

September 16, 2008

Dear Gold Hill Area Residents,

***You are invited to learn about, discuss, and help make a decision whether the Gold Hill community should participate in Boulder County's Townsite Planning Initiative. This discussion will happen at the beginning of the next Gold Hill Town Meeting (GHTM) on Monday, October 13 and is scheduled for 7:00-8:00 p.m. at the Fire Barn, regular meeting to follow.***

If we decide to participate, this is an opportunity to propose official county land use regulations tailored to the goals of the Gold Hill area (and not necessarily just the platted townsite) and to augment the work of the Historic Zoning and Long Range Planning committees. Consider the following:

- How do we protect what is special about Gold Hill (*e.g., historic buildings, rural feel, views, dark skies, etc.*), while planning for the future (*e.g., new homes/remodels, higher energy costs, water/septic needs, demand for trails/open space, keeping the Gold Hill School viable, etc.*)?
- Recently passed county regulations limit house sizes and additions in unincorporated Boulder County. ***Do these rules make sense for Gold Hill? Do they make sense for some parts of Gold Hill but not others?***

With this initiative, Boulder County is giving us the chance for much more control over our future (of course, the county will have to approve any proposed changes).

At the meeting, Jennie Rice, GHTM chair, and Garry Sanfaçon, a facilitator with the Boulder County Land Use Department, will present details about the opportunity, answer questions, and ask for a show of support from the attendees whether Gold Hill should enter into this process. ***We want to emphasize that the decision at this meeting is only about whether we want to explore our options under this initiative. We will not be committing to or proposing any land use changes at this meeting.*** But, your participation is crucial because we must feel that a majority of the community makes the decision whether or not to move forward. ***If you cannot attend this meeting for some reason, please call or send an email to Jennie Rice (303-444-2207, [JennieSRice@yahoo.com](mailto:JennieSRice@yahoo.com)) by October 12 stating your thumbs up or thumbs down.***

If the community chooses to move forward, then the town meeting will create a Townsite Planning Initiative committee and appoint a chair responsible for managing the process. We estimate the process will require at least 12 months. Extensive community outreach and consensus building will be key objectives. If you are interested in chairing the committee, please contact Jennie Rice by October 6.

Please feel free to contact us if you have questions or comments (see below for contact information). For additional background on the Townsite Planning Initiative visit: [http://www.bouldercounty.org/lu/townsite\\_planning/index.htm](http://www.bouldercounty.org/lu/townsite_planning/index.htm).

Sincerely,

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