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## A G E N D A

**Planning Commission  
Regular Meeting**

**November 5, 2018  
6:30 p.m.**

**A. Changes to the Agenda**

**B. Minutes of the August 6, 2018 Planning Commission meeting.**

**C. Citizen Comments**

- Citizens who have comments on items that do not appear on the agenda are asked to make their comments at this time. Comments on an agenda item will be taken at the time that item is under discussion.

**D. Public Hearing – Initial Zoning of Valley Sunset Addition No. 1**

- Open the Public Hearing
- Staff Report and Recommendations
- Applicant Presentation
- Public Comment
- Close Public Hearing
- Planning Commission Recommendation

**E. Public Hearing – Initial Zoning of Valley Sunset Addition No. 2**

- Open the Public Hearing
- Staff Report and Recommendations
- Applicant Presentation
- Public Comment
- Close Public Hearing
- Planning Commission Recommendation

**F. Commissioner Comments**

**G. Staff Comments**



A regular meeting of the City of Delta Planning Commission was held on Monday, August 6, 2018 at 6:30 p.m. in the City Council Chambers of City Hall at 360 Main Street, Delta, Colorado. Said meeting was posted in accordance with the Sunshine Law.

**PRESENT:** Mary Cooper, Chairman; Jay Stooksberry, Vice-Chairman; Carl Jahn, Commissioner; Richard Simmons, Commissioner; Mark Lee, Commissioner; John Vigil, Commissioner; Ryan Crick, Commissioner; Glen Black, Director of Community Development; Sharleen Walker, Planning Technician.

**ABSENT:** None

**GUESTS:** Randy Fisher, Russell French.

### **CHANGES TO THE AGENDA**

Chairman Cooper welcomed new Planning Commissioner Ryan Crick.

### **MINUTES**

A motion was made by Richard Simmons, seconded by Carl Jahn to approve the minutes of the Planning Commission held on Monday, June 4, 2018 as written. All voted yes. Motion passed.

### **CITIZEN COMMENTS**

None

### **PUBLIC HEARING – STREETER MINOR SUDIVISION**

Chairman Mary Cooper introduced agenda item, Streeter Minor Subdivision and opened the public hearing. Glen Black, Community Development Director, reviewed the staff report with the Planning Commission. Mr. Black informed the Planning Commission that the property is owned by the City of Delta and that the City of Delta is the applicant. Mr. Black stated that there is a house on the property and that the proposed subdivision would make two residential lots and one larger lot that could be used for future development. The property was purchased by the City to acquire the right of way dedication for the future extension of Pioneer Road to 5<sup>th</sup> Street. The dedication has been acquired and there is no reason for the City to own the remainder of the property. There is a sewer line that runs through the right of way dedication and there is water in 7<sup>th</sup> Street and 6<sup>th</sup> Street. There is also a power line that runs through the property.

There were no public comments. Chairman Cooper closed the public hearing.

A motion was made by Jay Stooksberry, seconded by Richard Simmons to approve the Streeter Minor Subdivision. All voted yes. Motion passed.



## **AIRPORT ZONING PROPOSAL**

Glen Black, Community Development Director, reviewed the proposed Airport Zoning language with the Planning Commission. Mr. Black informed the Planning Commission that the County has approached the City about expanding the airport and in order to expand the airport sewer needs to be provided and improve the water infrastructure. When the City provides services to property normally the property is annexed. The City does not currently have an Airport Zoning district. The City Council and County have met on the proposed expansion and the fixed based operator at the airport has requested that no landscaping be required at the airport, because of possible wildlife interference and visual impairments. Additionally, Mr. Black stated that there are federal aviation guidelines that will have to be followed.

The Planning Commission discussed issues including liability, expense of the utility expansion, and revenue from possible sales tax. Staff stated that the airport will still be owned and operated by Delta County and that the City Attorney has recommended that the City and County sign a pre-annexation agreement that outlines which entity will be responsible for what cost.

The Planning Commission concurred that the expansion of the airport would be an asset to the community and that the Planning Commission should look at the higher level view of what can be allowed in an airport zoning district and that Council and the County will look at the annexation details. A suggestion was made that Hotels and Motels should be considered in the Airport zoning district.

A motion was made by Richard Simmons, seconded by John Vigil that the Planning Commission recommends the proposed Airport Zoning District regulations to the City Council.

Randy Fisher, resident, requested that the Planning Commission look at the road expense if changes are required to the current road for FAA regulations. Staff and Planning Commission stated that the Planning Commission's responsibility does not get into those details and that the City is concerned about the condition of the road.

A motion was made by Jay Stooksberry, seconded by John Vigil to amend the motion to include the addition of Hotels and Motels in the proposed Airport Zoning District.

Chairman Cooper called for a vote on the amended motion. All voted yes. Motion passed.

## **COMMISSIONER COMMENTS**

The Planning Commissioners welcomed Ryan Crick to the Planning Commission and stated that it was good to have a full Planning Commission.



**STAFF COMMENTS**

Glen Black, Community Development Director, reminded the Planning Commission about the Joint Planning Commission training to be held on August 27<sup>th</sup> at 5:00 p.m. in the Orchard City Town Hall building. Mr. Black stated that there will be DOLA training and that the County will be asking for input on the County's Master Plan. Additionally, Mr. Black stated that it is appropriate timing, as the Planning Commission will be updating the City's Master Comprehensive plan in 2019.

