



**DELTA COUNTY PLANNING COMMISSION MEETING MINUTES  
DELTA COUNTY BOARD OF COUNTY COMMISSIONER'S ROOM  
560 Dodge St., Delta, CO 81416  
May 11, 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       | Steve Shea                   |
| Tate Locke    | Michelle Roberts (Associate) |
| Steve Schrock | Kate Darlington              |
| Layne Brones  | Cindy Watson                 |
| Jacob Gray    | David Marek (Associate)      |
| Hardy Hutto   |                              |

#### Absent Members: None

#### 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 Community Development Administrative Assistant, Kim Henderson

### A. PUBLIC MEETING ITEMS

Item #1: Planning Commission Agendas  
Continued from April 27, 2022. Consider protocol for public comment in Planning Commission Meetings, including the use of Zoom.  
RECOMMENDATION: Provide direction to staff.

Director Holm summarized what was discussed by the Commissioners on April 27<sup>th</sup> and related changes made to the agenda format.

Following deliberation, the Planning Commission determined:

- Meetings will be accessible using Zoom
- Public comment for "public meeting" items will be at the Commission's discretion, via the Chair.
- Public comment for Public Hearings will be permitted via Zoom. People on Zoom will be asked to sign up for items they wish to speak on, similar to those attending in person.
- The public is encouraged to provide comments in writing ahead of the meeting, or in person at the meeting.

Item #2: Land Use Code Update – Work Session  
Continued from April 27, 2022. Consider topic(s) of: Application Process  
RECOMMENDATION:

- Recap changes to Definitions from PC Discussion 4/27
- Consider Background and Recommendations for the Application Process
- Provide Direction of topic(s) and date for the next Work Session.

Planning Director, Carl Holm provided an overview of changes made to the definitions based on Commission discussion on April 27<sup>th</sup>, noting that it is not final until the Commission holds a public hearing to consider certification of the LUC. Director Holm then presented the background and recommendations for the Application Process and answered Commissioner questions.

Following deliberation by the Commissioners, straw motions were made to help guide how the LUC is edited to reflect the process:



Tate Locke made a motion recommending the Highway 92 Overlay Ordinance 2006-09 be repealed. Hardy Hutto seconded the motion.

Steve Schrock made a motion recommending Resolution No. 2003-R-027, Resolution Requiring Review of Street Plans in "35-acre Plus" Subdivisions be repealed, and applicable components be incorporated into the LUC (pending legal review). Michelle Roberts Seconded the motion.

Tate Locke made a motion recommending the Pre-HUD Mobile Home Ordinance 2006-10 be repealed. Layne Brones seconded the motion. Jacob Gray offered a friendly amendment that Ordinance 2006-10 be amended not repealed where people can continue living in existing units, but Pre-HUD units cannot be relocated anywhere within Delta County. Tate Locke and Layne Brones accepted the amendment.

The Commissioners provided Staff with direction to amend the Land Use Code to reflect the Development Application Ordinance 2016-01.

Director Holm announced that the next meeting will be a joint meeting with the BoCC and BoA to discuss zoning and density. It will be held on the regular PC meeting date/time but in the Roubideau Room located across Dodge Street from the Administration building.

**B. PUBLIC HEARING ITEMS**

None

**C. DEPARTMENT REPORT**

Director Holm provided a Project Summary of the applications being processed by the Planning Department.

**D. COMMISSIONER COMMENTS, REQUESTS AND REFERRALS**

None

**ADJOURNMENT**

The next meeting will be held on May 25, 2022 at 5:30pm, Delta County Roubideau Room, 320 W. 5<sup>th</sup> Street, Delta, CO.

Meeting adjourned at 7:41 p.m.

Respectfully submitted by:  
Administrative Assistant, Kim Henderson