



A regular meeting of the City of Delta Planning Commission was held on Monday, December 4th, 2023 at 6:30 pm 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: Susan Welk-Valdez, Chair; Fay Mathews, Vice-Chair; Cecilia Tafoya, Commissioner; Ronald White, Commissioner; Katie Bowers, Commissioner; Tony Romero, Commissioner; Gerald Roberts; Commissioner; Joe Gillman, Community Development Manager; Lindsay Reed, Planning and Building Technician; Raini Ott, Contract Planner; Michael Markus, City Planner

A. CHANGES TO THE AGENDA

There were no changes to the agenda.

B. MINUTES

Commissioner Roberts voiced that the official posting of the minutes was missing from the website.

Chair Welk-Valdez suggested to approve the minutes at the next Planning Commission meeting.

Commissioner Roberts stated that City Council will not have the approved minutes prior to their next meeting.

Commissioner White commented on a conflict of interest. There was discussion on the Soper-Wang fence variance appeal and the options City Council had for the hearing and the decision for a de nova hearing. Chair Welk-Valdez questioned if City Council takes into consideration Planning Commission recommendations. Manager Gillman answered it is generally correct. There was further discussion on the audio recording of the meetings and how it will be corrected. Commissioner Mathews questioned if he could go to City Council and speak as a citizen for the Soper-Wang fence variance appeal. Chair Welk-Valdez asked if the minutes need more detail that reflects the discussion. Manager Gillman stated this discussion will be taken to the City Manager.

Commissioner Roberts made a motion to move the approval of the minutes to the next meeting because they were not posted on the website, Commissioner Romero seconded. All voted yes, motion passed.



C. CITIZEN COMMENTS

No citizen comments

D. PUBLIC MEETING – RIVERWALK SKETCH PLAN (PUD)

Chair Welk-Valdez opened the public meeting for approval of a Sketch Plan for a new residential Planned Unit Development (PUD) subdivision to divide four existing parcels totaling approximately 38 acres into 154 residential lots, each about 2,500 to 5,800 square feet in area, in addition to extending Gunnison River Drive and providing over 19 acres of public and private open space (Attachment A). A deviation to the standard road right-of-way and pavement widths is also included as part of the request

For full Staff Report, please see the Planning Commission Packet

Staff Report and Recommendations

Raini Ott, Contract Planner, reviewed the staff report with the Planning Commission.

Commissioner White questioned if the PUD is approved, does it restrict all land use to residential. Planner Ott stated that is correct and explained that during preliminary plat there could be changes in land use and there could be an option to amend the PUD after approval process.

There were questions on the requested variances of footprint and lot size. Clarification was made on the lot configuration and minimum design standards of a PUD. It was also clarified that this is only a sketch plan and that we would establish an understanding of what is on the sketch plan is acceptable to move forward with preliminary plat stage that would require more detailed information.

Commissioner White stated he is confused on what the request is. Planner Ott responded that this request is to expedite sketch plan and move forward with preliminary plat as quickly as possible, providing more details later that we would normally require at sketch plan stage.

Commissioner Mathews commented that Delta County Fire District provides fire protection to the City of Delta and they did not receive any of the plans.

Commissioner Roberts referred to the staff reports recommendation and questioned if staff believes there is enough information on the sketch plan to approve it.



It was clarified by Manager Gillman that staff believes that this application can meet the criteria at a future time with an expedited process and delay answering some of the questions until preliminary plat and that preliminary plat will come before this commission.

Applicant Presentation

Ty Johnson, 734 Main St, Grand Junction, Kaart Planning, explained the difference between sketch plan and preliminary plat and that they are presenting a sketch plan. They are asking for feedback and a recommendation of approval to City Council for a sketch plan to move forward to civil engineering. He stated these are single-family attached and detached and explained the difference between the two. There was explanation on the requested deviations, decreased lot size and right of way width to 35 feet. All technical aspects will be addressed at preliminary plat. He stated this will be phased starting with 30 lots and explained the benefit of the open space to the City. He stated the floodplain maps are draft maps and there is a strong likelihood they will go for a Letter of Map Revision to change the flood map and that the first 30 lots will not be in the floodplain.

Chair Welk-Valdez voiced concern of the floodplain.

Mr. Johnson explained half of the development is in the 100-year floodplain and this would need to be elevated a foot above base flood elevation.

