



DELTA COUNTY PLANNING COMMISSION MEETING MINUTES

The meeting was held virtually via Zoom
February 8, 2023

Chair Tom Kay called the meeting to order at 5:35 p.m.

ROLL CALL

Planning Commission Members in Attendance:

Tom Kay	Hardy Hutto
Layne Brones (Associate)	Tate Locke
Kate Darlington	Steve Schrock
David Marek (Associate)	Jacob Gray
Victoria Turner	

Members Absent:

Cindy Watson
Todd Queen

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 Planning Technician, Brittany Haining
Delta County Community Development Administrative Assistant, Kim Henderson
Delta County Code Compliance Officer, Everett Neil
Delta County Public Information Specialist, Lindsay Mitchell

Chair Tom Kay made an announcement that the public hearing for the Land Use Code Update was closed on 1/11/23. The PC will deliberate, but there will be no public comment at this meeting.

INTRODUCTIONS

A. AGENDA ADDITIONS, DELETIONS, AND CORRECTIONS

None.

B. ANNUAL MEETING

1. Election of Officers
 - a. Chair
 - b. Vice-Chair

Steve Schrock moved to elect Tom Kay to remain as the Chair and Tate Locke remain as the Vice Chair. Kate Darlington seconded the motion.

Following some discussion, Tate Locke made a friendly amendment to nominate Jacob Gray as Vice Chair. There was a discussion regarding the amendment.

A question was raised regarding the bylaws. Section 8.5 (Terms of Office) states: "No elected officer shall serve in that position for more than two (2) consecutive years but may be elected to serve again after a one (1) year hiatus." Tom Kay has served two terms as Chair. It was determined that there was no other member interested in being Chair, and that the Commission requires a Chair. There was consensus that Tom Kay could serve one more term as Chair provided there was no one else interested.

Steve Schrock and Kate Darlington accepted the friendly amendment recognizing the Planning Commission Bylaws state the Chair has a 2-year term limit and there was no other interest to serve as Chair.

Ayes: Kate Darlington, Tate Locke, Victoria Turner, Jacob Gray, Hardy Hutto
Nays: Steve Schrock
Absent: Cindy Watson, Todd Queen



2. 2023 Meeting Schedule

There was a consensus that the meetings will continue to be held on the second and fourth Wednesday of every month, with one meeting being held in November and one meeting in December. All meetings will be held in Delta.

3. 2023 Work Program

This item will be continued to a future meeting.

C. MEETING MINUTES

1. Regular Planning Commission Meeting of:

- a. January 11, 2023
- b. January 25, 2023

RECOMMENDATION: Approve the action minutes as presented.

Tate Locke moved to approve the action minutes as presented. Jacob Gray seconded the motion.

Motion carried unanimously.

D. PUBLIC HEARING ITEMS

1. PLN22-066/Prock Investments LLC

Consider a Limited Use Permit for an event venue including ten (10) rentable rooms plus up to 10 RV spaces located south/east of Tessman Road, Delta (Parcel: 349314100003).

RECOMMENDATION: The applicant has requested that this item be continued to a Special meeting on February 15, 2023.

Without objection, this item was continued to February 15, 2023.

2. 2022 Land Use Code Update

Continued from 1/11/2023 and 1/25/2023. Report to the Board of County Commissioners on: 1) Lot Size Variance criteria; and 2) Recycling for Renewable Energy Facilities relative to the certified 2022 Land Use Code Update. [NOTE: The public hearing was closed on 1/11/23, so there is no public comment for this item.]

RECOMMENDATION: Staff recommends that the Planning Commission (PC) report changes as part of the 2022 Land Use Code Update for:

- Lot Size Variation (Substantive Change)
- Recycling-Renewable Energy Facility (Non-Substantive Change)

The Planning Commission reviewed and discussed the Lot Size Variance criteria and language as well as the Recycling for Renewable Energy Facilities. It was determined that the language presented reflected the PC direction on 12/14/22.

Steve Schrock moved to report Amendment #1 to the Board of County Commissioners. Tate Locke seconded the motion.

Chair Tom Kay, lost connection on Zoom therefore he did not vote. However, he did make contact after Vice Chair, Jacob Gray called for the vote.

Motion carried (4-2).

Ayes: Kate Darlington, Steve Schrock, Tate Locke, Jacob Gray

Nays: Victoria Turner, Hardy Hutto

Absent: Cindy Watson, Todd Queen, Tom Kay

Associate members Merek and Brones did not vote.

E. DEPARTMENT REPORT

None



F. COMMISSIONER COMMENTS, REQUESTS AND REFERRALS

The PC expressed interest to prepare a resolution and invite former Commissioner Steve Shea to a meeting where the members can thank him for his service.

ADJOURNMENT

The next Special Meeting will be held on February 15, 2022 at 5:30 p.m. in Delta, CO.

Meeting adjourned at 7:00 p.m.

Respectfully submitted by:
Administrative Assistant, Kim Henderson