

DELTA COUNTY PLANNING COMMISSION

Hotchkiss Town Hall
276 W. Main St., Hotchkiss, CO 81419
Wednesday, June 9, 2021 @ 5:30 p.m.

Tom Kay, Chair
Tate Locke, Vice-Chair
Carl Holm, Director

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<https://www.deltacounty.com/725/Agendas-and-Minutes>

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Instructions for Public Participation via Zoom:

The public can join the meeting remotely by registering in advance of the meeting at:

<https://us02web.zoom.us/join/register/tZUsd-qprDloG9R-tqe6-Mwj0Dd64-Xbmm4>

After registering, you will receive a confirmation email containing information about joining the meeting.

REGULAR AGENDA

5:30 P.M. – CALL TO ORDER

ROLL CALL

DISTRICT 1

Dick Gilmore
Steve Schrock
Steve Shea
Vacant, Associate

DISTRICT 2

Layne Brones
Tate Locke, Vice Chair
Hardy Hutto
Vacant, Associate

DISTRICT 3

Jacob Gray
Tom Kay, Chair
Eli Wolcott
Kate Darlington, Associate

PUBLIC COMMENTS

This is time set aside for the public to comment on matters not on the agenda. The Chair may set a time limit for speakers.

AGENDA ADDITIONS, DELETIONS, AND CORRECTIONS

The Planning Commission Secretary will announce if there are any changes to the agenda that arose after posting of the agenda.

SCHEDULED ITEMS

1. Meeting Minutes
 - a. April 14, 2021
 - b. April 28, 2021
 - c. May 12, 2021

RECOMMENDATION: Approve the action minutes as presented

2. SD20-002 Weber Industries, Ltd

CERTIFICATION OF POSTING

On 06/02/2021 at 3:00 PM, Kate Kelly did post the above AGENDA as public notice of the 06/09/2021 meeting. The official notice is placed on the front entrance of the Delta County Courthouse located at 501 Palmer, Delta, Colorado and a courtesy copy is sent to the Delta County website at www.deltacounty.com.

Consider a Specific Development for an automotive repair and service business. The Property is located at the southeast corner of Highway 92 and 3200 Rd., Hotchkiss, CO 81419. An existing residence takes access from Highway 92 (32062 Highway 92), and access for the business is proposed off of 3200 Rd.
RECOMMENDATION: Recommend that the Board of County Commissioners approve SD20-002 Weber Industries, Ltd. with conditions.

3. 2018 Delta County Master Plan

RECOMMENDATION: 1) Consider Housing Goals and Strategies, and 2) Receive a report on the Delta County Hazard Mitigation Plan

COMMISSIONER COMMENTS, REQUESTS AND REFERRALS

This is time set aside for the Commission to comment, request, or refer a matter that is not on the agenda for future consideration.

DEPARTMENT REPORT

This is time set aside for the Director to report on matters affecting the Department.

ADJOURNMENT

Next Meeting: Wednesday, June 23, 2021 at 5:30 pm, Board Room, City of Delta

CERTIFICATION OF POSTING

On 06/02/2021 at 3:00 PM, Kate Kelly did post the above AGENDA as public notice of the 06/09/2021 meeting. The official notice is placed on the front entrance of the Delta County Courthouse located at 501 Palmer, Delta, Colorado and a courtesy copy is sent to the Delta County website at www.deltacounty.com.



DELTA COUNTY

PLANNING & COMMUNITY DEVELOPMENT

295 W 6th Street
Delta, Colorado 81416
planning@deltacounty.com
970.874.2110

REGULAR PLANNING COMMISSION MEETING MINUTES DELTA COUNTY 560 DODGE ST, DELTA, CO 81416 April 14, 2021

Planning Commission Members in Attendance:

Eli Wolcott
Layne Brones
Jacob Gray
Tate Locke

Tom Kay
Steve Schrock
Dick Gilmore
Kate Darlington

Absent Members:

Steve Shea

Planning Staff in Attendance:

Delta County Community Development & Natural Resource Director, Carl Holm
Delta County Planning & Community Development Technician II, Kate Kelly

Chairman Tom Kay called the meeting to order at 5:30 p.m. in the Administration Building Commissioner's Meeting Room.

Item #1: Approve Meeting Minutes for March 17, 2021 and March 24, 2021

Motion/Second: Jacob Gray moves to approve the minutes. Steve Schrock seconds the motion.

Action: Motion carried unanimously.

Item #2: SUB20-031 Angelovich Subdivision
Consider a Sketch Plan to subdivide a 36.401 acre parcel into two parcels: Lot 1 – 34.392 acres; Lot 2 – 1.11 acres. The Property is located at 32501 & 32505 J Road, Hotchkiss, CO 81419.
RECOMMENDATION: Recommend that the Board of County Commissioners approve Sketch Plan for SUB20-031/Angelovich Subdivision, subject to conditions.

Motion/Second: Tate Locke moves to approve SUB20-031 Angelovich Subdivision with the conditions recommended by staff. Layne Brones seconds the motion.

Action: Motion carried unanimously.

Item #3: SUB20-033 Nate & Sarah Subdivision
Consider a Sketch Plan to subdivide a 5.23 acre parcel into two parcels: Lot 1 – 3.26 acres; Lot 2 – 2.01 acres. The property is located at 24650 Ute Trail Road, Cedaredge, CO 81413.
RECOMMENDATION: Table SUB20-033/Nate & Sarah Subdivision and provide direction regarding staff recommendations relative to revising the Sketch Plan.

Motion/Second: No motion was made.

Item #4: Consider definition of "Aggrieved Party" as it pertains to appeals.
RECOMMENDATION: Provide a recommendation to the Board of County Commissioners.

Motion/Second: Jacob Gray moves to approve the language as written. Layne Brones seconds the motion.

Action: Motion passes 8 to 1

Meeting adjourned at 7:22 p.m.

Respectfully submitted by:
Administrative Assistant, Kim Henderson



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REGULAR PLANNING COMMISSION MEETING MINUTES DELTA COUNTY 560 DODGE ST, DELTA, CO 81416 April 28, 2021

Planning Commission Members in Attendance:

Eli Wolcott
Layne Brones
Jacob Gray
Steve Shea

Tom Kay
Steve Schrock
Tate Locke

Absent Members:

Dick Gilmore
Kate Darlington

Planning Staff in Attendance:

Delta County Community Development & Natural Resource Director, Carl Holm
Delta County Planning & Community Development Technician II, Kate Kelly

Chairman Tom Kay called the meeting to order at 5:30 p.m. in the Administration Building Commissioner's Meeting Room.

Item #1: 2021 Meeting Schedule
Consider a regular meeting schedule for the Planning Commission
RECOMMENDATION: Adopt a regular meeting schedule for the 2nd and 4th Wednesday of each month, starting at 5:30pm

Motion/Second: Jacob Gray moves to approve the meeting schedule. Steve Schrock seconds the motion.

Action: Motion carried unanimously.

Item #2: 2018 Delta County Master Plan – Annual Review
RECOMMENDATION: Consider the adopted Master Plan(s) in relation to the Land Use Code and provide direction on prioritizing a work program for staff over the next year.

Motion/Second: Tate Locke moves to approve the 2018 Delta County Master Plan – Annual Review. Layne Brones seconds the motion.

Action: Motion carried unanimously.

Meeting adjourned at 7:05 p.m.

Respectfully submitted by:
Administrative Assistant, Kim Henderson



DELTA COUNTY

PLANNING & COMMUNITY DEVELOPMENT

295 W 6th Street
Delta, Colorado 81416
planning@deltacounty.com
970.874.2110

REGULAR PLANNING COMMISSION MEETING MINUTES
DELTA COUNTY
276 WEST MAIN ST, HOTCHKISS, CO 81419
May 12, 2021

Planning Commission Members in Attendance:

Eli Wolcott	Tom Kay	Kate Darlington
Layne Brones	Steve Schrock	
Jacob Gray	Tate Locke	
Steve Shea	Dick Gilmore	

Planning Staff in Attendance:

Delta County Community Development & Natural Resource Director, Carl Holm
Delta County Planning & Community Development Technician II, Kate Kelly
Delta County Planning & Community Development Administrative Assistant, Kim Henderson

Chairman Tom Kay called the meeting to order at 5:58 p.m. in the Administration Building Commissioner's Meeting Room.

