

DELTA COUNTY PLANNING COMMISSION
Wednesday, March 22, 2023 @ 5:30 p.m.

The Commissioners will meet at:
Delta County Board of County Commissioner's Room
560 Dodge St., Delta, CO 81416

Jacob Gray, Chair
VACANT, Vice-Chair
Carl Holm, Director

Agendas and attachments are available on our website at:
<https://www.deltacountyco.gov/691/Agendas-and-Minutes>

Instructions for Public Participation via Zoom:

The public can join the meeting remotely by registering in advance of the meeting at:
<https://us02web.zoom.us/meeting/register/tZUpfuiugDgsEtDfRLf9jxoLnISzt9Y4S0lP>
After registering, you will receive a confirmation email containing information about joining the meeting.

REGULAR AGENDA

5:30 P.M – CALL TO ORDER

ROLL CALL

DISTRICT 1

Cindy Watson
Todd Queen
Steve Schrock
Vacant, Associate

DISTRICT 2

Hardy Hutto
Victoria Hope Turner
Tate Locke
Layne Brones, Associate

DISTRICT 3

Kate Darlington
Jacob Gray, Chair
Tom Kay
David Marek, Associate

THE PLANNING COMMISSION RECESSES FOR EXECUTIVE SESSION ITEMS:

Advice of Counsel: §24-6-402(4)(b), C.R.S.

1. Discussion and advice regarding options for addressing and implementing Planning Commission Bylaws

ADJOURN EXECUTIVE SESSION

RECONVENE ON THE PUBLIC AGENDA ITEMS

CERTIFICATION OF POSTING

On March 15, 2023 at 3:00 PM, Kim Henderson did post the above AGENDA as public notice of the March 22, 2023 meeting. The official notice is placed on the front entrance of the Delta County Courthouse located at 501 Palmer, Delta, Colorado and a courtesy copy is sent to the Delta County website at www.deltacountyco.gov.

A. AGENDA ADDITIONS, DELETIONS, AND CORRECTIONS

Consider any changes to the order of the agenda or addition of any matter needing attention that arose after posting of the agenda.

B. PLANNING COMMISSION BUSINESS

The public can attend and listen to the following Public Meeting Items, but will not be afforded the opportunity to speak on these items, unless the Commission, through the Chair, opens an item up for comment.

1. Election of Officers:

- a. Chair (For the remainder of the 2023 term)
- b. Vice-Chair (If Necessary)

2. Minutes:

- a. Regular Planning Commission meeting of March 8, 2023

RECOMMENDATION: Approve the action minutes as presented.

C. PUBLIC HEARING ITEMS

Public Hearing Items are noticed and open for public comment.

1. PLN22-024/Gray

Consider: 1) Rezone approximately 43 acres from A20 to A 5; and 2) Subdivide a 120.0-acre parcel into six (6) lots (Preliminary Plat) of at least five (5) acres, to be completed in two (2) phases. The project is located north of Ute Trail Road, Cedaredge (Parcel ID: 319304100003).

RECOMMENDATION: Staff recommends that the Planning Commission make the following recommendations to the Board of County Commissioners:

- a. Find that standards to approve a rezone [Chapter 8, Section 2(B) of the 2021 LUC] are met; and
- b. Rezone approximately 43 acres (southern portion of Parcel 319304100003/Account R025393) from Agricultural 20-Acres (A-20) to Agricultural 5-Acres (A-5); and
- c. Conditionally approve Preliminary Plat (*Gray Wolf Estates Subdivision, Phase 1 & 2*), subdividing a 120.0-acre parcel into six (6) lots of at least five (5) acres, to be completed in two (2) phases.

D. DEPARTMENT REPORT

This is time set aside for the Director to report on matters affecting the Department.

E. COMMISSIONER COMMENTS, REQUESTS AND REFERRALS

This is time set aside for the Commission to comment, request, or refer a matter that is not on the agenda for future consideration.

ADJOURNMENT

Next Regular Meeting: Wednesday, April 12, 2023 at 5:30 pm in Delta, CO.

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