



REGULAR PLANNING COMMISSION MEETING MINUTES

DELTA COUNTY
560 DODGE ST, DELTA, CO 81416
August 25, 2021

Planning Commission Members in Attendance:

Hardy Hutto
Cindy Watson
Jacob Gray
Kate Darlington
Layne Brones

Tom Kay
Steve Schrock
Tate Locke
Dick Gilmore

Absent Members:

Steve Shea
Eli Wolcott

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 5:30 p.m. in the Administration Building Commissioner's Meeting Room.

Item #1 Meeting Minutes for June 9, 2021 & June 23, 2021
RECOMMENDATION: Approve the minutes.

Motion/Second: Jacob Gray moves to approve the June 9, 2021 and June 23, 2021 Minutes. Layne Brones seconds the motion.

Action: Motion carried unanimously.

Item #2: MJ03-010 Smith Major Subdivision
Continued from June 23, 2021. Consider a Revised Preliminary Plat of MJ03-010 Smith Major Subdivision: reducing the number of previously approved lots from 7 to 5. The project is located 2 ½ miles west of Cedaredge, CO off of 2125 Rd. aka Happy Hollow Rd.
RECOMMENDATION: Staff recommends that the Planning Commission:
a. Recommend Approval of the Revised Preliminary Plat subdividing a 41.506 acre parcel into five (5) lots (MJ03-010/Smith Major Subdivision (attached) to the Board of County Commissioners subject to seventeen (17) conditions laid out herein.

Motion/Second: Jacob Gray moves to approve MJ03-010 Smith Major Subdivision with Staff Recommendations including: to map a dedicated easement to indicate access for downstream users of irrigation and ditch water; the water plan gets signed off by the Commissioner and that it addresses the irrigation water for the downstream users in addition to the onsite irrigation. Dick Gilmore seconds the motion.

Action: Motion carried 7-2
Ayes: Commissioner(s) Dick Gilmore, Steve Schrock, Jacob Gray, Cindy Watson, Kate Darlington, Layne Brones, Tom Kay
Noes: Commissioner(s) Hardy Hutto, Tate Locke

Item #3 PLN21-002 TKO Minor Plat
Consider Director's referral of a Minor Plat to subdivide a 4-acre parcel into two lots of 3.138 acres (Lot 1) and 0.863 acres (Lot 2). The property is located at 1751 F50 Road, Delta (Parcel #345520100010)
RECOMMENDATION: Staff recommends that the Planning Commission adopt a resolution:
a. Finding PLN21-002 meets requirements for a Minor Plat in the UGA zoning district pursuant to the 2021 Land Use Code; and
b. Recommending approval of PLN21-002 to the Board of County Commissioners, subject to 11 conditions found in Exhibit A of the Resolution (Attached.)



DELTA COUNTY

PLANNING & COMMUNITY DEVELOPMENT

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Motion/Second: Hardy Hutto moves to approve PLN21-002 TKO Minor Plat with Staff Recommendations including: a pond maintenance agreement, a road maintenance agreement, an easement for irrigation access, and the applicants extend to 1 acre lot (including the easement of the road) and address the road access easement necessary to meet the County standards. Steve Schrock seconds the motion.

Action: Motion carried 7-2
Ayes: Commissioner(s) Dick Gilmore, Hardy Hutto, Steve Schrock, Jacob Gray, Cindy Watson, Kate Darlington, Layne Brones
Noes: Commissioner(s) Tate Locke, Tom Kay

Item #4 Consider "Innovative Affordable Housing Strategies" identified in Colorado Housing Bill 1271.
RECOMMENDATION: Provide a recommendation to the Board of County Commissioners.

Motion/Second: The Chair announced that the item will be postponed without objection so ordered.

Meeting adjourned at 9:03 p.m.

Respectfully submitted by:
Administrative Assistant, Kim Henderson