

DELTA COUNTY PLANNING COMMISSION MEETING MINUTES
Delta County Board of County Commissioner's Room
560 Dodge St., Delta, CO 81416
February 22, 2023
Regular Meeting

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

ROLL CALL

Planning Commission Members in Attendance:

Tom Kay	Layne Brones (Associate)
Jacob Gray	Cindy Watson
Kate Darlington	Steve Schrock
David Marek (Associate)	Todd Queen
Victoria Turner	Hardy Hutto

Members Absent:

Tate Locke

Staff in Attendance:

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 Code Compliance Officer, Everett Neil

With member(s) absent from District 2, Layne Brones (Associate) is a voting member.

With all member(s) present from District 3, David Marek (Associate) can participate but is not able to vote.

A. MEETING MINUTES

1. Regular Planning Commission Meeting of:
 - a. February 8, 2023

RECOMMENDATION: Approve the action minutes as presented.

Steve Schrock moved to approve the action minutes as presented. Jacob Gray seconded the motion.

Motion carried unanimously.

B. PUBLIC HEARING ITEMS

1. PLN22-066/Prock Investments LLC
Continued from February 15, 2023. 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: Staff recommends that the Planning Commission (PC) consider and provide direction on:
 - a. Compliance with the Land Use Code for a Limited Use Permit relative to an event venue including ten (10) rentable rooms plus up to 10 RV spaces located south/east of Tessman Road, Delta (Parcel: 349314100003/A35 Zone); and
 - b. Conditions of approval.

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

Applicant, Zach Prock was in attendance and provided additional information about the project, and answered Commissioner questions.

13 neighbors spoke about concerns regarding traffic, noise, alcohol and The Uncompahgre Valley Water Users Association (UVWUA) irrigation ditches.

Following discussion by Commissioners, Steve Schrock moved to continue PLN22-066/Prock Investments LLC to March 8, 2023 to obtain additional information from the applicant. Victoria Turner seconded the motion. There was discussion about rezoning, access (width/paving), and restriction of rentals and commercial kitchen tied to events at this site, etc. as possible conditions. It was clarified through further discussion that the additional information being requesting includes:

- Fire. Delta County Fire District 1 comments. Feasibility/Cost of installing a fire hydrant.
- Tri-County. Estimated cost of extending the water line for the fire hydrant.
- Traffic. Explore potential of an alternative access location (from 1600 Road). Road safety conditions, including accident history. If Road and Bridge feel road damages will occur from this use and impact fees are warranted, Vehicles stacking on Tessman during arrive (traffic control, signage)
- DMEA infrastructure. Utility poles along Tessman Road.
- Lighting. Proposed lighting information. Buffer headlights of vehicles existing the site.
- UVWUA. Infrastructure location and plans. Open ditch/berm. Headgates.
- Operations. Mitigate noise concerns (e.g., adjust hours) Type of liquor license, with or without food service.

Chair Kay asked for a show of hands of those in favor and those against. Chair Kay announced that the Motion carried 5-3.

C. DEPARTMENT REPORT

Director Holm provided an update on the following items:

1. The Board of County Commissioners will be holding a special meeting on Tuesday, February 28, 2023 from 4:30 pm-7:30pm at the Delta Performing Arts Center.
2. The Board of County Commissioners will be holding a work session on Monday, February 27, 2023 from 10am-12pm to go over the proposed redlines.
3. Work Program packet was distributed to the Planning Commission.

D. COMMISSIONER COMMENTS, REQUESTS AND REFERRALS

Jacob Gray and Todd Queen requested a copy of the redlines provided to the Board of County Commissioner's be sent to members of the Planning Commission.

ADJOURNMENT

The next Meeting will be held on March 8, 2022 at 5:30pm in Delta, CO.

Meeting adjourned at 8:29 p.m.

Respectfully submitted by:
Administrative Assistant, Kim Henderson