

June 30, 2016

Divide Planning Committee
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www.divideplanning.org

Teller County Planning Dept.
800 Research Dr.
P.O. Box 1886
Woodland Park, CO 80866

Re: Amendments to the Teller County Land Use Regulations

Dear Mr. Williams:

Members of the Divide Planning Committee met and discussed the proposed Land Use Regulations (LUR) Text Amendment dated May 31, 2016 submitted by Sanborn Camps. We believe that there are still too many unknown consequences if this application is approved. This application requests that ALL currently existing legal non-conforming uses or structures will be exempt from the LUR guidelines that all new or current legal conforming uses or structures must abide by. This will cause a special class to be designated in the LUR, which meets the definition of "Spot Zoning."

"**Spot zoning** is the application of zoning to a specific parcel or parcels of land within a larger zoned area when the rezoning is usually at odds with a city's master plan and current zoning restrictions. Spot zoning may be ruled invalid as an "arbitrary, capricious and unreasonable treatment" of a limited parcel of land by a local zoning ordinance.^[1] While zoning regulates the land use in whole districts, spot zoning makes unjustified exceptions for a parcel or parcels within a district." - Wikipedia

Most all of the Camps/Retreats within Teller County have gotten on board with the process, becoming legal conforming. For instance, Lost Dutchman, Golden Bell Camp and Conference Center, Camp Elam, John Wesley Ranch, Rocky Mountain Mennonite Camp, to name a few, have become legal conforming. In addition, Quaker Ridge, Catamount, Rainbow Valley Ranch, Camp of Heroes, El Tesoro also have become legal conforming. Now at one of your upcoming TCPC hearings, Cathedral Ridge will be heard for their SUP. If this text amendment is approved, what would be the incentive to become legal conforming?

The Sanborn representative made the statement that they are at capacity occupancy now, so why do they need the County's help to expand more? If they are operating at maximum capacity, why can't they pay the price to become legal conforming like most all the other known camps?

We believe that with all the unknown impacts that could be caused by this application, and with this application only being applicable to a select group, it should be recommended for **disapproval**.

Respectfully Yours,
The Divide Planning Committee:

Mick Bates

Diana Hurst

Jim Irving
Chair

Bryan Johnson

Lisa Lee

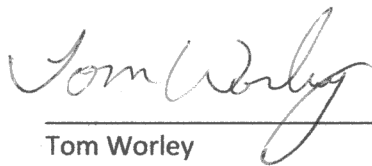
Jeff Schlumpf

Allen Schultz

Candy Shoemaker

Zug Standing Bear

Joanne Thies



Tom Worley
Vice-Chair