



**PLANNING COMMISSION MEETING MINUTES**  
**August 12, 2020**

**Planning Commission Members in Attendance:**

Tate Locke  
Steve Schrock  
Tom Kay  
Eli Wolcott

Dick Gilmore  
Layne Brones  
Jacob Gray

**Absent Members:**

Brett Hilling  
Steve Shea

**Planning Staff in Attendance:**

Community & Economic Development Director, Elyse Casselberry  
Current Planning Manager, Kelly Yeager  
Community & Economic Development Technician II, Kate Kelly  
Community & Economic Development Technician I, Vivian Archuleta

Chairman Tom Kay called the meeting to order at 5:30 p.m. in the Delta County Court House Room #234.

**Item #1:**

**Approve Previous Meeting Minutes for July 22, 2020**

**Motion/Second:**

Steve Schrock moves to approve minutes, as presented. Dick Gilmore seconds to approve minutes, as presented. **Motion Carried Unanimously.**

**Item #2:**

**SUB20-012 JC Subdivision**

**Owner(s):**

**Cobb Ranch LLC – Sherry Cobb**

**Location:**

**1014 & 1018 1200 Road, Delta**

**Proposal:**

**Split the Propane Business from the rest of the property**

The Delta County Planner, Kelly Yeager, presented the staff report for SUB20-012 JC Subdivision. Owner, Sherry Cobb, was present; she confirmed with the Planning Commission that they wanted to clean up the property and the business so they could separate and the proposed lot would belong to JC Propane on paper.

There were concerns about storage plants and what regulations are being followed. Sherry Cobb confirmed that JC Propane is regulated by state, local and federal regulations. The Commission would like to see comments from the Pea Green Fire District; JC Propane works closely with the fire departments, reporting to them that their within code.

**Motion/Second:**

Jacob Gray moves to accept subdivision with staff recommendations, as well as, the conditions from the commission as follows: documentation to confirm regulations have been followed; a good standing letter, comments from the Pea Green Fire Department, and the Final Plat needs to include a note stating that this business is an existing commercial use, as provided. Steve Schrock seconds to accept subdivision with staff recommendations, as provided. **Motion Carried Unanimously.**

**To BoCC:**

September 2, 2020 @ 10:00 a.m.

### Item #3

### Land Use Code Update

The Planning Commission received comments from the public; all edits, corrections and typos have all been done. The Planning Commission will be meeting with the BoCC on August 19, 2020 @ 4:30 p.m. to bring forth recommendations, as a whole. The 3<sup>rd</sup> and final draft will be presented to the Planning Commission on August 26, 2020; if a request for more time to review is needed, they will be given more time. IF more time is not required, then the earliest the draft will be presented to the BoCC will be September 16, 2020.

The following topics were discussed during this portion of the meeting:

- Subdivision Review Process
- Sketch plans are no longer related to the subdivision process
  - used as a tool for permits
- Increase in # of limited uses
- Addressing fees
  - impact fees are needed
  - impact fees are intended and a place holder might be a good idea to be placed in the LUC
    - Studies have to be done for road impact fees; has to be applied universally
- Concerns for Hazardous Waste Disposal
  - Public concern of waste being brought to the county
- Cluster Developments
- Domestic Water Companies
  - Feel wastewater treatment is a completely different process
  - Basic use of land; separate categories, they would be treated the same in regards to the state process
- Heavy Industry
  - PC feels the over the counter reviews should require more input from neighbors and others
  - Heavy industry and oil and gas needs to be Conditional and not Limited\*
- CAFO setbacks
- Junk yards
  - Planning Commission feels there should be more strict standards and enforcements
  - Junk ordinance exists
    - Needs to be updated
    - Not enforced by the LUC
- Kennels
  - More regulations needed
  - Noise is of concern
  - Will be in compliance with the state vet
- Equestrian Facilities
- Farm Work Housing
  - Seems there is no break for farmers
- Rezoning
  - Problems under approval standards?
  - Unmitigated natural hazards might be a problem
  - Should take careful consideration in regards to the rezoning process
  - Planning Commission would like to see 'Alternative 4' proposed zoning district to be removed from the LUC
    - To be brought up with the BoCC
- Wireless Communications
  - Placement of towers on private land
  - Present to BoCC/Separate resolution?

**Meeting adjourned at 7:43 p.m.**

**Respectfully submitted by:**

Community & Economic Development Technician, Kate Kelly