

September 11, 2014

To: Teller County Planning Commission
Teller County Planning Department

Subject: Land Use Regulations Text Amendment
File: LUR-00043(14)

The Divide Planning Committee (DPC), through a quorum of our members, have reviewed and discussed the merits of the afore stated Land Use Regulations (LUR) Text Amendment. The Divide Planning Committee, having first been presented the Land Use Regulations Text Amendment on August 27, 2014 and having reviewed the Land Use Regulations Text Amendment and the Divide Regional Plan, have established the following opinions.

Sections in the Divide Regional Plan which relate to this LUR Text Amendment include:

- *C5-3: Existing designated recreational uses within the Divide Region should be encouraged to be successful and encouraged to improve their facilities and operations.*
- *ADDENDUM B – I: Existing uses – should be encouraged to succeed and improve facilities and operations. This DOES NOT necessarily mean encouraging expansion.*

While the DPC is sympathetic with the intent of the proposal to facilitate remodeling and minimal expansion of Recreation Camps, Retreats or Outdoor Education Facilities, we cannot support this amendment as currently worded. The DPC recommends not approving this amendment. Our concerns include:

1. In Amended Section 8.3.Y 1. Definition, it states in the final sentence of the second paragraph ‘Campground/recreational vehicle areas do not require a separate use permit if operated as part of a Recreation Camp/Retreat/Outdoor Education Facility’, there is concern that this would create undo traffic and expansion that circumvents the public process.
2. In Amended Section 8.3.Y 2. a. Minor Expansion of Existing Facilities, the term ‘intensity of use’ does not appear to be clearly defined; square footage may be a more appropriate term. ‘Intensity of use’ could reach far beyond the physical limits of an existing structure and/or a proposed new structure.
3. In Amended Section 8.3.Y 2. a. Minor Expansion of Existing Facilities it states that ‘The requirements of Chapter 4 Infrastructure, Chapter 5 Site Development, and Chapter 6 Critical Areas of these Regulations will not apply to minor expansion of existing facilities within the thresholds identified above’ the DPC

does not feel as though it is appropriate to simply disregard these sections of the code.

4. In Amended Section 8.3.Y 2. a. Minor Expansion of Existing Facilities a timeline has not been included to prevent a Recreation Camp/Retreat/Outdoor Education Facility from expanding 20% or 40 beds at a time every six months. We realize that the current facilities do not have the intention of doing this, but in the best interest of the public we feel a timeline should be included to limit the frequency of the ‘Minor Expansions’.
5. In Amended Section 8.3.Y 2. a. Minor Expansion of Existing Facilities it does not appear as though a public notification process has been included. While it is defined as a ‘Minor Expansions’, as residents of Teller County, it would be much appreciated to be made aware of ‘Minor Expansions’ in our various neighborhoods.

Respectfully Yours,

Mick Bates

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