



DELTA COUNTY PLANNING COMMISSION

DELTA COUNTY PLANNING COMMISSION REGULAR MEETING

April 12, 2023 at 5:30 PM

County Commissioner's Meeting Room
560 Dodge St., Delta, CO 81416

Jacob Gray, Chair
Kate Darlington, Vice-Chair
Carl Holm, Director

AGENDA

A. CALL TO ORDER

ROLL CALL

DISTRICT 1

Cindy Watson
Todd Queen
Steve Schrock
Joseph "Matt" Clark, Associate

DISTRICT 2

Hardy Hutto
Victoria Hope Turner
Tate Locke
Layne Brones, Associate

DISTRICT 3

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

B. 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.

C. MEETING MINUTES

1. Regular Planning Commission meeting of March 22, 2023

D. BYLAWS

2. By-Laws of the Delta County Planning Commission.

RECOMMENDATION:

- a. Receive redlined amendments to the By-Laws;
- b. Discuss possible changes to the redline draft; and
- c. Schedule a time for formal action, minimum two (2) weeks from receiving draft redlines.

E. PUBLIC HEARING ITEMS

Public Hearing Items are noticed and open for public comments.

3. PLN22-024/Gray

Continued from March 22, 2023. Consider: 1) Rezone approximately 43 acres from A20 to A5; 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.

F. DEPARTMENT REPORT

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

G. 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.

H. ADJOURN

The next Delta County Planning Commission Meeting is Wednesday, April 26, 2023

CERTIFICATION OF POSTING

On Thursday, April 6, 2023 at 9:00am, Kim Henderson did post the above AGENDA as public notice of the 04/12/23 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](#).