

DIVIDE COMMUNITY MEETING
January 29, 2014
Mountain Memorial Funeral Home
51 County Road 5, Divide
(20 residents present)

Acting Chair: Jim Irving

ALL MEETINGS ARE OPEN TO DIVIDE RESIDENTS

AGENDA

1. Recap meeting of January 22, 2014

- a. Divide Planning Committee
- b. DPC Bylaws, Divide Regional Plan
- c. Communication with residents - website
- d. General Concerns, pending application, bylaws

2. Committee "Membership"

- a. 20 citizens signed up last week (12 are residents, 8 are business related)
 - (1) Lisa Lee (on chamber) ill, not present this evening
 - (2) Initial committee membership is to be for 6 months. Expectations:
 - (a) Review Bylaws
 - (b) Review Divide Regional Plan
 - (c) Address pending application
 - (d) Any other additional concerns, operating procedures
- b. After 6 mo. stagger terms as before (1 yr, 2 yr, 3 yr), then perhaps another town meeting.
- c. Additional members needed for possible alternate positions.
- d. Comment that the 1998 committee did not stand up. The 2006 committee started from scratch.
- e. There was much discussion if it is "ok" for an employee of a Divide business to represent that business, even though that person does not reside in the Divide region. Does the employee have a stake in Divide? That representative may have knowledge or other experiences to share. It is allowed in the current bylaws. It was recommended to address this when the bylaws are updated.
- f. It was stated that if the population of Divide has increased since 2006, then possibly increase the number of representatives on the committee.
- g. It was agreed at this time to use the demographics previously established. The following people volunteered for a position on the committee based on the signup sheet from Jan. 22:

Brandy Williams	Larry Szabelski	Tom Worley
Bryan Johnson	Joanne Thies	Holly DeMotts
Denise Worley	Doug Page	David Mijares
Marcia DeMotts	Steve Storrs	Dee Dee Hurst
Andrea Schultz	Allen Schultz	Jeff Schlumpf
Vanessa Haakenson	Mick Bates	Jim Irving
Pete Kuyper	Zug Standing Bear	Deni Davidson

After discussion, the collective group decided on the following for a temporary 6 mo. term:

Residents (6):

- Broken Wheel – Brandy Williams
- Aspen Village – Joann Thiess
- Highland Lakes – Allen Schultz
- Spring Valley – Zug Standing Bear (previous DPC member)
- Golden Bell – Jeff Schlumpf
- Meadow Park – Jim Irving (previous DPC member)

Rancher (1): Candy Shoemaker

Developer/Realtor (2):

- Bryan Johnson (representing Pete Kuyper)
- Dee Dee Hurst (representing Bill/Doug Page)

Business (2):

- Mick Bates (Black Mountain Pump)
- Vanessa Haakenson (Mountain Medical Dispensary)

- h. It was stated that it would be nice to have a representative from Arabian Acres, Trout Haven, Elk Valley Estates, Sherwood Forest
- i. Mick Bates suggested having a representative from Solid Rock and Golden Bell Camps.
- j. A quorum is attendance of 50% +1
- k. Everyone was reminded that the purpose of this committee is to review applications presented. These applications are weighed against the collective documents of the region (The Divide Regional Plan, The Teller County Growth Management Strategy, and the Teller County Land Use Regulations) for compliance. The result is not a matter of votes; it is to advise, represent these documents, and make recommendations accordingly through a written response.
- l. Question was what happened with Bill Blackburn last year at the BoCC meeting when he stated before the Commissioners that he represented the DPC? The committee had not met in 3 years? The answer was that he misrepresented himself and the DPC.

3. Roles of Committee members were established

- a. Chair – Jim Irving (the community contact)
- b. Vice Chair – Brandy Williams
- c. Recording Secretary – Denise Worley
- d. Website maintenance – Zug Standing Bear – Jim will ask him since Zug is not present
 - (1) Jim will ask the planning department to send a notice to the entire committee (not just the chair person) that there is an application pending. He will continue to try to have the planning department send electronic copies, although “they only deal with paper at this time.” He asked if the county would contribute monies as they have previously. They answered that there is no extra money.

4. Applications and Types

- a. Committee members MUST be familiar with the Divide Regional Plan, the TC Growth Management Plan, and the TC Land Use Regulations prior to receiving applications. This will enable committee members to provide intelligent recommendations in a timely manner. Committee members are normally given 21 days to respond.
- b. Jim will post on the website an application example from 2010 on what the county expects.
- c. Application types are usually Conditional Use Permits, Special Use Permits, land changes, text changes.
- d. There was a short general discussion on the pending text change application. It is not a zone or definition change. Further discussion will be at the next meeting.

5. Bylaws and Possible Revisions to Consider

- a. Is it necessary to have a subcommittee to review the bylaws? The consensus was no.
- b. A comment was made that this is the 3rd meeting with no concrete direction to proceed.
Perhaps use the existing bylaws at this time. Why reinvent the wheel. Prioritize, review the application, and then review/revise the bylaws.
- c. Jim recommended make bylaw request changes by highlighting sections or inserting changes with a different color text, and submit to him.
- d. Possible change: Submit a written response to ALL applications from the county.
- e. Possible change: Request the BoCC to make the DRP regulatory.
- f. Possible change: A member of the committee must be a Divide resident (tax paying)
- g. Possible change: Add all of the geographical areas of Divide.

6. Meetings

- a. At this time there will be weekly meetings every Wednesday, 7:00pm
- b. Next meeting topic will start the discussion on the pending application.
- c. It was stated that the last committee did not do their job. Be familiar with the documents.

7. Adjourn