

# Divide Planning Committee

February 25, 2015  
Meeting Minutes

A meeting of the Divide Planning Committee (DPC), held at the Teller County Public Works facility in the break room at 308 Weaverville Rd. for February 25, 2015 was called to order by Committee Chair Jim Irving at 7:05 PM. A quorum of committee members was not present. Four DPC members and two others were present. Poor attendance was due to snowy weather and road conditions. It was a nasty night out there.

## Old Business / News

None

## New Business

The topic is to discuss the third revision of the LUR text changes from the applicant of County file LUR-00043(14) – Recreation Camps and Resorts. The revision text along with a letter are available on the Divide Planning website for review.

This subject is on the schedule of the Teller County Planning Commission public hearing to be held on March 10, 2015 which will be a continuation of the Nov 25, 2014 hearing.

Mike MacDonald of Sanborn Camps explained how they believe this revision of the text addresses concerns raised by the DPC review agency letter of Sept. 11, 2014; as well as the comments made at the Nov 25, 2014 TCPC public hearing and Jan 14, 2015 TCPC work session.

Discussions and questions followed.

If this third revision is approved and becomes code -

Initiating a repair or minor expansion to a facility can begin with a Administrative Review by County Planning Staff. This allows these facilities to possibly obtain a Planning Permit at minimal cost; but Staff could require a SUP if staff feels the change be applied for exceeds the thresholds for Administrative Review.

If a Planning Permit is granted (through what ever process) a Building Permit application is still required and that process includes a number of impact topics that need to be addressed. Applications to the County have a financial burden on the applicant; County fees and usually a contracted specialist or lawyers.

There was still concern that a facility could submit an application for minor expansion the way this third revision is worded. A property owner could apply every six months for additional changes. Is a time limit needed, say a property owner can only apply once per year? Multiple applications for minor expansion would not be a wise financial plan for an applicant. The

confusion is with the word *cumulative*.

The question of what properties are the ones being referenced as “Existing Recreation Camps and Resorts”. Does the County have a list of which properties these refer to? Would County Staff performing an Administrative Review know if the property in question know if that property is one of the Existing camps or resorts grandfathered in prior to Teller County Zoning becoming the law? Apparently the County Assessors office has this information but that office does not communicate with the Planning department.

There were some off-topic discussions – wouldn't be nice if Planning and the Regulations worked like ...

The applicant would like the DPC to support this revision. Due to there not being a quorum of DPC members at this meeting no decisions were possible. Due to the short time before the public hearing, the logistics required to obtain a decision, prepare a letter and obtain signatures might not be possible.

It was agreed by those in attendance that a poll of DPC members via E-mail should be done. Depending on the results of that poll we can communicate with County Planning. Jim (DPC Chair) agreed to initiate the poll E-mail and depending on results act accordingly. At a minimum, the DPC can speak at the public hearing to inform the Planning Commission the feelings of the DPC on this topic.

With no other items on the agenda, the meeting concluded at 8:30 pm.