



360 Main St • Delta, Colorado 81416 • Phone (970) 874-7903 • Fax (970) 874-6931 • Website: [www.cityofdelta.net](http://www.cityofdelta.net)

## **A G E N D A**

**Planning Commission  
Regular Meeting**

**August 6, 2018  
6:30 p.m.**

**A. Changes to the Agenda**

**B. Minutes of the June 4, 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 – Streeter Minor Subdivision**

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

**E. Planning Commission review of Airport Zoning proposal and recommendation to City Council.**

**F. Commissioner Comments**

**G. Staff Comments**



A regular meeting of the City of Delta Planning Commission was held on Monday, June 4, 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; Richard Simmons, Commissioner; Mark Lee, Commissioner; John Vigil, Commissioner; Glen Black, Director of Community Development; Sharleen Walker, Planning Technician.

**ABSENT:** Carl Jahn, Commissioner; One vacancy

**GUESTS:** Jeff Waldbauer.

### **CHANGES TO THE AGENDA**

Welcome to John Vigil, new planning commissioner.

### **MINUTES**

A motion was made by Richard Simmons, seconded by Jay Stooksberry to approve the minutes of the Planning Commission held on Monday, March 5, 2018 as written. All voted yes. Motion passed.

### **CITIZEN COMMENTS**

None.

### **PUBLIC HEARING CONDITIONAL USE – MOBILE HOME SALES B-2 ZONE – 1695 HIGHWAY 50**

Chairwoman, Cooper introduced the agenda item and opened the public hearing for a conditional use of Mobile Home Sales in the B-2 zone at 695 Highway 50.

Glen Black, Community Development Director, reviewed the staff report with the Planning Commission. Mr. Black stated that the applicant had come before the Planning Commission requesting a Municipal Code change to allow Mobile Home Sale Establishments in the B-2 zone. The Planning Commission had recommended approval. The City Council adopted an Ordinance making the changes on March 6, 2018.

The Planning Commission asked how many units would be on display at one time and Mr. Waldbauer stated that they would start with two units on display, to keep the overhead down. Additionally, the Planning Commission asked if the existing building would be used as the office and Mr. Waldbauer stated that the existing building would be used as the office.

Mr. Black stated that the public hearing was noticed according to the code requirements. Staff noted that there had been one objection submitted since the packet was printed.

Another question from the Planning Commission was if utilities would be connected to the display units; Mr. Waldbauer stated that the display units will not have utilities connected.



Jeff Waldbauer, applicant, informed the Planning Commission that they have purchased the lot and that the lot is a great, safe location for mobile home sales. The Planning Commission asked when the process started to locate a mobile home sales office at this location. Mr. Waldbauer stated that he had started the process in December.

Chairwoman Cooper closed the public hearing.

A motion was made by John Vigil, seconded by Mark Lee to approve the conditional use request for mobile home sales in the B-2 zone at 695 Highway 50. All voted yes. Motion passed.

### **COMMISSIONER COMMENTS**

Commissioner Stooksberry stated that it was unfortunate that the process took so long. Commissioner Vigil stated that history has shown that the City of Delta should be cautious.

### **STAFF COMMENTS**

Staff informed the Planning Commission that there will not be a meeting in July. Staff also stated that City Council will be interviewing three applicants for the opening on the Planning Commission at the City Council meeting tomorrow night.

### **ADJOURNMENT**

A motion was made by Jay Stooksberry, seconded by Richard Simmons to adjourn the regular Planning Commission meeting. All voted yes. Motion passed. The meeting was adjourned at 6:48 p.m. with no further action taken.

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Sharleen R. Walker, Planning Technician



## STREETER SUBDIVISION

### MINOR

### Staff Report

Community Development Director:	Glen L. Black	Date:	8/6/2018
Owner:	City of Delta	Representative:	Glen L. Black
Location:	1397 E 7 <sup>th</sup> Street	Parcel #:	3455-191-45-001
Zone District:	R-2	Property Size:	7.880 acres

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#### Request

The applicant is requesting that Planning Commission recommend approval of the Streeter Minor Subdivision, which proposes to subdivide approximately 7.880 acres into 3 parcels.

The property is currently zoned R-2 which "is intended to provide an area that is suitable for single family homes and duplexes." There is currently one single family home on the property.

#### Required Improvements, Dedications, and Minimum Design Standards

The following requirements for minor subdivision have been met:

1. Application, deed and plat have been received
2. Conforms with the Comprehensive Plan and zoning regulations
3. The subdivision results in no more than three tracts or lots or interests.
4. All lots are adjacent to a dedicated, accepted and constructed public street.
5. All improvements required by these regulations other than fire hydrants, piped ditches, curb, gutter, sidewalk and adjacent street improvements are already in existence and available to serve each lot, or have been secured.
6. Each lot meets requirements of the City zoning regulations without the necessity for any variance and no variance has been granted within the three previous years.
7. Plat includes the vicinity map, boundaries, name of the subdivision, drawings of the lots and dimensions, total acreage, proposed easements, drainage, existing utilities.

