

LAND USE APPLICATION FORM

Teller County Community Development Services
Post Office Box 1886 • Woodland Park, CO 80866
(719) 687-3048 • FAX: (719) 687-5256

TYPE OF APPLICATION (CHECK ONE)	
<input type="checkbox"/> Amended Final Plat <input type="checkbox"/> Amendment to Official Zone Map (Rezone) <input type="checkbox"/> Combined Sketch/Preliminary (/Subdivision) <input type="checkbox"/> Combined Sketch/Preliminary (PUD) <input type="checkbox"/> Final Plat <input type="checkbox"/> Interior Lot Line Vacation <input type="checkbox"/> Location & Extent <input type="checkbox"/> Minor Infill Subdivision <input type="checkbox"/> Preliminary Plan (Subdivision) <input type="checkbox"/> PUD (Sketch or Preliminary) <input type="checkbox"/> Sketch Plan (Subdivision) <input type="checkbox"/> Zoning Variance	<input type="checkbox"/> Special District <input type="checkbox"/> Special Exemption Plat <input type="checkbox"/> Special Review Use Permit: <input type="checkbox"/> Conditional Use for _____ <input type="checkbox"/> Special Use for _____ <input type="checkbox"/> 1041 <input checked="" type="checkbox"/> Other: <u>DIVIDE PLAN UPDATE</u>

- PROJECT NAME: MISCELLANEOUS ADMINISTRATIVE CHANGES TO DIVIDE PLAN
- APPLICATION FEE AMOUNT (must be attached): _____

PROPERTY OWNER (please print)
IF MORE THAN ONE PROPERTY OWNER, ALL PROPERTY OWNERS MUST BE LISTED (attach list)
Name: <u>N/A</u>
Mailing Address: _____
Phone: Office: _____ Home: _____
Fax: _____ Email: _____
<input type="checkbox"/> (1) TITLE COMMITMENT, TITLE GUARANTEE, TITLE COMPANY OWNERSHIP & ENCUMBRANCE REPORT, OR ATTORNEY'S TITLE OPINION; OR <input type="checkbox"/> DEED(S) as required

- ADJACENT PROPERTY OWNERS LIST names & addresses
- ADJACENT PROPERTY OWNERS MAILING LABELS
- MINERALS INTEREST FORM AND LIST as required
- SPECIFIC APPLICATION SUBMITTAL MATERIALS

APPLICANT - IF DIFFERENT FROM PROPERTY OWNER (please print)
Name: <u>DIVIDE PLANNING COMMITTEE (JIM IRVING - CHAIR)</u>
Mailing Address: <u>898 MEADOW PARK DR. DIVIDE, CO 80814</u>
Phone: Office: _____ Home: <u>(719) 687-5713</u>
Fax: _____ Email: <u>JIRV898@MSN.COM</u>
<input type="checkbox"/> WRITTEN, NOTARIZED, AUTHORIZATION AND CONSENT FROM ALL PROPERTY OWNERS FOR AUTHORIZED AGENT TO ACT ON THEIR BEHALF

AUTHORIZED AGENT - IF DIFFERENT FROM PROPERTY OWNER (please print)	
Name:	_____
Mailing Address:	_____
Phone: Office:	_____ Home: _____
Fax:	_____ Email: _____
<input type="checkbox"/> WRITTEN, NOTARIZED, AUTHORIZATION AND CONSENT FROM ALL PROPERTY OWNERS FOR AUTHORIZED AGENT TO ACT ON THEIR BEHALF	
NOTE: ALL CORRESPONDENCE REGARDING THIS APPLICATION WILL BE ADDRESSED TO THE AUTHORIZED AGENT/REPRESENTATIVE UNLESS OTHERWISE REQUESTED.	

SURVEYOR (please print)	
Name:	_____
Mailing Address:	_____
Phone: Office:	_____ Home: _____
Fax:	_____ Email: _____

ENGINEER (please print)	
Name:	_____
Mailing Address:	_____
Phone: Office:	_____ Home: _____
Fax:	_____ Email: _____

PROPERTY INFORMATION	
Legal Description of Property:	
<input type="checkbox"/> If Subdivision , name: _____ Lot _____ Block _____ Filing _____ Tract _____	
<input type="checkbox"/> If Metes and Bounds : Section _____ Township _____ Range _____ OR Attach a legal description and survey depicting the property boundary.	
<input type="checkbox"/> If Mining Claim(s) , include name(s) and Mineral Survey Number(s): _____ _____	
Street Address: _____	
Assessor's Tax Parcel Identification No(s) (PID): _____	
NOTE: IF LESS THAN THE ENTIRE PROPERTY IS THE SUBJECT OF THIS APPLICATION, ALSO ATTACH A LEGAL DESCRIPTION OF THAT PORTION AFFECTED.	

Total Acreage of Property: _____
Total Affected Acreage: _____
Zoning of property: _____
Zoning and Land Use of surrounding properties: _____
Current Land Use: _____
Access: _____
Source of Water (if in a District, provide name): _____
Source of Waste Water Disposal (if in a District, provide name): _____
Name of Fire Protection District: _____
Name of Electric Provider: _____
Name of Gas Provider: _____
Date Parcel(s) Created (for Unplatted Boundary Adjustment Special Exemption Plat): _____

WRITTEN NARRATIVE/DESCRIPTION OF PROJECT
(attach additional information as necessary or use page 4)

UPDATE THE DIVIDE REGIONAL PLAN TO BETTER ALIGN WITH THE CURRENT TELLER COUNTY LAND USE REGULATIONS. SEE ATTACHED.

PROPOSED ZONING (for Zone Change only): _____

I HEREBY CERTIFY THAT THE FOREGOING REPRESENTATIONS AND ATTACHMENTS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

- 1. _____ (Printed Name) _____ (Date)
_____ (Signature)
- 2. _____ (Printed Name) _____ (Date)
_____ (Signature)
- 3. _____ (Printed Name) _____ (Date)
_____ (Signature)
- 4. _____ (Printed Name) _____ (Date)
_____ (Signature)

NOTE: SIGNATURES OF ALL PROPERTY OWNERS, AND THE AUTHORIZED APPLICANT, REPRESENTATIVE AND/OR AGENT IS REQUIRED
(use space over as needed)

OTHER INFORMATION (attach additional sheets as necessary)	

FEE RECEIPT (official use only)			
Received By: _____			Date: _____
Amount Received: \$ _____	Check #: _____	Receipt #: _____	

August 10, 2016

To: Teller County Planning Commission, and
Teller County Board of Commissioners

Subject: Update to the 2006 Divide Regional Plan

Enclosures: (1) Proposed Plan Text Updates Narrative Format
(2) Proposed Plan Text Updates Track Changes (Red-line) Format
(3) Revised Divide Regional Plan Text

The elected members of the Divide Planning Committee representing the interests of Divide land owners, residents, business owners, developers, and local home owner association members desire to improve the alignment of the Divide Regional Plan document with the current Teller County Land Use Regulations document.

