

DELTA COUNTY PLANNING COMMISSION MEETING MINUTES
Board of County Commissioners Meeting Room
560 Dodge Street
September 10, 2025
Regular Scheduled Planning Commission Meeting

Vice Chair Watson called the meeting to order at 5:30 p.m. in the BoCC Meeting Room.

A. ROLL CALL

District 1

Cindy Watson

District 2

Layne Brones
Lance Enholm (on zoom)

District 3

Jacob Gray
Anthony "Tony" Mautz (on zoom)

Members Absent:

Todd Queen
Victoria Hope Nelson
Kate Darlington
David Marek

Staff in Attendance:

Delta County Community Development Director, Shawn Gardner
Delta County Community Development Planner I, Brittany Haining
Delta County Code Compliance Officer, Everett Neil
Delta County Community Development Technician, Angela Reed

B. AGENDA ADDITIONS, DELETIONS, AND CORRECTIONS

NONE

C. MEETING MINUTES

NONE

D. PUBLIC HEARING ITEMS

1. Project #24-052/Honey Rock LLC

Consider a Conditional Use Permit (CUP) for Guest Ranch/Lodging, RV Park/Campground, Restaurant, and Event Venue.

Community Development Director, Shawn Gardner, presented the application to the Planning Commission. Recommendations were to approve the application, subject to conditions.

The Commissioners discussed the application with Gardner and the applicant, Colby Barrett. The discussion covered multiple technical aspects including CDOT's requirement for a Level 2 Traffic Study, water and septic permits, floodplain compliance, traffic concerns and road maintenance, fire district recommendations, various guest lodging areas, event and dining spaces, wedding site, glamping, and RV camping facilities, with staff presenting draft conditions for approval.

Commissioner Watson opened the meeting for public comment.

There were 9 members from the public present, 4 in person and 5 on zoom.

Audience members expressed concerns based on various factors including poor road conditions, noise and dust control, and the potential for patrons trespassing.

Hearing no further comments from the public, Commissioner Watson closed the meeting for public comment and opened it for discussion among the Commissioners.

Commissioner Watson requested comments from the commissioners on the proposal. The commission discussed strengthening conditions aimed at mitigating some of the issues raised.

Commissioner Gray made a motion to approve the application, 24-052/Honey Rock LLC, with the 9 conditions as presented by the Planning Department, along with 3 additional conditions, including the submission of a parking plan including ADA parking, the 50-foot setback of the wedding venue from the river be placed on the site plan, and an edit to condition 5 to include a decibel log requirement.

Commissioner Brones made second motion to approve.

Motion carried unanimously (5-0).

E. DEPARTMENT REPORT

Director Gardner discussed the upcoming items that will be presented at the next Planning Commission meeting including Battery Energy Storage System (BESS), Natural Medicine Businesses, and Land Use Code amendments.

F. COMMISSIONER COMMENTS, REQUESTS, AND REFERRALS

None

G. ADJOURN

Vice Chair Watson adjourned the meeting.

The next meeting will be held on September 24, 2025, at 5:30 p.m. in Delta, CO.

Meeting adjourned at 7:12 P.M.

Respectfully submitted by: Angela Reed, Technician