



DELTA COUNTY PLANNING COMMISSION

DELTA COUNTY PLANNING COMMISSION REGULAR MEETING

August 14, 2024 at 5:30 PM

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

Kate Darlington, Chair

Cindy Watson, Vice-Chair

Robbie LeValley, Interim Director

AGENDA

A. CALL TO ORDER

ROLL CALL

DISTRICT 1

Cindy Watson
Todd Queen
Joseph "Matt" Clark
Vacant, Associate

DISTRICT 2

Hardy Hutto
Victoria Hope Turner
Layne Brones
Vacant, Associate

DISTRICT 3

Kate Darlington
Jacob Gray
David Marek
Tony Mautz, 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
June 26, 2024

D. PUBLIC HEARING ITEMS

Public Hearing Items are noticed and open for public comments.

1. Project #24-033/Holder
Consider 1) Rezone approximately 28.78-acres and Lots 1-5 from Phases 1-4, from the A-20 zoning district to RES-1; and 2) Subdivide 28.78-acres into eleven (11) lots (Preliminary Plat), Phases 5-9. The property is located on the north side of E Road, Delta (Parcel: 345526407001).
RECOMMENDATION:
Staff recommends that the Planning Commission (PC) recommends the following action(s) to the Board of County Commissioners (BoCC):
 - a) Find that Project #24-033/Holder meets the requirements of the 2024 Land Use Code (LUC) for a Preliminary Plat; and
 - b) Rezone approximately 28.78-acres and Lots 1-5 (Phase 1-4), from Agricultural 20-Acres (A-20) to Residential 1-Acre (RES-1); and
 - c) Conditionally approve a Preliminary Plat (Coyote Run Subdivision) for phase 5-9.
2. PLN21-049/S. Rasmussen (Cedar Mesa Estates)
Consider a Preliminary Subdivision subdividing 36.19-acres in the A-5 zoning district into twelve (12) lots (Preliminary Plat), including phasing. The property is located on the south side of Cedar Mesa Road, Cedaredge (Parcel: 319335210001).
RECOMMENDATION:

Staff recommends that the Planning Commission (PC) recommend the following action(s) to the Board of County Commissioners (BoCC):

- a) Find that PLN21-049/Cedar Mesa Estates meets the requirements of the 2021 Land Use Code (LUC) for a Preliminary Plat; and
- b) Conditionally Approve a Preliminary Plat in the A-5 zone, subdividing 36.19-acres into twelve (12) lots for phases 2-3.

E. DEPARTMENT REPORT

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

F. 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.

G. ADJOURN

The next Delta County Planning Commission Meeting is Wednesday, September 11, 2024

CERTIFICATION OF POSTING

On Thursday, August 8, 2024, at 4:00 p.m., Brittany Haining did post the above AGENDA as public notice of the 08/14/2024 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](#).