The enclosed proposed modifications to the 2006 Divide Regional Plan accommodate changes to the Land Use Regulations (Chapter 8 - Special Review Use Permits) which were adopted in 2008.

Once these modifications are approved, implemented and adopted the Divide Regional Plan document will be valid for all types of land use permits.

These updates to the Plan were approved by members of the Divide Planning Committee at a public meeting held August 10, 2016.

Sincerely,

The Divide Planning Committee

James M. Irving, Committee Chair

Divide Planning Committee members:

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

Text Amendment to the 2006 Divide Regional Plan Narrative

Text amendments to Divide Regional Plan in narrative format providing the proposed text amendments along with rationale and justification.

Divide Regional Plan Update 2016 - Narrative

The Divide Planning Committee (DPC) submits for consideration these proposed miscellaneous administrative text amendments to the Divide Regional Plan (DRP).

The proposed changes are intended to better synchronize the DRP with the current Teller County Land Use Regulations (TC-LUR). The current DRP was amended and adopted in 2006, prior to the TC-LUR changes implemented in 2008.

The desired improvements to the DRP relate to TC-LUR Chapter 8; Special Review Use Permits and the fact that in 2006 the regulations included only Conditional Use Permits (CUP). After the 2008 revision to the TC-LUR those regulations now include Special Use Permits (SUP) in addition to CUP. The DRP currently references only CUP, is silent on SUP which did not exist in 2006.

Where the 2006 DRP mentions Conditional Use Permits. We would like to modify those places to reflect the existence of both CUP and SUP and we propose doing that by using a reference to the title of TC-LUR Chapter 8, namely *Special Review Use Permits*.

TC-LUR Chapter 2, Section 11.E addresses Standards for text amendments. These standards relate to justification and rationale for the changes.

TC-LUR § 2.11.E.1.b – Changed Conditions asks for what has changed to necessitate the change. The TC-LUR Chapter 8 was changed in 2008 (two years after the DRP was adopted) to add a new type of Land Use Permit; namely the Special Use Permit (SUP). When the DRP was adopted the only Land Use Permit type was the Conditional Use Permit (CUP). Thus that type is named in the DRP document.

TC-LUR § 2.11.E.1.d – Community Need asks if the proposed amendment addresses a demonstrated community need. By calling out Conditional Use Permit in the DRP we fear Staff, Commissioners and future applicants might misinterpret the intent of the DRP. The DRP is intended to be valid for any type of Land Use Permit. Current Planning Staff and Commissioners (both Teller County Planning Commissioners and Teller County Commissioners) understand the intent of the Divide Regional Plan. But will future Staff and Commissioners have the same understanding. Amending the DRP with these proposed changes will ensure there is no misunderstanding.

In this set of proposed changes existing 2006 DRP text to be changed is in **Blue** and the proposed text changes are in **Red Italic Bold**.

Specific Change Proposals

The crux of this update to the Divide Regional Plan document is to alter the title of Addendum B.

Addendum “B” currently carries the Title:

ADDENDUM “B”

CRITERIA FOR AMENDING THE DIVIDE REGION GROWTH AND CONSERVATION MAPS FOR RECREATIONAL USE AND ALL CONDITIONAL USE PERMITS ON RURAL LANDS

we propose to alter the title of this Addendum to replace *Conditional* with *Special Review* which it would then read:

ADDENDUM "B"

CRITERIA FOR AMENDING THE DIVIDE REGION GROWTH AND CONSERVATION MAPS FOR RECREATIONAL USE AND ALL SPECIAL REVIEW USE PERMITS ON RURAL LANDS

Discussion – The phrase “*Special Review Use Permits*” is intended to relate to Chapter 8 of the Teller County Land Use Regulations document. The title of LUR Chapter 8 is Special Review Use Permits. This change makes Addendum B valid for any type of land use permit discussed in LUR Chapter 8, even if the LUR were to be changed in the future to include other types of permits.

We assume that reference is obvious and that a reader of the DRP will know to look at the TC-LUR document. If necessary, the Divide Plan could include a statement telling the reader to refer to the TC-LUR Chapter 8.

Section II Definitions Of Terms Used In This Plan includes:

RECREATIONAL USES — includes but is not limited to public and private, profit or non—profit recreational activities, recreational facilities, recreation camps, summer camps, church camps, campgrounds and resorts as these terms are commonly understood and as may be defined in Teller County regulations. Additionally, included in this definition are any activities in Rural Lands or Rural Residential Lands requiring a recreation-related Conditional Use Permit.

we propose to replace *Conditional* with *Special Review* which would then read:

RECREATIONAL USES — *includes but is not limited to public and private, profit or non—profit recreational activities, recreational facilities, recreation camps, summer camps, church camps, campgrounds and resorts as these terms are commonly understood and as may be defined in Teller County regulations. Additionally, included in this definition are any activities in Rural Lands or Rural Residential Lands requiring a recreation-related Special Review Use Permit.*

Discussion – Same rationale as above. Replace naming of one type of land use permit with the title of TC-LUR Chapter 8 to be inclusive of all land use permit types.

Section III Goals And Policies includes clause C5-5 which states:

- C5-5 Cumulative impacts of recreational uses should be analyzed and considered as outlined in the attached criteria for amending maps for recreational use and all Conditional Use Permits.

we propose to replace *Conditional* with *Special Review* which would then read:

- C5-5** *Cumulative impacts of recreational uses should be analyzed and considered as*

outlined in the attached criteria for amending maps for recreational use and all Special Review Use Permits.

Discussion – Same rationale as above. Replace naming of one type of land use permit with the title of TC-LUR Chapter 8 to be inclusive of all land use permit types.

