

We held a meeting Thursday evening May 6, 2021 of the Divide Planning Committee (DPC) to understand and discuss the Application from Golden Bell Camp & Conference Center. We did not have a Quorum, so can't be considered a real meeting, not make decisions, but good information was exchanged which is recorded in this document. Golden Bell was represented and they cleared up some topics. Golden Bell was unaware that Teller County had gone forward on this topic and makes me think Teller County is driving this change and wants to "clean up" the parcels owned by Golden Bell on the Maps.

The documents provided are found at this Teller County link:

[https://www.co.teller.co.us/CDS/Planning/Te11eR-C0unty2021LUR@ppSuBm!tt@1\\$.aspx](https://www.co.teller.co.us/CDS/Planning/Te11eR-C0unty2021LUR@ppSuBm!tt@1$.aspx)

The objective of this Application is to result with three parcels all zoned as PUD. There is no intent to vacate lot lines. This was explained by Golden Bell and clears up some confusion.

Property Map 3 ([property map link](#)) includes three main lots, basically in a row:

- one is already zoned PUD (323 CR 512)
- to the Right (East) is a lot (393 CR 512) zoned A-1
- then to the Right (East) is a lot which is just called Parcel A which is not zoned

Golden Bell refers to the parcel on the Left of this map (named 323 CR 512) as the "Camp", was the original of the three and holds the Zone classification of PUD. Then years ago Golden Bell acquired the adjacent lot to the East and is currently Zoned A-1. Then recently Golden Bell acquired the third parcel (labeled on this Map as "Parcel A". The Teller County Map Website (esri) shows this parcel as having no Zone type identified, with a phone number. I presume this is just temporary and will become PUD once this Application is approved.

The Map shows a small parcel labeled as "2831 Cedar Mnt Road" Zoned as A-1 which is not part of this application and will remain as it currently is recorded.

Golden Bell currently has no plans to make any changes to these parcels and has no funds available to do anything at the present time.

But anything listed as valid activities with in a PUD (see the Land Use Regulations) could be legal over time; something to consider. But remember the intent of the owner; Church of the Nazarene and what they intend as the use of the property. As long as they are the owners I envision a low impact use and neighbors should not be impacted during activities (my personal assessment).

So, as a reminder, the County wants three adjacent parcels Zoned as PUD. Fine; but someone needs to be reminded what needs to be done to make this happen. Either the Applicant or Teller County needs to ensure these actions happen:

- Divide Regional Plan (Amended 2006), Addendum B lists criteria for modifying the Growth and Conservation Maps. Teller County needs to ensure the Applicant addresses the listed subjects.
- A Land Use Regulation (LUR) Map Change needs to be approved and acted on to at least alter the Map on page Appendix B - MAPS - Page 3 of 4. "Parcel A" needs to be added to this map. That parcel needs to be identified as a "RURAL RESORT" with PUD Zoning.
- Section 10.2 - PUD Procedure of the Teller County LUR needs to be ensured all meet the criteria for adding this Zone.

I, personally, feel most steps have been initiated but not completed to ensure this Application is met, at least on track to being met. This committee understands the intent and has faith the County will ensure the proper actions will happen. At least ensure the Map Change to the LUR happens.

I don't think it is this Committee's job to remind the County what needs to be done in this change in Zone assignment. I personally think just a list (like above) to remind the County to ensure these things need to happen should suffice from this Committee. Members may feel different. Should this Committee list items specifically?

Hopefully a Draft Response letter to Teller County is included with this message. Let me know of any changes you want.