

## **DIVIDE PLANNING COMMITTEE**

September 11, 2014  
Little Chapel, Divide, CO

### **Meeting Minutes**

The meeting was called to order at 7:00pm by Chair Jim Irving. There were 8 committee members present, 13 guests with only 10 signed in, and the recording secretary.

### **ALL DIVIDE PLANNING COMMITTEE MEETINGS ARE OPEN TO THE PUBLIC.**

### **Announcements**

- In 1998 the first committee met in the Little Chapel for 2 1/2 years to establish the Divide Regional Plan.
- Tonight is the first “official” annual meeting of the current Divide Planning Committee, which was reformed in January 2014. The announcement for this meeting was sent to The Courier, The Ute Country, and the Mountain Jackpot. The Ute Country News was the only paper to ask that someone write an article about this meeting to post in the next Ute Country News. Chair, Jim Irving volunteered to submit to the paper.
- The purpose of the Divide Planning Committee is to support the Divide Regional Plan. It is to give an opinion, when asked, to the County whether particular changes are appropriate for the community. Most applications presented involve land use, not zone changes or text amendments. It is a committee of 9 - 11 citizens, who have alternating positions of time.
- On January 15, 2014 there was a community meeting held at the Community Center in Divide, advertised and hosted by three families of Divide, for the purpose of hearing the concerns of the citizens of Divide, and establishing the need for a committee. On January 29 a meeting was held and formed a steering committee. This committee revised the by-laws, and responded to an application from the Teller County Planning Department for a text amendment to the Teller County Land Use Regulations (TCLUR’s).
- There are now 59 names on the email list for the divide planning.org website. There are approximately 4,000 citizens in Divide.
- The Divide Fire Protection District got it’s ISO rating reduced to 44Y, which means that possibly insurance rates will reduce at some point. Watch the papers in the next couple of weeks.

### **Old Business**

- The committee was asked to respond to an application submitted by 11 camps in Teller County to change the TCLUR’s to distinguish “Recreation Camp, Retreat or Outdoor Education Facility” uses from “Resort “special uses and to allow these “camp” uses as an outright permitted use in the A-1 zone district (with conditions)”. There was a brief summary of the application. The vote was 5 hands for the “support with considerations”, and 3 hands for the “cannot support with considerations”. Committee member Allen Schultz said he will sign the letter with the majority. Unlike the previous application where two responses were submitted, only one will be submitted for this application.
- **Time and again, the Teller County Planning Department of “one”, announces at county hearings that she seldom receives responses,**

**or opinions, from the community. In the eyes of the county, no response means that “it” is OK. Chair, Jim Irving strongly encouraged all members of the committee and community citizens to write your comments concerning this and any application to the Planning Department: [pellegrinol@co.teller.co.us](mailto:pellegrinol@co.teller.co.us) (and BoCC?)**

### **New Business**

- There is a current application presented to the committee for review and response. It concerns a new cell tower to be located on Twin Rocks on the No. side. This would help with the void area between Twin Rocks and Florissant. The applicant is asking for a height variance of 120'. Questions were raised about the range and height of the current cell tower in Divide. There were no answers. There will be a support building which will support 3+ carriers. A variance request goes before the Board of Adjustment after the Planning Department receives the application. All present agreed. Chair Jim Irving will write a draft response for agreement and post it on the website for review. The deadline for a response is October 1, 2014.
- The DPC consists of 9 - 11 members representing the interests of the community and be chosen from various categories. The duration of terms is by lot, one, two, and three year intervals. The DPC formed a six month term steering committee January 29, 2014 to take care of immediate business, and address the bylaws. At the April 9, 2014 meeting 1, 2, and 3 year term lots were drawn for committee member term duration. An election for four new committee positions was going to take place tonight, at the “first” annual meeting, replacing chair Jim Irving (member at large category), co-chair Brandy Williams (member at large category), Jeff Schlumpf (member from non-active HOA category), and Candy Shoemaker (member from rancher category). The majority of the committee decided to hold off on elections until 1 year from now, making it an 18 month duration for this first term of office. There was much discussion concerning not having elections tonight because some citizens gave up the chance to vote during these first six months which will now be 18 months.
- The DPC is an adhoc group, which is to only submit recommendations to the Planning Department, support the Divide Regional Plan, and since the Teller County has a Planning Department of one, there is no money to support the DPC as it used to through advertizing for meetings, provide meeting location. There was a suggestion that the DPC should dissolve. The majority of the committee said that the DPC provides a service to the community by having the website, which goes to 59 citizens. 4 mile is the only other community that has a Plan, which is to maintain their community as is.

### **Next Meeting**

The next meeting TBA on the [divideplanning.org](http://divideplanning.org) website. The agenda will be to sign the DPC response to the cell tower application.

The meeting concluded at 8:35pm.