Section III Goals And Policies includes clause J1 which states:

- J1 A keystone of the implementation of the Divide Regional Plan is the adoption into the Teller County Land Use Regulations of the Divide Growth and Conservation Maps as regulatory. Therefore, since any amendment to these maps may affect implementation of the Divide Regional Plan, Teller County and all concerned parties should consider “criteria for amending Divide Town Growth and conservation map” and “criteria for amending Divide Region Growth and conservation map” for recreational uses (resort CUP). These criteria are attached to this Plan as criteria addendum “A” and criteria addendum “B”.

we propose to remove the parenthetical (~~resort CUP~~) as not being necessary so this clause would then read:

- J1 A keystone of the implementation of the Divide Regional Plan is the adoption into the Teller County Land Use Regulations of the Divide Growth and Conservation Maps as regulatory. Therefore, since any amendment to these maps may affect implementation of the Divide Regional Plan, Teller County and all concerned parties should consider “criteria for amending Divide Town Growth and conservation map” and “criteria for amending Divide Region Growth and conservation map” for recreational uses. These criteria are attached to this Plan as criteria addendum “A” and criteria addendum “B”.*

Discussion – The “resort CUP” referred to an old Conditional Use Permit within the Meadow Park development. That CUP has been over ridden by the Meadow Park PUD which includes the Town Resort on the Divide Region Maps (TC-LUR Appendix B, specifically Map 4 of 4). The resort area exists, just not as a CUP, it is now part of a PUD. Referring to a no-longer existing CUP serves no purpose and might even confuse some. We desire to remove all references to “Conditional Use Permits” in the DRP.

Changing the DRP document and specifically the title of Addendum B causes other administrative changes to the document.

The **Table of Contents** currently includes this entry:

Addendum B — Criteria for Amending Divide Region Growth and Conservation Map for Recreational Use and All Conditional Use Permits on Rural Lands

we propose to replace *Conditional* with *Special Review* which would then read:

Addendum B — Criteria for Amending Divide Region Growth and Conservation

Map for Recreational Use and All Special Review Use Permits on Rural Lands

If, and when, these modifications to the Divide Regional Plan are approved, the document needs to be augmented to reflect the revised adoption date and should include the Adoption Resolution to provide a history, an administrative change performed by the County. The document currently states this:

DIVIDE REGIONAL PLAN

Originally Adopted April 1998 — Amended & Restated July 3, 2006

Adopted August 8, 2006

Add to that statement (on the Table of Contents page and Page number 1 as well as the page footer of all subsequent pages of the Plan) new Amended and Adopted dates.

The text in the last definition in **Section II – Definitions** in the Plan does not correctly identify the name of Map 3 in the DRP. Either change the map title or the name in the definition. Map 3 of the Divide Plan is not included in the LUR Appendix B, but instead that map came from the State Dept of Wildlife.

Finally, The Divide Region Plan includes three maps. When and if these changes are accepted the county should replace these maps with current, at the time, versions from the TC-LUR Appendix B (the official version of the maps) plus a current Wildlife map from State DOW.

Divide Regional Plan Text

Red-line Proposed Amendments

This document contains the text of the DRP adopted August 8, 2006 with proposed amendments. It was formatted to closely match the original, but does not match the original page for page.

Proposed changes to the text are identified with a change bar in the left margin. Text to remove is presented using ~~Strkethrough~~. Text to add is presented using underlined words.

July 2016 – Divide Planning Committee

DIVIDE REGIONAL PLAN

Originally Adopted April 1998 – Amended & Restated July 3, 2006
Adopted August 8, 2006

TABLE OF CONTENTS

I. Vision

II. Definitions

III. Goals and Policies

A. Water

B. Amount of Growth

C. Planning Areas

C1. General

C2. Town Center-General

C3. Town Center-Business Area

C4. Rural Residential Areas

C5. Rural Lands, (including Resort Area recreational Uses)

D. Town Center Growth

E. Parks, Trails, Open Space and Wildlife Preservation

F. Adequate Infrastructure

G. Commerce and Industry

H. Development Character and Quality

I. Traffic

J. Implementation

IV Addenda

Addendum A - Criteria for Amending Divide Town Growth and Conservation Map

Addendum B – Criteria for Amending Divide Region Growth and Conservation Map
for Recreational Use and All ~~Conditional~~ Special Review Use Permits on
Rural Lands

V. Maps

Map 1 Divide Region Growth and Conservation Map

Map 2 Divide Town Growth and Conservation Map

Map 3 Divide Region Wildlife Habitat Map

DIVIDE REGIONAL PLAN

Originally Adopted April 1998 – Amended & Restated July 3, 2006

Adopted August 8, 2006

I. VISION

The Divide Region stretches before the majestic northern slope of Pikes Peak offering a unique and beautiful environment enjoyed by residents, business owners, and passersby. Preservation of our vistas (and all they imply), dramatic through each of our seasons and equally spectacular year-round in the night sky, is a driving motivation for the implementation of this protective Plan.

The vision reflects a small town community made up of three planning areas wherein growth is managed by a phasing process. This Plan aims to balance the needs of humans, the environment, wildlife, and economic development while improving the character and infrastructure of the area.

The **Town Center** blends a tight-knit, pedestrian friendly, residential and concentrated commercial district, adopting the “node” concept of growth and discouraging “strip” commercial growth. Visual impacts of structures in the downtown area should be consistent with architectural guidelines.

Rural Residential generally consists of existing parcels of less than 35 acres, including existing subdivisions. Some parcels less than 35 acre tracts might be designated Rural Lands based on character and surroundings. The lifestyle in Rural Residential areas should be protected and reduced density should be encouraged.

Rural Lands generally consist of tracts of 35 acres or larger. Some 35 acre tract developments may be designated Rural Residential if the intent, platting and use more closely fits the Rural Residential use. Rural Lands should be encouraged to stay as they are.

Government lands (Federal, State, and County) should be encouraged to abide by the policies of this Plan as well as County Regulations.

Goals and Policies should address the preservation of a small mountain community. The flavor of this community is defined and guided by community input and natural resource restrictions. This Plan provides a method for responsibly dealing with the impacts of regional growth.

II. DEFINITIONS OF TERMS USED IN THIS PLAN

CARRYING CAPACITY OF LAND – how much development is possible on a piece of land after considering physical constraints (such as steep terrain) or considering infrastructure (such as minimum spacing requirements between wells and septic systems).

CULTURAL SITES - areas of historic or archaeological significance.

CUMULATIVE IMPACTS – the total additive impacts on infrastructure and lifestyle created over time by approval of multiple large and / or small developments or recreational uses. Build-out and infill of existing approved development can be considered a cumulative impact.

