

# Divide planning committee

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



October 23, 2019

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

Subject: Acknowledge DRAFT GMP Revision 2019

The initial DRAFT of the revised Teller County Growth Management Plan (GMP) was provided to the Divide Planning Committee (DPC) on October 4, 2019. This DRAFT is an update to the original, about 30 year old GMP. Teller County is asking this Regional Committee for a cursory first look at this DRAFT to ensure the October 2019 DRAFT does not conflict or have disagreement in the goals and policies with the existing Divide Regional Plan (DRP). No conflict was discovered between the two Plans, but a more exhaustive review of the DRAFT GMP and review of the DRP for correctness needs to be undertaken. We plan to update the DRP after the GMP is approved.

For example; DRP Section III - B discusses Population in Divide and needs to be updated to beyond year 2020. Divide residents and Regional Planning members will need Teller County assistance for projection data for the next 30 years.

An initial review of the GMP Draft identified some omissions which are felt should be included in the DRAFT GMP. These points are expressed in the following bullet points:

- Page 22 of Growth Management Strategies  
First Paragraph, Third Sentence: The following words should be added.
  - or by owner(s)
  - or by entities
  - or by utility / service providers


To read: The extensions may be by Communities of their own accord, or by developers, or by owner(s), or by entities, or by utility / service providers, or by residents of a specific area or district.

- Page 52 Objectives  
Page 53 - 54-: These Objectives are: Add a paragraph effectively stating; to protect existing approved growth area, approved uses and approved plans.
- Page 54 Growth Nodes  
Second paragraph add wording to the end of the paragraph to effectively state; and to preserve approved growth areas.
- Page 55 Criteria and Objectives for Functional Planning Areas  
Appendix B maps (Teller County LUR - Maps) should be included as a reference to the GMP, not sure if this is the correct location to reference the maps?  
Appendix B
  - Planning Regions and Growth & Conservation Areas
  - 4-Mile Planning Region
  - Divide Region Growth and Conservation Map
  - Divide Town and Conservation Map
- Page 57 Potential Development Activity Areas  
Second paragraph, the fifth and sixth words “low density” should be removed or replaced with “low density, high density and R-2 residential”; as the designated areas include approved low, high and R-2 residential with the designated areas.
- Page 62 Potential development activity areas where growth should occur and where the County, and its Communities, must:
  - Reference: Growth Management Strategy document dated April 3, 1990.
  - Infill of service areas should be addressed within the GMP. Emphasis on approved growth areas that have or can provide services should be in-filled (to what extent???) prior to allowing addition development or sprawling to occur. The wording on this is challenging, I would encourage Teller County to make some recommendations to the BOCC, the entire document Growth Management Strategy, dated April 3, 1990 covers the importance of this and it is not an emphasis in the Draft GMP. A paragraph or two should be entered within the Draft GMP to address infill prior to new development sprawling.

The whole objective of this DRAFT revision of the GMP is to update a 1990 Plan to make it more current.

The Divide Planning Committee supports that this October 2019 DRAFT Growth Management Plan revision does not conflict with the current DRP and should go forward to permit its review and update by the County Departments and Teller County residents.

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

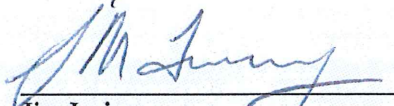


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Mick Bates

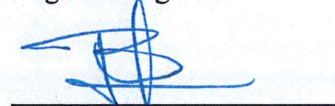
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Zug Standing Bear



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Jim Irving



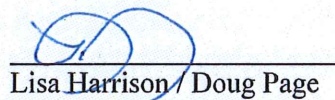
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Bryan Johnson



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Steve Randolph



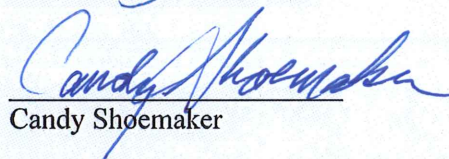
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Lisa Harrison / Doug Page

Jeff Schlumpf by  
Bryan Johnson as Proxy

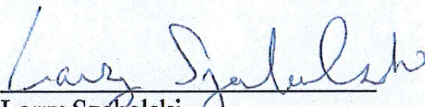
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Jeff Schlumpf



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Candy Shoemaker

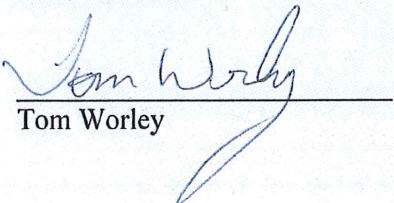


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Larry Szabelski

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Joanne Thies



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Tom Worley