

DIVIDE PLANNING COMMITTEE

June 21, 2016

Meeting Minutes:

The meeting was to be held at the Teller County Public Works break room building in Divide, but due to not being able to access the facility, at 7:08pm it was moved to the offices of PK Enterprises in Divide. The meeting was called to order by Chair Jim Irving at 7:15pm. There were 6 committee members present, and the recording secretary. Five (5) residents/visitors were present. There was a quorum. All meetings are open to the public.

Announcements:

- The previous meeting was with the Golden Bell representatives regarding their application for a Special Use Permit (SUP). Their representative has stated that they are "in a holding pattern".
- There are now **100** subscribers on the DPC website. **91** messages were sent and received for this meeting. **PLEASE VISIT divideplanning.org and sign up to receive information and future meeting announcements.**

New Business:

On June 1, 2016 a meeting was called by the DPC to discuss proposed text changes to the Teller County Land Use Regulations (LUR) by Sanborn Camps. Then on June 2, 2016 the DPC received an Agency Review Request from the County regarding an application submitted by Sanborn Western Camps. The purpose of this meeting was to meet with the representative (Mike MacDonald) of the Sanborn Camps to discuss these text changes. The changes include additions to Chapter 1, section 13, and add two definitions in Chapter 12. The applicant's property is not in the Divide Region, but any change to the LUR's potentially impacts every property owner in Teller County.

Mr. MacDonald gave a review of Sanborn Camps, its history, and their previous 2014 LUR Text Change request in which the applicants were Sanborn and 10 other camps in Teller County. It was denied by the TC Planning Commission and the BoCC. He said in December 2012 the Commissioners passed an amendment which allowed legal non-conforming entities to maintain and upgrade their properties without incurring the cost to become legal conforming, as long as the footprint and use didn't change. This application, though only represented by Sanborn, is another attempt to address the same issue. The text changes would mean that any legal non-conforming entity (business, building, structure, use), in Teller County will not have to go through the current legal process (apply for permits) to become legal conforming. The only necessity would be an Administrative Review, as long as there wasn't a change larger than 20%.

There were many concerns about the scope and broadness of what this application means. It was brought up that there are too many unknowns to the County and to neighbors of these properties. Definitions of words and phrases such as building envelope, intentions, and 20% expansion was not understood and discussed at great length. The application format was incomplete and confusing.

Committee Chair, Jim Irving prepared a letter prior to this meeting in favor of the application, with conditions, and reviewed it with the members. There was much discussion among the committee members. No agreement was reached to support or deny this application. Members were asked to submit their thoughts and suggestions to Jim, who will compile the final response. The County asked that the response be in by July 1, although an extension can be granted.

Next Meeting:

This will be scheduled after the board members have come to a decision and a final Agency Response is drafted. The purpose of this meeting will be to obtain signatures.

The meeting adjourned at 9:00pm.