



REGULAR BOARD OF ADJUSTMENTS MEETING MINUTES
DELTA COUNTY
560 DODGE ST, DELTA, CO 81416
October 21, 2021

Board of Adjustments Members in Attendance:

Mike Twamley, District 1
Brett Hilling, District 2
Mark Roeber, District 3

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. Meeting Minutes for September 23, 2021. Approve the minutes as presented.
 2. PLN21-014/N. Hutto. Adopt a resolution with findings and evidence supporting Board of Adjustment action on September 23, 2021 to approve PLN21-014/N. Hutto, subject to conditions.
 3. PLN21-020/Becker-Beeson. Adopt a resolution with findings and evidence supporting Board of Adjustment action on September 23, 2021 to approve PLN21-020/Becker-Beeson, subject to conditions.

Motion/Seconded: Bret Hilling moves to approve the Consent Agenda with the correction to the minutes as amended. Mike Twamley seconds the motion.

- Item #2: Scheduled Items:
PLN21-041/Bachman
Consider a variance to allow creating one parcel of approximately 4.1 (+/-) acres in the Agricultural (20-acre) zoning designation (A-20). The property is located at 455 1740 Road, south of F Road, Delta.
RECOMMENDATION: Staff recommends that the Board of Adjustments adopt a resolution:
- a. Finding that the project meets the required criteria for variation to lot size (Chapter 3, Section 1.A.3 Land Use Code);
 - b. Finding that the project meets the required findings for a variance (Chapter 10, Section 2.A.2 Land Use Code); and
 - c. Approve a variance for PLN21-041/Bachman, a Minor Plat allowing one 4.1 (+/-) acre parcel in the A-20 zoning designation as part of a 2-Lot subdivision located at 455 1740 Road (south of F Road), Delta (Parcel:3455-292-00-010), subject to six (6) conditions.

Motion/Second: Mike Twamley moves to approve PLN21-041 Bachman Minor Plat with staff recommendations and conditions. Brett Hilling seconds the motion.

Action: Motion carried unanimously.

- Item #3: PLN21-072/Straub
Consider a variance to allow creating parcels of approximately 5.36 Acres (Lot 1) and 15.88 acres (Lot 2) in the Agricultural (20-acre) zoning designation (A-20). The property is located at 37441 Back River Road, Paonia.



DELTA COUNTY

PLANNING & COMMUNITY DEVELOPMENT

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RECOMMENDATION: Staff recommends that the Board of Adjustments adopt a resolution:

- a. Finding that the project meets the required criteria for variation to lot size (Chapter 3, Section 1.A.3 Land Use Code);
- b. Finding that the project meets the required findings for a variance (Chapter 10, Section 2.A.2 Land Use Code); and
- c. Approve a variance for PLN21-072/Straub, allowing a Minor Plat with parcels of approximately 5.36 acres (Lot 1) and 15.88 acres (Lot 2) in the A-20 zoning designation located at 37441 Back River Road, Paonia (Parcel:3243-153-00-023), subject to four (4) conditions.

Motion/Second: Mike Twamley moves to approve PLN21-072 Straub Minor Plat with staff recommendations and conditions. Brett Hilling seconds the motion.

Action: Motion carried unanimously.

Meeting adjourned at 6:02 p.m.

The Board of Adjustment will hold a Special Meeting on Thursday, October 28, 2021 at 5:30 pm in Delta.

Respectfully submitted by:
Administrative Assistant, Kim Henderson