

# Divide planning committee

D I V I D E , C O L O R A D O



August 30, 2019

To: Teller County Planning Dept.  
800 Research Drive, Suite 100  
Woodland Park, CO 80863

Subject: TCSO Expansion Land Application 2019

The Divide Planning Committee (DPC), through a quorum of our members, have reviewed the owner's (Teller County Sheriff Office) request for expanding the TCSO Facility at the existing location. This application requests to expand the current facility basically adding a new building to increase the foot print. The Land in question is owned by Teller County and will continue to be used in the same manor it currently is used.

This committees understanding is that changes are requested to make it more efficient for its current use. The request is to add a new building to improve efficiency of operations. Area drainage and landscaping will also be improved.

The said parcel is within the boundaries of the Town Center, is Exempt and is currently zoned A-1. This parcel's Area is 1.0200 Acres.

Applicable sections of the Divide Regional Plan state:

#### Section A5 Water

Development should comply with requirements for adequate legal supply (paper water), adequate physical supply (wet water), and adequate firefighting supply and facilities.

Even though the proposed TCSO expansion is not a change in use it may be an increase in use and consideration needs to be given to available water resources to ensure that any increase in use doesn't adversely affect that availability of water in to existing facilities and the region.

A water use, firefighting and sewage, capacity test should be considered for this expansion. Normal daily water and sewer use should not be a problem due to the Water Storage Tank and Sewage Plant, but has the Expansion considered impact on Fire service?

Section C2.05 Town Center - General

Growth should be based upon infrastructure, community values, and physical opportunities and constraint.

The existing building located within the Town Center of Divide, Colorado should be expanded to accommodate growth at the same location as opposed to a different location.

Teller County has made use of this existing facility (Land & Building) as best it can. It was designated for a different use. It is past time to expand the existing facility to accommodate growth.

Section C3.02 Town Center – Business Area

Encourage infill and redevelopment before any expansion of the Business Area.

When this plan for the Divide area in Teller County was originated this is just what was envisioned. Use allocated Land for existing use, not add new land for existing use – use existing land for the same owner's use vice use additional Land.

Section C3.06 Town Center – Business Area

Promote the maintenance and repair of downtown buildings and County Owned facilities.

Expanding an in-use facility instead of moving to a new facility is the right choice. This expansion helps solidify the user to this location, helping the local economy.

Section I3 Traffic

Encourage reduced driving by locating car pool or park-'n'-ride lots to serve the region.


Will the park-‘n’-ride that was located in front of the Sheriff Office be available for residents of the region and visitors of the region after the proposed expansion is completed? That park-‘n’-ride lot was the only one in the region?


The previous parking area was a well used asset in the Divide Town Center as a central area in Teller County. We recommend not losing this asset.

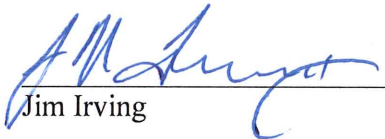
The DPC believes the requested changes to the current operation at this location impose no offensive noise, traffic or other types of pollution on neighbors or to the community. This operator has existed at this location for some time and this commission is not aware of any past complaints or concerns by neighboring entities. The requested change expands the current building, to improve efficiency.


The Divide Planning Committee supports this proposed application and recommends to the Teller County government this application be approved.

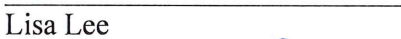
Respectfully Yours,  
The Divide Planning Committee (DPC) members:

  
Mick Bates

  
Zug Standing Bear

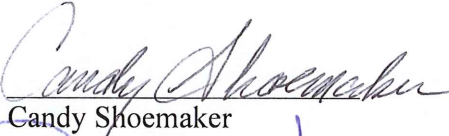
  
Jim Irving

  
Bryan Johnson

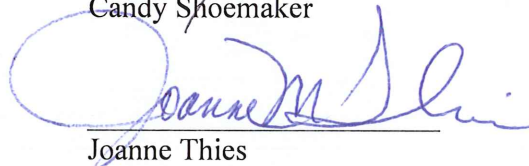
  
Lisa Lee

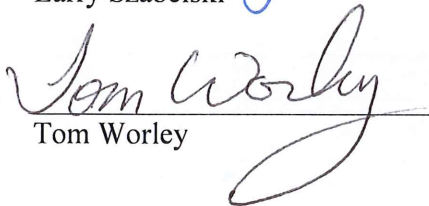
  
Shannon Page

  
Jeff Schlumpf

  
Candy Shoemaker

  
Larry Szabelski

  
Joanne Thies

  
Tom Worley