



REGULAR BOARD OF ADJUSTMENTS MEETING MINUTES
DELTA COUNTY
560 DODGE ST, DELTA, CO 81416
April 28, 2022

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

ROLL CALL

Board of Adjustments Members in Attendance:

Mike Twamley, District 1
Mark Roeber, District 3

Members Absent:

Brett Hilling, District 2

Planning Staff in Attendance:

Delta County Community Development & Natural Resource Director, Carl Holm
Delta County Planning & Community Development Planner I, Angie Kemp

A. PUBLIC COMMENT

None

B. AGENDA ADDITIONS, DELETION, AND CORRECTIONS

None

C. SCHEDULED ITEMS:

Item #1: Meeting Minutes for February 24, 2022.

Mike Twamley moved to approve the Meeting Minutes as presented. Mark Roeber stepped down as Chair and seconded the motion.

Motion carried unanimously.

Item #2 PLN21-005/Klaseen

Consider a variance reducing the required lot size for one (1) lot in the A-35 zone; from 35.0 acres minimum to 5.030 acres (Lot 2). The subject property is a 41.89-acre parcel located on the north side of Redlands Mesa Road in Hotchkiss (Parcel: 324105300019).

RECOMMENDATION: Staff recommends that the Board of Adjustment (BOA):

- Consider required variance criteria and findings as they apply to PLN21-005 (Klaseen);
- Provide direction to either Approve, Conditionally Approve, or Deny a lot size variance for one (1) lot in the A-35 zoning designation located on the north side of Redlands Mesa Road in Hotchkiss (Parcel: 324105300019); and
- Authorize the Director to prepare a resolution reflecting the BOA direction, including evidence relative to the required findings, and conditions (as applicable).

Angie Kemp presented the project.

The Board asked questions of staff and the applicants - Bryan & Pamela Klaseen were in attendance,

Mike Twamley moved to approve PLN21-005 with staff recommended findings and conditions. Mark Roeber stepped down as Chair and seconded the motion.

Motion carried unanimously.

Item #3 PLN21-089/Bower



Consider variances reducing the required lot size for two (2) lots in the A-5 zone; from 5.0 acres minimum to 1.21 acres (Lot 1) and 2.16 acres (Lot 2). The subject property is a 3.37-acre parcel located at 3659 & 3663 2000 Road, Delta (Parcel: 345534103002).

RECOMMENDATION: Staff recommends that the Board of Adjustment (BOA):

- Consider required variance criteria and findings as they apply to PLN21-089 (Bower);
- Provide direction to either Approve, Conditionally Approve, or Deny lot size variance(s) for two (two) lots in the A-5 zoning designation located at 3659 & 3663 2000 Road (Parcel: 345534103002); and
- Authorize the Director to prepare a resolution reflecting the BOA direction, including evidence relative to the required findings, and conditions (as applicable).

Angie Kemp presented the project.

The Board asked questions of staff and the applicant - Douglas Bower was in attendance,

Mike Twamley moved to approve PLN21-089 with staff recommended findings and conditions. Mark Roeber stepped down as Chair and seconded the motion.

Motion carried unanimously.

Item #4

PLN22-011/Mitchell/Brill-Key

Consider variances reducing the required lot size for two (2) lots in the A-20 zone; from 20.0 acres minimum to 9.289 acres (Lot 1) and 10.173 acres (Lot 2). The subject property is a 20-acre parcel located at 36908 & 36904 M50 Road and 12401 3700 Road (Parcel: 324316400027).

RECOMMENDATION: Staff recommends that the Board of Adjustment (BOA):

- Consider required variance criteria and findings as they apply to PLN22-011 (Mitchell/Brill-Key);
- Provide direction to either Approve, Conditionally Approve, or Deny lot size variance(s) for two (2) lots in the A-20 zoning designation located at 36908 & 36904 M50 Road and 12401 3700 Road (Parcel: 324316400027); and
- Authorize the Director to prepare a resolution reflecting the BOA direction, including evidence relative to the required findings, and conditions (as applicable).

Angie Kemp presented the project.

The Board asked questions of staff and the applicant – David Mitchell was in attendance representing the owner,

Mike Twamley moved to approve PLN22-011 with staff recommended findings and conditions. Mark Roeber stepped down as Chair and seconded the motion.

Motion carried unanimously.

D. BOARD COMMENT, REQUESTS AND REFERRALS

Mike Twamley requested the BOA join the Planning Commission work session to discuss the Land Use Code Update.

E. DEPARTMENT REPORT:

Director Holm reported on the following items:

- The Planning Commission and Board of County Commissioners reviewed and approved the Armstrong Cluster Subdivision that the BOA reviewed on January 27, 2022.
- The Director requested to bring the subject of variances to lot size, legacy subdivisions and the possibility of adding a zoning designation of a 1-acre minimum to the Board for discussion and review. It was suggested to hold a joint work session with the Planning Commission on this topic.

Meeting adjourned at 6:25 p.m.



DELTA COUNTY

PLANNING & COMMUNITY DEVELOPMENT

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The next meeting will be held on Thursday, May 26, 2022 at 5:30 pm in the Delta County Administration Building, Delta, CO.

Respectfully submitted by:
Administrative Assistant, Kim Henderson