



**DELTA COUNTY PLANNING COMMISSION MEETING MINUTES
DELTA COUNTY BOARD OF COUNTY COMMISSIONER'S ROOM
560 Dodge St., Delta, CO 81416
June 8, 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	Michelle Roberts (Associate)
Tate Locke (via Zoom)	Kate Darlington
Steve Schrock	Cindy Watson
Layne Brones	David Marek (Associate)
Jacob Gray	Hardy Hutto

Absent Members:

Steve Shea

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

With all member(s) present from District 3, David Marek can participate but is not able to vote.

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
Delta County Community Development Code Compliance Officer, Everett Neil

A. PUBLIC MEETING ITEMS

- Item #1: PLN22-048/Brentlee Subdivision
Consider a 4-lot Subdivision (Preliminary Plat) in the A-5 zoning designation (Parcel #345533101001/Mazurie's LLC)
RECOMMENDATION: The Planning Commission recommend that the Board of County Commissioners:
- Find that PLN22-048/Brentlee Subdivision is consistent with applicable policies of the 2018 Master Plan and complies with the 2021 Land Use Code for a Preliminary Plat; and
 - Approve PLN22-048/Brentlee Subdivision to subdivide 26.60 acres creating four (4) lots in the A-5 zoning designation, subject to conditions.

Planner I, Angie Kemp presented the project, and answered Commissioner questions.

Ken Schaaf representing the applicant provided additional information about the project, and answered Commissioner questions.

There was public comment from two neighbors who attended the hearing in person.

Issues raised and addressed through the public hearing included: existing southern access (limited ditch access), proposed northern access (design, safety), shared road maintenance agreement, irrigation plan/operations, deed restriction for no further subdivision, building envelopes, and fire hydrant.

Following deliberation by the Commissioners, Jacob Gray moved to approve PLN22-048/Brentlee Subdivision with staff recommendations as well as three additional conditions: 1) Require a road/utility maintenance agreement; Require a plat note that there be no further subdivision; and 3) Request the County Engineer conduct a site visit to assess the proposed access safety. Steve Schrock seconded the motion.



Michelle Roberts requested amending the motion to include one more condition requiring building envelopes. This was discussed and defined further as a building corridor be created so no development can occur more than 150 feet from utility meters along the northern property line, in order to retain irrigated fields south of this line. The maker and seconder of the motion agreed to this as a friendly amendment.

Motion carried 8-0-1.

Ayes – Cindy Watson, Steve Shock, Michelle Roberts, Layne Brones, Hardy Hutto, Jacob Gray, Tom Kay, Kate Darlington.

Nays - 0

Abstain - Tate Locke (Felt that he missed some context not being present).

Chair Kay called for a 10-minute break.

B. PUBLIC MEETING ITEMS

Item #1

Meeting Minutes

a. April 27, 2022

b. May 11, 2022

RECOMMENDATION: Approve the action minutes as presented.

Jacob Gray moved to approve the action minutes as presented. Michelle Roberts seconded the motion.

Motion carried unanimously

Item #2

Land Use Code Update – Work Session

Discuss various sections of the Land Use Code and provide direction to staff for edits that will be presented at a public hearing.

RECOMMENDATION:

- a. Consider draft redline edits to Chapter 1, Section 5.B “Exemptions”
- b. Consider draft redline edits to Chapter 2, Section 1.A (Table 2.a) “Zoning Districts”
- c. Consider draft redline edits to Chapter 2, Section 2.A “Land Use by Zoning District”
- d. Consider draft redline edits to Chapter 2, Section 4.A “Permitted Use Standards”
- e. Consider draft redline edits to Chapter 2, Section 5.A “Limited Use Standards”
- f. Consider draft redline edits to Chapter 2, Section 6 “Conditional Use Standards”
- g. Provide Direction on topic(s) and date for next Work Session.

Planning Director, Carl Holm presented redline drafts of items a and b. Director Holm noted that edits being presented are to provide direction. The PC can vote to determine consensus, but changes may be made when viewed as part of the whole LUC. Nothing is final until the Commission holds a public hearing to consider certification of the entire LUC.

Following deliberation by the Commissioners:

- Chapter 1, Section 5.B: Delete subsection “b” relative to agriculture, since it is addressed elsewhere in the Code.
- The PC requested Chapter 2, Section 1.A be corrected/clarified, and return for consideration at the next meeting with the remaining items (c-f): 1) Retain A-5 (not R-5); 2) Define what “suitable” means in the R-2.5 and R-1 zoning designations; 3) Accept changing UGA from a zoning district to an overlay, but replace the word “farming” with “agriculture” in the UGA zoning overlay to keep consistent with verbiage in the LUC and define “intended”; and 4) Accept adding two residential designations (2.5 Ac and 1.0 Ac minimum), but revise the “R” in the zoning designation to clarify if it stands for “Residential” or “Rural”.

C. PUBLIC HEARING ITEMS



DELTA COUNTY

PLANNING & COMMUNITY DEVELOPMENT

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None

D. DEPARTMENT REPORT

None

E. COMMISSIONER COMMENTS, REQUESTS AND REFERRALS

None

ADJOURNMENT

The next meeting will be held on June 22, 2022 at 5:30pm, Delta County Administration Building 560 Dodge St, Delta, CO.

Meeting adjourned at 8:00 p.m.

Respectfully submitted by:
Administrative Assistant, Kim Henderson