



A regular meeting of the City of Delta Planning Commission was held on Monday, January 9, 2012 at 6:30 p.m. in the City Council Chambers of City Hall at 360 Main Street, Delta, Colorado. Said meeting posted in accordance with the Sunshine Law.

PRESENT: Tish Oelke, Vice-Chairperson; Carl Jahn, Commissioner; Patrick Dearmin, Commissioner; Richard Simmons, Commissioner; Ginni Selby, Commissioner; Glen Black, Director of Community Development; Sharleen Walker, Executive Secretary.

ABSENT: Gerald Roberts, Chairperson; Gary Burnett, Commissioner.

GUESTS: Mark Youngwirth, Jim Conner, RB Williams, Jeff Crane, Paul Senteney.

CHANGES TO THE AGENDA

There were no changes to the agenda.

MINUTES

A motion was made by Pat Dearmin, seconded by Ginni Selby, to approve the minutes of the Planning Commission held on Monday, October 3, 2011 as written. All voted yes. Motion passed.

CITIZEN COMMENTS

None.

DISCUSSION REGARDING PIPING OF HH LATERAL

Glen Black, Director of Community Development, reviewed the request from the applicant to open up the portion of the HH Lateral, Uncompahgre Valley Water Users ditch that runs through the Roubideau Subdivision. Mr. Black stated that Delta Municipal Code section 16.04.070.H requires that all ditches be piped unless the ditch meets the requirements for exceptions. Mr. Black informed the Planning Commission that the request was presented to the Council and that the Council is requesting Planning Commission's recommendation regarding the ditch.

Mr. Black, the residents and property owners gave a brief history of the HH Lateral ditch. The HH Lateral was an open, 4 foot wide ditch that provides irrigation water to Mark Youngwirth's and James Conner's property and the ditch also collected waste water from Paul Senteney's field. Now that a portion of the ditch is piped, it cannot collect waste water or storm water and consequently water drainage has been a problem for RB William's property. Since the piping of the ditch, Mr. Williams has installed a French drain around his home, which has alleviated the continual seepage, but not addressed the waste water and storm water issues. Additionally, the Planning Commission was informed that the pipe is a 15" pipe, and at certain times the 15" pipe doesn't carry all of the water in the ditch.



Mark Youngwirth, property owner, stated that Uncompahgre Valley Water Users Association had sized the pipe to carry the amount of water shares that is allowed, but that the current sizing does not take into account the amount of waste water and storm water that goes into the ditch.

Paul Senteney, property owner, has agreed to allow a portion of the ditch to be moved to the south onto Mr. Senteney's property. One of the reasons for moving the ditch is that there is a power line where the piped ditch is currently, but the main reason to move the ditch is to catch waste water from Mr. Senteney's property.

Glen Black, Director of Community Development, informed the Planning Commission that the only responsibility that the City has regarding the ditch is to have it piped per the City's subdivision regulations. Mr. Black stated that the ditch is owned by Uncompahgre Valley Water Users Association and that Uncompahgre Valley Water Users Association has approved the Roubideau Home Owners Association to remove the pipe in the HH Lateral ditch, returning the HH Lateral to an open ditch, and provide an easement for maintenance purposes.

Jeff Crane, applicant, informed the Planning Commission that the discussion regarding the HH Lateral with the property owners near the Roubideau Subdivision and the Roubideau Home Owners Association has been a long process, but that surrounding property owners and Roubideau Home Owners Association has come to a resolution that it would be best to remove the pipe and restore the HH Lateral back to an open ditch. Mr. Crane stated that restoring the HH Lateral to an open ditch would put more water to Mr. Youngwirth and Mr. Conners and would also alleviate Mr. Williams's water flooding problems and put the responsibility of the ditch back to the Uncompahgre Valley Water Users Association. Mr. Crane requested that the Planning Commission recommend to the City Council to restore the HH Lateral Ditch back to an open ditch.

Members of the Planning Commission requested clarification of how the open ditch would affect lot 9 of Roubideau Subdivision, which is currently owned by Bert Sibley. Mr. Crane stated that the home owners association would install a 24" culvert on the access to the lot. The Planning Commission stated that maybe the culvert should be sized 36" to handle the storm and waste water more effectively, some of the property owners agreed that a bigger culvert may be better. However, the Planning Commission came to a consensus that the homeowners association and affected property owners would be ultimately responsible for sizing the culvert appropriately.

A motion was made by Richard Simmons, seconded by Ginni Selby, to recommend approval of restoring the HH Lateral to an open ditch. All voted yes. Motion passed.

REVIEW OF OFF-STREET PARKING REQUIREMENTS – DELTA MUNICIPAL CODE SECTION: 17.04.230.G

Glen Black, Director of Community Development, reviewed the City of Delta's Municipal Code section 17.04.230.G regarding paving of parking and maneuvering areas when six or more parking spaces are required. Mr. Black reviewed several different properties within the City that are not paved, but should be according to current regulations. Additionally, Mr. Black reviewed several areas within the City that are paved according to the regulations. Mr. Black also reviewed areas of the City that have been allowed to develop by interpreting the City Code to allow flexibility for the business owner, mainly in Industrial zones.



Mr. Black informed the Planning Commission that there have been requests from businesses regarding expansion of existing buildings that would be required to pave parking/maneuvering areas according to the present regulations that have decided not to move forward because of the paving requirements.

Mr. Black stated that there are some downsides to graveled areas, such as dust, maintenance and tracking of gravel onto paved roads.

The Planning Commission discussed various options regarding parking areas. The Planning Commission also discussed the differences between high volume traffic areas and other uses. Additionally, the Planning Commission discussed churches and the paving of churches' parking lots being cost prohibitive to expansion. Additionally, there was discussion of possibly mirroring the landscaping requirements i.e. if the expansion is less than 50% of the current area then paving may not be required.

The Planning Commission decided that more information and discussion is needed and scheduled the item for more discussion at the next regular Planning Commission meeting to be held in February. In the meantime, staff requested that Planning Commission members email suggestions regarding parking regulations to Sharleen Walker, Executive Secretary, to compile into a report for the next Planning Commission meeting.

COMMISSIONER COMMENTS

None.

STAFF COMMENTS

Glen Black, Director of Community Development, informed the Planning Commission that Gerald Roberts' and Tish Oelke's Planning Commission terms will be up in March and that staff will start advertising in February. Additionally, Mr. Black requested that Planning Commission members get the word out about the Planning Commission openings to their acquaintances.

ADJOURNMENT

A motion was made by Carl Jahn, seconded by Pat Dearmin to adjourn the regular Planning Commission meeting. All voted yes. Motion passed. The meeting was adjourned at 7:51 p.m. with no further action taken.

Sharleen R. Walker, Executive Secretary