There was discussion on the flood insurance requirements of residential and commercial development in a floodplain. Also discussed was that the first 30 lots will begin in the southwest corner and if floodplain maps change, they would submit a Letter of Map Revision.

Commissioner Bowers asked what percentage would be attached and detached and if this would make a difference on requested road way size. Mr. Johnson answered mostly single family detached and the fire department would have to approve. Commissioner Bowers voiced concern of pushing it through quickly, the exceptions on the lot size and roadway size and the floodway.

Commissioner Roberts commented on the access on Ute Street and parking.

There was more discussion on what is being proposed and what the buildings will look like.

Commissioner Tafoya commented that they need this first step to move forward with the PUD.

Commissioner Roberts responded to the regulations of a PUD, open space and what will be controlled by the homeowners and the City.



Commissioner Mathews commented on the enforcement of on-street parking and access for emergency equipment.

Commissioner Romero stated concerns of traffic on Highway 92 and how it will be managed. It was noted by Mr. Johnson there will be a traffic impact study.

Commissioner Romero also stated concern of the narrow streets, parking and the city policing them. Mr. Johnson clarified there will parking on the north end of the development and garages.

Commissioner White concerned with street widths, parking on the north end, keeping the business aspect and a structural buffer between the residences and the railroad. He also commented on the floodplain and implications of flood insurance.

Bob Miller, owner, described the background of the property and improvements made. He also explained they are here to find out what is intended by the City and stated the reason they are asking for deviations.

Commissioner White continued comment on parking and asked about the property to the north.

Commissioner Mathews questioned the price range on the homes.

Commissioner Tafoya commented on the accessibility at the traffic light. It was stated this is showing as a future connection.

No Public Comment

Public Meeting Closed by Chair Welk-Valdez at 7:57pm

Planning Commission Discussion and Decision

Commissioner White stated he would like to see a commercial buffer and green space for the frontage of 92.

Commissioner Tafoya recommend to approve sketch plan as requested to move forward.

Commissioner Romero agreed to move forward and get more answers.



Commissioner Bowers is hesitant of the way it was presented and is raising red flags.

Commissioner White concerned with parking issues and density and suggested to bring commercial back to the frontage, create pocket parks and create space inside density.

Commissioner Mathews discussed landscaping and who would maintain the open space.

Commissioner Roberts stated there has not been discussion on the comments from outside organizations and does not think sketch plan is sufficient.

There was discussion on tabling the request. Planner Ott clarified if the request was tabled and at the same time ask the applicant to incorporate some of the comments, we could look at revised plans at a future meeting date.

Commissioner Bowers made a motion to table the request and the applicant try to address the comments that they heard tonight and that we revisit this at a later date.

Commissioner White seconded. All in favor. Commissioner Mathews and Commissioner Roberts voted against. Motion carried.

F. COMMISSIONER COMMENTS

Commissioner Romero and Commissioner Mathews both agreed it was a good meeting.

Chair Welk-Valdez appreciated the recommendation info provided and the options that were laid out.

Commissioner White questioned Commissioner Roberts and Commissioner Mathews on their nay vote. Planner Ott stated this should not be discussed as it is an open matter.

Commissioner Roberts asked if there is a time to sit and discuss the effects of the last hearing and use as a training session.

Manager Gillman stated there are opportunities for training guidance including DOLA training.

Commissioner Tafoya thanked staff, commented on the Parade of Lights and high attendance.



Chair Welk-Valdez agreed with Commissioner Tafoya and stated the city did a great job on the Fort.

G. STAFF COMMENTS

Manager Gillman reminded everyone the City opted into Proposition 123 and submitted a Letter of Intent. If accepted, we will apply for the grant. He explained the requirements and clarified the grant is to allow reviews to happen in a more efficient process using a FastTrack system.

Manager Gillman also stated the City has received preliminary copies from FEMA of the new and proposed flood insurance rate maps and flood insurance study. He explained letters will be sent to all proposed impacted property owners and the comment periods.

There was discussion on the 500-year flood zone and the changes to the flood insurance rate maps with the addition of new flood zones.

H. ADJOURNMENT

A motion was made by Commissioner Roberts, seconded by Commissioner White to adjourn the regular Planning Commission meeting at 8:27 pm. All voted yes. Motion passed. The meeting was adjourned with no further action taken.

Lindsay Reed
Planning and Building Technician