



**DELTA COUNTY PLANNING COMMISSION MEETING MINUTES**  
**DELTA COUNTY BOARD OF COUNTY COMMISSIONER'S ROOM**  
**560 DODGE ST., DELTA, CO 81416**  
**January 26, 2022**

Chairman Tom Kay called the meeting to order at 5:30 p.m. in the Delta County Board of County Commissioner's Meeting Room.

**ROLL CALL**

**Planning Commission Members in Attendance:**

Tom Kay	Cindy Watson (Associate)
Steve Schrock	Hardy Hutto
Steve Shea	Tate Locke
Layne Brones	Kate Darlington (Associate)
Eli Wolcott	

**Absent Members:**

Jacob Gray  
Dick Gilmore

With member(s) absent from District 3, Kate Darlington is a voting member.  
With member(s) absent from District 1, Cindy Watson is a voting member.

**Staff in Attendance:**

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

Director Holm introduced Angie Kemp who started as Planner I for Delta County this week.

**PUBLIC COMMENT**

None

**AGENDA ADDITIONS, DELETION, AND CORRECTIONS**

None

Item #1 Meeting Minutes  
a. November 17, 2021  
b. December 8, 2021  
c. December 15, 2021  
RECOMMENDATION: Approve the action minutes as presented

Motion/Second: Eli Wolcott moved to approve the action minutes as presented. Tate Locke seconded the motion.

Action: Motion carried unanimously

Item #2: PLN21-049/S. Rasmussen (Rezone)  
Consider: Rezoning the western 10-acres of Parcel 319335100032 from Agricultural/35-acre (A-35) to Agricultural/5-acre (A-5). The project is located at 26380 Cedar Mesa Rd, Cedaredge.  
RECOMMENDATION: Staff recommends that the Planning Commission recommend that the Board of County Commissioners:  
a. Consider rezoning the western 10-acres of a 251.26-acre parcel (Parcel 319335100032/Account R024237) from Agricultural "35" (A-35) to Agricultural "5" (A-5), subject to a condition that rezoning 10 acres of a 251+-acre parcel shall not take effect until/unless a Preliminary Plat is approved by the Board of County Commissioners that includes this 10-acre portion.



Motion/Second: Eli Wolcott moved to adopt the Resolution for PLN21-049/S. Rasmussen approving the rezone as presented by staff with the date correction noted in the resolution. Kate Darlington seconded the motion.

Action: Motion carried unanimously

#### **COMMISSIONER COMMENTS, REQUESTS AND REFERRALS**

Commissioner Wolcott inquired about the yearly meeting calendar which Director Holm informed him was in the Department Report.

#### **DEPARTMENT REPORT**

Director Holm reported on the following items:

- a. The Board of County Commissioners will be making Planning Commission appointments on February 1<sup>st</sup>, 2022
- b. Any new and continuing Commissioners will formally be seated on February 9, 2022
- c. The Planning Commission's Annual Meeting will be on February 9, 2022
  - a. Electing positions
  - b. Meeting calendar
  - c. Meeting venue – Hotchkiss meeting location
  - d. Meeting frequency – one meeting a month vs. two meetings a month.
- d. Presented the new Public Hearing Notice signs, and noted that staff will be doing the posting.
- e. The Board of County Commissioners accepted the Planning Commission's recommendation regarding the Pre-Land Use Code items.
- f. The Board of County Commissioners accepted the PLN21-010/Corona – 6 Lot Preliminary Plat as recommended by the Planning Commission.
- g. The Board of County Commissioners approved an appeal of the Board of Adjustments decision regarding PLN21-020/Becker/Beeson where the Board of County Commissioners removed a condition requiring a building envelope on the large remaining lot.
- h. Land Use Code Review Work Session with the Board of County Commissioners. Staff will start bringing updates to the Commission in phases with the first phase February/March.
- i. Road Standards – Right-of-Way Dedication Work Session with the Board of County Commissioners. Staff will address the Board's direction with the Land Use Code updates.

#### **ADJOURNMENT**

The next meeting will be held on February 9, 2022 at 5:30pm in the Maloney House (Delta County Fairgrounds) 575 S. River Ln, Hotchkiss, CO.

Meeting adjourned at 6:19 p.m.

Respectfully submitted by:  
Administrative Assistant, Kim Henderson