



REGULAR BOARD OF ADJUSTMENTS MEETING MINUTES
DELTA COUNTY
560 DODGE ST, DELTA, CO 81416
June 23, 2022

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

ROLL CALL

Board of Adjustments Members in Attendance:

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

Planning Staff in Attendance:

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
Delta County Administrator, Robbie LeValley

A. ANNUAL MEETING

1. Election of Officers

- a. Chair**
- b. Vice-Chair**

Mark Roeber moved to elect Mike Twamley as Chair. Brett Hilling seconded the motion.

Motion carried unanimously.

Mark Roeber moved to elect Brett Hilling as Vice-Chair. Mike Twamley seconded the motion.

Motion carried unanimously.

2. 2022 Meeting Schedule

There was a consensus to keep the meeting schedule the same.

B. PUBLIC COMMENT

None

C. AGENDA ADDITIONS, DELETION, AND CORRECTIONS

None

D. SCHEDULED ITEMS:

Item #1: Meeting Minutes for May 26, 2022.

Mark Roeber moved to approve the meeting minutes as presented. Brett Hilling seconded the motion.

Motion carried unanimously.

Item #2: PLN22-032 (S. Brown)

Consider a variance to reduce the required lot size for one lot in the A-35 zoning district; from 35 acres minimum to approximately 1.5 acres (Lot 2). The subject property is a 40-acre parcel located at 6183, 6177 & 6067 Townsend Road (Parcel: 345715400018), Delta.



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

- a. Consider required variance criteria and findings as they apply to PLN22-032 (S. Brown);
- b. Provide direction to either Approve, Conditionally Approve, or Deny a lot size variance(s) for one (1) lot in the A-35 zoning designation located at 6067, 6177 & 6183 Townsend Road (Parcel: 345715400018/Brown); 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 – Steve Brown was in attendance.

Mark Roeber moved to approve PLN22-032 with staff recommended findings and conditions. Brett Hilling seconded the motion.

Motion carried unanimously.

Item #3

PLN22-057 (Kent)

Consider a variance to reduce the required lot size from 35 acres in the A-35 zoning district to 5.001 acres for Lot 1; Lot 2 would retain 36.026 acres. The subject property is located at 13420 County Road 265, Paonia (Parcel: 292303400003).

RECOMMENDATION: Staff recommends that the Board of Adjustment (BOA) Continue PLN22-057/Kent until such time that the following issues are addressed, prior to the BOA considering a variance that will lead into a Minor Plat subject to Administrative Review:

- a. Provide proof of an adequate water supply for all lots being created, which includes 6 units plus out-structures. If the State does not approve a revised well permit and/or Augmentation Plan to serve multiple lots, then the applicants need to provide evidence that a water tap is available for the new lot.
- b. Provide proof that there are permitted septic system(s) that will not be impacted by the new property lines, and that the septic systems meet the minimum setbacks from property lines, well, road, and waterways.
- c. Provide confirmation from the U.S. Forest Service on whether or not the Private Road Easement is adequate for access to the property considering the intensification, or, submit an updated easement to reflect an adequate access to serve multiple lots/parcels with multiple structures.

Kate Kelly presented the project.

The Board asked questions of staff and Steven Kent (Applicant) and Randy Wilmore (Representing Surveyor for Mr. Kent).

Mark Roeber moved to continue PLN22-057 with staff recommendations as follows:

- a. Provide proof of a State approved well permit and/or Augmentation Plan to serve multiple lots/units.
- b. Provide proof of permitted septic system(s) that meet applicable standards (e.g., setbacks).

Brett Hilling seconded the motion.

Brett Hilling also mentioned to the applicant contacting CPW in regards to any wildlife habitat that might be affected in this area.

Motion carried unanimously.

E. BOARD COMMENT, REQUESTS AND REFERRALS

None

F. DEPARTMENT REPORT

None



DELTA COUNTY

PLANNING & COMMUNITY DEVELOPMENT

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Meeting adjourned at 6:14 p.m.

The next meeting will be held on Thursday, July 28, 2022 at 5:30 pm in the Delta County Administration Building, Delta, CO.

Respectfully submitted by:
Administrative Assistant, Kim Henderson