



REGULAR PLANNING COMMISSION MEETING MINUTES

DELTA COUNTY
560 DODGE ST, DELTA, CO 81416
October 27, 2021

Planning Commission Members in Attendance:

Hardy Hutto
Steve Schrock
Jacob Gray
Kate Darlington
Cindy Watson

Tom Kay
Tate Locke
Eli Wolcott
Dick Gilmore

Absent Members:

Steve Shea
Layne Brones

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
a. August 25, 2021
b. September 8, 2021
RECOMMENDATION: Approve the action minutes as presented.

Motion/Second: Dick Gilmore moves to approve the minutes as presented. Eli Wolcott seconds the motion.

Action: Motion carried unanimously

Item #2 SUB19-040/Victorian Subdivision
Consider: A Sketch Plan for SUB19-040/Victorian Subdivision: subdividing approximately 34 acres into two (2) Lots: Lot 1 (21.2 acres), Lot 2 (13.4 acres). The project is located at 37586 & 37614 Back River Road, Paonia.
RECOMMENDATION: Staff recommends that the Planning Commission continue SUB19-040 (Sketch Plan) to a date uncertain with direction to address access, lot design, and irrigation prior to the Planning Commission considering a Sketch Plan for SUB19-040/Victorian Subdivision.

Motion/Second: Eli Wolcott moves to approve the Sketch Plan SUB19-040/Victorian Subdivision with staff recommendations as well as the additional recommendations: a clear decision on which access is for each property, a written irrigation plan with infrastructure, make the 10 foot easements into 20 foot to the irrigation box, confirm lot line encroachment of the second access, see finalized lot lines, proper distribution of irrigation water, clean up all mistakes on the prior sketch plans, consolidating notes from the new sketch and old, note that the County needs to move the domestic line if the 50 foot Right of Way is taken. Jacob Gray seconds the motion.

Action: Motion carried 5-3

Item #3 PLN21-001/Miller (Alliance Ready Mix) Conditional Use Permit (CUP)
RECOMMENDATION: Staff recommends that the Planning Commission recommend that the Board of County Commissioners:
a. Find that PLN21-001 complies with the Land Use Code; and
b. Approve PLN21-001, a Conditional Use Permit for a Mobile Concrete Batch Plant at 19337 F Road, Delta (Parcel: 345522300015), subject to eleven (11) conditions.

Motion/Second: Tate Locke moves to continue PLN21-001 until the recommended conditions of approval by staff are answered and until a business plan is addressed for the commission to evaluate. Eli Wolcott seconds the motion.



DELTA COUNTY

PLANNING & COMMUNITY DEVELOPMENT

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Action: Motion carried unanimously.

Meeting adjourned at 9:00 p.m.

Respectfully submitted by:
Administrative Assistant, Kim Henderson