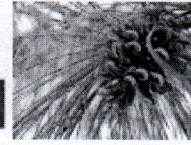


# Divide planning committee

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



May 13, 2021

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

Subject: Golden Bell Application for PUD Application

The Divide Planning Committee (DPC), through a quorum of our members, have reviewed the Proposed revision of the Application for Planned Unit Development (PUD) for the additions to land belonging to the Golden Bell Resort.

According to the stated Application, Golden Bell desires to make two lots (one Zoned as A-1 and the other is Unzoned) as Zone PUD. Changing the Zone on both to PUD and retaining the Lot Lines on the Map. The Application says both are Zoned A-1, but the ESRI map website does not agree, currently.

Ensure to meet the Divide Regional Plan (DRP) Appendix B.

Make a MAP Change to add parcel "Parcel A" on the Teller County Maps in the Land Use Regulations (LUR) Appendix B (Page 3 of 4). These newly Zoned lots should be designated as RURAL RESORT per the Map Key.

Verify the goals and intent for a PUD are met per LUR Chapter 10 LUR. Follow the provisions of LUR *Chapter 10 Planned Unit Development*. Including Section 10.2 PUD Procedure of the LUR, and any other additional items that may be required by the Teller County Land Use Regulations (TCLUR).

The Divide Planning Committee feels there are significant missing information that needs to be provided but actions are moving in the correct direction with this application.

The Divide Planning Committee supports the intent of this proposed application and recommends to the Teller County government this application be approved, once the necessary data and actions are completed, and it has been determined that the PUD Amendment will not create any substantial negative impacts.

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

MB (by Jim Irving)  
Mick Bates

Jim Irving  
Jim Irving

S.R. (by Jim Irving)  
Steve Randolph

J.S. (by Jim Irving)  
Jeff Schlumpf

LZ (by Jim Irving)  
Larry Szabelski

Tom Worley  
Tom Worley

Zug Standing Bear  
Zug Standing Bear

Bryan Johnson  
Bryan Johnson

Lisa Harrison / Doug Page  
Lisa Harrison / Doug Page

Candy Shoemaker  
Candy Shoemaker

J. T. (by Jim Irving)  
Joanne Thies