

DIVIDE COMMUNITY MEETING
January 22, 2014
Mountain Memorial Funeral Home
51 County Road 5, Divide
(approximately 30 residents present)

Acting Chair: Jim Irving

Pledge of Allegiance

AGENDA

1. **Recap last meeting (1-15-2014)**
 - a. Great turnout of concerned Divide citizens
 - b. Overview of common reference documents (The Master Plan, Teller county Land Use Regulations, The Divide Regional Plan), location of documents, Teller County Planning Commission (TCPC), Teller County Board of County Commissioners (BoCC), previous Divide Planning Committee (DPC).
2. **Reestablish Divide Committee?**
 - a. General consensus is yes. Essentially, everybody in Divide is a member of the 'committee', and all meetings will be open to the public.
 - b. Use existing representation? At this time, it is recommended to begin with who wants to be on the committee, and grow from there. Previously, there were 11 members from various across the board representation (residents at large, HOA representatives, business owners, developers/realtors/builders, ranchers). There should be a cross section of people. It was suggested that more HOA's should be represented and more at-large members.
 - c. How will it function? The committee would speak for the residents and write responses to applications. There will be a 'point person' to answer questions from the County, but that person will represent the consensus from the general assembly, and will give pros and cons without regard to his personal opinion. Every individual is still encouraged to speak their concerns, at the DPC meetings, and at TCPC and BoCC meetings.
 - d. One suggestion was to nominate alternates for absences or attrition.
 - e. A sign up list was passed around to begin the revitalization (14 signed up).
3. **Review/Revise Bylaws?**
 - a. They originated from the County Planner. They are generic.
 - b. It may take an estimated 2 months to review/revise the bylaws. It was suggested that the group get reestablished and running first. They should be addressed after a response to the pending application is completed.
 - c. Establish a subcommittee and return to the meeting with recommendations.
 - d. The bylaws are generally good. We should use them.
 - e. The original were never adopted, signed, or recorded. Is this even necessary?

4. Review/Revise Divide Regional Plan?

- a. It may need some revisions.
- b. It is advisory, not regulatory.
- c. Review regions. Some are not necessarily representative of the Divide Region. (Rainbow Valley, ~~Tranquil Acres, Trout Haven, Arabian Acres, Sherwood Forest~~)

5. Establish subcommittees?

- a. After the committee is up and running.

6. How to communicate information with Divide residents about issues, meetings?

- a. Previously, the public generally did not attend meetings, because they were not aware of any meetings, let alone that there was a committee. Many years ago, the TC Senior Planner helped organize meetings, and helped with incidental costs such as a meeting place, notices in the paper. That has fallen away.
- b. There now is a **website** www.divideplanning.org maintained by Jim Irving @ approximately \$10.00/year domain site and \$10.00/year security site. This will allow more transparency to the group, and greater town wide communication.

Features of Website:

- (1) Red box – information for current news
- (2) Email – sign up and receive information, notifications. Your email is secure and private, and you may unsubscribe at anytime.
- (3) Search - for documents i.e. the 1998 & 2006 Divide Plans
- (4) Planning log – entries for meetings
- (5) Document section – to find Divide Regional Plan, applications, etc.
- (6) Links – primarily to the county website, mapping tools, documents, meetings and locations.
- (7) Contacts – email addresses are protected.
- c. Press release with Mountain Jackpot and Courier View @ no cost. Individual articles will cost.
- d. Use the electronic sign in Venture parking lot to advertise community meetings.
- e. Face book. Some residents expressed dislike for “social media”.
- f. Residents at this meeting were from Meadow Park, Broken Wheel, Aspen Village, Highland Lakes, Golden Bell, Florissant, PK enterprise, Indian Creek Solid Rock/Little Chapel, Spring Valley, Elk Valley Estates (at present there are 19 homes built and is tremendously impacted by the Saddle Club), Shoemaker ranch, Mountain Memorial.
- g. The population of Divide is approximately 4000.

7. General Concerns

- a. It was mentioned that the only constant over the years with this group is attrition. The participating members must be committed.
- b. Application referrals never got to the Committee. A referral was picked up by one, not distributed among members, and decided by self. It was agreed that this must not happen again.

- c. Not enough time to answer applications after receiving a referral. Ideally, scan and distribute the referral, and set a meeting.
- d. A recommendation is to have the committee act as a forum to speak to the TCPC and BoCC, not an individual person speaking for the mass.
- e. We already have good plans in place. (Divide Plan, Master Plan, and Land Use Regulations). We should uphold them.
- f. Perhaps the County could be asked to help with incidental costs of meetings (i.e. rent Pikes Peak Community Club), locations, newspaper ads.
- g. Sponsorships from businesses were addressed. It was decided that would show impropriety.
- h. It was mentioned that there are 3 vacancies on the TC Planning Commission. A great way to get educated and see 1st hand how the County government works is to attend the TCPC meetings (generally held the second Tues of every month at 7:00pm in the Woodland Park City Council chambers, and the BoCC meetings (generally held on the 2nd and 4th Thurs. of every month at 9:15 am in the Centennial Building in Cripple Creek.
Visit www.co.teller.co.us for meeting schedules, agendas, meeting minutes.

8. **Introduction to current pending application**

- a. It is on the website for all to review.
- b. It is a text change to a map which appears in the TC Land Use Regulations .
- c. The response date has been extended to February 24, 2014.

9. **Closing**

- a. It was recommended to meet once or twice a month for 1 - 2 months & reevaluate.
- b. Revise Divide Regional Plan. It is a good plan. It may need some tweaking. Let's not reinvent the wheel.
- c. Timeline/commitment - There may be, at a high average, 5 applications/year to review.
- d. Since 2010 only 2 applications have been received (CDOT for a snow plow barn on US24 and Golden Bell.
- e. The last meeting of the Divide Planning Committee was 2010 for the Saddle Club.
- f. Types of applications could be Conditional Use Permits, Special Use Permits, rezoning, text changes.
- g. **BE COMMITTED. IT'S NOT HARD.**
- h. Contact Information Sheets were handed out to those who didn't get them at the previous meeting.
- i. The 888# for Divide Committee has been canceled.

10. **NEXT MEETING: Wednesday JANUARY 29, 2014 7:00 pm @ MOUNTAIN MEMORIAL FUNERAL HOME (thank you Stephen Tomskey)**

11. **Adjourn**