



REGULAR PLANNING COMMISSION MEETING MINUTES

DELTA COUNTY
560 DODGE ST, DELTA, CO 81416
September 8, 2021

Planning Commission Members in Attendance:

Hardy Hutto
Steve Schrock
Jacob Gray
Kate Darlington

Tom Kay
Layne Brones
Eli Wolcott
Dick Gilmore

Absent Members:

Steve Shea
Tate Locke
Cindy Watson

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 5:33 p.m. in the Administration Building Commissioner's Meeting Room.

Item #1:

PLN21-013 Anthony Ranches

Consider: 1) Rezone to change from Agricultural/20-acre (A-20) to Rural Industrial & Commercial (RI/C); and 2) Preliminary Plat to subdivide 12.41-acres into five (5) commercial lots of at least two acres. The project is located at 35191 & 35189 Hwy 133, Hotchkiss.

RECOMMENDATION: Staff recommends that the Planning Commission recommend that the Board of County Commissioners:

- a. Rezone a 12.41-acre parcel (Parcel 3243-292-00-015/Account R007665) from Agricultural "20" (A-20) to Rural Industrial & Commercial (RI/C); and
- b. Approve a Preliminary Plat to subdivide 12.41 acres into five (5) lots, tow (2) phases; Phase I: Lot 1 (1.954 acres), Phase II: Lot 2(3.105 acres), Lot 3 (2.824 acres), Lot 4 (2.060 acres), and Lot 5 (2.295 acres), subject to 14 conditions; and
- c. Agree to construct a public road through this parcel from Highway 133 to 3500 Road.

Motion/Second:

Steve Schrock moves for the passage of Kwiki Tire Subdivision (PLN21-013 Anthony Ranches) Phase I, and adoption of the Resolution related to the rezoning and Subdivision with Staff Recommendations including: Planning Commission finds the Resolution consistent with the Master Plan, Section 2.4 Economic Development and Section 2.5 Land Use Development and reference the section of the Land Use Code relative to rezoning, that the rezoning is consistent with Section 2, Subsection B: Rezoning and Approval Standards. Dick Gilmore seconds the motion.

Action:

Motion carried unanimously

Item #2

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

Motion/Second:

Hardy Hutto moves to pursue the grants and include the square footage criteria in the strategies. Eli Wolcott seconds the motion.

Action:

Motion carried unanimously

Meeting adjourned at 7:36 p.m.

Respectfully submitted by:

Administrative Assistant, Kim Henderson