



**DELTA COUNTY PLANNING COMMISSION MEETING MINUTES
MALONEY HOUSE (DELTA COUNTY FAIRGROUNDS)
575 S RIVER LN, HOTCHKISS, CO 81419
February 9, 2022**

Chairman Tom Kay called the meeting to order at 5:30 p.m. in the Delta County Board of County Commissioner's Meeting Room.

ROLL CALL

Planning Commission Members in Attendance:

Tom Kay	Michelle Roberts (Associate)
Steve Schrock	Hardy Hutto
Jacob Gray	Kate Darlington
Layne Brones	David Marek (Associate)

Absent Members:

Tate Locke
Steve Shea
Cindy Watson

With member(s) absent from District 1, Michelle Roberts is a voting member.

Staff in Attendance:

Delta County Community Development & Natural Resource Director, Carl Holm
Delta County Community Development Planner I, Kate Kelly
Delta County Community Development Planner I, Angie Kemp
Delta County Planning & Community Development Administrative Assistant, Kim Henderson
Delta County Attorney, John Baier

ANNUAL MEETING

Consider: Election of officers for 2022, consideration of any special projects to address in 2022, and the 2022 Planning Commission meeting schedule.

RECOMMENDATION: Staff recommends that the Planning Commission:

A. Elect Officers (Chair & Vice-Chair) for 2022

Motion/Second: Steve Schrock made a motion for Tom Kay to remain as Chair and Tate Locke as Vice-Chair. Layne Brones seconded the motion.

Kate Darlington nominated Jacob Gray as Chair.

Action: Tom Kay received 4 votes; Jacob Gray received 2 votes. Tom Kay remains Chair.

Kate Darlington nominated Jacob Gray as Vice-Chair.

Action: Tate Locke received 4 votes; Jacob Gray received 2 votes. Tate Locke remains Vice-Chair.

B. Consider special projects for 2022

Motion/Second: Director Holm reminded the Planning Commission of the Land Use Code and Master Plan are scheduled to be reviewed this year. Steve Schrock requested Affordable Housing be a project that gets discussed this year. Layne Brones requested the County be proactive with the Code Enforcement Officer regarding junk/rubbish. Kate Darlington would also like to pursue the Affordable housing topic. Tom Kay would like to address the Land Use Code "place-holders".

Action: No action needed.

C. Consider a Meeting Schedule for 2022



DELTA COUNTY

PLANNING & COMMUNITY DEVELOPMENT

295 W 6th Street
Delta, Colorado 81416
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970.874.2110

Action: There was a consensus of the Planning Commission to a meeting schedule of two meetings per month. The second Wednesday a month will be held in Hotchkiss and the fourth Wednesday a month will be held in Delta. There will be no regular meeting scheduled the 4th Wednesday of the month in November or December due to the holidays.

PUBLIC COMMENT

None

AGENDA ADDITIONS, DELETION, AND CORRECTIONS

None

SCHEDULED ITEMS

Item #1: Meeting Minutes
a. January 12, 2022
b. January 26, 2022
RECOMMENDATION: Approve the action minutes as presented

Steve Schrock requested the January 12, 2022 minutes be amended to reflect the County Administrator speak with the County Treasurer regarding the sales tax matter and not the applicant.

Motion/Second: Kate Darlington moved to approve the action minutes as amended. Layne Brones seconded the motion.

Action: Motion carried unanimously

6:07pm Commissioner Cindy Watson joined the meeting via Zoom.

Item #2: PLN21-039/TDS Telecommunications
Continued from 12/8/2021. 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 recommend that the Board of County Commissioners:
a. Find that PLN21-039 meets standards of 2021 Delta County Land Use Code.
b. Approve PLN21-039A, a Conditional Use Permit to install a 60-foot-tall wireless facility in the County Right-of-Way adjacent to 38590 Stucker Mesa Road (Parcel: 3443-023-00-055).
c. Approve PLN21-039B, a Conditional Use Permit to install a 50-foot-tall wireless facility within a TDS easement located at 39025 Cottonwood Creek Road (Parcel: 3449-141-03-001).
d. Attach recommended conditions of approval.

Motion: Hardy Hutto moved to deny PLN21-039A/Stucker Mesa Rd location.
Second: Layne Brones seconded the motion.

Substitute Motion: Steve Schrock moved to continue PLN21-039A/Stucker Mesa Rd location for 2 weeks (February 23, 2022) to explore the feasibility of an option to co-locate the microwave dish on the KVNf tower and install a smaller pole in the easement.

Second: Kate Darlington seconded the motion.

Action: Action carried 4-3
Ayes: Steve Schrock, Dave Marek, Kate Darlington, Cindy Watson



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Nays: Michelle Roberts, Hardy Hutto, Layne Brones

Absent: Tate Locke

Chairman Tom Kay did not vote

Jacob Gray recused himself from voting due to a potential conflict of interest.

Motion: Kate Darlington moves to approve PLN21-039B/Cottonwood Creek Rd with Staff
Recommendations as well as the condition of a decommission plan.

Second: Steve Schrock seconded the motion.

Action: Motion carried unanimously

COMMISSIONER COMMENTS, REQUESTS AND REFERRALS

None

DEPARTMENT REPORT

None

ADJOURNMENT

The next meeting will be held on February 23, 2022 at 5:30pm in the Delta County Administration Building, Delta, CO.

Meeting adjourned at 9:13 p.m.

Respectfully submitted by:

Administrative Assistant, Kim Henderson