



June 30, 2016

Divide Planning Committee
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Teller County Planning Dept.
800 Research Dr.
P. O. Box 1886
Woodland Park, CO 80866

Re: Amendments to the Teller County Land Use Regulations

Dear Mr. Williams:

Per requested agency review for the Land Use Regulations (LUR) Text Amendment dated May 31, 2016; the Divide Planning Committee (DPC) met in public meeting, with the applicant present and participating, to discuss this topic and how this application relates to the Divide Regional Plan (DRP) and as residents of Teller County how we feel regarding changing the Land Use Regulations which impact the whole county.

The Divide Planning Committee (DPC) could not come to a consensus on this application; some are in support while others are not in support. Therefore, we submit two opposing views to the Planning Department, Teller County Planning Commission and Board of County Commissioners.

One subject we could agree on is that the proposed amendment should have been rejected in its current state and sent back to the applicant for corrections and completion. The application contains typographical mistakes and we find it confusing as to where in the LUR some changes should reside. Not very professional and not what we would expect for proposing changes to the county regulatory document. When voters are asked to approve changes to the Colorado Revised Statutes we are presented with From and To text so we understand what is being proposed. This application does not accomplish that and requires reviewers to make assumptions. Changes to the regulations should not require guessing and should be precise.