Item #1: 2018 Delta County Master Plan
RECOMMENDATION: a) Review the Vision, Goals and Strategies of the 2018 Delta County Master Plan; and b) Provide direction to staff.

Motion/Second: Tom Kay moves to approve the Policy Statement for Affordable Housing to be typed up and distributed to the Planning Staff for further review at the next meeting. Steve Schrock seconds the motion.

Action: Motion carried unanimously.

Meeting adjourned at 6:59 p.m.

Respectfully submitted by:
Administrative Assistant, Kim Henderson



STAFF REPORT

Delta County Planning Commission Meeting

**Hotchkiss Town Hall
276 W. Main St.
Hotchkiss, CO 81419**

June 9, 2021

SD20-002 Weber Industries, Ltd.

**Consider a Specific Development Permit to
conduct automotive service & repair at
32062 Hwy 92, Hotchkiss, CO 81419**

PROJECT INFORMATION:

Property Owner(s): Benjamin Weber
Applicant(s): Weber Industries, Ltd.
Parcel #: 324135200020
Address: 32062 Hwy 92, Hotchkiss, CO 81419 (Residence)
Business Address (TBD)
Location: Section 35, T14S, R93W
Parcel Size: 1.98 acres
Land Use Zoning: A-5

RECOMMENDATION:

Staff recommends that the Planning Commission recommend the Board of County Commissioners approve SD20-002 Weber Industries, Ltd. with the following conditions:

1. No vehicle or equipment being maintained on site shall exceed 85,000 lbs. The County Roads are rated for up to 85,000 lbs. and all culverts and driveways shall be built to the Road & Bridge Standards to accommodate the rated weight of all vehicles / equipment being used on County Roads.
2. No loading / unloading of equipment, cars, trucks, etc. will be allowed on County Road 3200 Rd.
3. Prior to beginning operations, the applicant shall install plants, trees, and other shrubbery on the property. Once this has been completed, Weber Industries, Ltd. shall notify the Delta County Planning



Department. Once notification has been received by staff, notification will be sent to District #3 Road & Bridge Foreman, John Allen, and an inspection will be conducted. If there are no impediments to County ROW, and the landscaping is sufficient, approval will be given. Said landscaping shall be maintained by Weber Industries, Ltd.

4. Prior to beginning operations, Weber Industries, Ltd. shall install and utilize a grit trap to catch any runoff associated with any automotive repair that occurs on the property.
5. All outside lighting shall be designed, installed and maintained to preclude and eliminate “light” pollution.
6. It shall be the responsibility of the developers to control noxious weeds on their land. Weber Industries, Ltd. shall submit a noxious weed mitigation plan when infestations of noxious weeds are present or a potential for infestation exists. This plan shall be submitted to the Delta County Engineering Department prior to mitigation.
7. Hazardous materials shall be stored and disposed of in accordance with 6 CCR 1007-2 of the Hazardous Materials and Waste Management Division.

The use of this permit is for an automotive repair / service shop. All conditions listed above shall be met by Weber Industries, Ltd. prior to beginning business operations.

SUMMARY:

An application for a Specific Development for an auto repair/service shop was submitted on November 4, 2020 (SD20-002). On January 5, 2021, the BoCC adopted Resolution 2021-R-001 establishing a moratorium on applications under the new Land Use Code until April 1, 2021. Applications submitted prior to January 5, 2021 are allowed to be processed based on regulations in effect at the time of submittal.

Upon further review, staff found that the application fee had not been paid and there were some questions/issues to be addressed. Staff gave the applicant until Monday, March 15, 2021 to pay the fee and respond to staff’s questions/issues. The fee was paid on March 11, 2021. As of May 18, 2021 all required documentation has been submitted to the Planning Department.

On March 24, 2021, the Planning Commission discussed a list of items staff identified that was needed to complete this application. This matter was tabled for the applicant to provide this information. The following items have been submitted to the Planning Department as documentation for the proposed development:

- a. Black Canyon Engineers Septic System Design drawings which include a soils description.
- b. Email from Wildlife Conservation Biologist, Nathan Seward, stating that the Colorado Parks and Wildlife’s habitat layers for this area are of crucial habitat and listed as Category 4. Category 4 is a low priority area for wildlife conservation. No critical habitat for species of special concern was identified during the review of the property, therefore, there is no concern for this property and it should not restrict development.
- c. Letter from Myles Roberts, President, of Rogers Mesa Water Distribution Association. This letter confirms that the proposed access for the shop would cross the Houseweart Lateral irrigation ditch. The RMWDA had no concerns with the applicant installing the access/driveway, as long as they installed the appropriate and adequate culvert in the ditch. The letter also stated that the culvert would be owned by the property owner and they will be responsible for any maintenance or liability associated with the culvert.

- d. Letter from Hotchkiss Fire Chief, Doug Fritz, confirming the location and adequacy of the fire hydrant located on 3200 Rd, south of Hwy 92. This hydrant has a sufficient water flow for the building size and usage.
- e. Invoice from DMEA explaining the applicant's request for Phase III power to the shop. DMEA has stated that a new overhead/underground amp service will be provided for the shop. They will also be installing a spare conduit to accommodate a possible upgrade in the future.
- f. Verification from Black Hills Energy of service to the property. They supplied the applicant with information and guidelines for the service line and meter install, along with all request forms.
- g. An Improvement Location Certificate from Kris Crawford, Wilmore & Company Professional Land Surveying, Inc. This certificate is not meant to be a survey. It was noted that the boundaries are unknown without a survey, one monument was found, and the improvements appear to be within the boundary lines.
- h. Letter from Rogers Mesa Domestic Water Company, Rogers Mesa Domestic Water Board of Directors, President, Nicole Sacchitella. The letter certifies that the Rogers Mesa Domestic Water Company Board is in agreement that the applicant's property, located at 32062 Highway 92, has been approved for a variance to use both as a residential tap and for his commercial/diesel/automotive/tractor repair facility. The agreed upon variance includes two to four employees, two bathrooms and a shower, specifically. The board agreed that the potential agricultural benefit of having Mr. Weber's repair of being able to bring trucks and equipment there is congruent with what the board intends for Rogers Mesa water to be used for.

DISCUSSION:

The property is a 1.98-acre parcel located at the southeast corner of Highway 92 and 3200 Road. There is an existing residence & garage with access off Highway 92. Maps indicate that the shop was constructed over the property line. The applicant applied for a new (second) access off 3200 Road for the proposed auto repair operation. Per the Warranty Deed for the site, all water and water rights, ditches and ditch rights appurtenant thereto or used in connection therewith including, but not limited to, one (1) Rogers Mesa Domestic Water Company domestic water tap, and twenty four and two-tenths (24.2) shares of the Fire Mountain Canal & Reservoir Company.

Planning and Community Development has reviewed the proposed Specific Development for Weber Industries, Ltd. The purpose of the proposed commercial use is to allow Weber Industries, Ltd. to conduct business in the form of automotive service and repair. The business will be conducted from a new shop building that is 40'W x 100'L x 16' tall. The Company will provide a wide range of auto repair services including but not limited to tires, wheels and alignments, scheduled maintenance, engine repair, transmission repair, window replacements, vehicle body and collision repair and replacement, and general comprehensive vehicle services and repair. Both reservations for service and drive-in customers will be accepted. Weber Industries, Ltd. will be managed by the members of Weber Industries, Ltd., based upon proportion of ownership in the Company. The property and structure may also be used for advertisement purposes such as signs, banners, business cards, etc. including, but not limited to, markers of Weber Industries, Ltd.'s presence, hours of operation, services provided, and affiliated businesses and supplies for services provided. The site will not be used for mineral extraction.

The Planning Department obtained a map packet from the GIS Department, confirming that the proposed site is located in a Habitat Priority Level 3 Wildlife Impact area. Maps were provided to the applicant to show cause for a biological assessment on the proposed site. The email from Wildlife Conservation Biologist, Nathan



Seward, stated that the Colorado Parks and Wildlife's habitat layers for this area are of crucial habitat and listed as Category 4; Category 4 is a low priority area for wildlife conservation. Therefore, there are no concerns for this property and the proposed development.

