



DELTA COUNTY PLANNING COMMISSION MEETING MINUTES
MALONEY HOUSE (DELTA COUNTY FAIRGROUNDS)
575 S RIVER LN, HOTCHKISS, CO 81419
April 13, 2022

Chair Tom Kay called the meeting to order at 5:30 p.m. in the Maloney House (Delta County Fairgrounds).

ROLL CALL

Planning Commission Members in Attendance:

Tom Kay	Michelle Roberts (Associate)
Steve Schrock	Hardy Hutto
Kate Darlington	Steve Shea
David Marek (Associate)	Layne Brones
Tate Locke	Jacob Gray

Absent Members:

Cindy Watson

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

Richard Lightfoot presented the Planning Commission with information about road impacts caused by concrete trucks.

Becky Lightfoot addressed the Planning Commission regarding the Master Plan and Renewable Energy.

Brad Burritt addressed the Planning Commission regarding Renewable Energy.

Mike Kruger addressed the Planning Commission regarding Renewable Energy.

Natasha Leger addressed the Planning Commission regarding the Land Use Code update as well as Oil & Gas Support Services and changes to Renewable Energy.

Penny Heuscher addressed the Planning Commission regarding Renewable Energy.

AGENDA ADDITIONS, DELETION, AND CORRECTIONS

None

SCHEDULED ITEMS

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

Michelle Roberts moved to approve the action minutes as presented. Layne Brones seconded the motion.

Motion carried unanimously

Item #2: Land Use Code Update
Consider Topics and Process for Amending the 2021 Land Use Code.
RECOMMENDATION: Staff recommends that the Planning Commission:
a. Consider key topics/groupings;
b. Review existing permit process; and



- c. Provide direction to staff on topics/groupings and processing amendments to the Land Use Code, beginning April 27, 2022.

Planning Director, Carl Holm presented the topics and process for amending the 2021 Land Use Code, and answered Commissioner questions.

Following deliberation by the Commissioners, it was requested the topics to be discussed at the April 27, 2022 Planning Commission Meeting include: definitions as well as the Development Application Ordinance No. 2011-01 and the Development Application Process.

The PC discussed the location and format of LUC Update meetings, including notification of meetings. Initial meetings will be held as Work Sessions, and Director Holm will inquire about joint meetings with the BoCC, at least on certain topics.

COMMISSIONER COMMENTS, REQUESTS AND REFERRALS

None

DEPARTMENT REPORT

- a. Planning Director Carl Holm informed the Planning Commission that the Board of County Commissioners approved the Miller (Alliance Ready Mix) concrete batch plant as well as the TDS Telecommunications tower on Cottonwood Creek at their April 5, 2022 meeting.
- b. The Board of County Commissioners will be reviewing the Armstrong 5-Lot Clustered Subdivision, CHT Resources Compost Facility and the Pre-Land Use Code applications that are to be expired at the April 19, 2022 meeting.

ADJOURNMENT

The next meeting will be held on April 27, 2022 at 5:30pm, Delta County Administration Building 560 Dodge St, Delta, CO.

Meeting adjourned at 7:29 p.m.

Respectfully submitted by:
Administrative Assistant, Kim Henderson