

AGENDA
MORGAN COUNTY BOARD OF COUNTY COMMISSIONERS

Assembly Room, Administration Building
231 Ensign Street, Fort Morgan, CO 80701
Wednesday, September 09, 2020

The County Will Be Abiding By the Social Distancing Requirements in Public Health Order 20-28 for This Meeting. Due To Limited Space In The Assembly Room, Remote Attendance Is Encouraged. If You Have Any Questions Regarding Attending The Meeting, Please Contact Karla Powell at 970-542-3500.

To participate in the Citizen's Comment Period you must connect via Zoom Conferencing Access Information: <https://us02web.zoom.us/j/89660088053> If you cannot connect via Zoom, you may submit written public comment to morgancountybcc@co.morgan.co.us by email by 4 p.m. on Tuesday September 8, 2020.

To participate in Public Hearings you may connect via Zoom Conferencing Access Information: <https://us02web.zoom.us/j/89660088053> or to listen via phone, please dial: 1-312-626-6799, Meeting ID: 896 6008 8053

To watch and/or listen to the meeting but not participate, you may do so by connecting via Zoom Conferencing Access Information: <https://us02web.zoom.us/j/89660088053> or to listen via phone, please dial: 1-312-626-6799, Meeting ID: 896 6008 8053

9:00 A.M.

A. WELCOME – CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL:

Commissioner Arndt
Commissioner Becker
Commissioner Zwetzig

B. CITIZEN'S COMMENT PERIOD

Citizens are invited to speak to the Commissioners on non-agenda items. There is a 3 minute time limit per person, unless otherwise noted by the Chairman. Please note that no formal action will be taken on these items during this time due to the open meeting law provision; however, they may be placed on future posted agenda if action is required.

C. ADOPTION OF THE AGENDA

*Any meeting or event scheduled to be held at the Commissioners' Offices (218 West Kiowa Avenue, Fort Morgan, CO) will be relocated to a site with handicapped access upon request. For special assistance for the Morgan County Board of Commissioners meeting, please notify us at least 48 hours before the scheduled agenda item. Please call (970)542-3500, extension 1410, to request accommodations for any of the two locations.

PREPARED BY: Karla Powell, Administrative Services Manager
AGENDA POSTED ON September 3, 2020 @ 2:00 P.M.

D. PUBLIC HEARING

Continued from August 24, 2020

1. Dexter Rice - Applicant

Dexter & Beverly J. Rice - Landowners

Legal Description- Lot 1, corrected Replat of Annan and Annan 2 Minor Subdivision located in the W1/2 SW1/4 of Section 4, Township 3 North, Range 56 West of the 6th p.m., Morgan County, Colorado aka 26089 Co Rd R, Brush, CO 80723.

Request - The landowners are requesting this Special Use Permit for storing and processing agricultural products, specifically hemp.

E. ADJOURNMENT

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PREPARED BY: Karla Powell, Administrative Services Manager
AGENDA POSTED ON September 3, 2020 @ 2:00 P.M.

Dear Commissioners:

Per your request, please find attached four diagrams, corresponding to current status, as well as three possible expansion scenarios.

- The first diagram is an As-Is representation.
- Option A describes an expansion whereby the currently erected “Multiple Use” building becomes used for office space, bottling and storage. No Lab functions would occur in this Multiple Use building. No additional structures would be erected for the Special Use.
- Option B describes an expansion whereby the currently erected Multiple Use building, as well as a new structure on the North side of the Greenhouse are built for the Special Use. The new building would be used for additional office space, bottling and storage. No Lab functions would occur in this new building, or in the Multiple Use building currently on-site.
- Option C repeats the scenario of option B, with a larger new building than the one described in Option B. Again, no Lab functions would occur in this new building, however a portion of the Multi-Use building currently on site would be used for Lab functions, as shown in diagram.

In all 3 scenarios, lab space remains below 1% of the property.

In all 3 scenarios, farmable land is not reduced by more than 6.7%

In all 3 scenarios, the property entrance turn-around area is not reduced, to ensure that trucks may safely turn around and exit.

Our top preference of course is Option C which allows us the most potential for growth, while addressing the concerns expressed by not conducting any Lab functions in the proposed new building, and by placing it towards the east side, buffered by drainage and parking space.

As we have expressed, we desire to continue being good neighbors and members of this community. What we need for the best chance of success is the ability to grow our business in it's current location until we gain enough strength to afford a larger, properly zoned site.