The company will supply fire extinguishers strategically placed throughout the building, as well as first aid equipment. In the event of the need for evacuation, all personnel will immediately vacate the building and the premises, and the proper response teams will be notified. In the event of the need for medical attention, first responders will be called and affected person(s) will be transported to nearest adequate facility, be it Hotchkiss medical annex, Delta County Memorial Hospital, or other necessary facilities. The Company will take responsibility of the reimbursement of any appropriate emergency response agencies. Hotchkiss Fire Chief, Doug Fritz, has confirmed that there is an adequate water flow from the fire hydrant located directly across from the applicant's property on 3200 Rd.

The business estimates it would generate about 5-10 vehicles per day, which can range from a motorcycle to heavy equipment of possibly 70,000 lbs. Many of the businesses and agricultural workers in the area have heavy equipment that would potentially reach or exceed that weight. There are potential safety hazards as there will be storage of hazardous materials on site. All State regulations will need to be followed per 6 CCR 1007-2, Hazardous Materials and Waste Management Regulations. District #3 Road & Bridge Foreman, John Allen, has visited the site numerous times to evaluate the proposed second access off of 3200 Road and the potential traffic it would bring. Mr. Allen confirmed that the owner of the proposed site is aware that the size of the access would need to be substantial in size to accommodate the shop and the potential customers of larger vehicles and farm equipment. The access will be closer than 250 feet from Highway 92 and between 30-50 feet from the neighbor's driveway.

This site is located within CDOT's access control plan. However, CDOT confirmed that they will not require the applicant to close the access off of the highway used for the existing residence that is also on this site; due to the configuration of the house and the proposed site plan, they feel it is not feasible to have the owner do this for this development.

An Access/Address application was submitted to the Planning Department on March 18, 2021. The business access was applied for off 3200 Road, and the access was built following Road & Bridge Construction Design Standards. An access permit was approved and signed on May 17, 2021 by District #3 Road & Bridge Foreman, John Allen. The applicant has also applied for a business address for the proposed shop.

OTHER AGENCIES INVOLVED:

Review agencies were sent the application for this proposed Specific Development on January 8, 2021. Comments have been received by CDOT, DMEA, the Delta County Engineering Department, District #3 R&B Foreman, John Allen, Hotchkiss Fire District, Parks & Wildlife, and Rogers Mesa. Our department has not received any feedback from the following review agencies:

- Delta County Sheriff
- Health Department
- Assessor
- Town of Hotchkiss
- Soil Conservation



DELTA COUNTY

PLANNING & COMMUNITY DEVELOPMENT

295 W 6th Street
Delta, Colorado 81416
planning@deltacounty.com
970.874.2110

- Bureau of Reclamation

Prepared by: Kate Kelly, Planning & Community Development Technician II
970.874.2107
kkelly@deltacounty.com
June 2, 2021

Attachment(s):
Review Agency Comments
GIS Map Packet
Supporting Documents



3200 rd

1 message

John Allen <jallen@deltacounty.com>
To: Kate Kelly <kkelly@deltacounty.com>

Tue, Mar 9, 2021 at 5:34 PM

I stopped and looked at the site we talked about. Also spoke with the owner. I told him to give you guys a call. The ditch in question is on the private side of the fence. Have no idea if the fence is on line or not. The land owners are aware of needing a large entrance and subsequent culvert. He was already thinking in the 35' range. The driveway will be closer than 250' from Hwy 92 and probably 30-50 ft from the neighbors driveway. This driveway will also serve as their residential access, he mentioned the state will probably make them close the current Hwy 92 access if the county grants access off of 3200rd. I see no other options for reasonable access other than what has been discussed. Shared access with neighbor is an option, however, usually not the best long term solution.

Probably didn't help much, but that's my 2 cents worth!

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SD20-002 Weber Industries, Ltd.

John Allen <jallen@deltacounty.com>
To: Kate Kelly <kkelly@deltacounty.com>

Fri, Jan 8, 2021 at 11:39 AM

Weber Industries Comments

With regards to access for this business off of 3200 Rd.

It will be important for this access to be wide enough to handle potentially large truck/trailer traffic. There will be no loading/unloading of equipment, cars, trucks ect. allowed on the county road. The access is in fairly close proximity to the Hwy 92 intersection and the flow of traffic must be maintained to ensure safe travel. Also, loading/unloading of equipment, cars, trucks ect. could potentially damage the asphalt that was recently laid down on 3200 Rd. Especially in the hot summer months.

In conclusion, there needs to be enough room on the property to allow for the potential of larger truck/trailer type vehicles to conduct their business on site without adversely impacting 3200 Rd.

Thank You

[Quoted text hidden]

[Quoted text hidden]

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DELTA COUNTY, COLORADO

Engineering Department
Delta County Administration Building
295 West 6th Street,
Delta, Colorado 81416
Phone: 970-874-2035 or 874-5914

Memo

To: Planning Department
From: Tim McCracken
CC: File
Date: January 19, 2021
Re: Review of SD20-002 Weber Industries, Ltd. – Specific Development

In my review of this subdivision I noted the following:

1. A site visit was made by Delta County Engineering Department on 1/15/2021 by Tim McCracken, Delta County Engineer.
2. 3200 Road is classified as a Collector road with an 80' right-of-way width. Current property description per Reception Number R-717333 is to the centerlines of 3200 Road and State Highway 92. 40 foot right-of-way from centerline of 3200 road required.
3. Highway 92 is a State highway under CDOT jurisdiction; CDOT may require additional right-of-way.
4. Show total acreage on the Final Site Plan.
5. Show total development area on the Final Site Plan.
6. Show existing and proposed utilities on the Final Site Plan.
7. Show existing easements on the Final Site Plan.
8. Show Owner and Parcel number on the Final Site Plan.
9. Show distances from the road centerlines to property lines on the Final Site Plan.
10. Show distance from the north side of the proposed building to the north property line on the Final Site Plan.
11. This Specific Development appears to be feasible with the items above being addressed and is approved by the Delta County Engineering Department.
12. This Site plan report is not meant to be fully comprehensive and additional requirements may arise at further reviews.

If you have any questions, please contact me.

OFFICE OF THE COUNTY ENGINEER



SD20-002 Weber Industries, Ltd.

Darleen Carron <darleen.carron@dmea.com>
To: Kate Kelly <kkelly@deltacounty.com>

Thu, Jan 14, 2021 at 9:33 AM

Good Morning,

DMEA's comment:

The customer will need to contact DMEA if they would like a new service drop for 3 phase power to the shop.

Thanks,

Darleen

Darleen Carron

System Design Aide

Delta Montrose Electric Assn

darleen.carron@dmea.com

970-240-1273



From: Kate Kelly [mailto:kkelly@deltacounty.com]

Sent: Friday, January 08, 2021 10:00 AM

To: John Allen <jjallen@deltacounty.com>; Robbie LeValley <rlevalley@deltacounty.com>; Mark Taylor



Vivian Archuleta <varchuleta@deltacounty.com>

Proposed Building on 32062 Highway 92, Hotchkiss

3 messages

Vivian Archuleta <varchuleta@deltacounty.com>
To: Brian Killian - CDOT <brian.killian@state.co.us>

Wed, Feb 3, 2021 at 3:05 PM

Brian,

Kelly asked me to send you this info. Please reply to him @ kyeager@deltacounty.com

40 'X 100' X 16' - Proposed size of building
Please let Kelly know if that will work!

Thank you!

Vivian Archuleta
Planning Tech I
Community & Economic Development
970-874-2110

Killian - CDOT, Brian <brian.killian@state.co.us>
To: kyeager@deltacounty.com
Cc: Vivian Archuleta <varchuleta@deltacounty.com>

Thu, Feb 4, 2021 at 10:15 AM

Kelly,

After looking into this a little more, there is an access control plan through this area and it's required that when this lot redevelops, they will need to close the access to the highway and share an access to 3200 Rd with the single family home.

The garage owner will also need to verify that they aren't increasing traffic volumes by 20% at the intersection of 3200 Rd and Hwy 92.

Kandis said she plans on calling you this morning about this to discuss in more detail.

Thanks for reaching out to me about this.

