

DELTA COUNTY PLANNING COMMISSION

**Administration Building – Board Room
560 Dodge St., Delta, CO 81416
Wednesday, April 28, 2021 @ 5:30 p.m.**

**Tom Kay, Chair
Tate Locke, Vice-Chair
Carl Holm, Director**

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Instructions for Public Participation via Zoom:

The public can join the meeting remotely by registering in advance of the meeting at:

<https://us02web.zoom.us/meeting/register/tZUpfuiugDgsEtDfRLf9jxoLnISzt9Y4S0IP>

After registering, you will receive a confirmation email containing information about joining the meeting.

REGULAR AGENDA

5:30 P.M. – **CALL TO ORDER**

ROLL CALL

Layne Brones, District 2	Tate Locke, District 2
Kate Darlington, District 3 (Assoc)	Steve Schrock, District 1
Dick Gilmore, District 1	Steve Shea, District 1
Jacob Gray, District 3	Eli Wolcott, District 3
Tom Kay, District 3	

PUBLIC COMMENTS

This is time set aside for the public to comment on matters not on the agenda. The Chair may set a time limit for speakers.

AGENDA ADDITIONS, DELETIONS, AND CORRECTIONS

The Planning Commission Secretary will announce if there are any changes to the agenda that arose after posting of the agenda.

SCHEDULED ITEMS

1. 2021 Meeting Schedule
Consider a regular meeting schedule for the Planning Commission
RECOMMENDATION: Adopt a regular meeting schedule for the 2nd and 4th Wednesday of each month, starting at 5:30 pm

CERTIFICATION OF POSTING

On 04/21/2021 at 4:45 PM, Carmen Torgler did post the above AGENDA as public notice of the 04/28/2021 meeting. The official notice is placed on the front entrance of the Delta County Courthouse located at 501 Palmer, Delta, Colorado and a courtesy copy is sent to the Delta County website at www.deltacounty.com.

2. 2018 Delta County Master Plan – Annual Review
RECOMMENDATION: Consider the adopted Master Plan(s) in relation to the Land Use Code and provide direction on prioritizing a work program for staff over the next year.

COMMISSIONER COMMENTS, REQUESTS AND REFERRALS

This is time set aside for the Commission to comment, request, or refer a matter that is not on the agenda for future consideration.

DEPARTMENT REPORT

This is time set aside for the Director to report on matters affecting the Department.

ADJOURNMENT

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STAFF REPORT

Delta County Planning Commission

Delta County Administrative Building
560 Dodge Street, Delta, CO 81416

Wednesday, April 28, 2021 @ 5:30 p.m.

SCHEDULE

Consider the date and time for a regular Planning Commission meeting schedule

RECOMMENDATION:

Adopt a regular meeting schedule for the Planning Commission:

- Dates: 2nd and 4th Wednesday
- Time: 5:30 pm
- Location: Delta County Administration Building (Board Room)

SUMMARY/DISCUSSION:

Section 6.1 of the Planning Commission by laws requires one regular meeting of the Commission to be scheduled every month at a time agreed to by the Commission and Staff each November for the following calendar year. A second regular monthly meeting shall be scheduled as required for Commission business as necessary during the course of the year

Section 6.2 specifies that the first meeting of each month will be held on the fourth Wednesday of each month at the Delta County Courthouse. The second meeting of the month, if necessary, will be held on the second Wednesday of each month in Hotchkiss at the Townhall.

Regular meetings may be scheduled and held at other locations in Delta County to meet the convenience of the Commission, the Board, the Staff and the public. Staff understands that Hotchkiss Townhall does have ability to offer Zoom participation, but staff would not have access to the County system, limited to files saved on the computer.



Staff may cancel a regular meeting for lack of official business for the Commission to review. In addition, regular meetings may be cancelled at the discretion of Staff during the months of November and December to allow for holiday demands.

Planning Commission (PC) meetings are currently being scheduled on the 2nd and 4th Wednesday of each month, starting at 5:30 pm in the Board Room at the Delta County Administrative Building.

Board of County Commissioners (BoCC) regularly meets the 1st and 3rd Tuesday - Planning items at the BoCC are generally scheduled at 10:00 am. On Thursday, April 22, the newly formed Board of Adjustments will consider meeting on Thursday evenings to avoid any potential conflict with special meetings/items from the BoCC or PC.

Attached material list, in order as attached:

- None



STAFF REPORT

Delta County Planning Commission

**Delta County Administration Building
560 Dodge Street, Delta, CO 81416**

Wednesday, April 28, 2021 @ 5:30 p.m.

2018 DELTA COUNTY MASTER PLAN

Annual review of the adopted Master Plan(s) and Work Program for 2021

RECOMMENDATION:

Staff recommends that the Planning Commission:

- a. Consider the adopted 2018 Delta County Master Plan, Delta County Recreation and Trails Master Plan, and 2021 Land Use Code; and
- b. Provide direction to staff on matters to be address, including prioritizing a work program for the next year.

SUMMARY:

Section 6.5 of the Planning Commission by-laws (dated February 1, 2019) calls for a meeting to consider revisions to the adopted Master Plan. Said meeting is to be scheduled in May of each year. The Master Plan was written with a purpose to develop land use regulations. With adoption of the Land Use Code, there may be a desire to revisit some of the policies of the Master Plan, and assess the next steps as it relates to the Master Plan(s) and/or Land Use Code.

DISCUSSION:

In May of 2018, Delta County adopted a Master Plan as well as a Recreation and Trails Master Plan. The Master Plan provides a policy foundation for the County's land use regulations that were adopted January 2021.

A future Land Use Plan established a land use map that varies from the Zoning Maps adopted with the Land Use Code. Zoning Maps are more reflective of land use conditions at the time the Land Use Code was developed/adopted where the Master Plan land use map reflects more of a broad brush planning perspective how the areas will grow. Ideally, the two maps are in line with each other.

Resolution 2021-R-001 repealed existing regulations and adopted the Land Use Code. Specifically, the resolution repealed:

- All planning districts or protection plans;

- Delta County Subdivision Regulations 2008 amended, dated January 22, 2019;
- Delta County Regulation for Specific Developments amended dated September 3, 2019;
- Mobile Home Park regulations amended in 1997; and
- All other land use regulations or policies (existing regulations).

Following adoption of the Land Use Code, the Planning Commission has held workshops discussing various aspects of the Land Use Code. Through that process, and with implementing the Land Use code, the Commission and staff have identified items to revise or clean up (e.g. definitions), and has noted topic(s) that might be of interest to address at this point, either in the Master Plan and/or Land Use Code. Examples include, but are not limited to:

- Open Space/Parks
- Wireless Communication Facilities
- Junk/Rubbish
- Oil & Gas
- Impact Fees (Roads, Fire, Open Space)
- Defining “Hardship”
- Criteria for reducing set backs (e.g. Best Management Practices)
- Subdivision – Phasing/Vacating (Section 3.3 Subdivision Regulations)

Attached material: List, in order as attached

- None