



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
June 22, 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	Hardy Hutto
Steve Schrock	Cindy Watson
Layne Brones	David Marek (Associate)
Jacob Gray	

Absent Members:

Michelle Roberts (Associate)
Kate Darlington

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 Community Development Administrative Assistant, Kim Henderson
Delta County Community Development Code Compliance Officer, Everett Neil
Delta County Engineer, Tim McCracken
Delta County Administrator, Robbie LeValley

Chair Tom Kay revised the order of business to consider Item B.1 first

Item B.1: Meeting Minutes
a. June 8, 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

A. PUBLIC HEARING ITEMS

Item A.1: PLN22-007/C. Brown Subdivision
Consider a Clustered Subdivision subdividing 19.5 acres in the A-5 zoning district into six (6) lots (Preliminary Plat) ranging in size from 2.3 to 5.3 acres. The property is located to the west of Chantelle Lane and north of LJ Road (Parcel #349323400010), Delta.
RECOMMENDATION: Staff recommends that the Planning Commission (PC) recommend the following action(s) to the Board of County Commissioners (BoCC):

- Find that PLN22-007/C. Brown is consistent with applicable policies of the 2018 Master Plan and complies with requirement of the 2021 Land Use Code (LUC) for a Preliminary Plat (clustered subdivision), including Chapters 3, 4, 5 & 6; and
- Conditionally Approve PLN22-007/C. Brown, Clustered Subdivision subdividing 19.5 acres in the A-5 zoning district into six (6) lots (Preliminary Plat) ranging in size from 2.3 to 5.3 acres located at the west end of Chantelle Lane and north of LJ Road, Delta (Parcel:349323400010).

Cindy Watson recused herself from participating as a Planning Commissioner for this item. She stepped down from the table so she could participate as a member of the public.



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

Cody Brown, the applicant provided additional information about the project, and answered Commissioner questions.

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

Issues raised and addressed through the public hearing included: access off of LJ Road, access off Chantelle Lane, emergency access, County Road maintenance, Irrigation plan/operations, stewardship areas as well as Covenants.

Following deliberation by the Commissioners:

Jacob Gray moved to deny the application because of issues and questions with the design. Motion died from lack of second.

Hardy Hutto moved to approve PLN22-007/C. Brown Subdivision alternative design with staff recommended findings and conditions as well as two additional conditions:

- 1) Move the emergency access to the west side of Lot 5; and
- 2) Pave Chantelle Lane to the cul-de-sac and dedicate right-of-way for public use.

David Marek seconded the motion.

Motion carried 5-3.

Ayes – Hardy Hutto, Steve Shea, Layne Brones, David Marek, Tom Kay.

Nays – Stave Schrock, Tate Locke, Jacob Gray

Chair Kay called for a 10-minute break.

Cindy Watson returned to the table as a Planning Commissioner.

B. PUBLIC MEETING ITEMS

Item B.2

Land Use Code Update – Work Session

Work Session to consider redline drafts of the following:

- a. Chapter 2, Section 1.A (Table 2.a) “Zoning Districts” (Continued from June 8th)
- b. Chapter 2, Section 2.A “Land Use by Zoning District”
- c. Chapter 2, Section 4.A “Permitted Use Standards”
- d. Chapter 2, Section 5.A “Limited Use Standards”
- e. Chapter 2, Section 6 “Conditional Use Standards”

RECOMMENDATIONS: Staff recommends that the Planning Commission continue a Work Session from June 8th on the LUC Update and:

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

The Planning Commission did not consider this item.

C. DEPARTMENT REPORT

Director Holm provided the following updates:

- a. The BoCC accepted Phase 1 of the Anthony Ranches Preliminary Plat.
- b. Garnet Mesa submitted a material change to the application for the Solar project. It is considered a new application that will be presented to the Planning Commission on July 13, 2022. It was noted that the



applicant announced a neighborhood meeting and open house for the public on Monday, June 27th. Any Commissioners attending will be subject to ex parte.

- c. The BoCC had a work session with County staff on June 16, 2022. Staff presented the Code Compliance Program Standard Operating Procedures. The BoCC supported a shift from strictly reactive (require a signed complaint form) leading to formal action to being somewhat proactive with a more informal approach.
- d. The BoCC will be having a work session on mobile homes in July.
- e. The BoCC will be reviewing the Pre-LUC projects to expire the remaining incomplete applications on July 5, 2022.
- f. Kim Henderson completed review of Specific Development Permit files to follow up with condition compliance and possible expired/obsolete permits.
- g. Planning has worked with the County Treasurer and County Attorney to clear old Escrow accounts. Only a handful remain.

D. COMMISSIONER COMMENTS, REQUESTS AND REFERRALS

Tom Kay noted that discussion during this meeting highlighted the need to include emergency access standards and define clustered subdivision/stewardship area as part of considering amendments to the Land Use Code.

ADJOURNMENT

The next meeting will be held on July 13, 2022 at 5:30pm, Delta County Roubideau Room 320 W. 5th Street, Delta, CO.

Meeting adjourned at 8:01 p.m.

Respectfully submitted by:
Administrative Assistant, Kim Henderson