Brian Killian
Region 3 Access Program Manager
Traffic & Safety



COLORADO
Department of Transportation

P 970-683-6284 | C 970-210-1101 | F 970-683-6290
222 S. 6th St, Room 100 Grand Junction, CO 81501
brian.killian@state.co.us | www.codot.gov | www.cotrip.org

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2/4/2021

Delta County Mail - Proposed Building on 32062 Highway 92, Hotchkiss

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Killian - CDOT, Brian <brian.killian@state.co.us>

Thu, Feb 4, 2021 at 1:35 PM

To: kyeager@deltacounty.com

Cc: Vivian Archuleta <varchuleta@deltacounty.com>, Kandis Aggen - CDOT <kandis.aggen@state.co.us>

Kelly,

Per our conversation and after looking into this more, we will not require the current landowner to share an access to 3200 Rd with the proposed garage development. I don't think that is a reasonable request due to the configuration of the house. If this site redevelops in the future we may consider adhering to the access control plan requirements at that time.

Please let me know if you have any questions.

Thanks,

Brian Killian
Region 3 Access Program Manager
Traffic & Safety



COLORADO
Department of Transportation

P 970-683-6284 | C 970-210-1101 | F 970-683-6290
222 S. 6th St, Room 100 Grand Junction, CO 81501
brian.killian@state.co.us | www.codot.gov | www.cotrip.org

[Quoted text hidden]



Kate Kelly <kkelly@deltacounty.com>

SD20-002 Weber Industries, Ltd.

Aggen - CDOT, Kandis <kandis.aggen@state.co.us>
To: Kate Kelly <kkelly@deltacounty.com>
Cc: Brian Killian - CDOT <brian.killian@state.co.us>

Tue, Jan 26, 2021 at 1:29 PM

Hi Kate,
Will you please add Brian Killian (copied) to your review list as well? Thanks!

With regard to the Weber Industries development, CDOT will require the access on Hwy 92 to be closed via an access permit and be restored to original condition. Please let me know if you have any questions. Thanks,

Kandis Aggen
Assistant Access Manager
Region 3 Traffic & Safety



P 970.683.6270 | F 970.683.6290
kandis.aggen@state.co.us | www.codot.gov
222 S. Sixth St., Rm 100, Grand Junction, CO 81501



On Fri, Jan 8, 2021 at 10:00 AM Kate Kelly <kkelly@deltacounty.com> wrote:

[Quoted text hidden]

[Quoted text hidden]

March 23, 2021

Mr. Benjamin Weber

32062 Highway 92

Hotchkiss, CO 81419

Mr. Weber,

You have contacted the Rogers Mesa Water Distribution Association (RMWDA) in regards to your desire to install a new access and driveway into your property on the west side from 3200 Road. This driveway would have to cross our irrigation ditch, the Houseweart Lateral. The RMWDA does not have a problem with you installing this access/driveway, as long as you install an appropriate and adequate culvert in the Houseweart Lateral that is no less than twenty four inches (24") in diameter. This will be your culvert and the owner of your property will be responsible for any maintenance or liability associated with the culvert. Please notify the RMWDA Ditch Rider, Cody Houseweart, prior to installation so that he can oversee the project and so that he can approve the type, size and length of culvert you are installing.

If you have any questions or if we can be of any further assistance, please let us know.

Thanks,



Myles Roberts

President

Rogers Mesa Water Distribution Association

11581 3300 Road

Hotchkiss, CO 81419

(970)234-3391

Rogers Mesa Domestic Water Company

Rogers Mesa Domestic Water Board of Directors

Nicole Sacchitella, President - Paul Schmucker, Vice President

Dan Schultz-Ela, Treasurer - Ross Allen, Board Member

Cynthia Houseweart, Board Member - Diane Perry, Secretary to the Board

April 16, 2021

This letter certifies that the Rogers Mesa Domestic Water Company Board is in agreement that Benjamin Weber's property at 32062 Highway 92, Hotchkiss, CO 8141 has been approved for variance use both as a residential tap and for his commercial/diesel/automotive/tractor repair facility. Specifically the agreed upon variance includes two to four employees, two bathrooms and a shower. The board agrees that the potential agricultural benefit of having Mr. Weber's repair of being able to bring trucks and equipment there is congruent with what the board intends for Rogers Mesa water to be used for.

Signed:

Nicole M Sacchitella

RMDWC President

4.16.2021

Rogers Mesa Domestic Water Company

PO Box 2

Lazear, CO 81420



**Hotchkiss Fire District
Delta County Fire Protection District #4
PO Box 522
Hotchkiss, Colorado 81419**

3/26/2021

Delta County Planning Dept.

RE: Weber Enterprises Fire Hydrant.

There is a hydrant directly across from the proposed entrance to the shop on 3200 Rd, south of Hwy 92, which has more than sufficient water flow for the building size and usage.

Sincerely,

A handwritten signature in black ink, appearing to read "Doug Fritz", is written over the printed name.

Doug Fritz
Fire Chief
Hotchkiss Fire District
Hfd1@tds.net
970-261-5679



Kate Kelly <kkelly@deltacounty.com>

Fwd: New Residence at 32062 Hwy 92, Hotchkiss, Colorado

1 message

Benjamin Weber <benjamindweber95@gmail.com>
To: kkelly@deltacounty.com

Wed, Mar 31, 2021 at 8:40 AM

----- Forwarded message -----

From: **Seward - DNR, Nathan** <nathan.seward@state.co.us>
Date: Thu, Mar 25, 2021 at 5:06 PM
Subject: New Residence at 32062 Hwy 92, Hotchkiss, Colorado
To: <benjamindweber95@gmail.com>

Ben,

After reviewing Colorado Parks and Wildlife's wildlife habitat layers of crucial habitat, I found the above address in a category 4. Category 4 is a low priority area for wildlife conservation. No Critical Habitat for species of special concern was identified during my review. I do not see any reason to restrict development on this property. I hope this email will be sufficient for your needs when applying for a Delta County building permit. Please let me know if you have any questions or concerns. I appreciate the opportunity to discuss your building plans.

Best regards,

Nathan

--
Nathan W. Seward
Wildlife Conservation Biologist



LIVE LIFE
OUTSIDE

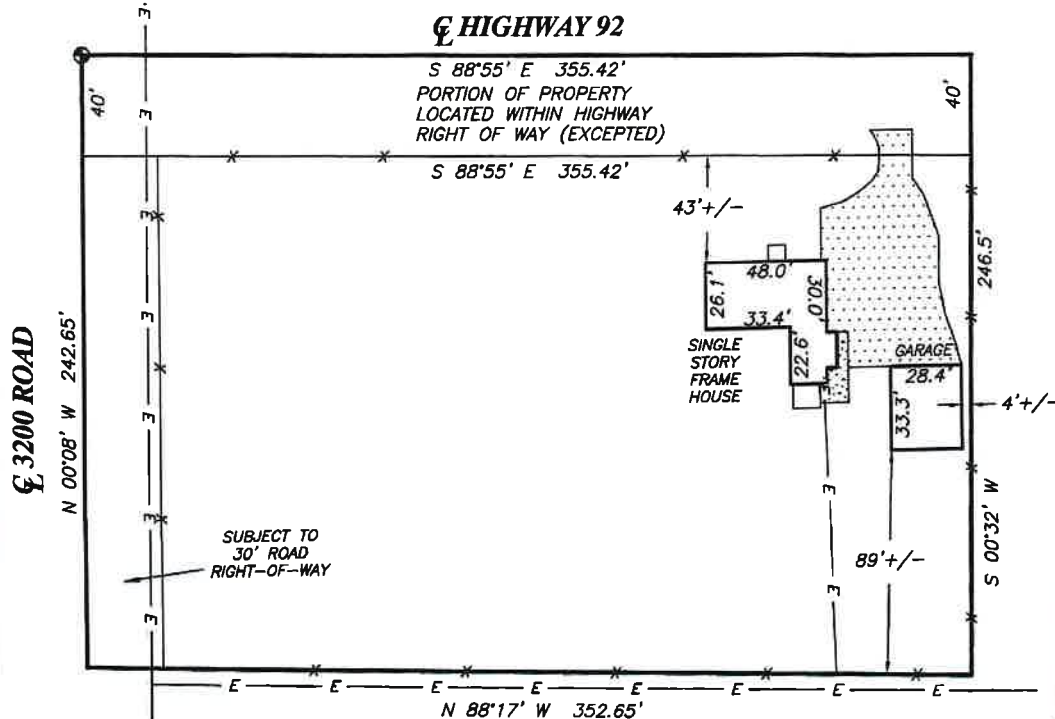
P 970.641.7882 | F 970.641.7883
300 W. New York Ave., Gunnison, CO 81230
Nathan.Seward@state.co.us | cpw.state.co.us

