



MINUTES
BOARD OF ADJUSTMENTS
SPECIAL MEETING
DELTA COUNTY
560 DODGE ST, DELTA, CO 81416
September 6, 2022

Chairman Mike Twamley 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 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
Delta County Code Compliance Officer, Everett Neil

A. PUBLIC COMMENT

None

B. AGENDA ADDITIONS, DELETION, AND CORRECTIONS

None

C. MEETING MINUTES

None

D. PUBLIC HEARING ITEMS:

None

E. WORK SESSION

1. Land Use Code Update – Work Session

Work Session to consider redline drafts of various sections/topics of the Delta County Land Use Code.

RECOMMENDATIONS: Staff recommends that the Board of Adjustment hold a Work Session on the LUC Update and provide direction to staff on:

- a. Chapter 3 "Lot Dimensions" (including subdivision of lots that do not meet the minimum lot size)
- b. Chapter 8; Section 5 "Variances"
- c. Chapters 12 "Subdivision Regulations"
- d. LUC Update Process/Schedule

Planning Director, Carl Holm presented redline drafts of items a, b, and c as well as the update process/schedule. Director Holm noted that edits being presented are to provide staff direction for what will become the public draft. There is a public hearing scheduled for the BOA to review the LUC as a whole. It was noted that the BOA vote on the Land Use Code requires a consensus. However, where there is no consensus staff will present the majority and minority opinions to the Planning Commission for their recommendation to the Board of County Commissioners.

F. BOARD COMMENT, REQUESTS AND REFERRALS

Board Member Brett Hilling suggested adding an At-Large Member to the Board of Adjustments. Director Holm stated he would forward that suggestion to the County Administrator.



DELTA COUNTY

PLANNING & COMMUNITY DEVELOPMENT

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G. DEPARTMENT REPORT

None

Meeting adjourned at 6:23 p.m.

The next Special Meeting will be held on Thursday, October 13, 2022 at 5:30 pm in the Delta County Administration Building, Delta, CO.

Respectfully submitted by:
Administrative Assistant, Kim Henderson