



DELTA COUNTY PLANNING COMMISSION MEETING MINUTES
DELTA COUNTY BOARD OF COUNTY COMMISSIONER'S ROOM
560 DODGE ST., DELTA, CO 81416
March 9, 2022

Chair 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	Michelle Roberts (Associate)
Steve Schrock	Hardy Hutto
Cindy Watson	Kate Darlington
David Marek (Associate)	Layne Brones
Tate Locke	Jacob Gray

Absent Members:

Steve Shea

With member(s) absent from District 1, Michelle Roberts is a voting member.

With all member(s) present from District 3, David Marek can participate but is not able to vote.

Staff in Attendance:

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

PUBLIC COMMENT

None

AGENDA ADDITIONS, DELETION, AND CORRECTIONS

None

SCHEDULED ITEMS

Item #1: Meeting Minutes
a. February 23, 2022
RECOMMENDATION: Approve the action minutes as presented

Jacob Gray moved to approve the action minutes as presented. Cindy Watson seconded the motion.

Motion carried unanimously

Item #2: PLN22-002/Black Hills Energy
Consider a Limited Use Permit for three (3) Temporary Staging sites relative to a gas pipeline project from Collbran to Reed Junction (Phase A), including grading and storage of materials:
Site #1; U Road/Highway 65, 2.25 miles north of Cedaredge (Parcel 319305300046/Mingus/A-20 Zone)
Site #2; SW 11th Ave/Happy Hollow Road, 0.75 miles west of Cedaredge (Parcel 319330300037/Malmgren/A-20 Zone)
Site #3; North Road/Harts Basin Road, adjacent to the Town of Eckert (Parcel 323905100001/Grand Headwaters/A-352 Zone)
RECOMMENDATION: Staff recommends that the Planning Commission recommend that the Board of County Commissioners:
a. Find that PLN22-002/Black Hills Energy complies with the Land Use Code for Limited Use Permits; and



- b. Approve PLN22-002A, Limited Use Permit for temporary outdoor storage facilities located on the north side of U Road west of Highway 65 (23253 U Road), approximately 2.25 miles north of Cedaredge (Parcel 319305300046/Mingus/A-20 Zone).
- c. Approve PLN22-002B, Limited Use Permit for temporary outdoor storage facilities located on the north side of SW 11th Avenue east of Happy Hollow Road (16408 Happy Hollow Road), approximately 0.75 miles west of Cedaredge (Parcel 319330300037/Malmgren/A20 Zone).
- d. Approve PLN22-002C, Limited Use Permit for temporary outdoor storage facilities located on the north side of North Road where it intersects with Harts Basin Road, adjacent to the Town of Eckert (Parcel 323905100001/Grand Headwaters/A-35 Zone).
- e. Consider approval subject to conditions recommended by staff.

Director Holm presented the project, and answered Commissioner questions.

Donald Green and Adam Clark representing Black Hills Energy provided additional information about the project, and answered Commissioner questions.

Chair Kay opened the public hearing. The Commission received public testimony, asked questions, and closed the public hearing.

Following deliberation by the Commissioners, Michelle Roberts moved to approve PLN22-002 with staff recommendations. Hardy Hutto seconded the motion.

Jacob Gray requested amending the motion to include the following condition (Condition #9):

9. Site #1 shall be limited to hours of operation being 9am-4pm weekdays (no weekends). Use of this site shall conclude and shall be reclaimed by December 31, 2022.

Michelle Roberts and Hardy Hutto accepted the amendment.

Motion carried unanimously

COMMISSIONER COMMENTS, REQUESTS AND REFERRALS

- a. Planning Director Carl Holm summarized the process if a Commissioner recuses themselves, including the ability to participate with the same guidelines as a member of the public after stepping down from the table. He also provided copies of the pertinent PC Bylaws.
- b. Chairman Kay requested having future agenda item to discuss the term "Compatibility" and how it applies to land use.

DEPARTMENT REPORT

None

ADJOURNMENT

The next meeting will be held on March 23, 2022 at 5:30pm in the Delta County Administration Building, Delta, CO.

Meeting adjourned at 6:58 p.m.

Respectfully submitted by:
Administrative Assistant, Kim Henderson