



DELTA COUNTY

PLANNING & COMMUNITY DEVELOPMENT

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**DELTA COUNTY PLANNING COMMISSION MEETING MINUTES
DELTA COUNTY BOARD OF COUNTY COMMISSIONER'S ROOM
560 DODGE ST., DELTA, CO 81416
March 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	Steve Shea
David Marek (Associate)	Layne Brones
Tate Locke	

Absent Members:

Jacob Gray
Kate Darlington

With all member(s) present from District 1, Michelle Roberts can participate but is not able to vote.

With member(s) absent from District 3, David Marek 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 Environmental Health Director, Greg Rajnowski

PUBLIC COMMENT

Becky Lightfoot addressed the Planning Commission regarding research she conducted on the difference between Road Use Taxes and the Road Improvement Bonds. The road bonds are used for the small roads and the road use taxes are for the larger roads.

AGENDA ADDITIONS, DELETION, AND CORRECTIONS

None

SCHEDULED ITEMS

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

Cindy Watson moved to approve the action minutes as presented. Layne Brones seconded the motion.

Motion carried unanimously

5:36pm Commissioners Kate Darlington and Jacob Gray arrived. With all member(s) present from District 3, David Marek can participate but is not able to vote.

Item #2: SD03-006/CHT Resources, LLC (formerly CB Industries)
Consider a Certificate of Designation (CD) updating an existing Compost Facility permit to change ownership from CB Industries to CHT Resources, LLC (new owner) and reflect minor corrections and revisions to the Engineering Design and Operations Plan (EDOP) for conformance with the new owner's operations and current regulations.
RECOMMENDATION: Staff recommends that the Planning Commission recommend that the Board of County Commissioners:



- a. Find that SD03-006 complies with the Master Plan and Specific Development Regulations for a Certificate of Designation (CD) to operate a compost facility in the RI/C zone; and
- b. Approve SD03-006 Certificate of Designation (CD) for a change of Ownership from CB Industries to CHT Resources, LLC and the minor corrections and revisions to the Engineering Design and Operations Plan (EDOP) at 11289 Doughspoon Road, Delta (Parcel:323721300003)
- c. Consider a draft Resolution for the Board of County Commissioners, including findings and conditions, that would replace and repeal all prior resolutions for SD03-006

Planner I, Kate Kelly presented the project, and answered Commissioner questions.

Erica Sparhawk, Jake DeWolfe and Forrest Fulker representing CHT Resources, LLC.

Jerry Henderson and Ed Pottoroff with CDPHE provided additional information about the project, and answered Commissioner questions.

County Environmental Health Director Greg Rajnowski also answered Commissioner questions

Following deliberation by the Commissioners, Tate Locke moved to approve SD03-006/CHT Resources, LLC with staff recommendations, noting that the Recommendation Letter from CDPHE is required before the item is presented to the BoCC. Hardy Hutto seconded the motion.

Motion carried unanimously

Item #3:

PLN21-071/Armstrong Subdivision

Consider a 5-lot Clustered Subdivision (Preliminary Plat) in the A-20 zoning district; Lot 1 (2.286 acres), Lot 2 (2.162 acres), Lot 3 (1.227 acres) Lot 4 (0.863 acres), Lot 5 (31.048 acres). The property is located at 15627-15767 Bull Mesa Road (Parcel:319536200013), Cedaredge.

RECOMMENDATION: Staff recommends that the Planning Commission (PC) recommend the following action(s) to the Board of County Commissioners (BoCC):

- a. Find that PLN21-071/Armstrong is consistent with applicable policies of the 2018 Master Plan and complies with requirements of the 2021 Land Use Code (LUC) for a Preliminary Plat (clustered subdivision), including Chapters 3, 4, 5, & 6; and
- b. Conditionally Approve PLN21-071/Armstrong, presented as a Preliminary Plat (clustered subdivision) creating five (5) parcels in the A-20 zoning designation located at 15627-15767 Bull Mesa Road, Cedaredge (Parcel:319536200013), all with existing residential units and utilities.

Planning Director Carl Holm presented the project, and answered Commissioner questions.

Applicant Milan Armstrong provided additional information about the project, and answered Commissioner questions.

Following deliberation by the Commissioners, Jacob Gray moved to approve PLN21-071 with staff recommendations as well as the following conditions:

- the Latitude/Longitude of the burial sites be noted on the Final Plat;
- an HOA be created for the domestic water for the shared well; and
- an HOA be created for all parcels using irrigation water.

Layne Brones seconded the motion.

Motion carried unanimously

COMMISSIONER COMMENTS, REQUESTS AND REFERRALS

None



DEPARTMENT REPORT

- a. Planning Director Carl Holm informed the Planning Commission that the Environmental Health Department is updating the Onsite Wastewater Treatment System Regulations (Septic Regulations) and will be available for public review in about a month.
- b. County staff will be meeting with local Surveyors on Monday, March 28, 2022 to discuss terminology & process scenarios regarding the subdivision process. PC Chair Kay and BOA Member Mike Twamley have been invited to attend the meeting. Planning staff will update the Planning Commission on the outcome after the meeting.
- c. The Board of County Commissioners will be holding a workshop on Wednesday, March 30, 2022 at 9:30am to discuss density, lot size, and variances.
- d. Once the above items have been completed, the Planning Commission will begin reviewing the Land Use Code.

ADJOURNMENT

The next meeting will be held on April 13, 2022 at 5:30pm, Maloney House (Delta County Fairgrounds) 575 S River Ln, Hotchkiss, CO.

Meeting adjourned at 7:28 p.m.

Respectfully submitted by:
Administrative Assistant, Kim Henderson