

Revisions to Boulder County land use regulations in Eldorado Springs should preserve and enhance "LIKED" Character aspects, while simultaneously addressing and mitigating "UNLIKED" Character aspects. In considering any new regulations, we should be striving to enhance our Quality-of-Life.

CHARACTER LIKES (land use reg's to preserve and enhance)

1. **Living in and Experiencing Our Special Natural Environment.**
 - Enhanced, Healthy South Boulder Creek.
 - Continued Access to Open Space around the Community.
 - Natural Box Canyon...Special, No Through Traffic, Limited in Growth Potential.
 - Close, Walkable Connections to a range of Daily Activities
 - Physically Compact Community Surrounded by Nature.
2. **Protect Our Special Love of Place.**
 - A Vortex, Spiritual Connection to Community and Environs.
 - Residents Love for and Commitment to Community and Environs.
 - Stewardship...Caring for Whole Community, Taking Care of the Village.
 - Long Term Compelling Place...Residents Desire to Put Down Roots.
 - Preserve Feeling of Community, and Encourage Only Small, Incremental Change Over Time.
 - Desire to maintain community of caring people at roughly the current population level
3. **Preserve Our Special Cultural History, Authenticity, and Unique Story of the Place.**
 - The Eldorado Springs Resort.
 - Improve Viability of Artesian Springwater and Resort Pool Activities.
 - Eldorado Canyon State Park Continues the Hospitality-Recreation-Wellness Tradition.
 - Post Office as Community Center.
 - Walkable Neighborhood.
 - Multiple Use, Small Scaled, Slow Speed, pedestrian friendly Roads.
 - Unique, Diverse and Eclectic Building Designs, a Mixing Rather than Separation of Uses.
 - Indigenous, Informal Landscape that varies in town and in surrounding open space.
 - Continue Practice of Original Resort Structures Added-To Over Time.
 - Buildings that can be Enhanced-Modernized while still Fitting Into the Neighborhood.
 - Small, People-Scaled Built Environment, including Individual Buildings and Building Groups.
4. **Preserve Our Diversity of People**
 - Our diversity produces a rich and vibrant community
 - Maintaining Social-Economic Diversity as Amenities-Services Improve.
 - Cost of Living effects on Quality of Life and diversity of population.
 - Range of Structures-Environments allows Life Cycle of Families In one Community.
 - Cost Effectiveness of Market Rate Small Dwelling Units, Garden Level Construction, etc.

CHARACTER DISLIKES (land use reg's to address and mitigate)

1. **Property Boundary Issues.**
 - Interpretations of Original Platting, Survey Conflicts.
 - Property Encroachments, Parking, Roadway Frontages, "Land Grabs", etc.
 - Property Title Issues.
2. **Conflicts Between People.**
 - Difficulty with Boulder County Government and Processes, encouraging Illegal Property Improvements.
 - Personal Feuds...Dissentation Within the Community.
 - Absence-Of or Poor Communications.
3. **Undesirable State Park Effects.**
 - Dust, Traffic, Noise, Crime, Parking.
 - Eldorado Springs Drive Conditions.
4. **Infrastructure Issues.**
 - Sewer and Water Systems Completion.
 - Fire Protection Limitations.
 - Storm Water Management, Altering Natural Grades and Historic Drainage Paths, Stream Quality.
 - Dilapidated Overhead Power Lines...Fire Hazard, Power Outages, Random Locations, Blanket Easements.
 - Roads (dust or mud), Surface Quality, Drainage, Ownership, Lack of Fire Access, Parking Encroachment, Etc.
5. **Potential for Large Scaled Buildings that would change the Rural Village Quality.**
 - Merging Lots to get Larger Building Sites and Spaces Between.
 - Building-Site Scrapeoffs that negate Community Scale, History and Story of Place.
 - Flattening Historically Sloped Sites to create a Larger Building Footprint.
 - Larger Structures along Creek, limiting Views and Access.
6. **Unwelcome Government Practices**
 - Attempts to "homogenize" community
 - Patronizing attitude toward community and individual citizens (i.e. "we know better than you")
 - Poorly conceived rules and regulations that are applied inconsistently and don't address Comp Plan Goals.
 - Minimal Accountability to Citizens and Taxpayers.