DOWNTOWN – the Town Center Business Area.

ENVIRONMENTALLY SIGNIFICANT AREAS – significant wildlife habitat, scenic and highly valued landscapes, and state or national parks.

GROWTH – (1) the construction or expansion of nonagricultural buildings which increases density, or (2) rezoning to a more intense use, or (3) subdivision to a greater density. Excluded from this definition are remodeling, additions and accessory buildings that do not increase density.

INFRASTRUCTURE – facilities and services, which include, but are not limited to: roads, drainage, water, sewer, schools, parks, fire and sheriff protection. Water includes both community systems and individual wells. Sewer includes both community systems and individual septic. Adequate Infrastructure exists when growth does not increase the demand on facilities beyond their capacities.

NATURAL HAZARDS – flood plains, steep slopes, wildfire lands and geological hazards Public lands, roads and areas.

PUBLIC LANDS, ROADS AND AREAS - (1) areas and rights-of-way owned by a government jurisdiction or agency; and (2) a road on private land for which public access has been established.

RECREATIONAL USES – includes but is not limited to public and private, profit or non-profit recreational activities, recreational facilities, recreation camps, summer camps, church camps, campgrounds and resorts as these terms are commonly understood and as may be defined in Teller County regulations. Additionally, included in this definition are any activities in Rural Lands or Rural Residential Lands requiring a recreation-related ~~Conditional~~ Special Review Use Permit.

RESOURCE PROTECTION CORRIDORS - extend from the edge of the Town Center to the Region's boundary for 600 feet on each side of the major roads (Highway 24, Highway 67, County Road 5, Cedar Mountain Road) and along Mueller State Park.

RURAL LANDS - generally consist of tracts of 35 acres or larger. Some 35 acre tract developments may be designated Rural Residential if the intent, platting and use more closely fit the Rural Residential use.

RURAL RESIDENTIAL - generally consists of existing parcels of less than 35 acres, including existing subdivisions. Some parcels less than 35 acre tracts might be designated Rural Lands based on character and surroundings.

SCENIC AND HIGHLY VALUED LANDSCAPES – as identified in County land use regulations.

Resolution 3-28-96-21:

- > Areas within 1 mile of a national forest, national monument, national park, state forest or state park;
- > Views from scenic roadways: Highway 24, Highway 67, North Road also known as County Road 5, Four-Mile Road, Lazy 5 Road, Blue Mountain Road, Guffey Road, High Park Road, and Gold Camp Road;
- > Views from wildlife viewing roadways: Upper Twin Rock Road, Lower Twin Rock Road, Cedar Mountain Road.

SENSITIVE AREAS - include natural hazards, environmentally significant areas, and cultural sites.

TOWN CENTER - a more intensely developed area that includes the uses, facilities, or development character that would identify the area as a Node, Community Center, or Urban service Area (as those terms are used in other Teller County plans and regulations).

WILDLIFE HABITAT, SIGNIFICANT - those areas shown on the "Significant Wildlife Habitat Overlay Map, Teller County, CO" as having Very High, High, or Moderate potential for impact - most current map prepared by the Colorado Division of Wildlife.

III. GOALS AND POLICIES

- A. WATER:** In the Divide Region we are concerned about water quantity and quality, which future growth might adversely affect.
- A1. Water supply is limited, essential to the entire community, and should be protected.
 - A2. Limit development that might jeopardize the water supply.
 - A3. Err on side of conservatism rather than overbuild where water information is limited.
 - A4. Develop standards for water conservation and for prevention of over-exploitation.
 - A5. Development should comply with requirements for adequate legal supply (paper water), adequate physical supply (wet water), and adequate firefighting supply and facilities.
- B. AMOUNT OF GROWTH:** The population of the Divide Region should no more than double in the next 20 years.
- B1. No more than doubling in next 20 years to a maximum population of 10,000 in 2020.
 - B2. Limit of 60 new dwelling units (DU's) per year for the first 10 years.
 - B3. After 10 years, may be increased to no more than 75 new DU's per year.
 - B4. Once the limit has been reached in a year, a person may build one new dwelling unit for each lot that person vacates or eliminates.

B5. Units allowed but not built in one year may be carried over into the following year.

C. **PLANNING AREAS:** The Divide Region consists of 3 distinct planning areas: the **Town Center** includes both businesses and residences, the **Rural Residential** area includes existing lots and parcels smaller than 35 acres, and **Rural Lands** are large tracts making up the rest of the Region. See Maps 1 and 2)

C1. GENERAL

C1.01 Rural Lands: Maintain existing uses, density, and open character.

C1.02 Rural Residential: Continue infilling of existing lots. Encourage vacation of lot lines. Discourage additional rural residential development.

C1.03 Town Center: Includes business and residential areas, has a specific outer boundary, and additional future development is encouraged to locate within the Town Center.

C1.04 Encourage developers to mitigate identifiable impacts.

C1.05 Locate high impact uses (e.g. industry) to minimize pollution of land, air soil and water.

C1.06 Encourage energy conservation.

C1.07 Prevent commercial and industrial development outside of the Town Center .

C1.08 Establish the carrying capacity of the land.

C1.09 Maintain peaceful and desirous place to live, work, recreate in beautiful mountain environment.

C1.10 Exterior lighting should be downcast and shielded to prevent glare onto adjacent properties and roadways.

C1.11 Develop sign regulations and apply in all 3 Planning Areas.

C2. TOWN CENTER – GENERAL (SEE MAP 2)

C2.01 There is only one Town Center in the Divide Region.

C2.02 All new commercial, denser residential, and light industry should be in the Town Center.

C2.03 Provide land uses for living, shopping, working, and recreating.

C2.04 Promote compact, cohesive pedestrian community over disjointed strip vehicular community.

C2.05 Growth should be based upon infrastructure, community values and physical opportunities and constraints.

C2.06 Town Center should not develop in a leapfrog pattern.

C3. TOWN CENTER – BUSINESS AREA

C3.01 Encourage distinct, cohesive, attractive, efficient downtown and

business parks.

- C3.02 Encourage infill and redevelopment before any expansion of the Business Area.
- C3.03 Encourage businesses that don't need retail visibility to locate further from the highways.
- C3.04 Prevent strip commercial zoning along Highways 24 and 67 – Town Center area should expand in a nodal form rather than along highway strips.
- C3.05 Promote strong downtown commercial areas, to help create a broader tax base.
- C3.06 Promote the maintenance and repair of downtown buildings and County-owned facilities.
- C3.07 Discourage downtown business encroachment on residential or adjacent land uses. Encroachment includes “external effects” such as noise, glare, dust and trash, as well impact on views.