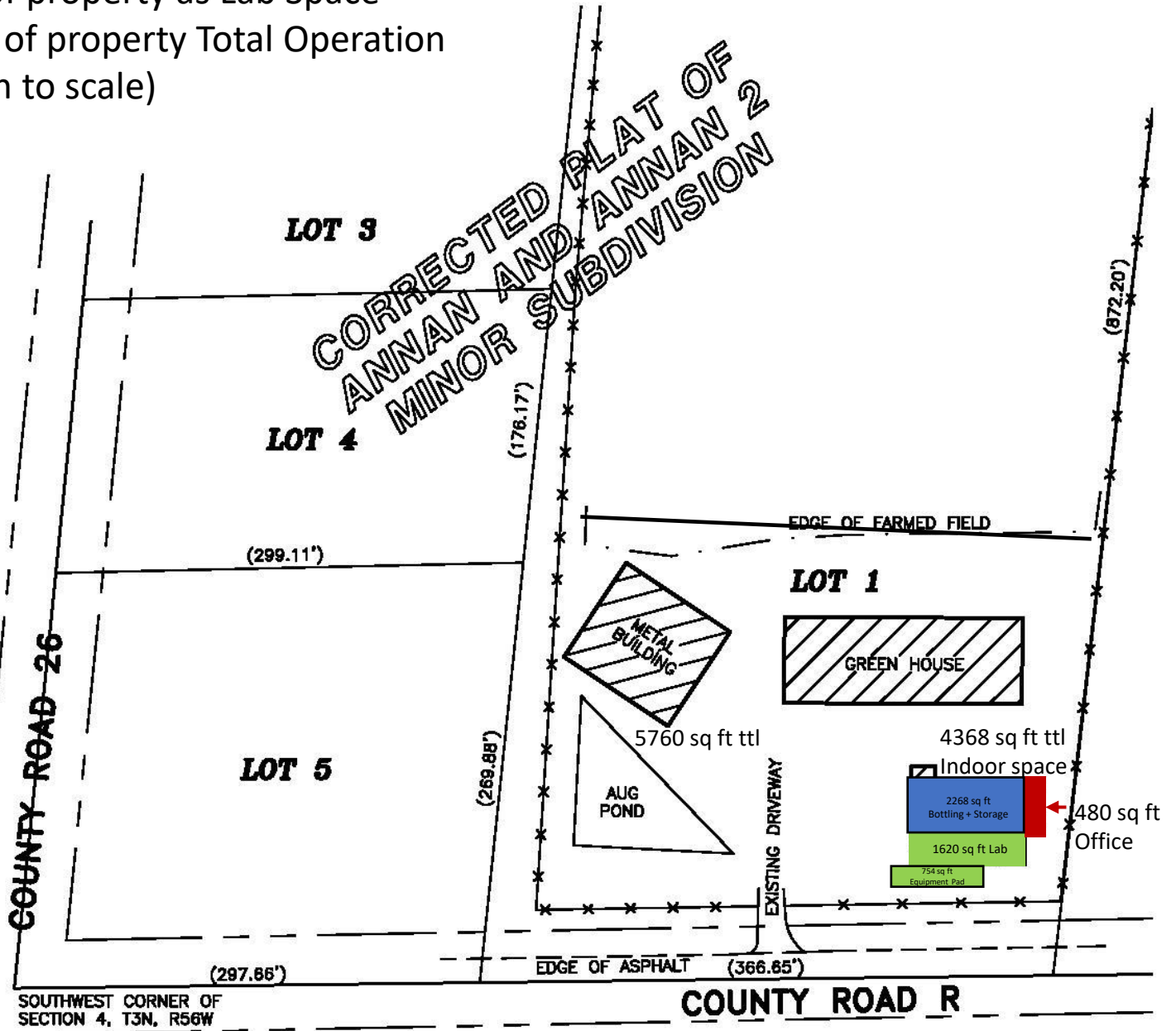
Thank you sincerely for your consideration.

Dexter Rice

As Is Diagram

- .3% of property as Lab Space
 - .65% of property Total Operation
- (Drawn to scale)

