



**DELTA COUNTY PLANNING COMMISSION MEETING MINUTES
DELTA COUNTY BOARD OF COUNTY COMMISSIONER'S ROOM
560 Dodge St., Delta, CO 81416
April 27, 2022**

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

ROLL CALL

Planning Commission Members in Attendance:

Tom Kay
Tate Locke
Steve Schrock
Layne Brones
Jacob Gray

Absent Members:

Steve Shea
Michelle Roberts (Associate)
Kate Darlington
Cindy Watson
David Marek (Associate)
Hardy Hutto

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 Administrator, Robbie LeValley

Commissioner Steve Shea arrived at 5:34pm.

ZOOM DISCUSSION

Planning Director, Carl Holm presented the Colorado Open Meeting Law to the Planning Commission. This included the difference between a Public Meeting and a Public Hearing.

Following deliberation by the Commissioners, it was determined that:

- Planning Commission meetings will continue to be broadcasted on Zoom where public can listen to meetings.
- The agenda will be revised to remove the general Public Comment item (Items not on the agenda).
- On Public Meeting items (e.g., meeting minutes, work sessions), it will be the discretion of the Commission/Chair if public is allowed to speak.
- On Public Hearing items, public can speak but using Zoom is at their risk to be cut off if there is a problem with the technology.
- Public comments can be submitted in writing prior to the meeting or in person.

Since there are a number of Commissioners missing, this format will be presented to the Commission at the next meeting.

PUBLIC COMMENT

Chuck Cherek addressed the Planning Commission regarding Renewable Energy as well as attendance and comments at meetings.

Scott Schible addressed the Planning Commission regarding attendance and comments at meetings as well as Work Sessions.

Brenda Toole addressed the Planning Commission regarding Zoom and public comments at Work Sessions.

Richard Lightfoot addressed the Planning Commission regarding public comments at meetings.

Natasha Leger addressed the Planning Commission regarding Zoom and County technology.

Danielle Carre addressed the Planning Commission regarding Zoom and the Renewable Energy definition.

Mike Atwood addressed the Planning Commission regarding Zoom.



Eli Wolcott addressed the Planning Commission regarding Zoom.

AGENDA ADDITIONS, DELETION, AND CORRECTIONS

None

SCHEDULED ITEMS

Item #1: Meeting Minutes
a. April 13, 2022
RECOMMENDATION: Approve the action minutes as presented

Steve Schrock moved to approve the action minutes as presented. Layne Brones seconded the motion.

Motion carried unanimously

Item #2: Land Use Code Update – Work Session
Work Session to consider topic(s) of: Definitions, Application Process
RECOMMENDATION:
a. Consider Definitions (LUC Chapter 14, Section 2)
b. Consider Application Process Outline.
c. Provide Direction of topic(s) and date for the next Work Session (continue this item).

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

Following deliberation by the Commissioners, the Process Overview portion of the Land Use Code update was continued to May 11, 2022.

The Commission decided to open the Work Session up to public comment.

PUBLIC COMMENT

Mike Atwood addressed the Planning Commission regarding the definition of Renewable Energy be the footprint and not the power usage (KW).

Natasha Leger addressed the Planning Commission regarding the Renewable Energy and suggested a tiered approach (small-scale, large-scale, and utility-scale). She also suggested making the Aggrieved Party definition broader.

Eli Wolcott addressed the Planning Commission regarding definitions of Business Use of the Home and Short-Term Rental and how they might impact agriculture.

COMMISSIONER COMMENTS, REQUESTS AND REFERRALS

None

DEPARTMENT REPORT

None

ADJOURNMENT

The next meeting will be held on May 11, 2022 at 5:30pm, Delta County Administrative Building, 560 Dodge St. Delta, CO.

Meeting adjourned at 7:36 p.m.

Respectfully submitted by:
Administrative Assistant, Kim Henderson