



REGULAR BOARD OF ADJUSTMENTS MEETING MINUTES

DELTA COUNTY
560 DODGE ST, DELTA, CO 81416
September 23, 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: Approval of Consent Agenda
1. PLN21-007/C. Rasmussen. Adopt a resolution with findings and evidence supporting Board of Adjustment action on August 26, 2021 to approve PLN21-007/ C. Rasmussen, subject to conditions.
 2. PLN21-010/Corona. Adopt a resolution with findings and evidence supporting Board of Adjustment action on August 26, 2021 to deny PLN21-010/ Corona.

Motion/Seconded: Bret Hilling moves to approve the consent agenda. Mike Twamley seconds the motion.

- Item #2: Scheduled Items:
Meeting Minutes for August 26, 2021
RECOMMENDATION: Approve the minutes.

Motion/Seconded: Approved with no objections.

- Item #3: PLN21-014 - Hutto
Consider a variance to allow re-subdividing two existing lots and creating one additional lot where all lots do not meet the minimum size for parcels in the Agricultural (35-acre) zoning designation (A-35). The property is located at 17095 B Road, Delta.
RECOMMENDATION: Staff recommends that the Board of Adjustments:
- a. Consider the required variance criteria/findings as they apply to PLN21-014/N. Hutto;
 - b. Provide direction to staff on the BOA's Intent to Approve/Conditionally Approve/Deny a variance for PLN21-014/N. Hutto, a Minor Plat adjusting two existing lots (Lot 1=28.46, Lot 2=3.25 acres) and creating one additional lot (Lot 3=3.53 acres) in the A-35 zoning designation located at 17095 B Road, Delta Parcels: 349518301002 and 349518301001); and
 - c. Direct staff to prepare a resolution reflecting the BOA direction.

Motion/Second: Brett Hilling moves to approve PLN21-014 N.Hutto Minor Plat with staff recommendations and conditions. Mike Twamley seconds the motion.

Action: Motion carried unanimously.



DELTA COUNTY

PLANNING & COMMUNITY DEVELOPMENT

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- Item #4: PLN21-020 – Becker-Beeson
Consider a variance to allow subdividing an 80+-acre parcel creating one 2.35-acre lot in the A-35 in the Agricultural (35-acre) zoning designation (A-35). The property is located at 3881 Old Wagon Road, Delta.
RECOMMENDATION: Staff recommends that the Board of Adjustments:
- Consider the required variance criteria/findings as they apply to PLN21-020/Becker-Beeson;
 - Provide direction to staff on the BOA's Intent to Approve/Conditionally Approve/Deny a variance for PLN21-020/Becker-Beeson, a Minor Plat subdividing an 80+-acre parcel into two lots [Lot 1 (78.54 acres) and Lot 2 (2.35 acres)] in the A-35 zoning designation located at 3881 Old Wagon Road, Delta Parcel:345736200006); and
 - Direct staff to prepare a resolution reflecting the BOA direction.
- Motion/Second: Mike Twamley moves to approve PLN21-020 Becker-Beeson Minor Plat with staff recommendations and conditions. Brett Hilling seconds the motion.
- Action: Motion carried unanimously.

Meeting adjourned at 6:06 p.m.

The Board of Adjustment will hold a Special Meeting on Thursday, October 14, 2021 at 5:30 pm in Delta.

Respectfully submitted by:
Administrative Assistant, Kim Henderson