



A regular meeting of the City of Delta Planning Commission was held on Monday, September 9, 2013 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: Richard Simmons, Chairman; Terry Osborne, Vice-Chairman; Lynn Williams, Commissioner; Carl Jahn, Commissioner; Ginni Selby, Commissioner; Tish Oelke, Commissioner; Gerald Roberts, Commissioner; Glen Black, Director of Community Development; Sharleen Walker, Planning Technician.

ABSENT: None.

GUESTS: Jo Rosenquist, Don Lilyquist, Skip Hudson.

### **CHANGES TO THE AGENDA**

There were no changes to the agenda.

### **MINUTES**

A motion was made by Carl Jahn, seconded by Gerald Roberts to approve the minutes of the Planning Commission held on Monday, September 9, 2013 as written. All voted yes. Motion passed.

### **CITIZEN COMMENTS**

None.

### **MAVERIK-DELTA SUBDIVISION PRELIMINARY PLAT**

Glen Black, Community Development Director, reviewed the Maverik-Delta Subdivision Preliminary Plat and staff report with the Planning Commission. Staff noted that the subdivision will be a three lot subdivision, instead of the six lots proposed at sketch plan. Additionally, staff reviewed the conditions of approval of the preliminary plat and the conditions that will need to be met before final plat approval.

The drainage ditch was discussed and the fact that the drainage ditch is located primarily on railroad property.

Skip Hudson, Traffic Engineer with Turn Key Consulting, reviewed the drainage easements with the Planning Commission. Mr. Hudson stated that drainage from the Maverik property cannot be discharged into the drainage ditch near the property, but that the drainage is discharged into storm drains located just into the highway right of way. Additionally, Mr. Hudson informed the Planning Commission that the Colorado Department of Transportation is working with the railroad to make improvements to the railroad crossing on Highway 50 near the Maverik property.

Staff discussed the traffic signal and stated that the issue of the traffic signal would have to be resolved before final plat approval. There are a couple of questions to be answered: where is the best location for a future light and how will the improvements be paid for? Staff stated that the city has approached the funding for traffic lights in different ways.

Skip Hudson reviewed the history of the partial traffic studies for Highway 92. Mr. Hudson stated that a complete study of where traffic signals should be located on Highway 92 has not been completed. Additionally, Mr. Hudson stated that Crawford Avenue and the Maverik property is designed to be a four leg intersection, but CDOT has not determined where the best location for a proposed traffic signal would be. There are three possible locations: Crawford Avenue, Henry Street or Heinz Street. There are issues such as drainage and right of way at Henry and Heinz Streets.



A motion was made by Gerald Roberts, seconded by Ginni Selby to recommend approval of the Maverik-Delta Subdivision Preliminary Plat to the City Council with the following conditions: corrections to be made to the construction drawings prior to a preconstruction meetings, the development must comply with all City of Delta requirements and other regulatory/permitting agency requirements and the preliminary plat expires two years from the date of approval. All voted yes. Motion passed.

**VILLAS AT THE BLUFF, RESUBDIVISION OF LOT 2B, LOT SPLIT**

Glen Black, Community Development Director, reviewed the Villas at the Bluff, Resubdivision of Lot 2B, Lot Split and staff report with the Planning Commission. Mr. Black stated that lot splits are normally approved administratively; however this proposed lot split does not meet all of the criteria for a lot split. The second lot does not have access to a dedicated public street. Staff stated that the Delta Municipal Code does allow for a deviation from the minimum design standards set forth in 16.04.070.10, "All lots shall have direct access to a dedicated street, except that reciprocal access easements may be approved to accommodate subdivision with multiple commercial units with contiguous parking areas in commercial zoning districts." The property is not in a commercial zoning district; however the project is a multiple commercial apartment unit. Apartments are allowed in the R-3 zoning district. Oak Way is not a dedicated public street; however it is noted on the plat the Oak Way shall be a public access and the maintenance of Oak Way is to be shared with the owners of both lots.

Additionally, staff informed the Planning Commission that phase 2 of the Villas at the Bluff was approved along with phase 1 in 2008. The reason that the Housing Authority is asking for a lot split is to use lot 2B2 to secure funding for phase 2 of the project.

Jo Rosenquist, executive director for the Housing Authority, informed the Planning Commission that the project was split into two phases for funding purposes and that all of the investors that were involved in the first phase of the project are not investing in the second phase of the project, therefore the Housing Authority is asking for the lot split to secure funding. Ms. Rosenquist stated that there are tax credits available for the project and that there will be 32 units in phase 2.

Staff informed the Council that the City Attorney submitted an additional comment after the packets and staff report were distributed, therefore there is an additional plat note to add to the conditions of approval.

Vice Chairman Osborne disclosed to the Planning Commission that he is a member of the Housing Authority Loan Committee, but this committee does not loan money to the Housing Authority; the committee loans money to individuals.

A motion was made by Gerald Roberts, seconded by Lynn Williams to recommend approval of the Villas at the Bluff, Resubdivision of Lot 2B, Lot Split to the City Council with the following conditions: with the deviation from the minimum design standards that all lots shall have direct access to a dedicated street, add the language as suggested by the City Attorney to the Ownership and Dedication language and that the plat shall not be recorded before February 3, 2014. All voted yes. Motion passed.

**COMMISSIONER COMMENTS**

Chairman Simmons reviewed a letter he had received from Richard Weldon regarding building a new state of the art facility in Delta.

The commissioners wished everyone a happy holiday season.

**STAFF COMMENTS**

The staff reminded the Commissioners about the City Christmas Party that will be on December 13, 2013.



**ADJOURNMENT**

A motion was made by Gerald Roberts, seconded by Carl Jahn to adjourn the regular Planning Commission meeting. All voted yes. Motion passed. The meeting was adjourned at 7:16 p.m. with no further action taken.

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Sharleen R. Walker, Planning Technician