IMPROVEMENT LOCATION CERTIFICATE

THIS IS NOT A SURVEY

BUYER: BENJAMIN D. WEBER AND JAMIE L. WEBER
ORDERED BY: NEEDLEROCK MOUNTAIN REALTY & LAND LLC
PROPERTY ADDRESS: 32062 HIGHWAY 92
GENERAL LOCATION: 2 MILES WEST OF HOTCHKISS

DATE: FEBRUARY 14, 2020



TYPICAL LEGEND

- Found pin with cap
- Fencelines
- Tel. line
- Electric (overhead)
- Gas line
- Water line
- Easement
- 25' Setback Line
- ▨ Concrete
- ▤ Gravel Driveway

LEGAL DESCRIPTION:

PART OF THE NW1/4 OF THE NW1/4 OF SECTION 35, TOWNSHIP 14 SOUTH, RANGE 93 WEST OF THE 6TH P.M. DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID NW1/4 OF THE NW1/4 OF SECTION 35, TOWNSHIP 14 SOUTH, RANGE 93 WEST OF THE 6TH P.M.; THENCE SOUTH 88°55' EAST 355.42 FEET ALONG THE CENTERLINE OF STATE HIGHWAY 92; THENCE SOUTH 0°32' WEST 246.5 FEET; THENCE NORTH 88°17' WEST 352.65 FEET; THENCE NORTH 0°8' WEST 242.65 FEET, ALONG THE CENTER OF A COUNTY ROAD TO THE POINT OF BEGINNING, COUNTY OF DELTA, STATE OF COLORADO.

NOTE:

BOUNDARY LINES ARE UNKNOWN WITHOUT A SURVEY. ONE MONUMENT WAS FOUND. THE IMPROVEMENTS APPEAR TO BE WITHIN THE BOUNDARY LINES.

0 30 60
SCALE 1"=60'

INVESTIGATION BY WILMORE AND COMPANY PROFESSIONAL LAND SURVEYING INC., P.O. BOX 1652, 406 GRAND AVENUE, PAONIA, COLORADO 81428 (970) 527-4200 FAX (970) 527-4202

I hereby certify that this IMPROVEMENT LOCATION CERTIFICATE was prepared solely for HERITAGE TITLE COMPANY, that it is NOT a survey plat, and that it is not to be relied upon for the establishment of fences, buildings, or other future improvement construction lines. I further certify that the improvements on the above described parcels on this 14TH day of FEBRUARY, 2020, EXCEPT as may be shown above, that there are no apparent encroachments upon the described parcel by improvements on an adjoining property, EXCEPT as indicated, and that there is no apparent evidence of any easement crossing or burdening this parcel, EXCEPT AS NOTED.



WILMORE & COMPANY
PROFESSIONAL LAND SURVEYING, INC.

406 Grand Avenue 970.527-4200
P.O. Box 1652 970.527-4202
Paonia, Colorado 81428



PROFESSIONAL LAND SURVEYOR COLO# 38255

Defining Boundaries

JOB# ILC20022 FEBRUARY 14, 2020

DRAWN BY: CW/TWG FIELD CW/TWG

General Notes



BLACK CANYON ENGINEERS

- 1) OWNER/BUILDER/CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES PRIOR TO ANY EXCAVATION. NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO EXCAVATION. CONSTRUCTION OR MATERIALS FURNISH.
- 2) THE ENGINEER SHALL BE NOTIFIED A MINIMUM OF 5 BUSINESS DAYS IN ADVANCE VIA EMAIL FOR INSPECTION AS PER NOTES ON PAGE SP2.
- 3) THE ENGINEER SHALL BE NOTIFIED IF ADVERSE OR POOR SOIL CONDITIONS ARE ENCOUNTERED DURING EXCAVATION. FURTHER ENGINEERING MAY BE REQUIRED.
- 4) VALID, ORIGINAL DOCUMENT ONLY WITH EMBOSSSED, SIGNED SEAL.
- 5) ALL NOTES & REQUIREMENTS FROM PAGE SP2 APPLY TO PAGE SP1.
- 6) ALL MEASUREMENTS TAKEN WITH BASIC COMPASS, RECREATIONAL LASER RANGE FINDER & GPS. ACCURACY LIMITED TO THAT OF THE INSTRUMENTS USED.
- 7) EXISTED DIMENSIONS TAKE PRECEDENT OVER MEASURED/SCALED DIMENSIONS.
- 8) TOTAL PAGES: 2, SIZE: ARCH-D

0	ISSUE	DATE
No.	Revision/Issue	Date

Black Canyon Engineers
1306 S. 1st St., Suite 130
Montrose, CO 81401
970-568-5391
Draw@BlackCanyonEngineers.com
www.BlackCanyonEngineers.com

Benjamin Weber Shop
32062 CO-92
Delta County, CO
Repair Shop

Sheet	BCE112008	SP1
Date	12/11/20	
Scale	As Noted	

HWY 92

APPROX. LOT LINES

PROPOSED SHOP
100' X 40'

EXISTING HOME

EXISTING GARAGE

32062 HWY 92
DELTA COUNTY
PARCEL ID 324135200020



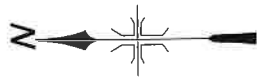
APPROX. LOT LINES

SETBACK DISTANCES FROM SEPTIC TANK, H.L.T. UNIT, DOSING TANK, VAULT, BUILDING SEWER OR EFFLUENT LINE, DELTA COUNTY (8/3/18):

SPRING, WELLS, SUCTION LINES, CISTERNS - 50 FT
POTABLE WATER SUPPLY LINE - 10 FT
DWELLING, OCCUPIED BUILDING - 5 FT (0 FT FOR SEWER AND EFFLUENT LINES)
PROPERTY LINES/EASEMENTS, PIPED OR LINED IRRIGATION DITCH - 10 FT
SUBSURF. DRAIN, INT. IRRIGATION LATERAL, DRY GULCH, CUT BANK, FILL AREA - 10 FT
LAKE, WATER COURSE, IRRIGATION DITCH, STREAM, WETLAND - 50 FT
SEPTIC TANK, DOSING TANK, VAULT OR PRIVY - N/A

SETBACK DISTANCES FROM SOIL TREATMENT AREA, DELTA COUNTY (8/3/18):

SPRING, WELLS, SUCTION LINES, CISTERNS - 150 FT
POTABLE WATER SUPPLY LINE - 25 FT
DWELLING, OCCUPIED BUILDING - 20 FT
PROPERTY LINES/EASEMENTS, PIPED OR LINED IRRIGATION DITCH - 10 FT
SUBSURF. DRAIN, INT. IRRIGATION LATERAL, DRY GULCH, CUT BANK, FILL AREA - 25 FT
LAKE, WATER COURSE, IRRIGATION DITCH, STREAM, WETLAND - 50 FT
SEPTIC TANK, DOSING TANK, VAULT OR PRIVY - 5 FT



