



**DELTA COUNTY PLANNING COMMISSION MEETING MINUTES**  
**DELTA COUNTY ROUBIDEAU ROOM**  
**320 W. 5<sup>th</sup> ST, DELTA, CO 81416**  
**January 12, 2022**

Vice-Chairman Tate Locke called the meeting to order at 5:30 p.m. in the Delta County Roubideau Meeting Room.

**ROLL CALL**

**Planning Commission Members in Attendance:**

Dick Gilmore	Hardy Hutto
Steve Schrock	Jacob Gray
Steve Shea	Tate Locke
Layne Brones	Kate Darlington (Associate)
Eli Wolcott (via zoom)	

**Absent Members:**

Tom Kay  
Cindy Watson (Associate)

With member(s) absent from District 3, Kate Darlington is a voting member.

With all members present from District 1, Cindy Watson can participate in the discussion but cannot vote.

**Staff in Attendance:**

Delta County Community Development & Natural Resource Director, Carl Holm  
Delta County Planner I, Kate Kelly  
Delta County Planning & Community Development Administrative Assistant, Kim Henderson  
Delta County Administrator, Robbie LeValley  
Delta County Attorney, John Baier

**PUBLIC COMMENT**

None

5:34pm Commissioner Cindy Watson arrived

**AGENDA ADDITIONS, DELETION, AND CORRECTIONS**

Vice-Chair Locke stated he would take Item #3 first on the agenda since the recommendation is to continue the item.

Item #3            PLN21-049/S. Rasmussen  
Consider rezoning the western 10 acres of Parcel 319335100032 from A-35 to A-5 to eventually become part of a subdivision generally located east of Stardust Lane and South of Cedar Mesa Road, Cedaredge.  
RECOMMENDATION: Staff recommends that the Planning Commission continue this item to the January 26, 2022 Regular Planning Commission Meeting.

Motion/Second:     Steve Schrock moved to continue PLN21-049/S. Rasmussen to the January 26, 2022 meeting.

Action:                Motion carried unanimously

Item #1            PLN21-030/Garnet Mesa Solar LLC  
Consider a motion to rescind the Planning Commission’s approval on November 17, 2021 of PLN21-030 Garnet Mesa Solar Renewable Energy with Staff recommendations and conditions.  
RECOMMENDATION: Planning Commission direction.

Commissioner Gray recused himself from matters related to PLN21-030, and then left the meeting room.

Motion/Second:     Steve Schrock moved to rescind the action taken by the Planning Commission on November 17, 2021 related to PLN21-030/Garnet Mesa Solar. Kate Darlington seconded the motion.



Action: Motion carried unanimously

Item #2 PLN21-030/ Garnet Mesa Solar LLC  
Consider a Limited Use Permit to install and operate an 80MW ground mounted solar photovoltaic energy generating facility. The project involves two sites consisting of three (3) parcels totaling 472+ acres generally located west of 2200 Road and at the southwest corner of G Road and 2100 Road, approximately 2.2 miles east of Delta (Parcels: 3455-231-00-001, 3455-232-00-009, 3455-133-00-020)  
RECOMMENDATION: Staff recommends that the Planning Commission recommend that the Board of County Commissioners:  
a. Find that PLN21-030 complies with the Land Use Code; and  
b. Approve PLN21-030, a Limited Use Permit for an 80MW ground mounted solar photovoltaic energy generating facility developed over three (3) parcels totaling 472.85 acres generally located between 2200 Road on the east and 2050 Road on the west, north and south of G Road, Delta (Parcel" 3455-231-00-001, 3455-232-00-009, 3455-133-00-020), subject to conditions.

Motion/Second: Dick Gilmore moved to approve Garnet Mesa Solar installation PLN21-030 subject to staff recommendations. Hardy Hutto seconded the motion.

Steve Schrock requested adding the following conditions:

- Consult the City of Delta regarding the truck traffic routing and apply a speed limit on trucks
- Increase the \$50,000 Road Bond to \$100,000
- DMEA communicate with easement holders on construction schedule.

Dick Gilmore and Hardy Hutto accepted the following conditions as a friendly amendment to the motion/second:

- Consult the City of Delta regarding the truck traffic routing and apply a speed limit on trucks
- Increase the \$50,000 Road Bond to \$100,000

Action: Motion carried 6-2  
Ayes: Eli Wolcott, Kate Darlington, Steve Schrock, Hardy Hutto, Layne Brones, Dick Gilmore.  
Nays: Steve Shea and Tate Locke  
Absent: Tom Kay

County Administrator Robbie LeValley stated she would speak with the County Treasurer in regards to defining more what the sales tax involves in order to make that part of the presentation to the Board of County Commissioners.

## ADJOURNMENT

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

Meeting adjourned at 8:51 p.m.

Respectfully submitted by:  
Administrative Assistant, Kim Henderson