

TELLER COUNTY PLANNING COMMISSION

MINUTES

Regular Meeting - 7:00 p.m., April 8, 2014
Teller County Centennial Building – Commissioner’s Meeting Room
112 North A Street, Cripple Creek, CO

I. Order and Roll Call

Chairman Haase called the meeting to order at 7:03 p.m. and the following answered roll call:

Mr. Jeff Smith (Regular Member)
Mr. Paul Thies (Regular Member)
Mr. David Cotton (Regular Member)
Mr. Randy Baldwin (Regular Member)
Mr. Steve Copp (Regular Member)
Mr. Craig Chellis (Alternate Member) – non-voting for this meeting
Ms. Wendy Dillenschneider (Regular Member / Vice-Chair)
Mr. Michael Haase (Regular Member / Chairman)

Also attending were the following staff members:

Ms. Lor Pellegrino, AICP, Senior Planner
Mr. Chris Brandt, County Attorney

Chairman Haase welcomed the newly appointed Planning Commissioners, Mr. Steve Copp and Mr. Craig Chellis.

II. Review and Approve Minutes – January 14, 2014

Mr. Paul Thies moved, and Mr. Jeff Smith seconded, that the January 14, 2014 minutes be approved as presented. The following vote was taken and the motion passed.

Yes Mr. Paul Thies
Yes Mr. Jeff Smith
Yes Mr. David Cotton
Yes Mr. Randy Baldwin
Abstain Mr. Steve Copp
Yes Ms. Wendy Dillenschneider
Yes Mr. Michael Haase

III. Consider a request by Larry Money, Executive Director, Quaker Ridge Camp (applicant) representing Rocky Mountain Yearly Meeting of the Friends Church and Quaker Ridge Camp Corporation (property owners) for a Special Review Use Permit to include Resorts, Recreational Facilities (Public/Private), and Campgrounds or Recreational Vehicle Park special uses and Child Care Center (5 or more) conditional use on approximately 604 acres zoned Agricultural (A-1) in Sections 25 and 26, Township 11 South, Range 69 West of the 6th PM, Teller County, Colorado (30150 Highway 67). ~Item postponed from March 11, 2014~

Ms. Lor Pellegrino provided a brief overview of the staff report dated February 28, 2014 finding compliance and conformance with the applicable and appropriate regulations for a Special Review Use Permit and recommending Planning Commission approval for the Child Care Center (5 or more) conditional use and recommending that the Planning Commission recommend that

the Board of County Commissioner approve the Resorts, Recreational Facilities (Public/Private) and Campgrounds or Recreational Vehicle Park special uses. She corrected the Planning Commission meeting dates on the staff report which all show March 11, 2014 but are now April 8, 2014. She also mentioned two letters received by staff – one from Mr. Storrs sent out with the most recently mailed packets and another from Ms. Davidson received this morning and distributed at tonight's meeting.

Mr. John McKay of Higher Ground Designs, Inc. (Applicant's authorized representative) presented the proposal as submitted in the application. Mr. Larry Money, Executive Director, Quaker Ridge Camp answered questions about fire protection.

Chairman Haase opened the public comment portion of the hearing and the following spoke:

Ms. Jane Sanborn, Executive Director, Sanborn Western Camp (2000 Stage Road) spoke in favor stating that regulatory changes over time make it difficult for camps to comply with regulations. She emphasized that the Quaker Ridge application complies with all current Land Use Regulations and asked for support from the Planning Commissioners.

Mr. Dan Falkner, Executive Director, Camp Elim (2741 Mountain Glen Court) spoke in favor stating that it is cumbersome for many existing camps to come into compliance with ever-changing regulations but that the camp community is beneficial to Teller County and should be supported.

Steve Storrs (888 Broken Wheel Place) spoke against the application. He asked about the lack of response from the fire protection district, the number of camp fire rings, fire mitigation completed and proposed type of supervision, total proposed density and the unfair advantage of non-profits.

Sharon Roshek (45 Leisure Lane) spoke in favor of the application citing the economic benefit of camps and retreats in Teller County and the need for these camps to upgrade aging facilities.

Doug Pearson, Executive Director, Golden Bell Camp and Conference Center (407 CR 512) spoke in favor of the application stating the necessity to upgrade existing facilities.

Mike MacDonald, Sanborn Western Camps (2000 Old Stage Road) spoke in favor commenting on non-profit status, compliance with fire bans, and the need for existing camps to survive and thrive.

Seeing no others wishing to speak, Chairman Haase closed the public comment portion of the hearing.

Mr. Larry Money and Mr. John McKay rebutted, stating that there are only three fire rings and that they are constantly inspected, and that the camp is constantly supervised.