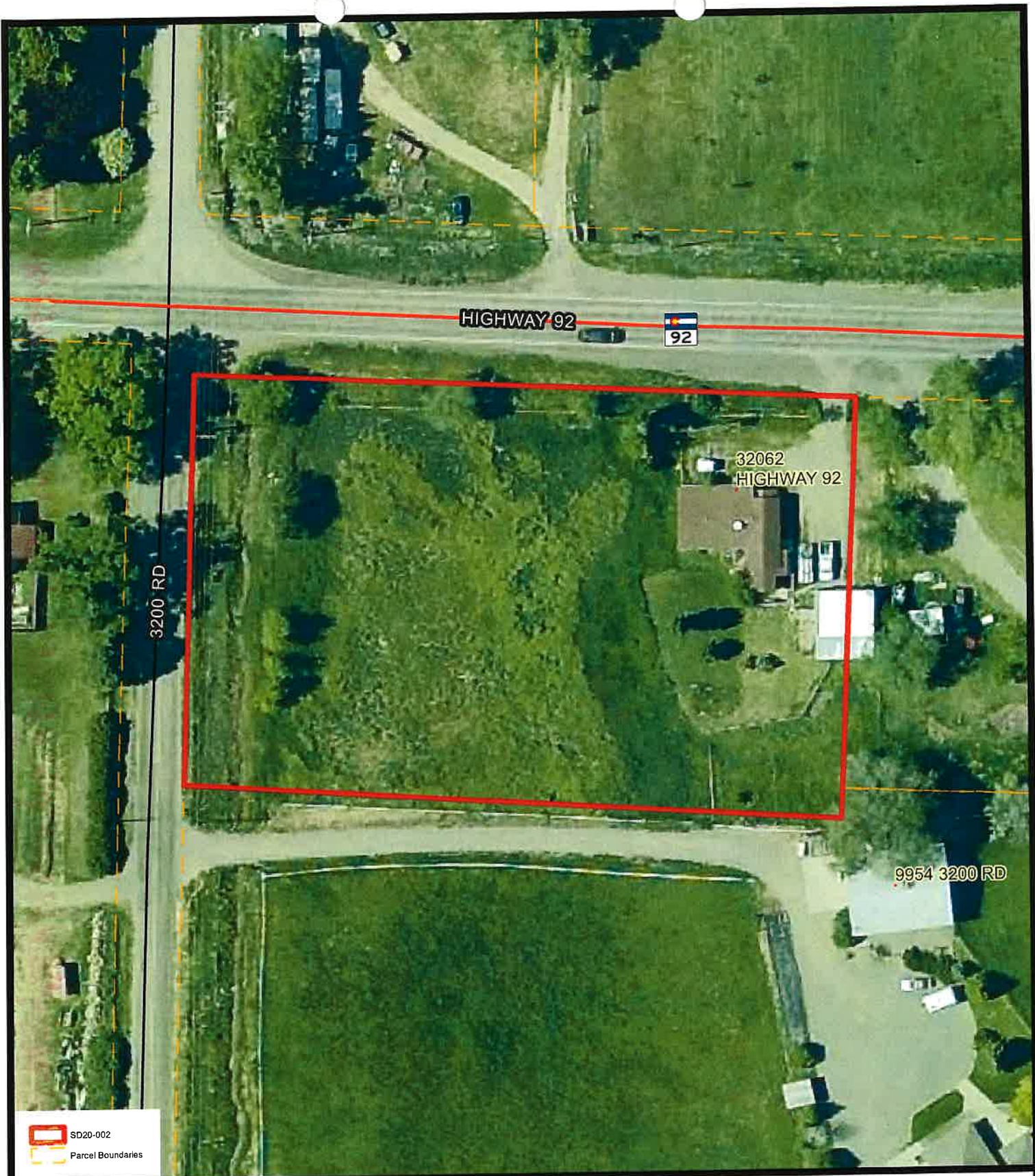
3200 RD

IRRIGATION DITCH

TEST PIT: TP3
MIN. 50'
TEST PIT: TP2
DOUBLE SWEEP CLEANOUT

TEST PIT: TP1

PROPOSED SOIL TREATMENT AREA
12' X 34'



Aerial

Special Development 20-002 Weber Industries

GIS Disclaimer:

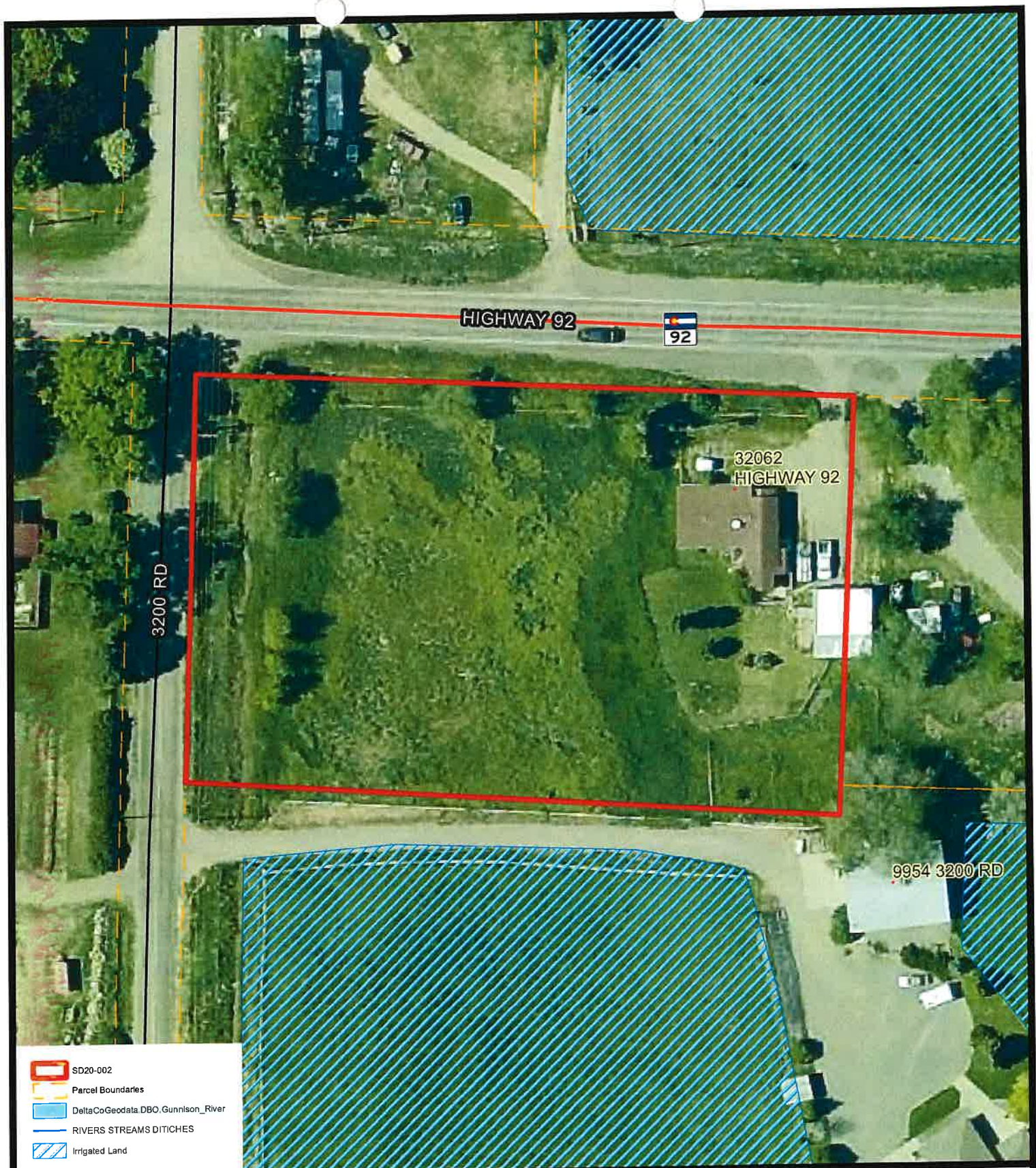
The GIS map data is not a legal document or a survey instrument. Delta County assumes no responsibility for any use of the map data or any loss from using the map data. The data is provided on "as-is" basis with no guarantee to be spatially accurate, complete or current. Due to the dynamic nature of data, some inconsistencies will exist.

