



DELTA COUNTY PLANNING COMMISSION MEETING MINUTES
DELTA COUNTY ROUBIDEAU ROOM
320 W. 5th St., Delta, CO 81416
July 13, 2022

Chair Tom Kay called the meeting to order at 5:30 p.m. in the Delta County Roubideau Room.

ROLL CALL

Planning Commission Members in Attendance:

Tom Kay	Steve Shea
Tate Locke	Hardy Hutto
Steve Schrock	Jacob Gray
Layne Brones	David Marek (Associate)

Absent Members:

Michelle Roberts (Associate)
Kate Darlington
Cindy Watson

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

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

Item B.1: Meeting Minutes
a. June 22, 2022
RECOMMENDATION: Approve the action minutes as presented.

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

Motion carried unanimously

A. PUBLIC HEARING ITEMS

Item A.1: PLN22-084/Garnet Mesa Solar (Guzman Energy)
Consider a Use Permit to install and operate an 80MW ground mounted solar photovoltaic energy generating facility. The project involves two sites generally located; 1) west of 2200 Road and 2) southwest corner of G Road and 2100 Road with a total combined area of 472+ acres, approximately 2.2 miles east of Delta (Parcels: 3455-231-00-001, 3455-232-00-009, 3455-133-00-020).
RECOMMENDATION: Staff recommends that the Planning Commission (PC) recommend the following action(s) to the Board of County Commissioners (BoCC):
a. Find that PLN22-084 complies with the Master Plan and Land Use Code; and
b. Approve PLN22-084, a Use Permit for an 80MW ground mounted solar photovoltaic energy generating facility developed over three (3) parcels totaling 472.85 acres generally located between 2200 Road on the east and 2050 Road on the west, north and south of G Road, Delta (Parcel: 3455-231-00-001, 3455-232-00-009, 3455-133-00-020), subject to conditions.

Jacob Gray recused himself from participating as a Planning Commissioner for this item noting his position on the DMEA Board. He stepped down from the table so he could participate as a member of the public.



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

Commission Member Michelle Roberts arrived at 5:49pm.

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

Mindy Yajko with Guzman Energy, Matt Kosakowski with Citra Power, Tim Vigil with DMEA and Alyssa Clemens Roberts with DMEA provided additional information about the project, and answered Commissioner questions. Matt K noted that Mr. Fernando Morales with Morales Engineering was also in attendance.

There was public comment from twelve neighbors who attended the hearing in person and one member of the public spoke via Zoom. Public comments were presented in support and opposition of the project. Issues raised and addressed through the public hearing included: transmission pole height, views, irrigation plan/operations and health concerns.

Commissioners asked questions of the project team, including DMEA, Fernando Morales and Joe Sperry, regarding the agricultural management plan (design and operation), transmission lines (design and undergrounding), decommissioning (recycling), "heat island", and benefits (jobs, rates, revenue).

Following deliberation by the Commissioners:

Hardy Hutto moved to approve PLN22-084/Garnet Mesa Solar with staff recommended findings and conditions. David Marek seconded the motion.

Motion carried unanimously. The PC sympathized with immediate neighbors to the project, but found that the project complies with the LUC and the applicant has mitigated impacts as best they can.

B. PUBLIC MEETING ITEMS

Item B.2

Land Use Code Update – Work Session

Work Session to consider redline drafts of various sections of the Land Use Code.

RECOMMENDATIONS: Staff recommends that the Planning Commission set a date for a Special Meeting to consider redline drafts of the Land Use Code.

The Planning Commission did not consider this item.

C. DEPARTMENT REPORT

None

D. COMMISSIONER COMMENTS, REQUESTS AND REFERRALS

None

ADJOURNMENT

The next meeting will be held on July 27, 2022 at 5:30pm in Delta, CO.

Meeting adjourned at 8:42 p.m.

Respectfully submitted by:

Administrative Assistant, Kim Henderson