C4. RURAL RESIDENTIAL AREAS - Existing parcels of less than 35 acres

- C4.01 Promote design and site planning compatible with the area's character.
- C4.02 Protect existing neighborhoods from the intrusion of higher intensity land uses.
- C4.03 Existing Rural Residential area may not expand without:
 - (a) Paved road access from the Town Center adequate for the additional traffic.
 - (b) Central water and sewer, paved roads, adequate fire safety, schools, and parks.
 - (c) Reduction of 2 existing lots for each new lot created.
- C4.04 Adhere to State and County noise regulations.

C5. RURAL LANDS - Including recreational uses (as defined by this document)- private or public tracts of land generally 35 acres or larger (see definition).

- C5-1 Rural Lands should be encouraged to stay as they are.
- C5-2 Restrict new developments that could cause noise, visual blight, or noxious odors.
- C5-3 Existing designated recreational uses within the Divide Region should be encouraged to be successful and encouraged to improve their facilities and operations.
- C5-4 New recreational developments should be required to amend the Divide Growth and Conservation Maps using map amendment criteria attached to this Plan, as well as County Regulations.
- C5-5 Cumulative impacts of recreational uses should be analyzed and considered as outlined in the attached criteria for amending maps for recreational use and all **Conditional Special Review** Use Permits.
- C5-6 New development with over a 100-participant capacity should annex into the Town Center subject to the “criteria”.

D. TOWN CENTER GROWTH: To promote a cohesive community, growth in the Town Center should serve to enhance both the commercial and residential communities; and infrastructure needs in the expansion area should be pre-approved before any additional growth is considered.

- D1. Outer boundary of the Town Center should not expand before the Town Center is 75% developed or the map amendment criteria show a demonstrable community need and benefit. "Developed" means platted, approved and ready for building permit application.
- D2 Encourage high quality buildings.
- D3 Encourage development that is compact, environmentally positive, and aesthetically pleasing.
- D4 Monitor progress of development with the goals and policies of the Plan.

E. PARKS, TRAILS, OPEN SPACE, AND WILDLIFE PRESERVATION: The Divide Regional Plan incorporates the Teller County Parks Open Space Master Plan and the Wildlife Development Guidelines.

Parks: The Plan encourages the Divide Park Board, Inc., to continue its efforts to provide support for community and neighborhood parks.

Trails: Public trails in the Divide Region should connect the Town Center and Rural Residential areas to schools and recreation areas, providing safe, non-motorized travel routes.

Open space and wildlife Habitat: Preservation of natural vistas, pristine environments, and wildlife habitats is encouraged as recommended in the above Guidelines.

- E1. At Rule Creek, provide for both wildlife migration and a trail under Highway 24.
- E2. All development should comply with:
 - (a) Colorado Division of Wildlife 1996 or the most current recommendations for wildlife habitat.
 - (b) Specific standards limiting external effects (noise, glare, dust, fumes, vibrations, smoke, etc.).
 - (c) Design standards that reduce visual impact (such as large parking areas).
- E3. Identify and protect sensitive areas, and restrict incompatible development or activities.
- E4. Protect significant wildlife habitat areas shown on Division of wildlife maps.
- E5. Encourage open space/recreation easements as an alternative to land acquisition.
- E6. Support acquisition of environmentally significant lands and cultural sites by nonprofits and trusts.
- E7. Protect sensitive areas from established and proposed transportation corridors.

- E8. Trails should comply with the County's plan for Parks, Trails, and Open space.
- E9. Recognize and encourage the preservation of ranch and rangelands.
- E10. Encourage adequate parks for future residents in proposed residential developments.
- E11. Encourage existing subdivision residents and associations to plan for their recreational needs.
- E12. Public trails in the Divide Region should be compatible with the Parks Master Plan.
- E13. Trails should connect the Town Center and Rural Residential areas to schools and recreation areas, including State parks and the National Forest.
- E14. Proposed public trails in residential developments should connect with and continue the Parks Master Plan trail system.
- E15. Road expansion and improvements should provide for trails where shown in the Master Plan.
- E16. Investigate and seek available funds for trails, such as ISTEPA and State Trail Grants.
- E17. Preserve rural character, including large ranches and A-1 zoned tracts, natural vistas, pristine environments, and wildlife habitat, as provided in the Parks Master Plan.

F. ADEQUATE INFRASTRUCTURE: Any future growth should be supported by adequate infrastructure.

- F1. Growth anywhere in the Divide Planning Region should pay for itself.
- F2. Adequate infrastructure should be available concurrently with any growth.
- F3. Establish impact fees for roads, drainage, fire, and sheriff.
- F4. Impact fees, if designated by the County, should apply throughout the entire Divide Region.
- F5. School and park dedications should be equal to the need that will be created by development.
- F6. Impact fees for an existing parcel should be waived when the owner vacates a lot line in the Divide Region.
- F7. Provide adequate land for infrastructure and other utilities.
- F8. Discourage new subdivisions with lots less than 35 acres in size in areas served by community water unless community sewer is also provided.
- F9. Encourage all utilities to be underground.
- F10. Plan for public infrastructure to support no more than a doubling of population in 20 years.

G. COMMERCE AND INDUSTRY: Plan for small businesses and light, clean industries, including tourism, to help provide the tax base needed to support local services. Areas should not be offensive, overwhelming in

scale, or create visual blight or noise pollution.

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The Planning Committee envisions analyzing growth issues under the following criteria, listing pros and cons for each criteria thereby developing a track record of thought process. Some categories overlap with County Regulations while others are specifically targeted to the goals in our Plan to direct growth to the Town Center and protect our rural lifestyle. The Committee considers a Town Center map amendment as similar to a municipal annexation.

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Is there a demonstrable need? How much potential development ground is left in the Town Center? Given the long term nature of a project approval process (acquiring water rights, preliminary planning etc.), is it the right time to expand the Town Center Boundary? Does the specific measure of the current percentage of ground developed within the Town Center generally match the percentage as defined in D1?

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Would the inclusion of these lands within the Town Center bring specific benefits such as a compensatory trade or density to the Divide community that serves the community's desires or needs? Is there a benefit to the Divide Region as defined by the goals of our Plan? Are there dollar costs or detrimental impacts that should be considered? Does the development proposal pay its own way?

