

TELLER COUNTY PLANNING COMMISSION
Teller County Offices
800 Research Drive, Suite 224
Woodland Park, CO 80863

MARCH 18, 2025 – 7:00 P.M.
MEETING MINUTES

I. Call to Order and Roll Call:

Mr. Haase, Chair of the Planning Commission, called the meeting of March 18, 2025 to order at 7:00 P.M.

Roll Call:

Mr. Jeff Smith	Present
Ms. Wendy Dillenschneider	Present
Mr. Bryan Johnson, Vice Chair	Present remotely via Teams
Mr. Michael Haase, Chair	Present

Also Attending:

Mr. Dan Swallow, Community Development Director
Mr. Justin McBryde, Planning Manager
Ms. Lucy Caillouet, Recording Secretary
Mr. Paul Hurcomb, County Attorney

II. Review and Approved Minutes:

Ms. Dillenschneider moved to approve the minutes on January 14, 2025 as presented. Mr. Smith seconded.

Roll Call Vote:

Mr. Smith	Abstain
Ms. Dillenschneider	Yes
Mr. Johnson	Yes
Mr. Haase	Yes

The motion carried.

III. Consider and recommend to the Board of County Commissioners a request from the Church of the Nazarene, Golden Bell Camp and Conference Center for a restatement of the PUD, a PUD Amendment for the Golden Bell Camp and Conference Center and rezoning of two A-1 parcels into the PUD located in Divide, CO with legal descriptions of LCA Golden Bell Ranch (380 County Road 512), zoned PUD; 34-12-70 PT E2E2 and 3-13-70 PT N2N2NE4 (2845 County Road 51),

zoned A-1; 35-12-70 PT W2 AKA PARCEL A of Sun Mountain Ranch (2775 County Road 51).

Mr. McBryde presented the staff report for restatement of the PUD, a PUD Amendment for the Golden Bell Camp and Conference Center and rezoning of two A-1 parcels into the PUD to the Planning Commission.

Mr. McBryde and Mr. Swallow answered questions from the Planning Commission.

Mr. Johnson mentioned that the Divide Regional Planning Committee recommends a zoning map change to include this property as a rural resort.

Ms. Theresa Sidebotham, General Counsel for Golden Bell, presented their request to the Planning Commission. She discussed Golden Bell's activity plans for the camp. She also emphasized the use of the A-1 zoned properties would be for the camp's use as well as for use of wildlife habitat during the winter months. Ms. Sidebotham answered questions from the Planning Commission.

Mr. Kevin Compton, Assistant District Superintendent of the church, responded to Mr. Haase's questions regarding trash and ATV usage in the neighborhood. He stated that he is not aware of the trash issues, and ATV usage by the guests are not allowed on the property.

Mr. Joel Garcia, Executive Director, responded to Ms. Dillenschneider's question regarding the horses on the property. The horses were on the property during the summer months, between 6 to 8 weeks, for the riding programs. Current riding programs are now contracted off-site.

Public Comment:

Ms. Candance Parker Derstler, a neighboring resident, spoke of her concerns with large vehicles entering the camp, the property tax collected to repair the roadways, the number of visitors at the camp and the water table.

Mr. Steve Storrs, a neighboring resident, spoke of his concerns with the water usage from the camp. He was concerned the A-1 land will have other use in the future than what is proposed. Mr. Storrs works with Divide Fire and stated the use of emergency services were free due to the tax exemption the church receives.

In response to a question asked by Mr. Storrs about houses on the property, the applicant stated that there are no houses on the property.

Mr. Tom Saba, a neighboring resident, spoke of his concerns regarding the church's tax exemption status, the water table, increased traffic on the road which would result in failed infrastructure on County Road 51, and increased mill levy for medical services.

Mr. Lonnie Roberts, a neighboring resident, spoke of his concerns of future developments and does not want to see structures built across the road from Broken Wheel Drive.

Public Comment closed.

