



DELTA COUNTY

PLANNING & COMMUNITY DEVELOPMENT

DELTA COUNTY BOARD OF ADJUSTMENT MEETING

January 22, 2026 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

E. SCHEDULED ITEMS

1. APL25-001/Fort Austin

Consider an appeal of a determination from the Planning and Community Development Director's decision to classify 41339 Highway 133 as an Unlawful Nonconforming Use. The parcel is located north of Highway 133, Paonia (Parcel #318729300042).

F. ADDITIONAL PACKETS

1. Documents submitted by Appellant in support of his Appeal (submitted 1/14/2026)
2. Delta County Specific Development Regulations (2019)
3. Delta County OWTS Regulations (2018 in effect up to 2022 edition)

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



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CERTIFICATION OF POSTING

On Thursday, January 15, 2026, at 4:55 p.m, Everett Neil did post the above AGENDA as public notice of the 01/22/2026 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](#).