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ADDENDUM "B"

CRITERIA FOR AMENDING THE DIVIDE REGION GROWTH AND CONSERVATION MAPS FOR RECREATIONAL USE AND ALL ~~CONDITIONAL~~SPECIAL REVIEW USE PERMITS ON RURAL LANDS

I. EXISTING USES

Existing uses – should be encouraged to succeed and improve facilities and operations. This DOES NOT necessarily mean encouraging expansion.

II. NEW DEVELOPMENT

New development or addition of acreage to existing uses should consider the following criteria for approval.

a. SCALE

Is the magnitude, intensity and size of a proposal appropriate for the Divide community?

b. TRAFFIC

Does a new use have traffic access to Highway 24 or Highway 67 directly? Would existing use expansion to additional land have access roads appropriate for additional traffic, if any?

c. BUFFERS

Does the proposed new development have appropriate land buffer and or landscape buffers to protect residential areas and neighboring property from impacts?

d. EMERGENCY ACCESS

Are exits from property adequate to deal with emergencies, including fire?

e. CUMULATIVE IMPACTS (see definition)

Do other recreational uses add up to more-than-appropriate vehicle trips per day on a particular road? Do other recreational uses create an additional burden to infrastructure on a particular road or area? Is there significant and adequate distance between recreational uses? Is there another recreational use within a one-mile radius? Should this use annex into the Town Center? Does this recreational use over-develop rural land by significantly changing density of human activity that could occur otherwise on the property?

f. NEW DEVELOPMENT INCLUSION

Should the new development be annexed into the Town Center due to participant capacity as outlined in C5-6?

g. COST / BENEFIT ANALYSIS

Would the inclusion of an applicant's land within the Town Center bring specific benefits to the Divide community? Is there a benefit to the Divide Region as defined by the goals of our Plan? Is there a compensatory trade of density or other benefits? Are there dollar

costs or detrimental impacts that should be considered? Does the development proposal pay its own way?

h. AREA IMPACT

Does the proposal negatively impact Rural Residential areas? Noise, light, odors, trash, etc.?

Divide Regional Plan Text

Revised 2016

This document contains the text of the DRP adopted August 8, 2006 with proposed amendments incorporated. It was formatted to closely match the original, but does not match the original page for page.

This is the text of the Divide Plan as we desire it to be.

August 2016 – Divide Planning Committee

DIVIDE REGIONAL PLAN

Originally Adopted April 1998 – Amended & Restated July 3, 2006
Adopted August 8, 2006

TABLE OF CONTENTS

I. Vision

II. Definitions

III. Goals and Policies

A. Water

B. Amount of Growth

C. Planning Areas

C1. General

C2. Town Center-General

C3. Town Center-Business Area

C4. Rural Residential Areas

C5. Rural Lands, (including Resort Area recreational Uses)

D. Town Center Growth

E. Parks, Trails, Open Space and Wildlife Preservation

F. Adequate Infrastructure

G. Commerce and Industry

H. Development Character and Quality

I. Traffic

J. Implementation

IV Addenda

Addendum A - Criteria for Amending Divide Town Growth and Conservation Map

Addendum B – Criteria for Amending Divide Region Growth and Conservation Map
for Recreational Use and All Special Review Use Permits on Rural Lands

V. Maps

Map 1 Divide Region Growth and Conservation Map

Map 2 Divide Town Growth and Conservation Map

Map 3 Divide Region Wildlife Habitat Map

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I. VISION

The Divide Region stretches before the majestic northern slope of Pikes Peak offering a unique and beautiful environment enjoyed by residents, business owners, and passersby. Preservation of our vistas (and all they imply), dramatic through each of our seasons and equally spectacular year-round in the night sky, is a driving motivation for the implementation of this protective Plan.

The vision reflects a small town community made up of three planning areas wherein growth is managed by a phasing process. This Plan aims to balance the needs of humans, the environment, wildlife, and economic development while improving the character and infrastructure of the area.

The **Town Center** blends a tight-knit, pedestrian friendly, residential and concentrated commercial district, adopting the “node” concept of growth and discouraging “strip” commercial growth. Visual impacts of structures in the downtown area should be consistent with architectural guidelines.

Rural Residential generally consists of existing parcels of less than 35 acres, including existing subdivisions. Some parcels less than 35 acre tracts might be designated Rural Lands based on character and surroundings. The lifestyle in Rural Residential areas should be protected and reduced density should be encouraged.

Rural Lands generally consist of tracts of 35 acres or larger. Some 35 acre tract developments may be designated Rural Residential if the intent, platting and use more closely fits the Rural Residential use. Rural Lands should be encouraged to stay as they are.

Government lands (Federal, State, and County) should be encouraged to abide by the policies of this Plan as well as County Regulations.

Goals and Policies should address the preservation of a small mountain community. The flavor of this community is defined and guided by community input and natural resource restrictions. This Plan provides a method for responsibly dealing with the impacts of regional growth.

II. DEFINITIONS OF TERMS USED IN THIS PLAN

CARRYING CAPACITY OF LAND – how much development is possible on a piece of land after considering physical constraints (such as steep terrain) or considering infrastructure (such as minimum spacing requirements between wells and septic systems).

CULTURAL SITES - areas of historic or archaeological significance.

CUMULATIVE IMPACTS – the total additive impacts on infrastructure and lifestyle created over time by approval of multiple large and / or small developments or recreational uses. Build-out and infill of existing approved development can be considered a cumulative impact.

DOWNTOWN – the Town Center Business Area.

ENVIRONMENTALLY SIGNIFICANT AREAS – significant wildlife habitat, scenic and highly valued landscapes, and state or national parks.

GROWTH – (1) the construction or expansion of nonagricultural buildings which increases density, or (2) rezoning to a more intense use, or (3) subdivision to a greater density. Excluded from this definition are remodeling, additions and accessory buildings that do not increase density.

INFRASTRUCTURE – facilities and services, which include, but are not limited to: roads, drainage, water, sewer, schools, parks, fire and sheriff protection. Water includes both community systems and individual wells. Sewer includes both community systems and individual septic. Adequate Infrastructure exists when growth does not increase the demand on facilities beyond their capacities.

NATURAL HAZARDS – flood plains, steep slopes, wildfire lands and geological hazards Public lands, roads and areas.

PUBLIC LANDS, ROADS AND AREAS - (1) areas and rights-of-way owned by a government jurisdiction or agency; and (2) a road on private land for which public access has been established.

