



DELTA COUNTY

PLANNING & COMMUNITY DEVELOPMENT

DELTA COUNTY BOARD OF ADJUSTMENT MEETING

May 25, 2023 at 5:30 PM

County Commissioner's Meeting Room

560 Dodge St., Delta, CO 81416

Mike Twamley, Chair

Brett Hilling, Vice-Chair

Carl Holm, Director

AGENDA

A. CALL TO ORDER

ROLL CALL

B. PUBLIC COMMENTS

This is time set aside for the public to comment on matters not on the agenda. The Chair may set a time limit for speakers.

C. AGENDA ADDITIONS, DELETIONS, AND CORRECTIONS

The Board of Adjustment Secretary will announce changes to the agenda that arose after posting of the agenda.

D. BOARD OF ADJUSTMENTS BUSINESS

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

E. MEETING MINUTES

1. Regular Board of Adjustments meeting of January 26, 2023
RECOMMENDATION: Approve the action minutes as presented

F. SCHEDULED ITEMS

1. PLN22-075/Grace
Consider two variances reducing the required lot size from 20 acres in the A-20 zoning district to: Lot 1 (15.3+/- acres) and Lot 2 (5.6+/- acres). The subject property is located at the southeast corner of Lamborn Mesa Road and O Road, Paonia (Parcel: 324508100003).
RECOMMENDATION: Staff recommends that the Board of Adjustment (BOA) CONTINUE PLN22-075 to June 22, 2023
2. PLN23-001/Hatch
Consider two variances reducing the required lot size from 35-acres in the A-20 zoning district to: Lot 1 (30+/- acres) and (5+/- acres). The subject property is located on the south side of B Road, Delta (Parcel: 349519100015).
RECOMMENDATION: Staff recommends that the Board of Adjustments (BOA):
 - a. Consider required variance criteria and findings as they apply to PLN23-001/Hatch; and
 - b. Provide direction to either Approve, Conditionally Approve, or Deny lot size variance(s) to subdivide a 35-acre parcel into two (2) lots in the A-35 zoning designation location on the south side of B Road, Delta; and
 - c. Authorize the Director to prepare a Resolution reflecting the BOA direction, including evidence relative to the required findings, and conditions (as applicable).



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3. PLN23-022/Row

Consider a Minor Plat (2-lot subdivision) with two variances to lot size, reducing the required lot size from 5 acres in the A-5 zoning district to: Lot 1 (2.94 acres) and Lot 2 (2.32 acres). This application includes adjusting the boundary line with a neighboring property (Story). The subject property is located on the south side of Ute Trail Road, Cedaredge (Parcel: 319304400019).

RECOMMENDATION: Staff recommends that the Board of Adjustment (BOA):

- a. Consider required variance criteria and findings as they apply to PLN23-022; Row/Story;
- b. Provide direction to either Approve, Conditionally Approve, or Deny lot size variance(s) to subdivide in the A-5 zoning designation located on the south side of Ute Trail Road, Cedaredge;
- c. If the variances are approved, consider applicable standards for a Minor Plat and Boundary Line Adjustment to:
 1. Approve the Boundary Line Adjustment transferring 0.003 Acres from Row (Parcel 319304400019) to Story (Parcel 319304400027); and
 2. Approve a Minor Plat subdividing a 5.27-acre lot into two (2) lots consisting of Lot 1 (2.94 acres) and Lot 2 (2.32 acres).
- d. Authorize the Director to prepare a Resolution reflecting the BOA direction, including evidence relative to the required findings, and conditions (as applicable).

4. PLN23-031/D. Brown

Consider two variances to lot size, reducing the required lot size from 35 acres in the A-35 zoning district to: Lot 1 (2.328 acres) and Lot 2 (2.327 acres). The subject property is located on the north side of F Road, Delta (Parcel: 345319300006).

RECOMMENDATION: Staff Recommends that the Board of Adjustment (BOA):

- a. Consider required variance criteria and findings as they apply to PLN23-031/D. Brown; and
- b. Provide direction to either Approve, Conditionally Approve, or Deny lot size variance(s) to subdivide a 5-acre parcel into two (2) lots in the A-35 zoning designation located on the north side of F Road, Delta; and
- c. Authorize the Director to prepare a Resolution reflecting the BOA direction, including evidence relative to the required findings, and conditions (as applicable).

G. BOARD COMMENTS, REQUESTS, AND REFERRALS

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

H. DEPARTMENT REPORT

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

I. ADJOURN

CERTIFICATION OF POSTING

On Friday, May 19, 2023 at 4:15 pm, Brittany Haining did post the above AGENDA as public notice of the 05/25/23 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](#).