



DELTA COUNTY PLANNING COMMISSION MEETING MINUTES
DELTA COUNTY ROUBIDEAU ROOM
320 W. 5th Street., Delta, CO 81416
August 10, 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 Schrock
Jacob Gray
Michelle Roberts (Associate) (via zoom)

Hardy Hutto
Tate Locke
Layne Brones

Absent Members:

Kate Darlington
Cindy Watson
Steve Shea
David Marek (Associate)

With member(s) absent from District 1, Michelle Roberts 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 Administrator, Robbie LeValley

A. MEETING MINUTES

1. Meeting Minutes
 - a. July 27, 2022RECOMMENDATION: Approve the action minutes as presented.

No action taken on this item.

B. PUBLIC HEARING ITEMS

1. **PLN21-080/Delta Paving Gravel Pit**
Consider a Conditional Use Permit (CUP) to expand an existing gravel mining operation and allow temporary use of a mobile asphalt mixing facility. The project is located at 8020 State Highway 65, Delta (Parcels: 345510202002, 345503400053, and 345510100028).
RECOMMENDATION: Staff recommends that the Planning Commission (PC) recommend that the Board of County Commissioners (BoCC):
 - a. Find that PLN21-080 complies with the Delta County Master Plan and the Land Use Code (LUC) for a Conditional Use Permit (CUP) for a Mineral Extraction/Quarry that includes temporary use of a mobile asphalt mixing facility in the A-20 zone; and
 - b. Vacate Resolution No. 99-R-009 (Reception #524802), approving the Delta Paving Gravel Pit Agreement for a sand and gravel mine (pit) located at 8020 State Highway 65, subject to 9 conditions; and
 - c. Approve PLN21-080/Delta Paving Gravel Pit CUP to:
 - 1.) Operate a sand and gravel mine (pit) at 8020 State Highway 65, Delta on three parcels totaling 170.771 acres: 345510202002 (41.62 Ac, new), 345503400053 (39.13 Ac, existing), and 345510100028 (92.021 Ac, existing); and
 - 2.) Operate an asphalt plant at 8020 State Highway 65, Delta (Parcel: 345503400053) subject to 21 conditions.

Planning Director, Carl Holm presented the project. Mr. Holm, and Planner I, Kate Kelly, answered Commissioner questions.



DELTA COUNTY

PLANNING & COMMUNITY DEVELOPMENT

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Applicants Ben Langenfeld and Sydney Connor with Lewicki & Associates, as well as John Mueller, Jim Doody and Randy Winegardner with Elam Construction, made a presentation to the Planning Commission and answered Commissioner questions.

There was public comment from twenty-seven (27) neighbors who attended the hearing in person with two (2) members of the public who spoke via Zoom. Public comments were presented in support and opposition of the project. Issues raised through the public hearing included: health, traffic, odor, water, agreement/legal standing, noise, property value, dust and wildlife.

Commissioner Brones left the meeting at 8:35pm for an emergency.

Chair Kay closed the public hearing.

Hardy Hutto moved to continue PLN21-080/Delta Paving Gravel Pit to the August 24, 2022 meeting. Jacob Gray seconded the motion.

Chair Kay noted that the public hearing is closed so there will be no further public testimony. Commissioners will consider the information presented and deliberate at the next meeting.

Motion carried unanimously

C. DEPARTMENT REPORT

None

D. COMMISSIONER COMMENTS, REQUESTS AND REFERRALS

None

ADJOURNMENT

The next meeting will be held on August 24, 2022 at 5:30pm in the Roubideau Room, 320 W. 5th St. Delta, CO.

Meeting adjourned at 8:44 p.m.

Respectfully submitted by:
Administrative Assistant, Kim Henderson