

Minutes of the January 12, 2009 Townsite Planning Initiative Meeting

Next Meeting: Monday, February 2, 2009, 7:00 p.m. at the Community Center

The meeting was called to order by Chair Gretchen Diefenderfer. Garry Sanfacon of Boulder County Land Use, and Nicole Gibson from the County Mapping Department were there as well as John and Cherry Sand, Charles Steinberg, Bear Carlson and Barbara Lawlor of the Mountain Ear with her mother, Harriet.

Bear asked for a quick update from Garry about how much leeway we have to make changes and where. Garry answered that the Commissioners set up the TPI process so that communities could have input on the rules and regulations that affect them recognizing that one size may not fit all. We can't change State regulations, but can affect County land use issues like setbacks, size, and design issues. For instance, the limit in the County is 1500 square feet for new dwellings in townsites. Outside the townsite, the county limit is 2500 square feet. We could have some input on this for Gold Hill.

John said that he's heard some skepticism of the County's motives from some friends and neighbors who feel the County may be looking to extend control over us and cited the case of the County combining lots against the owner's wishes. Garry pointed out that the current County Commissioners overturned that decision and asked, why, when the County has the power it does, would they waste their time and money to hire Garry to work with communities to formulate their visions for the future if they didn't intend to take them into account.

Garry announced that he is a **meeting with the Commissioners on January 27, from 4-5** to report on the status of the TPI in Allenspark, Raymond & Riverside, Eldora, and Gold Hill and we are all welcome to attend. He also encourages us to meet on some regular basis with both the Planning Commission (9 volunteers who are the keepers of the County Comprehensive Plan) as well as the County Commissioners.

Boundaries – It was decided to stay with the Town Meeting Boundaries for now. The County has data and maps on this area we can work with. Nicole brought maps of the Town Meeting Area and asked for any clarification.

Timeline and Education Meetings – Our next regular meeting is scheduled for **February 2, 7:00 here**. Garry will bring preliminary data and maps, a flyer and letter, and a proposed agenda for the two Saturday Education Meetings, tentatively scheduled for February 28 and either March 14 or 21. John suggested we all talk to our neighbors and call people to encourage their attendance at the monthly meetings and we all agreed. Garry will mail letters to everyone for the education meetings once we have the agenda worked out and we will post flyers.

Mission Statement (first draft): To bring together the collective wisdom, knowledge, and experience of the community to plan for and promote sustainability and stewardship- of both the natural and built environment in order to preserve the historical integrity and rural character of both the townsite and surrounding area for future generations.

We realize this is a run-on sentence and may need some work. Let me know what you think.

Name Change – We also decided to change our name to the **Gold Hill Community Planning Initiative**.