RECREATIONAL USES – includes but is not limited to public and private, profit or non-profit recreational activities, recreational facilities, recreation camps, summer camps, church camps, campgrounds and resorts as these terms are commonly understood and as may be defined in Teller County regulations. Additionally, included in this definition are any activities in Rural Lands or Rural Residential Lands requiring a recreation-related Special Review Use Permit.

RESOURCE PROTECTION CORRIDORS - extend from the edge of the Town Center to the Region's boundary for 600 feet on each side of the major roads (Highway 24, Highway 67, County Road 5, Cedar Mountain Road) and along Mueller State Park.

RURAL LANDS - generally consist of tracts of 35 acres or larger. Some 35 acre tract developments may be designated Rural Residential if the intent, platting and use more closely fit the Rural Residential use.

RURAL RESIDENTIAL - generally consists of existing parcels of less than 35 acres, including existing subdivisions. Some parcels less than 35 acre tracts might be designated Rural Lands based on character and surroundings.

SCENIC AND HIGHLY VALUED LANDSCAPES – as identified in County land use regulations.

Resolution 3-28-96-21:

- > Areas within 1 mile of a national forest, national monument, national park, state forest or state park;
- > Views from scenic roadways: Highway 24, Highway 67, North Road also known as County Road 5, Four-Mile Road, Lazy 5 Road, Blue Mountain Road, Guffey Road, High Park Road, and Gold Camp Road;
- > Views from wildlife viewing roadways: Upper Twin Rock Road, Lower Twin Rock Road, Cedar Mountain Road.

SENSITIVE AREAS - include natural hazards, environmentally significant areas, and cultural sites.

TOWN CENTER - a more intensely developed area that includes the uses, facilities, or development character that would identify the area as a Node, Community Center, or Urban service Area (as those terms are used in other Teller County plans and regulations).

WILDLIFE HABITAT, SIGNIFICANT - those areas shown on the "Significant Wildlife Habitat Overlay Map, Teller County, CO" as having Very High, High, or Moderate potential for impact - most current map prepared by the Colorado Division of Wildlife.

III. GOALS AND POLICIES

- A. WATER:** In the Divide Region we are concerned about water quantity and quality, which future growth might adversely affect.
- A1. Water supply is limited, essential to the entire community, and should be protected.
 - A2. Limit development that might jeopardize the water supply.
 - A3. Err on side of conservatism rather than overbuild where water information is limited.
 - A4. Develop standards for water conservation and for prevention of over-exploitation.
 - A5. Development should comply with requirements for adequate legal supply (paper water), adequate physical supply (wet water), and adequate firefighting supply and facilities.
- B. AMOUNT OF GROWTH:** The population of the Divide Region should no more than double in the next 20 years.
- B1. No more than doubling in next 20 years to a maximum population of 10,000 in 2020.
 - B2. Limit of 60 new dwelling units (DU's) per year for the first 10 years.
 - B3. After 10 years, may be increased to no more than 75 new DU's per year.
 - B4. Once the limit has been reached in a year, a person may build one new dwelling unit for each lot that person vacates or eliminates.

B5. Units allowed but not built in one year may be carried over into the following year.

C. **PLANNING AREAS:** The Divide Region consists of 3 distinct planning areas: the **Town Center** includes both businesses and residences, the **Rural Residential** area includes existing lots and parcels smaller than 35 acres, and **Rural Lands** are large tracts making up the rest of the Region. See Maps 1 and 2)

C1. GENERAL

C1.01 Rural Lands: Maintain existing uses, density, and open character.

C1.02 Rural Residential: Continue infilling of existing lots. Encourage vacation of lot lines. Discourage additional rural residential development.

C1.03 Town Center: Includes business and residential areas, has a specific outer boundary, and additional future development is encouraged to locate within the Town Center.

C1.04 Encourage developers to mitigate identifiable impacts.

C1.05 Locate high impact uses (e.g. industry) to minimize pollution of land, air soil and water.

C1.06 Encourage energy conservation.

C1.07 Prevent commercial and industrial development outside of the Town Center .

C1.08 Establish the carrying capacity of the land.

C1.09 Maintain peaceful and desirous place to live, work, recreate in beautiful mountain environment.

C1.10 Exterior lighting should be downcast and shielded to prevent glare onto adjacent properties and roadways.

C1.11 Develop sign regulations and apply in all 3 Planning Areas.

C2. TOWN CENTER – GENERAL (SEE MAP 2)

C2.01 There is only one Town Center in the Divide Region.

C2.02 All new commercial, denser residential, and light industry should be in the Town Center.

C2.03 Provide land uses for living, shopping, working, and recreating.

C2.04 Promote compact, cohesive pedestrian community over disjointed strip vehicular community.

C2.05 Growth should be based upon infrastructure, community values and physical opportunities and constraints.

C2.06 Town Center should not develop in a leapfrog pattern.

C3. TOWN CENTER – BUSINESS AREA

C3.01 Encourage distinct, cohesive, attractive, efficient downtown and

business parks.

- C3.02 Encourage infill and redevelopment before any expansion of the Business Area.
- C3.03 Encourage businesses that don't need retail visibility to locate further from the highways.
- C3.04 Prevent strip commercial zoning along Highways 24 and 67 – Town Center area should expand in a nodal form rather than along highway strips.
- C3.05 Promote strong downtown commercial areas, to help create a broader tax base.
- C3.06 Promote the maintenance and repair of downtown buildings and County-owned facilities.
- C3.07 Discourage downtown business encroachment on residential or adjacent land uses. Encroachment includes “external effects” such as noise, glare, dust and trash, as well impact on views.

C4. RURAL RESIDENTIAL AREAS - Existing parcels of less than 35 acres

- C4.01 Promote design and site planning compatible with the area's character.
- C4.02 Protect existing neighborhoods from the intrusion of higher intensity land uses.
- C4.03 Existing Rural Residential area may not expand without:
 - (a) Paved road access from the Town Center adequate for the additional traffic.
 - (b) Central water and sewer, paved roads, adequate fire safety, schools, and parks.
 - (c) Reduction of 2 existing lots for each new lot created.
- C4.04 Adhere to State and County noise regulations.

C5. RURAL LANDS - Including recreational uses (as defined by this document)- private or public tracts of land generally 35 acres or larger (see definition).

