



REGULAR PLANNING COMMISSION MEETING MINUTES

DELTA COUNTY
560 DODGE ST, DELTA, CO 81416
November 17, 2021

Planning Commission Members in Attendance:

Hardy Hutto
Steve Schrock
Jacob Gray
Dick Gilmore
Steve Shea

Tom Kay
Layne Brones
Eli Wolcott
Tate Locke
Cindy Watson

Absent Members:

Kate Darlington

Planning Staff in Attendance:

Delta County Community Development & Natural Resource Director, Carl Holm
Delta County Planner I, 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 October 27, 2021 & October 28, 2021
RECOMMENDATION: Approve the minutes.

Motion/Second: Jacob Gray moves to approve the October 27, 2021 and October 28, 2021 Minutes. Cindy Watson seconds the motion.

Action: Motion carried unanimously.

Item #2: PLN21-010/Corona
Consider: A Preliminary Plat to subdivide approximately 34.0 acres into six (6) lots in the A-5 zoning district. The property is located at 5898 & 5884 2100 Road, Delta.
RECOMMENDATION: Staff recommends that the Planning Commission recommend that the Board of County Commissioners:
a. Find PLN21-010 meets the requirements of the Land Use Code for a Preliminary Plat; and
b. Approve a Preliminary Plat to subdivide 34.36 acres into six (6) lots: Lot 1 (5.085 acres), Lot 2 (5.085 acres), Lot 3 (5.015 acres), Lot 4 (5.005 acres), Lot 5 (5.015 acres) and Lot 6 (9.158 acres) in the A-5 zone, subject to four (4) conditions.

Motion/Second: Tate Locke moves to approve PLN21-010 with Staff Recommendations. Dick Gilmore seconds the motion.
Hardy Hutto requested the motion be amended to include with the Staff Recommendations, limiting the residents to two homes as long as they comply with the infrastructure. Tate Locke and Dick Gilmore accepted the amendment.

Action: Motion carried 6-3
Ayes: Hardy Hutto, Steve Schrock, Dick Gilmore, Steve Shea, Tom Kay, Tate Lock
Nays: Layne Brones, Eli Wolcott, Jacob Gray

Item #3: PLN21-030/Garnet Mesa Solar LLC
Consider: A Limited Use Permit to install and operate an 80MW ground mounted solar photovoltaic energy generating facility. The project involves two sites consisting of three (3) parcels totaling 472+ acres generally located west of 2200 Road and at the southwest corner of G Road and 2100 Road, approximately 2.2 miles east of Delta (Parcels: 3455-231-00-001, 3455-232-00-009, 3455-133-00-020).
RECOMMENDATION: Staff recommends that the Planning Commission recommend that the Board of County Commissioners:
a. Find that PLN21-030 complies with the Land Use Code; and



- b. Approve PLN21-030, a Limited Use Permit for an 80MW ground mounted solar photovoltaic energy generating facility developed over three (3) parcels totaling 472.85 acres generally located between 2200 Road on the east of 2050 Road on the west, north and south of G Road, Delta (Parcel: 3455-231-00-001, 3455-232-00-009, 3455-133-00-020).

Motion/Second: Jacob Gray moves to approve PLN21-030 with Staff Recommendations as well as the following conditions: a solid fence be installed around the substation to mitigate sight and sound, security bond for decommission, mend relation with Hofschulte regarding easement, vegetation bond, consider aesthetic of replacing utility poles to substation, trash control during construction, traffic control during construction, hooded lighting be turned off except for emergency maintenance, flood irrigating plan, landscape south end of South-West site and a road inspection to be completed. Dick Gilmore seconds the motion.

Action: Motion carried 6-3
Ayes: Dick Gilmore, Layne Brones, Jacob Gray, Hardy Hutto, Steve Shea, Eli Wolcott
Nays: Steve Schrock, Tate Locke, Tom Kay

Meeting adjourned at 10:30 p.m.

Respectfully submitted by:
Administrative Assistant, Kim Henderson