

**DIVIDE PLANNING COMMITTEE**  
**divideplanning.org**  
**ANNUAL COMMUNITY MEETING**  
**MEETING MINUTES**  
**September 07, 2016**

The meeting was held at the Little Chapel of the Hills, Divide, and called to order by Committee Chair Jim Irving at 7:00 pm. Ten committee members, the recording secretary, and nine resident/citizens signed in. There was a quorum.

**Announcements:**

- The DPC Annual Community Meeting held each year during September is to provide updates to the community on the activities of the DPC over the previous twelve months, and to hold elections for those committee members whose terms are expiring.
- Notice of this meeting was sent out to those signed up on the website, The Courier View, Mountain Jackpot, and Ute Country News. Teller Co. Netcast (Tellernetcast.com) appears to be out of business.
- Jim reminded everyone that all meetings and issues pertaining to Divide are posted on the website. There are approximately 90 people signed up on the website. There are approximately 2200 addresses in Divide. Eight emails were sent out between Oct. 2015 and Aug. 2016. The site was hacked and restored with added security. Names and addresses are not distributed.
- There are vacancies on the Teller County Planning Commission, TC Board of Adjustment, and TC Board of Review. These are listed on the TC website. Apply if you are interested.
- On September 13 the application from Cathedral Ridge located off No. 67 in Woodland Park will be heard by the TCPC. The Staff Report is available on the TC Planning Department website.
- Lutheran Valley Ranch (LVR) may submit an application to reinstate their shooting range. This is outside of the Divide Region.
- A new road is to go in Colorado Mountain Estates. There is no impact on Divide.
- There is "internal discussion" in the County that the 1990 Master Plan may be updated. This document took 250 residents to write and over one year to complete.

**Continued Business:**

- Shall the committee update the Divide Regional Plan (DRP)? The options are (1) wait until the County updates the 1990 Teller County Master Plan which the DRP is a part of, (2) adopt a resolution to include the term Special Use Permits (SUP), or (3) submit an application to the County as discussed in previous meetings. Members of the committee know that the "permit" language in the current DRP does not align with the Teller County Land Use Regulations (TCLUR). It was brought up that if the committee waits to make the change, some members would never be in agreement. To prevent any confusion and to be proactive to clarify the terminology, it was decided by a majority vote to sign a resolution and present this document to the County as an addendum to the current DRP.

**New Business:**

- Jim gave a brief summary about the DPC. It is one of five planning regions in TC. (Northeast TC, Divide, 4-Mile, Florissant, and Victor/Cripple Creek. Four of these regions have a Plan document. Northeast TC does not have a Plan for their region.

Only two planning regions have a committee, Divide and 4-Mile. The first DPC was formed in 1991 and created the Divide Region Growth Management Plan. It was updated in 1998 and retitled Divide Regional Plan, and again updated in 2006. This committee went defunct because of mismanagement and poor guidance. There were no public notices or applications distributed to the members of the committee. A small group of involved Divide residents resurrected the committee in 2014.

The DPC is a review agency for the County concerning applications relating to Divide, the DRP, the Teller County Land Use Regulations, and the Teller County Growth Management Plan, aka Teller County Master Plan. Generally, these applications relate to zoning and use permits. Review letters are submitted to the County based on how the issues relate to Divide region. Citizens of Divide are also encouraged to write letters to the Teller Co. Planning Committee (TCPC), and the TC Board of County Commissioners (BoCC) concerning their own thoughts, referencing their opinions and the Plans.

- Residents are encouraged to be aware of these documents, and know where to go for answers.

These are included in the Divide planning website and the Teller County website.

<http://www.co.teller.co.us/CDSD/Planning/LandUseRegs08.aspx>

<http://www.co.teller.co.us/CDSD/Planning/TCGrowthMgmtPlan.aspx>

<http://www.co.teller.co.us/CDSD/Planning/DivideRegionalPlan.pdf>

<http://divideplanning.org>

- Jim then reviewed the five actions performed by the DPC during the past year during seven public committee meetings.

1. **2015-Sept-3:** The Lodge at Elk Valley submitted an SUP application to the county on 2015-Sept- 3. The DPC signed an agency review letter recommending denial on 2015-Sept-16. On 2016-Feb-09 it was heard by the TCPC. On 2016-April-15 it was heard by the (BoCC). The application was denied.

2. **2015-Oct-27:** The DPC discussed four issues.

- A) Should changes be made to the bylaws to relax the voting procedure? It was decided no.

