



DELTA COUNTY

PLANNING & COMMUNITY DEVELOPMENT

DELTA COUNTY BOARD OF ADJUSTMENT MEETING

December 25, 2025 at 5:30 PM

County Commissioner's Meeting Room

560 Dodge St., Delta, CO 81416

Candyce Blair, Chair
Kim Kelly, Vice-Chair
Shawn Gardner, Director

AGENDA

A. CALL TO ORDER

ROLL CALL

DISTRICT 1
Mike Twamley
Vacant

DISTRICT 2
Candyce Blair
Vacant

DISTRICT 3
Kim Kelly
Vacant

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. MEETING MINUTES

- Regular Board of Adjustment Meeting of May 22, 2025
RECOMMENDATION: Approve the action minutes as presented.

E. SCHEDULED ITEMS

- PLN25-046/Burns
Consider three (3) variances reducing the required lot size from 35-acres in the A-35 zoning district to: Lot 1 (9.98+/- acres), Lot 2 (2.00+/- acres), and Lot 3 (2.00+/- acres). The subject property is located north of Redlands Mesa Road, Hotchkiss (Parcel #3191333000008).

F. ANNUAL MEETING

- Election of Officers
 - Chair
 - Vice Chair
- 2026 Meeting Schedule

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



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

I. ADJOURN

CERTIFICATION OF POSTING

On Thursday, December 11, 2025, at 2:00 p.m., Brittany Haining did post the above AGENDA as public notice of the 12/18/2025 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](#).