

DIVIDE COMMUNITY MEETING

January 15, 2014

(approximately 75 present)

INTRODUCTION - Tom Worley

- Meeting etiquette.
- Purpose of this meeting is a community forum to share information about Divide, how the government processes work concerning property, transparency within, and explain the Internet sites to visit in order to become informed. Where to go if you have a question or complaint. Accessible resources to use and become informed.
- Documents, where to find them, the information they contain
- History and current status of Divide Planning Committee
- Divide Community Website <http://divideplanning.org>

PROCESSES and INTERNET SITES - Marsha DeMott

- Marsha handed out USEFUL CONTACT INFORMATION sheet
- Process for land use, how to make changes with/on your property.
- Teller County Planning Dept. - currently "staff of one", Ms. Lor Pellegrino, Sr. Planner
- Divide Regional Plan - 1990 Growth Management Strategy, revised 1998 - defines regions (6)
Divide, Florissant, Woodland Park, 4 mile, Victor Cripple Creek - Divide is the only region that has a plan and committee/group. 4 mile has a plan, no committee.
- Planning Region and Growth Strategy Map -
<http://www.co.teller.co.us/CDSD/Planning/LandUseRegs08.aspx>

CITIZEN GUIDE TO COMMON REFERENCE DOCUMENTS - Deni Davidson

Overview of three central documents that help guide and shape land use planning and growth in our county. Documents are public.

- **GROWTH MANAGEMENT STRATEGY** - (aka the Master Plan) adopted April 3, 1990
<http://www.co.teller.co.us/CDSD/Planning/TCGrowthMgmtPlan.aspx>
 - prepared by the Teller County Planning Department and the City of Woodland Park
 - a conscious decision to accommodate or restrain development in any geographic setting.
 - 6 areas: Cripple Creek, Divide, Four Mile, Florissant, Victor, Woodland Park
 - Provides guidance for planned and orderly development in the county
 - Unlimited growth: No growth: Directed Growth
- **TELLER COUNTY LAND USE REGULATIONS** - effective January 1, 2008
<http://www.co.teller.co.us/CDSD/Planning/LandUseRegs08.aspx>
 - Regulatory
 - The general purpose of these Regulations is to promote the health, safety, convenience, order, prosperity, aesthetics, and general welfare of the present and future inhabitants of Teller County. These Regulations shall be administered and enforced with this intent in mind.
 - Permitted use and categories of zoning districts are explained.

- GROWTH AREAS. Areas within the Teller County Growth Management Plan or a Regional Action Plan considered growth areas by having one or more of the following three functional planning areas within them: community centers and surrounding mixed land use activity areas; older established neighborhoods, existing new developing and approved soon-to-be developed activity areas; and potential development activity areas. See *Conservation Areas, Teller County Growth Management Plan* and *Appendix B Teller County Growth and Conservation Areas* of these Regulations.
- Land Use Complaint Form - When you see or question a land use violation, the procedure is to make the Planning Department aware using this form. This is a complaint driven county.
- **DIVIDE REGIONAL PLAN** - Amended and restated July 3, 2006. Approved, adopted, and certified by TC Planning Commission Aug 8, 2006
<http://www.co.teller.co.us/CDSD/Planning/DivideRegionalPlan.pdf>
 - Advisory, not regulatory
 - Express what people think and the intent and leave the 'judgment' to the actual decision makers. Some of the language used in this document was expressly used, even though advisory, to adequately represent the sentiments of the volunteers that helped create the plan and revision.
 - Considers our small town community character and references the three principal planning areas in the Master Plan. (Town Center, Rural Land >35 acres, Rural Residential <35 acres)

DIVIDE PLANNING COMMITTEE - Jim Irving

- Divide Regional Plan - 1990, reviewed 1995, April 1998 accepted by TC Planning Committee and BoCC, reviewed 2006 add maps Advisory, not regulatory.
- History
- Current status -need more volunteers, New website - documents, requests (applications for change), will be posted for all to view - transparency

CONCLUSION

- There is a plan, and it should be adhered to.
- Evaluation Standards - whether an application meets with the Master Plan, LUR
- Read the Mountain Jackpot, Courier View (notices are in the Government section, Extra, Public Hearing Notices
- Attend the TC Planning Commission meetings (2nd Tuesday of each month)
 TC Planning Commission work sessions (4th Tuesday of each month)
 TC Board of Adjustment hearings (3rd Wednesday of each month)
 TC Board of County Commissioners meetings (2nd & 4th Thursday of each month)

QUESTION, ANSWERS, and COMMENTS

- Reactivate the Divide Committee? Consensus of audience is to reactivate.
- A resident asked about the DPC representative commenting to the BoCC (2013). Answer was he spoke wrong.

- Keep the divisions on the committee for fair representation (representatives from HOA, business, ranch, homeowners at large, developer.)
- Mr. Stephen Tomskey donated his location of business for a meeting facility.
NEXT MEETING: Wednesday Jan 22, 2014 7:00pm @ Mountain Memorial Funeral Home, 51 County Road 5
- There are 3 openings on the TC Planning Committee. Write a letter of request, submit it to the BoCC, attend the interview, become involved.
- Comments about sneaky efforts in the community.
- Are the DPC bylaws still valid? They were never signed or recorded.
- If you don't want to be represented in a committee/group, speak out at TCPC or BoCC meetings. We need broad participation. It will make a difference. Collective voice.