0 50 100 200 Feet



Delta County GIS; J. Bollinger 3/8/2021

1:750

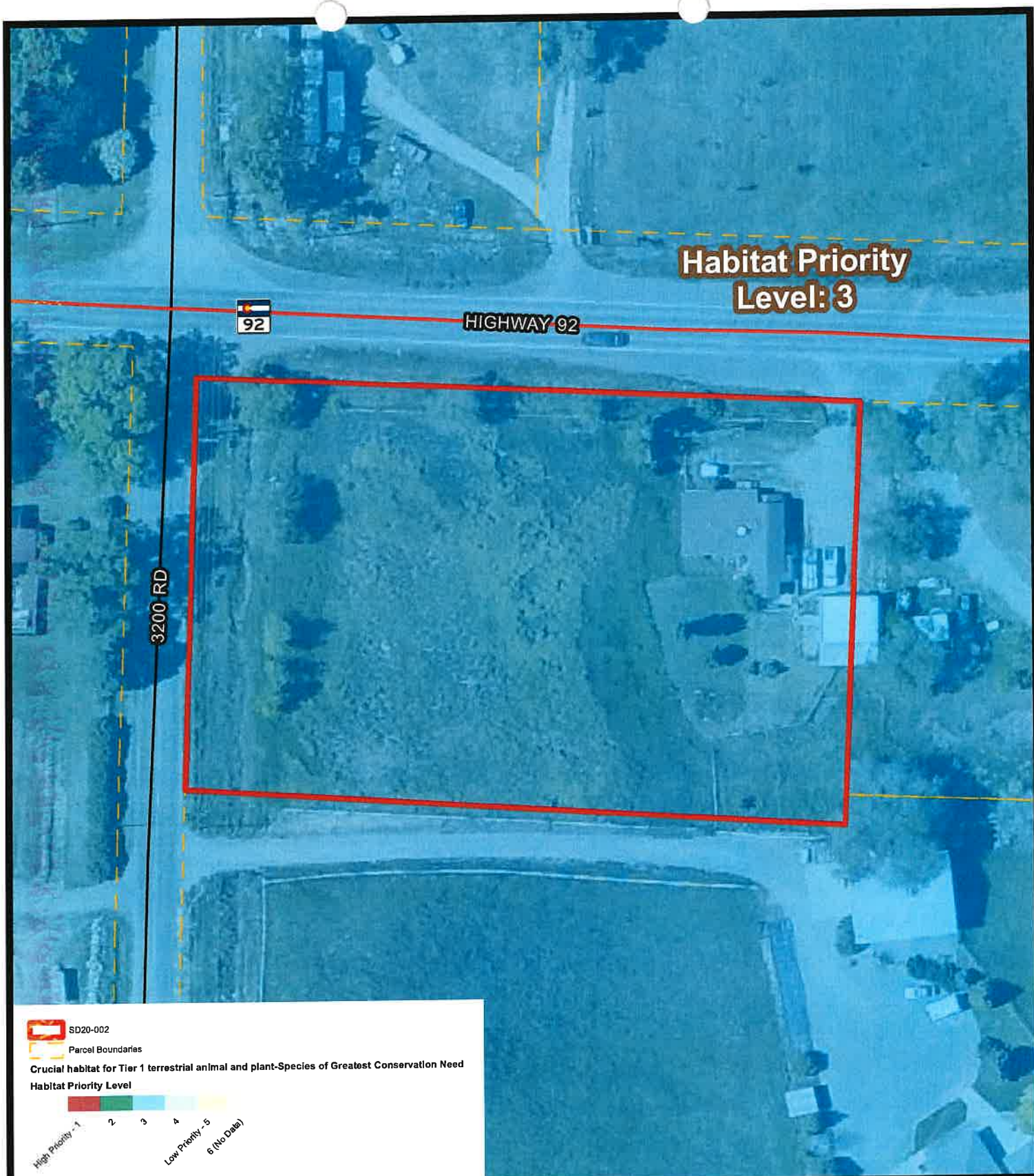


Irrigated Lands

Special Development 20-002 Weber Industries

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Wildlife Impact

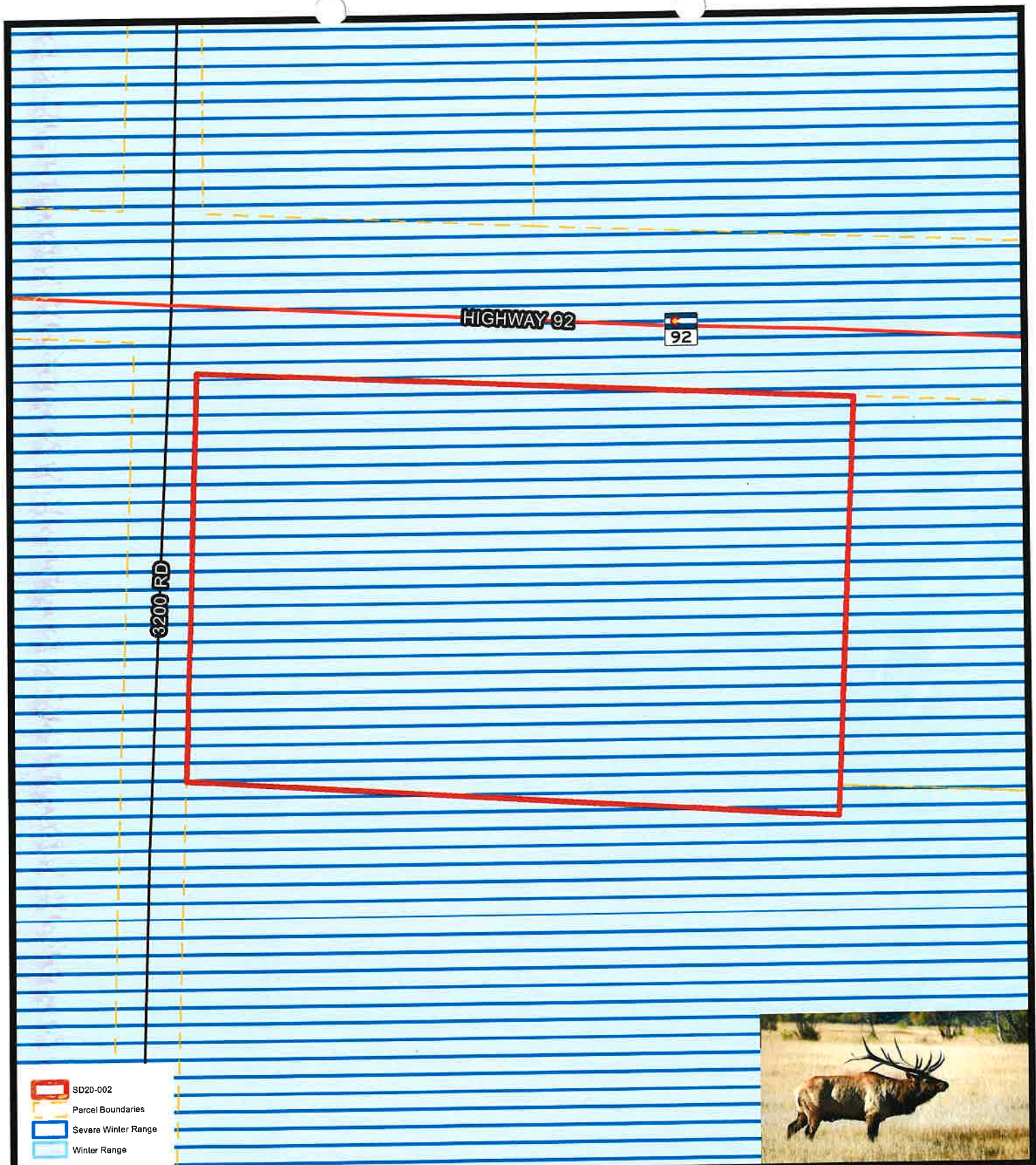
Special Development 20-002 Weber Industries

