



**REGULAR PLANNING COMMISSION MEETING MINUTES  
DELTA COUNTY  
560 DODGE ST, DELTA, CO 81416  
JANUARY 27, 2021**

**Planning Commission Members in Attendance:**

Eli Wolcott (ZOOM)  
Layne Brones  
Steve Schrock  
Jacob Gray  
Tate Locke (ZOOM)

Dick Gilmore  
Tom Kay  
Kate Darlington (ZOOM)  
Steve Shea

**Absent Members:**

**Planning Staff in Attendance:**

Delta County Community Development & Natural Resource Director, Carl Holm  
Delta County Planner, Kelly Yeager  
Delta County Community & Economic Technician II, Kate Kelly

Chairman Tom Kay called the meeting to order at 5:30 p.m. in the Administration Building Commissioner's Meeting Room.

**Item #1: Approve Meeting Minutes for December 9, 2020**

**Motion/Second: Jacob Gray moves to approve the meeting minutes. Layne Brones seconds.  
Motion carried unanimously.**

**Item #2: SUB20-029 Lorimor Subdivision  
Owner(s): Nicholas R. Lorimor & Dale T. Weaver  
Location: 13216 Trap Club Rd, Eckert 81418  
Proposal: To create two (2) lots**

The Delta County Planner, Kelly Yeager, presented the Staff Report for SUB20-029 Lorimor Subdivision. Applicant Nicholas Lorimer is present with Mother-in-Law, Karen Garrett. Randy Wilmore is representing the Lorimor Subdivision.

**Items discussed were as follows:**

- Centerline of Trap Club Road
- New house location
- Irrigation
- Access (Shared)
- Ditch shares
- Irrigation plan for Final

**PC Discussion:**

- Centerline of Tongue Creek
  - What's the law for the change on that?
- Conservation Easement to the East of the Subdivision
  - Conservation easements are not touching the property
- Clarification of Access on the property
- Domestic water taps
- Availability of tap from Orchard City

- Engineered Waterline
  - Existing waterline
  - Concern of waterline in relation to the road
    - This will clearly be marked on the plat
- Maintenance Agreement

**Motion/Second:**           **Jacob Gray moves to approve SUB20-029 for approval with staff recommendations and with the following recommendations from the planning commission that a comment from Orchard City on a guarantee of tap availability be provided and including a maintenance agreement for the shared access. Steve Shea seconds the motion.**  
**Motion carried unanimously.**

**To BoCC:**                   **February 2, 2021 @ 10:00 AM**

**Item #3:**                   **SUB20-030 Bean Ridge Subdivision**  
**Owner(s):**               **Julia Chosvig & Sheldon Ware**  
**Location:**               **15718 & 15574 2900 Rd, Hotchkiss 81419**  
**Proposal:**               **To create two (2) lots**

The Delta County Planner, Kelly Yeager, presented the Staff Report for SUB20-030 Bean Ridge Subdivision. Applicants Julia Chosvig & Sheldon Ware is present.

**Items discussed were as follows:**

- Letter from Mark Welsh in regards to existing ditches
  - To make sure they are maintained and not changed in any way

**PC Discussion:**

- Possible Easements for ditches on the plat?
- Mr. Welsh and the ditches
  - Do they share any of the water?
- Public comment in regards to the Density Calculation
- Septic Concerns

**Motion/Second:**           **Jacob Gray moves to approve SUB20-030 with staff recommendations and one condition as follows: to provide identification of location and ownership of any existing irrigation ditches that run through Lot 1. Steve Shea seconds the motion.**  
**Motion carried unanimously.**

**To BoCC:**                   **February 2, 2021 @ 10:00 AM**

**Point of Order**

- Meeting schedule
  - Continue meetings even if there is no subdivisions on the agenda
  - Election of officers for February meeting
- Moratorium for Land Use Applications
- Land Use discussions among PC and Planning staff
  - What can we do to get this ready for the public?
- Educational needs for the general public
  - Realtors, title companies, land surveyors, landowners
  - Education sessions to the public?
  - BOA process – how will this work?
- Possible training of the PC for subdivision processes

**Meeting adjourned at 6:45 p.m.**

**Respectfully submitted by:**

Community & Economic Development Technician II, Kate Kelly