



REGULAR BOARD OF ADJUSTMENTS MEETING MINUTES
DELTA COUNTY
560 DODGE ST, DELTA, CO 81416
May 26, 2022

Chairman Mark Roeber called the meeting to order at 5:38p.m. in the Administration Building Commissioner's Meeting Room.

ROLL CALL

Board of Adjustments Members in Attendance:

Brett Hilling, District 2
Mark Roeber, District 3

Members Absent:

Mike Twamley, District 1

Planning Staff in Attendance:

Delta County Community Development & Natural Resource Director, Carl Holm
Delta County Planning & Community Development Planner I, Kate Kelly
Delta County Planning & Community Development Planner I, Angie Kemp
Delta County Planning & Community Development Administrative Assistant, Kim Henderson

A. ANNUAL MEETING

1. Election of Officers

- a. Chair
- b. Vice-Chair

2. 2022 Meeting Schedule

Brett Hilling moved to continue the Annual Meeting to the June 23, 2022 Meeting. Mark Roeber stepped down and seconded the motion.

Motion carried unanimously.

B. PUBLIC COMMENT

None

C. AGENDA ADDITIONS, DELETION, AND CORRECTIONS

None

D. SCHEDULED ITEMS:

Item #1: Meeting Minutes for April 28, 2022.

Approved as presented.

Item #2: PLN21-023/Gash

Consider a variance to reduce the required lot size for three lots in the A-35 zoning district; from 35 acres minimum to (Lot 1) 15.1-acres (Lot 2) 19.2-acres, and (Lot 3) 25.7-acres. The subject property is a 58.13-acre parcel located on Kiser Creek Road (Parcel: 319513300016), Cedaredge.

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

- a. Consider required variance criteria and findings as they apply to PLN21-023 (Gash);
- b. Provide direction to either Approve, Conditionally Approve, or Deny a lot size variance(s) for three (3) lots in the A-35 zoning designation located at 18151 Kiser Creek Road (Parcel: 319513300016); and
- c. 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 – Robert Gash was in attendance.

Brett Hilling moved to approve PLN21-023 with staff recommended findings and conditions. Mark Roeber stepped down as Chair and seconded the motion.

Motion carried unanimously.

Item #3

PLN21-026/High Desert Partners

Consider a variance to reduce the required lot size from 35 acres in the A-35 zoning district to 5.0 acres for Lot 2; Lot 1 would retain 43.577 acres. The subject property is located at 38962 Pitkin Road, Paonia (Parcel: 324302100040).

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

- a. Consider required variance criteria and findings as they apply to PLN21-026/Pitkin Mesa West Subdivision (High Desert Partners);
- b. Provide direction to either Approve, Conditionally Approve, or Deny lot size variance(s) for one (1) lot (5.0 acres) in the A-35 zoning designation located at 38962 Pitkin Road (Parcel: 324302100040); and
- c. Authorize the Director to prepare a Resolution reflecting the BOA direction, including evidence relative to the required findings, and conditions (as applicable).

Kate Kelly presented the project.

The Board asked questions of staff and Mr. Charles Stewart (Representing Attorney for Mr. Norris was in attendance). Mr. Tyler Norris (Applicant) attended via Zoom.

Brett Hilling moved to approve PLN21-026 with staff recommended findings and conditions. Mark Roeber stepped down as Chair and seconded the motion.

Motion carried unanimously.

Item #4

PLN21-056/Clark

Consider a variance reducing the required setback from 15-feet to approximately 7-feet for adjusting an interior property line between two parcels; Parcel #344718300016 and Parcel #344718302002. The property is located at 40270 & 40386 Cottonwood Creek Road, Crawford.

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

- a. Consider the variance findings as they apply to PLN21-056/Clark; and
- b. Provide direction to either Approve, Conditionally Approve, or Deny variance for setback requirements, reducing the required setback from an interior property line from 15-feet to approximately 7-feet; and
- c. Authorize the Director to prepare a Resolution reflecting the BOA direction, including evidence relative to the required findings, and conditions (as applicable).

Kate Kelly presented the project.

Brett Hilling moved to approve PLN21-056 with staff recommended findings and conditions. Mark Roeber stepped down as Chair and seconded the motion.

Motion carried unanimously.

Item #5

PLN22-041/R. Morris

Consider a variance to reduce the required lot size for one lot in the A-20 zoning district; from 20 acres minimum to approximately 6.5 acres (Lot 2). The subject property is a 56.90-acre parcel located at 19454, 19444, & 19448 Highway 65 (Parcel: 319308400068), Cedaredge.

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

- a. Consider required variance criteria and findings as they apply to PLN22-041/R. Morris;



- b. Provide direction to either Approve, Conditionally Approve, or Deny lot size variance(s) for one (1) lot in the A-20 zoning designation located at 19454, 19444, & 19448 Highway 65 (Parcel: 319308400068); and
- c. 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 – Robert and Roxie Morris were in attendance.

Brett Hilling moved to approve PLN22-042 with staff recommended findings and conditions, excluding the condition of the Plat note requirement of “No Further Subdivision” on the Final Plat. Mark Roeber stepped down as Chair and seconded the motion.

E. BOARD COMMENT, REQUESTS AND REFERRALS

Mark Roeber commented on the joint work session held Wednesday June 22nd with the Board of County Commissioners (BoCC) and Planning Commission. It was noted that the BoCC is planning to delete the restriction from further subdivision in perpetuity. However, the BoA suggested maybe it not be deleted but rather restricted for 10-20 years.

F. DEPARTMENT REPORT

None

Meeting adjourned at 6:20 p.m.

The next meeting will be held on Thursday, June 23, 2022 at 5:30 pm in the Delta County Administration Building, Delta, CO.

Respectfully submitted by:
Administrative Assistant, Kim Henderson