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0 50 100 200 Feet





Elk Habitat within

Special Development 20-002
Weber Industries

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0 50 100 200 Feet



1:750



Mule Deer Habitat Special Development 20-002 Weber Industries

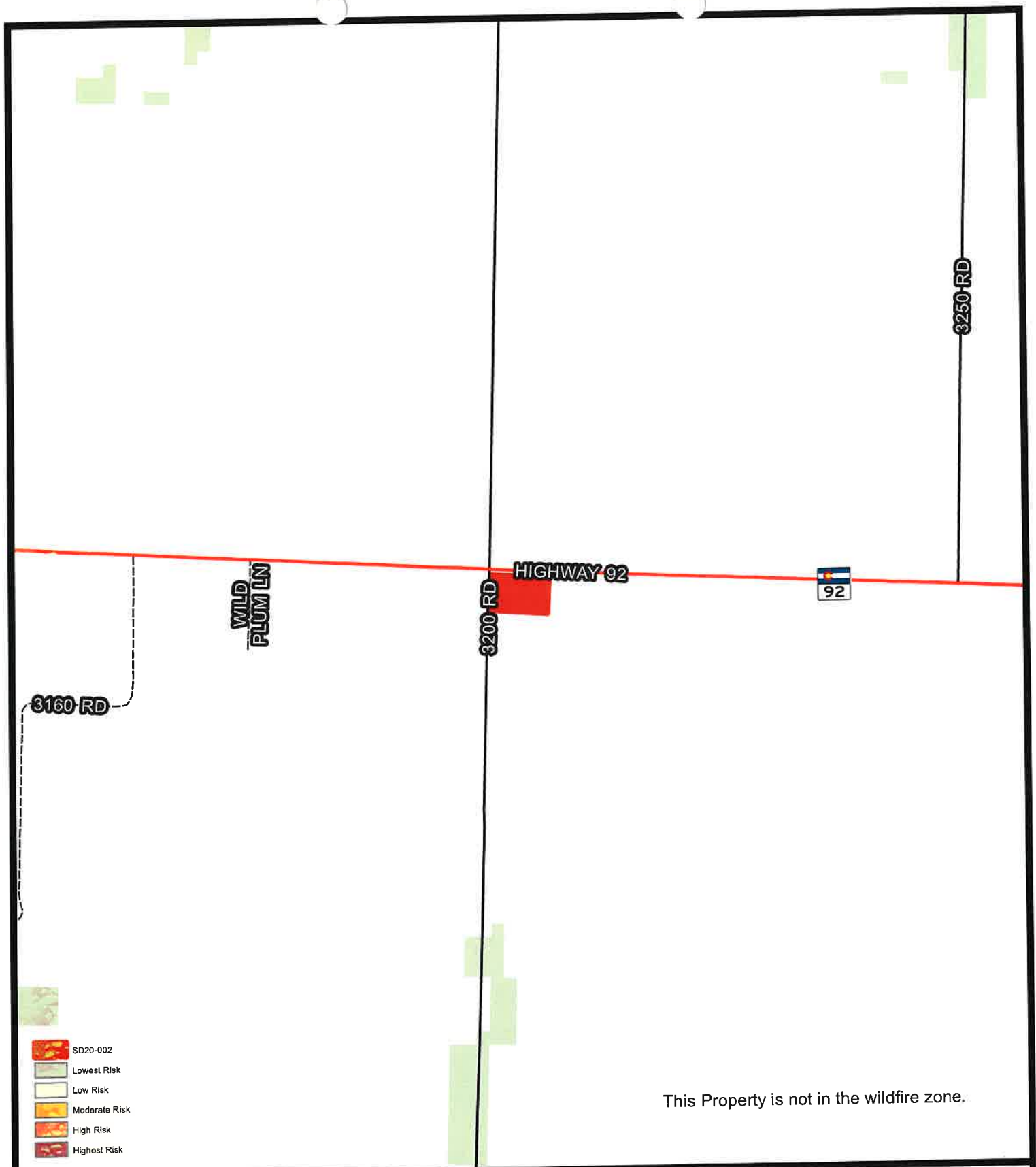
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0 50 100 200
Feet



1:750



Wildfire Risk

Special Development 20-002 Weber Industries

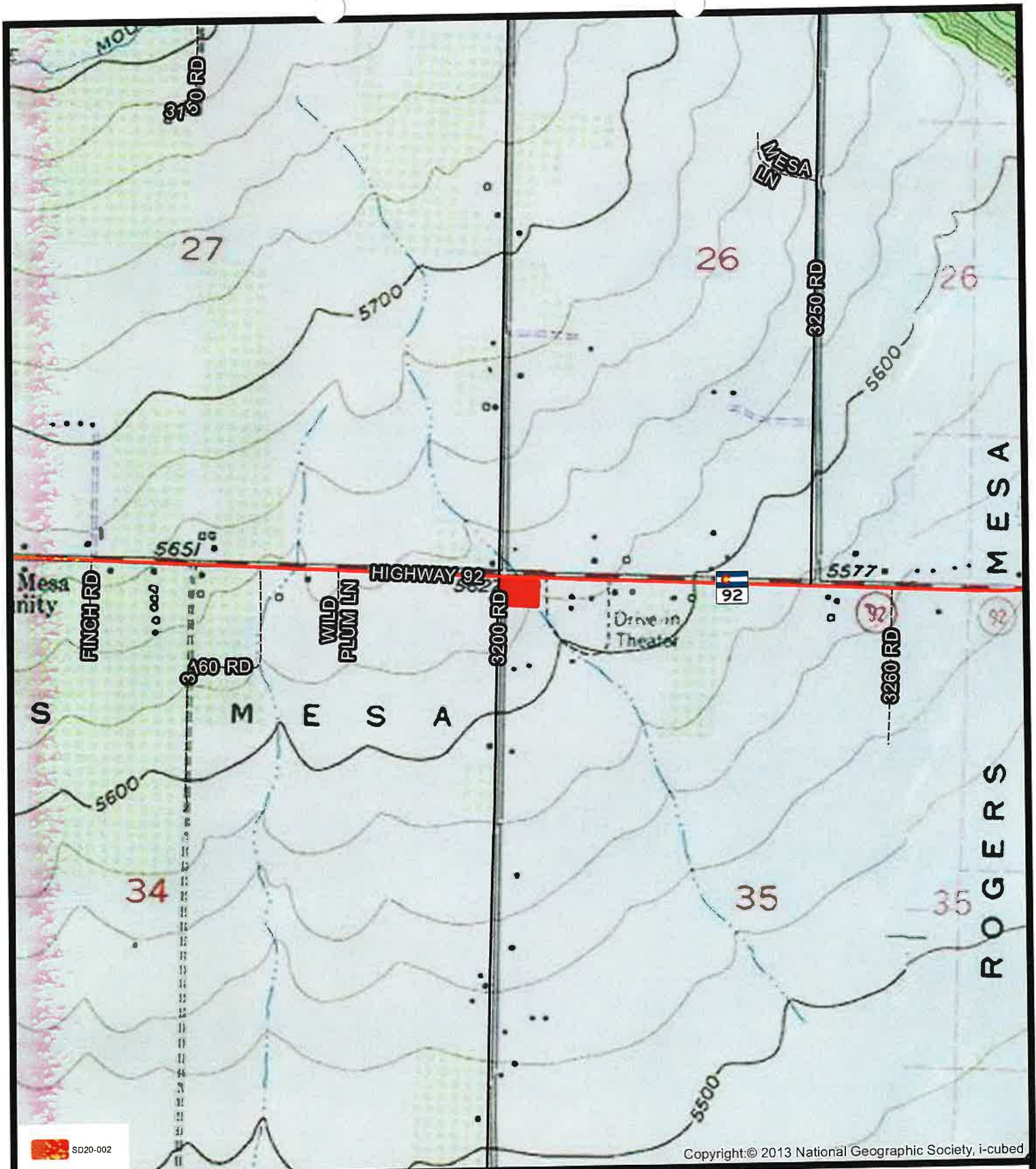
GIS Disclaimer:

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0 600 1,200 2,400 Feet



1:8,600



STAFF REPORT

Delta County Planning Commission

Town Hall

276 West Main Street, Hotchkiss, CO 81419

Wednesday, June 9, 2021 @ 5:30 p.m.

2018 DELTA COUNTY MASTER PLAN

1) Consider Housing Goals and Strategies, and 2) Receive a report on the Delta County Hazard Mitigation Plan

RECOMMENDATION:

Staff recommends that the Planning Commission:

- a. Recommend housing policy language for consideration by the Board of County Commissioners; and
- b. Provide direction to staff on further review of the Master Plan.

SUMMARY/DISCUSSION:

On May 12, 2021, the Planning Commission reviewed the Vision, Goals, and Strategies of the Master Plan. There was a focused discussion relative to Affordable Housing. The following Goal and strategies were identified for consideration at the next Planning Commission meeting:

Goal:

Establish an Affordable Housing Plan within Delta County.

Strategies:

1. Convene an Affordable Housing Task Force consisting of stakeholders within Delta County (municipalities, developers, contractors, etc.).
2. Identify and map County-owned land for potential development of affordable housing.
3. Consider fee reductions and other incentives that help encourage development of Affordable Housing (AH).
4. Meet with current Housing Authorities to discuss the potential for expansion into unincorporated Delta County.
5. Identify infrastructure (transportation, water, sewer) needed to support development of AH and map where existing infrastructure could support such development.
6. Identify federal or state funds available to assist development of AH in Delta County.

7. Identify tools such as rent control, deed restrictions, variance applications, and land swaps to help assist in the development of AH.

Delta County and all municipalities adopted a 2018 Multi-Jurisdictional Hazard Mitigation Plan (HMP) in late-2018 and the plan was formally approved by FEMA in January 2019. The HMP as well as information about fire mitigation are available on the County website under Emergency Management. The FMP has two parts, which are very large files: <https://www.deltacounty.com/342/Multi-Hazard-Mitigation-Plan>. A map book was produced as part of the mitigation plan, but these documents are restricted use and not for public release as some of them contain public safety sensitive information. The Office of Emergency Management is in the process of updating the County Emergency Operations Plan (EOP) this year.

Attached material: List, in order as attached

- None