- C5-1 Rural Lands should be encouraged to stay as they are.
- C5-2 Restrict new developments that could cause noise, visual blight, or noxious odors.
- C5-3 Existing designated recreational uses within the Divide Region should be encouraged to be successful and encouraged to improve their facilities and operations.
- C5-4 New recreational developments should be required to amend the Divide Growth and Conservation Maps using map amendment criteria attached to this Plan, as well as County Regulations.
- C5-5 Cumulative impacts of recreational uses should be analyzed and considered as outlined in the attached criteria for amending maps for recreational use and all Special Review Use Permits.
- C5-6 New development with over a 100-participant capacity should annex into the Town Center subject to the “criteria”.

D. TOWN CENTER GROWTH: To promote a cohesive community, growth in the Town Center should serve to enhance both the commercial and residential communities; and infrastructure needs in the expansion area should be pre-approved before any additional growth is considered.

- D1. Outer boundary of the Town Center should not expand before the Town Center is 75% developed or the map amendment criteria show a demonstrable community need and benefit. "Developed" means platted, approved and ready for building permit application.
- D2 Encourage high quality buildings.
- D3 Encourage development that is compact, environmentally positive, and aesthetically pleasing.
- D4 Monitor progress of development with the goals and policies of the Plan.

E. PARKS, TRAILS, OPEN SPACE, AND WILDLIFE PRESERVATION: The Divide Regional Plan incorporates the Teller County Parks Open Space Master Plan and the Wildlife Development Guidelines.

Parks: The Plan encourages the Divide Park Board, Inc., to continue its efforts to provide support for community and neighborhood parks.

Trails: Public trails in the Divide Region should connect the Town Center and Rural Residential areas to schools and recreation areas, providing safe, non-motorized travel routes.

Open space and wildlife Habitat: Preservation of natural vistas, pristine environments, and wildlife habitats is encouraged as recommended in the above Guidelines.

- E1. At Rule Creek, provide for both wildlife migration and a trail under Highway 24.
- E2. All development should comply with:
 - (a) Colorado Division of Wildlife 1996 or the most current recommendations for wildlife habitat.
 - (b) Specific standards limiting external effects (noise, glare, dust, fumes, vibrations, smoke, etc.).
 - (c) Design standards that reduce visual impact (such as large parking areas).
- E3. Identify and protect sensitive areas, and restrict incompatible development or activities.
- E4. Protect significant wildlife habitat areas shown on Division of wildlife maps.
- E5. Encourage open space/recreation easements as an alternative to land acquisition.
- E6. Support acquisition of environmentally significant lands and cultural sites by nonprofits and trusts.
- E7. Protect sensitive areas from established and proposed transportation corridors.

- E8. Trails should comply with the County's plan for Parks, Trails, and Open space.
- E9. Recognize and encourage the preservation of ranch and rangelands.
- E10. Encourage adequate parks for future residents in proposed residential developments.
- E11. Encourage existing subdivision residents and associations to plan for their recreational needs.
- E12. Public trails in the Divide Region should be compatible with the Parks Master Plan.
- E13. Trails should connect the Town Center and Rural Residential areas to schools and recreation areas, including State parks and the National Forest.
- E14. Proposed public trails in residential developments should connect with and continue the Parks Master Plan trail system.
- E15. Road expansion and improvements should provide for trails where shown in the Master Plan.
- E16. Investigate and seek available funds for trails, such as ISTEA and State Trail Grants.
- E17. Preserve rural character, including large ranches and A-1 zoned tracts, natural vistas, pristine environments, and wildlife habitat, as provided in the Parks Master Plan.

F. ADEQUATE INFRASTRUCTURE: Any future growth should be supported by adequate infrastructure.

- F1. Growth anywhere in the Divide Planning Region should pay for itself.
- F2. Adequate infrastructure should be available concurrently with any growth.
- F3. Establish impact fees for roads, drainage, fire, and sheriff.
- F4. Impact fees, if designated by the County, should apply throughout the entire Divide Region.
- F5. School and park dedications should be equal to the need that will be created by development.
- F6. Impact fees for an existing parcel should be waived when the owner vacates a lot line in the Divide Region.
- F7. Provide adequate land for infrastructure and other utilities.
- F8. Discourage new subdivisions with lots less than 35 acres in size in areas served by community water unless community sewer is also provided.
- F9. Encourage all utilities to be underground.
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Could there be an agreement (similar to a Development Agreement) outlining conditions precedent to map amendment and / or permanent restrictions or conditions on the property as part of the amendment?

ADDENDUM "B"

CRITERIA FOR AMENDING THE DIVIDE REGION GROWTH AND CONSERVATION MAPS FOR RECREATIONAL USE AND ALL SPECIAL REVIEW USE PERMITS ON RURAL LANDS

I. EXISTING USES

Existing uses – should be encouraged to succeed and improve facilities and operations. This DOES NOT necessarily mean encouraging expansion.

II. NEW DEVELOPMENT

New development or addition of acreage to existing uses should consider the following criteria for approval.

a. SCALE

Is the magnitude, intensity and size of a proposal appropriate for the Divide community?

b. TRAFFIC

Does a new use have traffic access to Highway 24 or Highway 67 directly? Would existing use expansion to additional land have access roads appropriate for additional traffic, if any?

c. BUFFERS

Does the proposed new development have appropriate land buffer and or landscape buffers to protect residential areas and neighboring property from impacts?

d. EMERGENCY ACCESS

Are exits from property adequate to deal with emergencies, including fire?

e. CUMULATIVE IMPACTS (see definition)

Do other recreational uses add up to more-than-appropriate vehicle trips per day on a particular road? Do other recreational uses create an additional burden to infrastructure on a particular road or area? Is there significant and adequate distance between recreational uses? Is there another recreational use within a one-mile radius? Should this use annex into the Town Center? Does this recreational use over-develop rural land by significantly changing density of human activity that could occur otherwise on the property?

f. NEW DEVELOPMENT INCLUSION

Should the new development be annexed into the Town Center due to participant capacity as outlined in C5-6?

g. COST / BENEFIT ANALYSIS

Would the inclusion of an applicant's land within the Town Center bring specific benefits to the Divide community? Is there a benefit to the Divide Region as defined by the goals of our Plan? Is there a compensatory trade of density or other benefits? Are there dollar

costs or detrimental impacts that should be considered? Does the development proposal pay its own way?

h. AREA IMPACT

Does the proposal negatively impact Rural Residential areas? Noise, light, odors, trash, etc.?