

## DPC Membership

The Divide Planning Committee (DPC) is made up of volunteer citizens representing categories which it is hoped bring various perspectives and biases to the discussions. The membership categories are identified in the By-Laws of this Committee. Here, membership categories are described with some rationale. Membership rules can change, all it takes is for the Committee to revise the by-laws.

At a 2005 community meeting administrated by the Teller County Planning Department the Divide Planning Committee was created and membership categories established. Original members were elected by Divide Region community representatives present at that meeting.

The guidelines for make-up of the committee were (and remain):

There should be an odd number of members to minimize tie votes.

Members should be residents (live in Divide) or business (work in Divide) and because we still have ranches, ranchers should be included.

Because Divide is mostly residential, the number of members of residents should exceed the number of members representing businesses.

The membership categories established are:

**Business** - The business category has two subcategories based on the nature of the business – those who deal in land and those who do not deal in land. It is desired, but not required, that business members also reside in Divide. The business subcategories are:

**Business – Developer/Realtor:** Because there are two viable developers with a considerable stake and history in Divide (PK Enterprises and Meadow Park Communities), those developers should have representation on the committee. So, there should be two members in the business category who deal in land sales, development, etc.; one each representing those two entities. If either of those entities is not represented, an independent Realtor can fill a position in this category. By the nature of their livelihood and background members in this category would probably favor growth and bring unique knowledge and biases to discussions relevant to Committee. There should be two members in this subcategory.

**Business – non-Developer/Realtor:** Businesses which do not deal in land sales or development bring a different perspective, but are assumed to favor reasonable growth to obtain additional customers to their enterprise. These were originally felt would be retail businesses with store fronts supporting walk-in customers that are the local residents and visitors to the area. While favoring growth, they would likely not favor undesirable large competition such as big box stores. These members will favor adequate services and access for their business. There should be two members in this subcategory to match the other business category.

**Residents** – The Divide Region is primarily a rural residential community of single family residences on various lot sizes. There are large subdivisions (hundred plus lots) smaller subdivisions, as well as individual lots (possibly large acreage) not in an organized subdivision. Most residential lots are in subdivisions some with active residence associations and some with no active association. The desire is to spread residents membership to different areas of the region to obtain diverse representation. But there is nothing in the rules that limits the membership based on subdivision or location. There are three subcategories for residents on the

Committee:

**Residents of HOA developments:** The larger subdivisions tend to have smaller lot sizes which necessitate central services (such as central water), might have common grounds (such as neighborhood recreation and meeting facilities) and possibly have covenants to control activities for the benefit of all residents; thus most likely have a Owners Association. So, the subcategory of *residents of developments with HOA* was established to reflect residents of those subdivisions with presumably smaller individual lot sizes and an active association. Such developments likely have services and rules and covenants intended to service and protect the owner.

Where the term HOA is used it includes POA, or any other term referring to associations for residential developments. There should be two members of this category.

**Residents of non-HOA developments:** Accommodating smaller subdivisions, possibly larger lot size maybe without central services – meaning each lot might have their own septic and possibly water well. There might not be common grounds nor covenants nor active association looking out for the owners.

The subcategory of *residents of non-HOA development* was established. There should be two members of this category.

**Residents at Large:** To accommodate residents not in any development and more importantly to expand the Committee membership of residents to exceed business categories, a subcategory of *resident at large* was established. This category refers to anyone living within the Divide region, in a subdivision or not. There should be two members of this category.

There is currently no distinction of residents as owner or renter of a property, nor if the property is their primary place of residence. Although the original intent is they own and the property is their primary residence. If you are here only during a part of the year you are not available to attend meetings.

**Rancher** - The final category is that of Rancher. This category accommodates the still active ranches in Divide who presumably have a different take and insight on land use than the members in other (business and resident) categories. There is one member in this category.

During the 2014 re-establishment of the DPC the by-laws were revised, but the categories and make-up of the Committee stayed as it has always been. The By-Laws were approved by the committee members in public meetings. The discussions and resulting By-Laws delineate the make-up of the Committee.