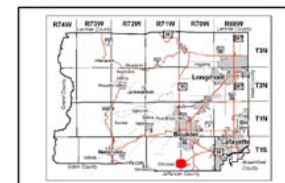
## Hours of Sunlight During Winter for Eldorado Springs Planning Committee

### Legend

- Building Footprints
- Study Area Boundary
- Winter Hours
- Sun Hours
- 0.5 - 2
- 2 - 4
- 4 - 6
- 6 - 8
- 8 - 10



0 60 120 240 360 480 600  
Feet



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