

Divide Planning Committee

January 7, 2014

Minutes

The meeting of the Divide Planning Committee (DPC), held at the Teller County Public Works facility in the break room at 308 Weaverville Rd. for January 7, 2014, was called to order by Committee Chair Jim Irving at 6:30 PM. A quorum of committee members was present. Jim reported that Mick, Candy, and Allen will not be attending.

Old Business

- Jim reported that the cell tower application was approved by the Board of Adjustment. It mostly related to a height variance.
- The decision by the Teller County Planning Department made concerning the LUR Text change, County File #LUR-00043(14) at the scheduled meeting November 7, 2014 was continued. The commissioners said that there were too many discrepancies in the presentation to make a recommendation. Their decision to not make a recommendation is highly irregular. Jim has asked Ms. Pellegrino, TC Senior Planner, to inform him when any work sessions and hearings will be scheduled so that he may forward the date/time to the DPC members and general public.
- Jim has asked Ms. Pellegrino to encourage applicants to present items of interest to the Divide region to the DPC for input prior to them submitting an application to the Planning Department.
 - A resident stated that it is not up to the Committee to help an applicant prepare the application.
 - Another resident stated that Ms. Pellegrino cannot coach an applicant either, even if there were more than one planner in the County. There is a question of ethics.
- There have been problems with the DPC website subscribers not receiving emails. Jim now uses an additional service which corrects the situation.

New Business

Rezoning Application

- Elaina Leo, property owner of the lot at 357 Weaverville Rd. in Divide, is seeking to change the zoning from agricultural to commercial. This lot is located in the Town Center. It has the second oldest house in Divide, built in 1886. It has lost its historical status because there have been additions made to it. The property owner has contacted the historical society to see if they want to move it. They have until May 1, 2015 to decide.

- At this time, Ms. Leo has no plans for the property, but given its location, she would like to get the rezoning process started, and is asking for comments and approval from the DPC before submitting to the TCPC.
- The sewer system has already been changed from septic to the town sewer system.
- She stated that Teller County made an agreement to pay for the commercial water tap.
- If this property is rezoned to commercial, it will be assessed at that rate instead of residential, which will help increase the tax base.
- Ms. Leo plans to reach out to the community of Divide for suggestions on the type of business that will go in.
- All present were in favor of supporting this application. Jim presented a letter to the Committee members for signature in favor of this change. Ms. Leo will include this letter with her application to the County.

With no other items on the agenda, the meeting concluded at 7:02pm.