Rebuttal by the Applicant:

Ms. Sidebotham stated that Golden Bell is a non-profit organization which supports family and adds value to the economy, discussed the public policy reasons behind the tax exempt status for non-profit organizations, and that the decision for the Planning Commission is not about taxes. She explained that the A-1 zoned properties could not be used by Golden Bell Camp for activities as it would become a commercial use. The capacity of the camp has not changed and has not increased. She also explained there are only two delivery trucks per week, three trucks during a busy week.

The Planning Commission discussion.

The Planning Commission discussed the application, and the potential motion listed in the Staff Report recommending approval with conditions. Mr. Johnson suggested an additional condition regarding adequate sanitary sewage disposal and using an approved port-a-potty contractor.

Mr. Haase read the proposed motion from the Staff Report and asked for a motion.

Mr. Smith made a motion to approve the motion as read by Mr. Haase.

Mr. Johnson recommended adding a condition about adequate sanitary sewage disposal and using an approved port-a-potty contractor and the members discussed this condition.

Mr. Smith withdrew his motion and stated he would like to make an amended motion to include the additional condition about adequate sanitary sewage disposal and using an approved port-a-potty contractor.

Based on the Planning Commission's discussion, Mr. Hurcomb read the following proposed motion:

A motion to recommend to the Board of County Commissioners that it approve with conditions the request by Church of the Nazarene, Golden Bell Camp and Conference Center, for a PUD Restatement, PUD Amendment, and Rezone of two A-1 properties into the PUD, located at 2775 CR 51 and 2845 CR 51, Divide, CO, subject to the following conditions of approval:

1. All land use must comply with the original PUD Guide.
2. Any new structures or other developments will require amendment to this PUD.

3. The remote camping areas must be used as described, without increasing the facility's overall capacity or usage, and must provide adequate sanitary sewage disposal, such as port-a-potty with an approved county contractor for maintenance.
4. Delineates the newly acquired property to the adjacent property owners.
5. All representations made by the Applicant in its written submissions and during the hearings shall be considered binding.

Mr. Smith moved to approve the motion as presented. Ms. Dillenschneider seconded.

Roll Call Vote:

Mr. Smith	Yes
Ms. Dillenschneider	Yes
Mr. Johnson	Yes
Mr. Haase	Yes

The motion carried.

The board recessed at 8:24 p.m. and reconvened at 8:33 p.m.

IV. Consider and recommend to the Board of County Commissioners a proposed text change to the Land Use Regulations for Section 8.3.Y Resorts to include Wedding Venues and Event Centers.

Mr. McBryde presented the staff report requesting approval for a text change to the Land Use Regulations for Section 8.3.Y Resorts to include Wedding Venues and Event Centers.

The Planning Commission engaged in discussion with Staff about the proposed changes and suggested revisions to the proposed text.

Based on the Planning Commission's discussion, Mr. Hurcomb read the following proposed motion:

A motion to recommend approval to the Teller County Board of County Commissioners for an amendment to Section 8.3.Y of the Teller County Land Use Regulations to include Event Centers and Wedding Venues under the definition of Resort as presented in the Staff Report with the following revisions, which were agreed to by the Planning Staff:

- In Sections 8.3.Y.1.c and d, substitute the word “used” for the word “designed”
- In Section 8.3.Y.6, substitute the words “fully downcast and shielded” for the word “designed”
- In Section 8.3.Y.9, substitute the word “adequate” for “appropriate”

Ms. Dillenschneider moved to approve the motion as presented. Mr. Smith seconded.

Roll Call Vote:

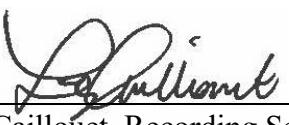
Mr. Smith	Yes
Ms. Dillenschneider	Yes
Mr. Johnson	Yes
Mr. Haase	Yes

The motion carried.

V. Vacation of Lot Lines: Staff reported on the Vacation of Lot Line as listed on the meeting agenda.

VI. Adjourn: There being no further business, Mr. Haase adjourned the meeting at 9:10 p.m.

Approved by the Planning Commission at its regular meeting on April 8, 2025.



Lucy Caillouet, Recording Secretary