



REGULAR BOARD OF ADJUSTMENTS MEETING MINUTES

DELTA COUNTY
560 DODGE ST, DELTA, CO 81416
August 26, 2021

Board of Adjustments Members in Attendance:

Mike Twamley
Brett Hilling
Mark Roeber

Planning Staff in Attendance:

Delta County Community Development & Natural Resource Director, Carl Holm
Delta County Planning & Community Development Technician II, Kate Kelly
Delta County Planning & Community Development Administrative Assistant, Kim Henderson

Chairman Mark Roeber called the meeting to order at 5:30 p.m. in the Administration Building Commissioner's Meeting Room.

Item #1: PLN21-007 - Rasmussen 2 Lot Subdivision
Consider a variance to allow creating one 21-acre parcel in the Agricultural (35-acre) zoning designation (A-35). The property is located on the south side of J Road between 3000 Road and 3100 Road, Hotchkiss.
RECOMMENDATION: Staff recommends that the Board of Adjustments:
a. Consider the required variance criteria/findings as they apply to PLN21-007/Rasmussen; and
b. Provide direction to staff on the BOA's Intent to Approve/Conditionally Approve/Deny a variance for PLN21-007/Rasmussen, a Minor Plat allowing a 21-acre parcel in the A35 zoning designation as part of a 2-Lot subdivision located on the south side of J Road between 3000 Road and 3100 Road, Hotchkiss (Parcel:345104201001); and
c. Continue the matter to September 23, 2021 and direct staff to prepare a resolution reflecting the BOA direction.

Motion/Second: Mike Twamley moves to approve PLN21-007 Rasmussen 2 Lot Subdivision with the condition for an overlay that will identify that a variance has been approved on this property and cannot be subdivided again unless the zoning changes to A5 as well as an Easement for the Well located on Lot 1 that services Lot 2 and identifying how the irrigation water will be shared. Brett Hilling seconds the motion.

Action: Motion carried unanimously.

Item #2: PLN21-010 – Corona Preliminary Plat and Variances
Consider variances to create three (3) 2.5-acre lots in the A5 zoning district. The property is located at 58784-5898 2100 Road, Delta.
RECOMMENDATION: Staff recommends that the Board of Adjustments:
a. Consider the required variance criteria/findings as they apply to PLN21-010/Corona; and
b. Provide direction to staff on the BOA's Intent to Approve/Conditionally Approve/Deny a variance for PLN21-010/Corona, a Preliminary Plat creating three (3) 2.5-acre parcels in the A5 zoning designation as part of a 4-Lot subdivision located at 5884-5898 2100 Road, Delta (Parcel: 345524210003); and
c. Continue the matter to September 23, 2021 and direct staff to prepare a resolution reflecting the BOA direction.

Motion/Second: Brett Hilling moves to deny PLN21-010 Corona 4 Lot Subdivision. Mike Twamley seconds the motion. It was stated after the motion was made and seconded that the Board would like the applicant to follow the 5 acre regulations as that is what his property is zoned as.



DELTA COUNTY

PLANNING & COMMUNITY DEVELOPMENT

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Action: Motion carried unanimously.

Meeting adjourned at 6:11 p.m.

Respectfully submitted by:
Administrative Assistant, Kim Henderson