



DELTA COUNTY PLANNING COMMISSION MEETING MINUTES
DELTA COUNTY ROUBIDEAU ROOM
320 W. 5th Street., Delta, CO 81416
January 11, 2023

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	Hardy Hutto
Layne Brones	Tate Locke
Kate Darlington	Steve Schrock
Steve Shea	

Absent Members:

Jacob Gray
Cindy Watson
David Marek (Associate)

Staff in Attendance:

Delta County Administrator, Robbie LeValley
Delta County Community Development & Natural Resource Director, Carl Holm
Delta County Community Development Planner I, Kate Kelly
Delta County Community Development Administrative Assistant, Kim Henderson
Delta County Code Compliance Officer, Everett Neil
Delta County Public Information Specialist, Lindsay Mitchell
Delta County Sheriff, Mark Taylor
Delta County Undersheriff, Quinn Archibeque

A. MEETING MINUTES
None.

B. PUBLIC HEARING ITEMS

1. 2022 Land Use Code Update
Public Hearing to consider changes to the certified 2022 Land Use Code Update relating to Lot Size Variation.
RECOMMENDATIONS: Staff recommends that the Planning Commission (PC):
 - a. Report recommended changes as part of the 2022 Land Use Code Update for:
 - i. Lot Size Variation (Substantive Change)
 - ii. Recycling-Renewable Energy Facility (Non-Substantive Change)
 - b. Consider comments on the Certified Copy of the 2022 LUC Update raised at the BoCC meeting on 1/3/2023.
 - c. Direct Staff to report PC recommendations on said changes to the Board of County Commissioners (BoCC).

Planning Director, Carl Holm presented background information about how we got to this point and options for the Lot Size Variance to report back to the Board of County Commissioners.

The Commission discussed "Permitted Use" and what alternatives there are to that term.

Kate Darlington moved to change "P" for "Permitted Use" to "PR" for "Plan Review" and to amend the definition to "PR" means Approval of a Site Plan shall be issued by the Director after administrative review if the application is determined to be in compliance with the general requirements of this Code". Tate Locke seconded the motion.

Motion carried unanimously.

The Commission discussed the time limit for the temporary RV's. There was a consensus to change the language to "Said use shall be Allowed for up to twenty-four (24) months during construction with an active plumbing and/or electrical permit (as applicable)".



DELTA COUNTY

PLANNING & COMMUNITY DEVELOPMENT

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The Commission discussed the language in Chapter 3, Section 3.B.3 Residence (Principal) and there was a consensus to change the language of "Permitted individual sewage disposal system" to "Onsite Wastewater Treatment System" (OWTS).

The Commission discussed Accessory Business Use of the Home and there was a consensus to change the language from "Accessory Business Use of the Home" to "Home Business" and combine it "Cottage Industry." The Commission began consideration of regulations such as:

1. Be conducted by the owner or occupant of the property.
2. Maximum five (5) employees.
3. No restriction on indoor storage. Outdoor storage must be screened from public view (from a public road); and
4. The Home Business shall not be the primary use of the property.
5. Utilize access included as part of the dwelling.
6. Clearly be incidental and secondary to the use of the residential use
7. Shall not create significant impacts to adjacent properties such as fumes, noxious odors, excessive noise, dust, and or traffic
8. Be allowed one (1) unanimated non-illuminated flat wall or window sign.

Due to the late hour, the Commission decided to continue the discussion to January 25, 2023.

C. DEPARTMENT REPORT

None

D. COMMISSIONER COMMENTS, REQUESTS AND REFERRALS

None.

ADJOURNMENT

The next Regular Scheduled Meeting will be held on January 25, 2022 at 5:30pm in Delta, CO.

Meeting adjourned at 10:32 p.m.

Respectfully submitted by:
Administrative Assistant, Kim Henderson