**ADJOURNMENT**

A motion was made by Jay Stooksberry, seconded by Carl Jahn to adjourn the regular Planning Commission meeting. All voted yes. Motion passed. The meeting was adjourned at 7:10 p.m. with no further action taken.

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Sharleen R. Walker, Planning Technician



## Staff Report Zoning Amendment

**Staff:** Glen L. Black                      **Date:** 11-5-2018  
**Owner:** Desert Winds LLC              **Applicant:** Lowell K. Johnson  
**Location:** 700 1675 Rd                  **Parcel #** 3455-181-00-023  
Valley Sunset Additions  
No. 1 and No. 2  
**Zone District:** Not Zoned                  **Parcel Size:** 3.05 acres approx  
**Subject:** Initial Zoning - Requesting B-2

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### Request:

The applicant requests that the Valley Sunset Additions No. 1 and No. 2 be zoned B-2. The B-2 zoning district is intended for a large variety of uses to conveniently serve customers.

### Criteria for Approval of Zoning an Addition:

17.04.270 Amendments and additions to the Zoning Regulations and Map.

#### B. Zoning of additions:

1. The Planning Commission shall recommend to the Council a use designation for all property annexed to the City not previously subject to City zoning, and shall follow the review procedure set out in Section 17.04.290 in arriving at its recommendation. Proceedings concerning the zoning of property to be annexed may be commenced at any time prior to the effective date of the annexation ordinance or thereafter.

2. The zoning designation for newly annexed property shall not adversely affect the public health, safety and welfare.

### Discussion

The applicant is planning on expanding the travel home park and has purchased this property for the expansion. The City Council has approved a deviation from the paving standards for the travel home park. Travel home parks are allowed as a conditional use, so if the zoning is approved by the Planning Commission and the City Council the applicant will be back to the Planning Commission with a conditional use request.

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There were 6 petitions mailed to surrounding property owners and there has been 2 petitions returned approving the request and 0 petitions returned opposing the request.

The request was properly noticed in the newspaper, the neighbors were notified of the hearing and a poster was posted on the property.

### **Staff Recommendation**

Staff recommends approval of the applicant's request for a B-2 zoning designation.

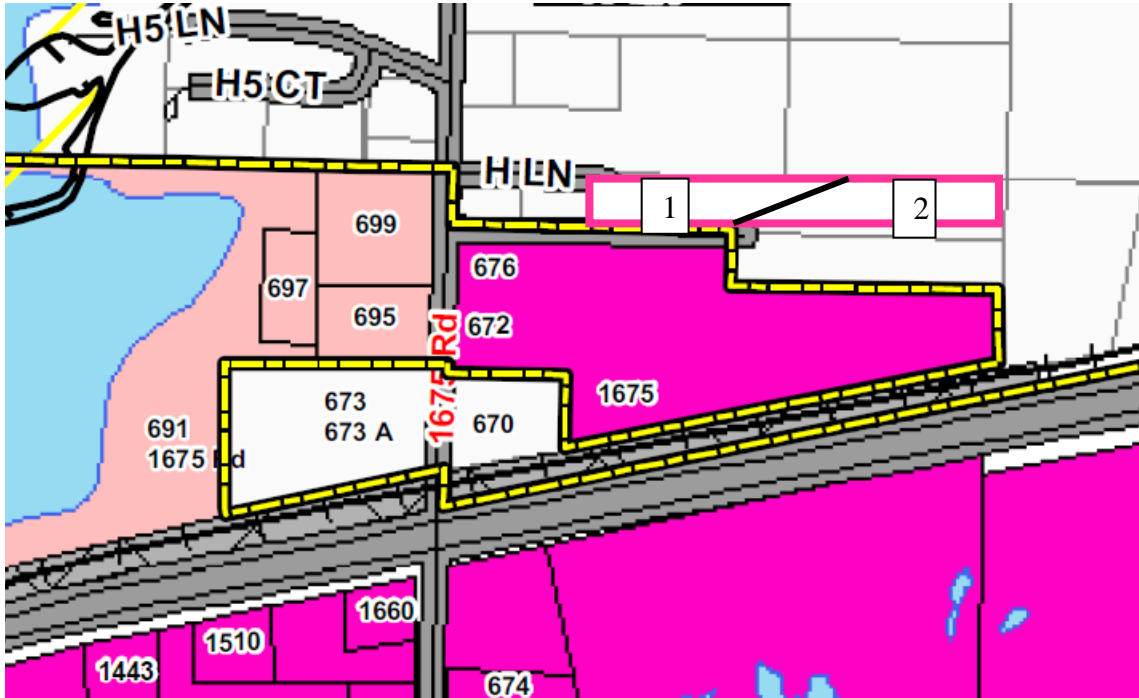
### **Example Motion**

I move that Planning Commission **recommend/not recommend** the initial zoning designation of B-2 for Valley Sunset Additions No. 1 to the City Council.

I move that Planning Commission **recommend/not recommend** the initial zoning designation of B-2 for Valley Sunset Additions No. 2 to the City Council.

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### Zoning Map



### Aerial Map

