



DELTA COUNTY PLANNING COMMISSION MEETING MINUTES
DELTA COUNTY BOARD OF COUNTY COMMISSIONER'S ROOM
560 DODGE ST., DELTA, CO 81416
February 23, 2022

Chair 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
Cindy Watson	Kate Darlington
David Marek (Associate)	

Absent Members:

Tate Locke
Steve Shea
Jacob Gray
Layne Brones

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 Administrator, Robbie LeValley

PUBLIC COMMENT

None

AGENDA ADDITIONS, DELETION, AND CORRECTIONS

None

SCHEDULED ITEMS

Item #1: Meeting Minutes
a. February 9, 2022
RECOMMENDATION: Approve the action minutes as presented

Motion: Michelle Roberts moved to approve the action minutes as presented.
Second: Cindy Watson seconded the motion.

Action: Motion carried unanimously

5:32pm Commissioner Jacob Gray joined the meeting via Zoom.

Commissioner Hardy Hutto has recused himself from discussion and voting on the PLN21-001/Miller (Alliance Ready Mix) application.

Item #2: PLN21-001/Miller (Alliance Ready Mix)
Continued from October 27, 2021. Consider a Conditional Use Permit (CUP) to operate a Mobile Concrete Batch Plant in the A-5 zone.
RECOMMENDATION: 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 conditions.



DELTA COUNTY

PLANNING & COMMUNITY DEVELOPMENT

295 W 6th Street
Delta, Colorado 81416
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Motion: Steve Schrock moved to recommend that the BoCC approve PLN21-001 with staff recommendations plus the following findings and conditions:

- Findings
 - a. The parcel is not prime Ag land
 - b. Industrial uses exist across F Road at 1900 Road
- Conditions:
 - a. The Conditional Use Permit be renewed/re-evaluated in 4 years
 - b. The applicant provides a Road Maintenance Bond in the amount of \$10,000 for F Rd to 1900 Rd to D Rd to Hwy 50 for 5 years and pay 50% of any road impacts that would be caused on that route within the 5-year time period.

Second: Jacob Gray seconded the motion.

Amendment: Through discussion the motion was amended for a bond in the amount of \$20,000

Action: Ayes: Kate Darlington, Steve Schrock, Jacob Gray
Nays: Michelle Roberts, Cindy Watson
Absent: Tate Locke, Layne Brones, Steve Shea
Hardy Hutto recused himself from voting due to a potential conflict of interest.

Chair Kay inquired about what happens in a tie vote. Director Holm advised that a tie vote is essentially a "no vote", meaning no recommendation. Under Robert's Rules the Chair can either break a tie or create a tie. Director Holm recommended that when there is a tie vote that the Commission either try to find a solution (motion) that can get a majority vote, or continue the matter until there is a full Commission present to try to break the tie (if possible) in order to forward a recommendation to the Board of County Commissioners.

Substitute Motion: Kate Darlington moved to amend the original motion by adding a condition requiring the applicant to prepare a Level 3 Traffic Study that can inform the bond amount.

Second: Cindy Watson seconded the motion.

Action: Ayes: Kate Darlington, Steve Schrock, Cindy Watson, Jacob Gray
Nays: Michelle Roberts
Absent: Tate Locke, Layne Brones, Steve Shea
Chair Tom Kay did not vote
Hardy Hutto recused himself from voting due to a potential conflict of interest.
Action carried 4-1

Item #3: PLN21-039/TDS Telecommunication
Continued from February 9, 2002. Consider options for 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).

RECOMMENDATIONS: Recommend that the Board of County Commissioners:

- a. Table the Stucker Mesa portion of the application (PLN21-039) to pursue Administrative Review of the DMEA co-location design; and
- b. Consider draft Resolution for PLN21-039.

Motion: Kate Darlington moved to approve the Resolution for PLN21-039 as presented by staff.

Second: Cindy Watson seconded the motion.

Action: Motion carried unanimously

COMMISSIONER COMMENTS, REQUESTS AND REFERRALS

None

DEPARTMENT REPORT

None



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ADJOURNMENT

The next meeting will be held on March 9, 2022 at 5:30pm in the Delta County Administration Building, Delta, CO.

Meeting adjourned at 8:31 p.m.

Respectfully submitted by:
Administrative Assistant, Kim Henderson