After some discussion and deliberation among the Planning Commissioners and some discussion about the irrelevancy of non-profit status, low taxes for properties assessed agricultural, obvious economic advantages of camps, there was further discussion about the need to upgrade camp facilities, and that upgrades result in better infrastructure and less impacts to the County, the Chairman called for a motion.

Mr. Jeff Smith moved, and Ms. Wendy Dillenschneider seconded, regarding the request by Larry Money, Executive Director, Quaker Ridge Camp (Applicant) representing Rocky Mountain Yearly Meeting of the Friends Church and Quaker Ridge Camp Corporation (Property Owners):

THAT the Teller County Planning Commission APPROVE the request for a Day Care Center (5 or more) conditional use;

THAT the Teller County Planning Commission recommends to the Board of County Commissioners that it APPROVE the request for Resorts, Recreational Facilities (Public/Private), and Campgrounds or Recreational Vehicle Park special uses;

ALL ON approximately 604 acres zoned Agricultural (A-1) in Sections 25 and 26, Township 11 South, Range 69 West of the 6th PM, Teller County, Colorado (30150 Highway 67), incorporating staff's findings as contained in the Staff Report dated February 21, 2014, and further finding that the application complies with such pertinent, individual conditions of use specified in the granting of a Special Review Use Permit, is compatible with the general provisions of the Teller County Land Use Regulations, and that satisfactory provisions and arrangements have been made concerning the criteria for approval;

WITH adoption of the following CONDITIONS OF APPROVAL:

- A. Subsequent Applications. Any subsequent development applications, including but not limited to Rezoning, Special Review Use Permits, Major Building Site Plan Reviews, Building Permits, Sewage Disposal Permits, etc., for the lands subject to this application shall comply with the areas and uses as depicted on the site plans sheets SP-04 and SP-05 submitted by Higher Ground Designs (project no. 438-13) dated 12-10-13 as submitted and filed with this Special Review Use application. Approval of this Special Review Use Permit does not imply, indicate nor suggest approval or likelihood or availability of approval of, nor does it in any way approve or grant, any subsequent land use permits, platting or other development applications or requests.
- B. Licenses/Permits/Authorizations. At all times during occupancy of site and operation of the uses, the Applicant shall have, maintain, be subject to and comply with all local, state and federal terms, requirements, conditions, codes, ordinances, regulations, permits, licenses and/or other authorizations pertaining to the uses and supporting structures and infrastructure, as they may be amended or replaced from time to time, including but not limited to:
 - a) The auditing of Special Review Use Permits (LUR §8.2.E), including any conditions related to time limits, duration, abandonment, and extension (LUR §8.2.G).
 - 2) Submission and approval (as applicable) of any required Teller County Building Permit, Major Building Site Plan Review, Sewage Disposal Permit, Driveway/Access Permit, Electrical Permit, Mechanical Permit, compliance inspection, and/or other necessary and applicable permits and/or applications.
- C. Agency Responses
 - 1) Intermountain Rural Electric Association. The Applicant shall comply with all requirements as stated in the letter dated 01-27-2014 from Mr. Brooks Kaufman, Director of Lands and ROWs. Copies of all revised and recorded easements shall be submitted to Teller Planning for deposition into the file.
 - 2) Colorado Division of Parks and Wildlife. All on-site fencing and dumpsters shall conform to the letter dated 12-09-2013 from Ms. Tonya Sharp, District Wildlife Manager.
 - 3) Colorado Department of Transportation. The Applicant shall comply with all requirements stated in the letter dated 01-21-2014 from Ms. Valerie Sword, Access Manager. Copies of all approved CDOT permits shall be submitted to Teller Planning for deposition into the file.
- D. Representations. Unless otherwise modified by these conditions, all material representations of the Applicant in his submittal material and in public hearings shall be considered binding.

The following vote was taken and the motion passed.

Yes Mr. Jeff Smith
Yes Ms. Wendy Dillenschneider
Yes Mr. Paul Thies
Yes Mr. David Cotton
Yes Mr. Randy Baldwin
Yes Mr. Steve Copp
Yes Mr. Michael Haase

IV. Other Items

- A. Notice of Interior Lot Line Vacation Decisions
 - 1. Miller – Lots 6, 36, 37, 38, Block 7, Ranch Estates Refiling
- B. Next Meeting: May 13, 2014
- C. Ms. Pellegrino stated, and the Planning Commission agreed, that staff consider paperless distribution of Planning packets.

V. Adjourn

Chairman Haase adjourned the meeting at 9:09 p.m.