#### Staff Recommendations

Staff review has found the plat to substantially comply with the minor subdivision requirements of 16.04.090

Staff recommends **approval** of the Streeter Minor Subdivision

**Example Motion:** I move that Planning Commission recommend **approval or disapproval** of the Streeter Minor Subdivision to the City Council.



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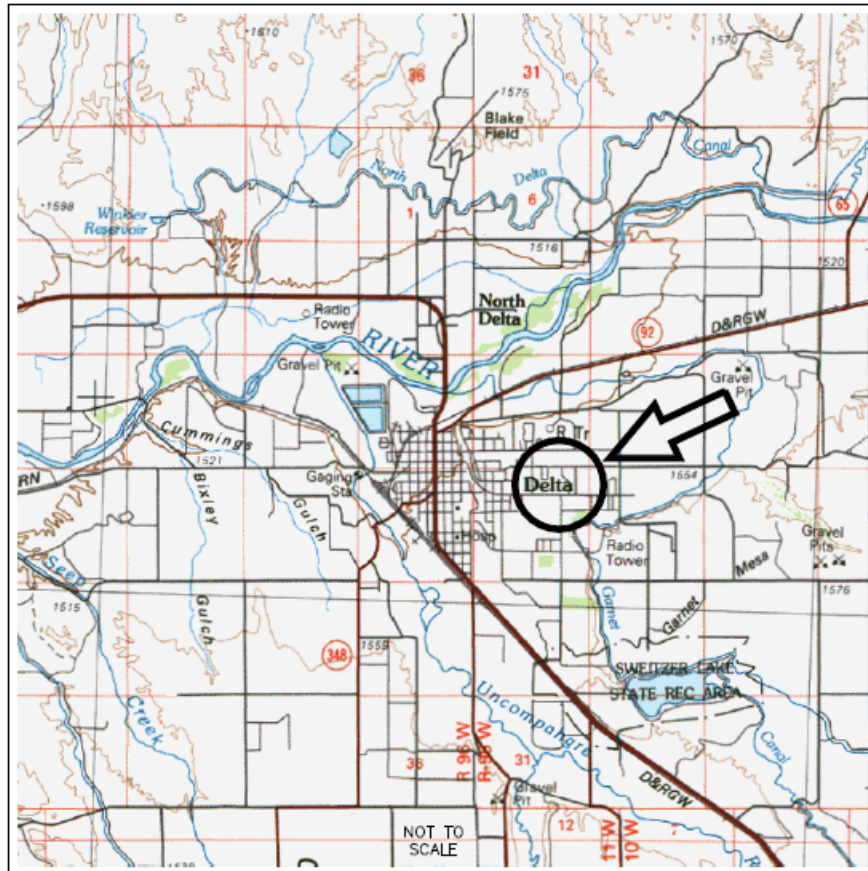
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**Aerial Photo**





### VICINITY MAP





# MEMO

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To: Planning Commission  
From: Glen L. Black *GLB*  
Date: August 6, 2018  
Subject: Airport Zone District



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*Community Development*

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**Recommendation:** Planning Commission make a recommendation to City Council on an airport zone district.

**Background:** The County has been in contact with the City concerning the City making sewer and water service available to the airport. City Council has indicated that they may have interest in annexing the airport as is usual when City services are provided. Staff has been directed to bring potential zone district information to Planning Commission for review and comment.



17.04.180?? AP District.

A. INTENT: The intent of the AP District is to accommodate the County Airport and all related activities which will serve the mutual interests of the community as a whole, of any adjacent residential areas and of the occupants of the Airport area.

B. USES BY RIGHT:

1. Airplanes
2. Hangers
3. Fueling stations
4. Mechanic shops
5. Retail stores
6. Business and service establishments
7. Restaurants and taverns
8. Parking lots and garages
9. Accessory uses

C. CONDITIONAL USES:

1. Residential uses?

D. PERFORMANCE STANDARDS:

1. No use shall be established, maintained or conducted in any AP District that will result in any public or private nuisance. All normal aviation activities are exempt.
2. No structure shall be constructed within one hundred feet (100') of any existing Residential District or use.
3. No use shall be established in the AP District which results in an unreasonable hazard to the community or creates a public or private nuisance.
4. No dirt, smoke, or odor shall be observable off of the premises.
5. Additionally, all outdoor storage may require screening to prevent industrial blight.

Setbacks Subject to FAA, FAR Part 77, Airport Layout Plan, Building Codes, and other applicable Federal, State, and local standards and regulations

No landscaping