



**REGULAR PLANNING COMMISSION MEETING MINUTES  
MALONEY HOUSE (DELTA COUNTY FAIRGROUNDS)  
575 S RIVER LN, HOTCHKISS, CO 81419  
December 8, 2021**

**Planning Commission Members in Attendance:**

Hardy Hutto  
Steve Schrock  
Jacob Gray  
Dick Gilmore  
Kate Darlington

Tom Kay  
Layne Brones  
Eli Wolcott  
Tate Locke

**Absent Members:**

Cindy Watson  
Steve Shea

**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 Maloney House (Delta County Fairgrounds).

- Item #1:                    PLN21-039/TDS Telecommunications  
Consider Conditional Use Permits to install and operate two wireless communication facilities: A) 60-foot-tall pole in the County Right-of-Way adjacent to 38590 Stucker Mesa Road approximately 2.1 miles west of Paonia (Parcel: 324302300055); and B) 50-foot-tall pole within a TDS easement at 39025 Cottonwood Creek Road approximately 3.6 miles north of Crawford (Parcel: 344914103001).  
RECOMMENDATION: Staff recommends that the Planning Commission continue this item to January 12, 2022.
- Motion/Second:        Tate Locke moves to continue PLN21-039 to January 12, 2022. Steve Schrock seconds the motion.  
Eli Wolcott has recused himself from any discussion on PLN21-039.
- Action:                    Motion carried unanimously
- Item #2:                    Pre-Land Use Code Projects  
Consider the status of 29 development applications/approvals that preceded adoption of the 2021 Land Use Code.  
RECOMMENDATION: Staff recommends that the Planning Commission recommend that the Board of County Commissioners take action on outstanding projects applied/approved prior to adoption of the Land Use Code.
- Motion/Second:        Tate Locke moves to approve with Staff recommendation to recommend the Board of County Commissioners take action on outstanding projects applied/approved prior to the adoption of the Land Use Code. Layne Brones seconds the motion.
- Action:                    Motion carried unanimously.
- Item #3                    Land Use Code Review  
Receive an overview of items to consider as part of a review of the 2021 Land Use Code.  
RECOMMENDATION: Staff recommends that the Planning Commission: A) Receive a presentation on areas to consider as part of review of the Land Use Code; and B) Provide direction to staff.
- Motion/Second:        No Motion required.



# **DELTA COUNTY**

## **PLANNING & COMMUNITY DEVELOPMENT**

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Action: The Planning Commission accepted the presentation and the Planning Commission discussed their priorities in regards to the Land Use Code review.

Meeting adjourned at 7:36 p.m.

Respectfully submitted by:  
Administrative Assistant, Kim Henderson