



**REGULAR BOARD OF ADJUSTMENTS MEETING MINUTES**  
**DELTA COUNTY**  
**560 DODGE ST, DELTA, CO 81416**  
**February 24, 2022**

Chairman Mark Roeber called the meeting to order at 5:33 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, Angie Kemp
- Delta County Planning & Community Development Administrative Assistant, Kim Henderson
- Delta County Administrator, Robbie LeValley

**A. PUBLIC COMMENT**

None

**B. AGENDA ADDITIONS, DELETION, AND CORRECTIONS**

None

**C. APPROVAL OF CONSENT AGENDA**

- Item #1: Meeting Minutes for January 27, 2022.
- Item #2: PLN21-021/Cottrell; Adopt a Resolution denying variances to lot size for a 2-lot subdivision (Minor Plat) in the A-5 zoning district; Lot 15-A (1.305 acres), Lot 15-B (1.000 acres).  
RECOMMENDATION: Approve a Resolution with findings and evidence reflecting the 1/27/22 BOA action to deny the variance for PLN21-021/Cottrell.
- Item #3: PLN21-071/Armstrong; Amend the application for a 5-Lot Clustered Subdivision (Preliminary Plat) – No Variance(s) Required.  
RECOMMENDATION: Accept a status report for PLN21-071/Armstrong
- Motion/Seconded: Mike Twamley moved to approve the Consent Agenda. Brett Hilling seconded the motion.
- Action: Motion carried unanimously.

**D. SCHEDULED ITEMS:**

- Item #1 PLN21-075/Pipher  
Consider variance to lot size for a 2-lot subdivision (Minor Plat) in the A-35 zoning district: Lot 1 (3.193 acres), Lot 2 (35.0 acre). The property is located at 42044 Long Gulch Road, Crawford (Parcel: 350320200004).  
RECOMMENDATION: Staff recommends that the Board of Adjustment (BOA):
  - a. Consider the required variance criteria/findings as they apply to PLN21-075/Pipher;
  - b. Provide direction to staff on the BOA’s Intent to Approve/Conditionally Approve/Deny a variance for PLN21-075/Pipher, presented as a Minor Plat creating two (2) lots in the A-35 zoning designation located at 42044 Long Gulch Road, Crawford (Parcel: 350320200004).
  - c. Continue the matter to March 24, 2022 with direction for staff to prepare a Resolution reflecting the BOA decision.



Motion/Second: Brett Hilling moved to approve PLN21-075 with staff recommendations. Since the septic information had not been submitted with the application, BoA member Hilling included a condition for septic system location verbiage (shared by the applicant at the meeting) be clarified in the Resolution. Mike Twamley seconded the motion.

Action: Motion carried unanimously.

**E. BOARD COMMENT, REQUESTS AND REFERRALS**

None

**F. DEPARTMENT REPORT:**

Director Holm reported on the following items:

- a. Land Use Code Review

Meeting adjourned at 5:54 p.m.

The next meeting will be held on Thursday, March 24, 2022 at 5:30 pm in the Delta County Administration Building, Delta, CO.

Respectfully submitted by:  
Administrative Assistant, Kim Henderson