- B) Should the term CUP be changed in the DRP to include SUP? It was decided not until there were no active applications concerning the Divide region.

- C) Should Rainbow Valley wish to be included in the Divide region? The committee decided it would be up to those residents to approach the County and ask for a map change.

- D) Should the DPC be proactive if there is misuse of the land? It was decided to wait for the County, which is now more proactive, to first respond to complaints from residents.

3. **2016-Mar-2:** Representatives from Golden Bell presented and discussed their SUP application which they intended to submit to the County. Lisa Lee stated that the new director who was at that meeting has resigned after five months, and there is a new director at this time. It was stated that the application is on hold at this time.

4. **2016-June-21:** Sanborn Western Camps submitted an LUR text change and met with the committee. The DPC submitted 2 responses, one in favor and one not in favor. Due to responses from DPC and 4-mile, the applicant withdrew their application, and will resubmit at a later date. If Sanborn submits a SUP application, the DPC will not be involved since Sanborn is in the 4-Mile region, not in the Divide region.

5. **2016-July-27:** Discussion continued whether to update the DRP to better align with the TCLUR.

•The DPC By-laws, membership categories, and election procedures are explained on the website. Jim stated it is very hard to keep the committee populated. Elections for the committee members whose terms expired in 2016 were held. The four members who were at the end of their term were:

1. Business/Developer **Dee Dee Hurst** of Meadow Park. She stated she **did not** wish to continue because of her schedule.

2. Business/non-Developer **Mick Bates** of Black Mountain Pump. He stated he would be willing to continue.

3. Business/non-Developer **Lisa Lee** of Shipping Plus. She stated she **did not** wish to continue because of her schedule, including being chair of the Divide Chamber of Commerce, and that she does not like reading regulations.

4. Resident non-HOA Subdivision **Joann Thiess** of Aspen Village. She stated she would be willing to continue and shared her background as a military budget officer, worked for the Univ. of Wisconsin, and is active in the community.

#### **Candidates for the Positions:**

**Steve Storres** is a Divide resident of 57 years and lives in the Broken Wheel subdivision. He was unable to attend this meeting. He submitted a letter of intent for the position of Resident non-HOA Subdivision. He was represented by Tom Worley and Jim Irving who read the letter of intent. He is a long time resident of Divide, is very familiar with all of the Divide and County Plans, was active in reestablishing the DPC in 2014, has attended most of the DPC meetings, and is very concerned and active in the community.

**Andrew Gillespie** has been a Divide resident for 3 years in the Broken Wheel subdivision and expressed an interest to be on the committee. He is a building contractor of 40 years, a building consultant for 20 years, has worked with many attorneys, and conducts business from his home. He is familiar with land use regulations, zoning and planning issues. He stated he has the time and willingness to be an active member on the DPC in either the position of Business/non Developer, or Resident non-HOA Subdivision.

**Shannon Page** of Meadow Park subdivision was present and indicated her willingness to be on the DPC for the position of Business/Developer. She is the oldest daughter of Doug Page. She stated that she hopes to be working for Meadow Park, Page Enterprises.

There was much discussion that Andrew Gillespie does not have a local business license. Lisa Lee stated she has had her business for 15 years and does not have a local license either. The group was reminded that this is not a requirement of the DPC or By-laws.

Some members stated that two committee members should not reside in the same subdivision, for example Tom Worley resides in the Broken Wheel subdivision. Andrew Gillespie and Steve Storres also reside in Broken Wheel. Chair Jim Irving and Dee Dee Hurst both live in Meadow Park. Candidate Shannon Page, replacement for Dee Dee Hurst also resides in Meadow Park. Jim was asked to read definitions or “intents” of categories, he stated were created from 2006 committee notes that are now posted on the website. He said this was the “intent” of the 2006 committee. Vice chair Tom Worley said we should be guided by the current DRP, not historical notes.

1. Business/Developer - **Shannon Page** was elected to a three year term.
2. Business/non-Developer - **Mick Bates** was re-elected to a new three year term.
3. Business/non- Developer - **Lisa Lee** decided to continue, and was re-elected to a three year term.
4. Resident non-HOA Subdivision - **Joanne Thiess** was re-elected to a three year term.

The Community meeting was adjourned at 8:50 pm and a special meeting of the committee convened at 8:51 pm to elect officers. **Jim Irving** remains chair and **Thomas Worley** remains vice-chair.

The meeting adjourned at 9:00 pm.