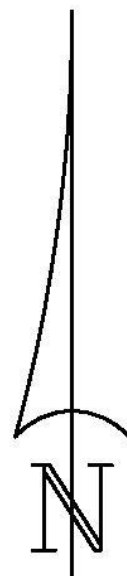
EXHIBIT



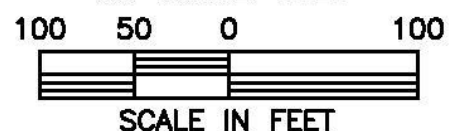
NOTE: NOT A BOUNDARY SURVEY

LEGEND

- (0.00) PLATTED DISTANCES
- x — x — EXISTING FENCE LINE
- - - - - EDGE OF ASPHALT
- . - . - . EDGE OF FARMED FIELD



SCALE: 1" = 100'
U.S SURVEY FEET

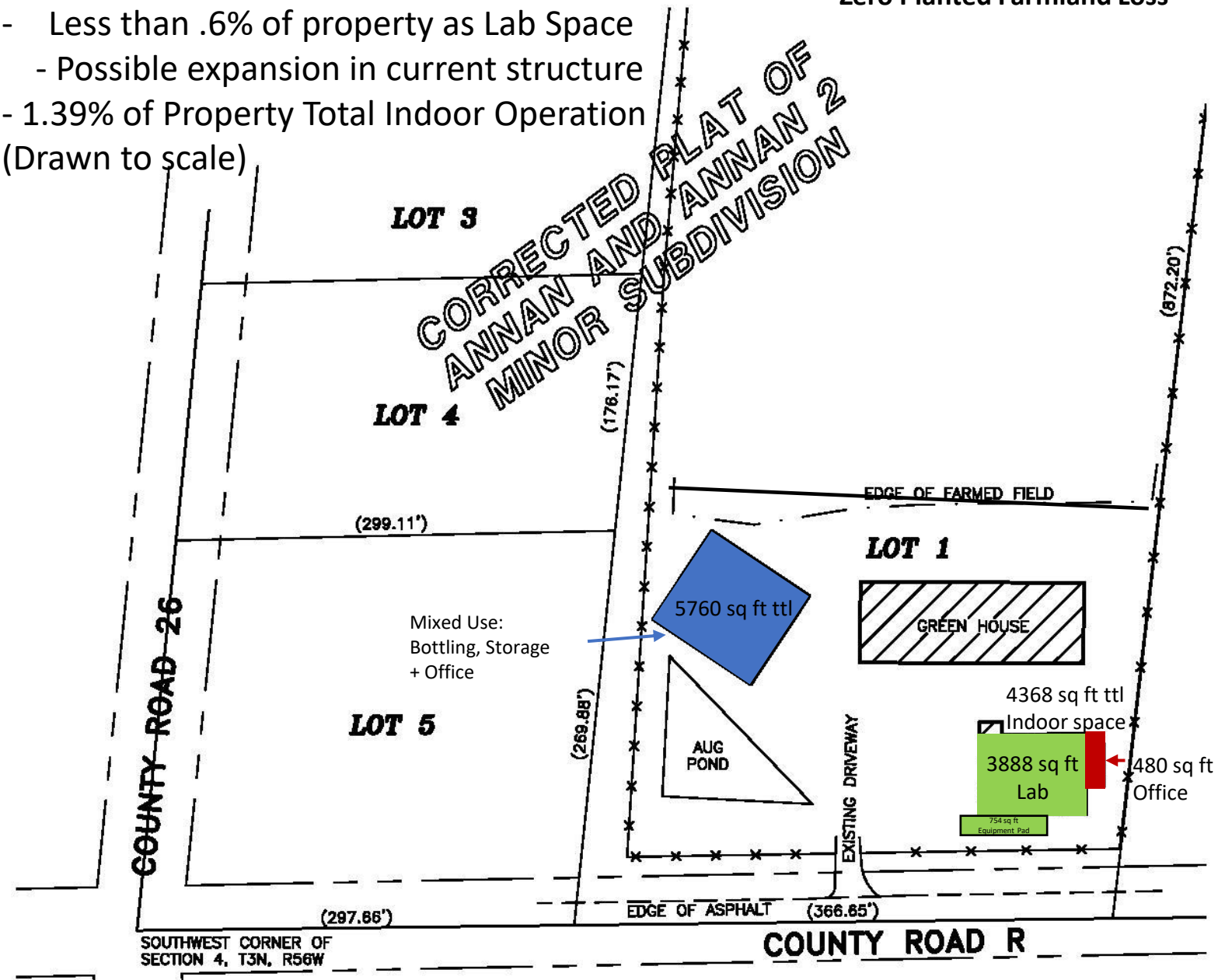


Scenario A

Minor Requested Development **EXHIBIT**

Zero Planted Farmland Loss

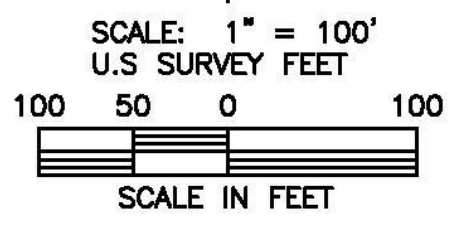
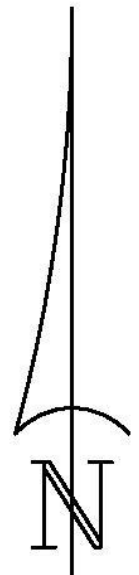
- Less than .6% of property as Lab Space
 - Possible expansion in current structure
 - 1.39% of Property Total Indoor Operation
- (Drawn to scale)



NOTE: NOT A BOUNDARY SURVEY

LEGEND

- (0.00) PLATTED DISTANCES
- x — x — EXISTING FENCE LINE
- - - - - EDGE OF ASPHALT
- . - . - . EDGE OF FARMED FIELD



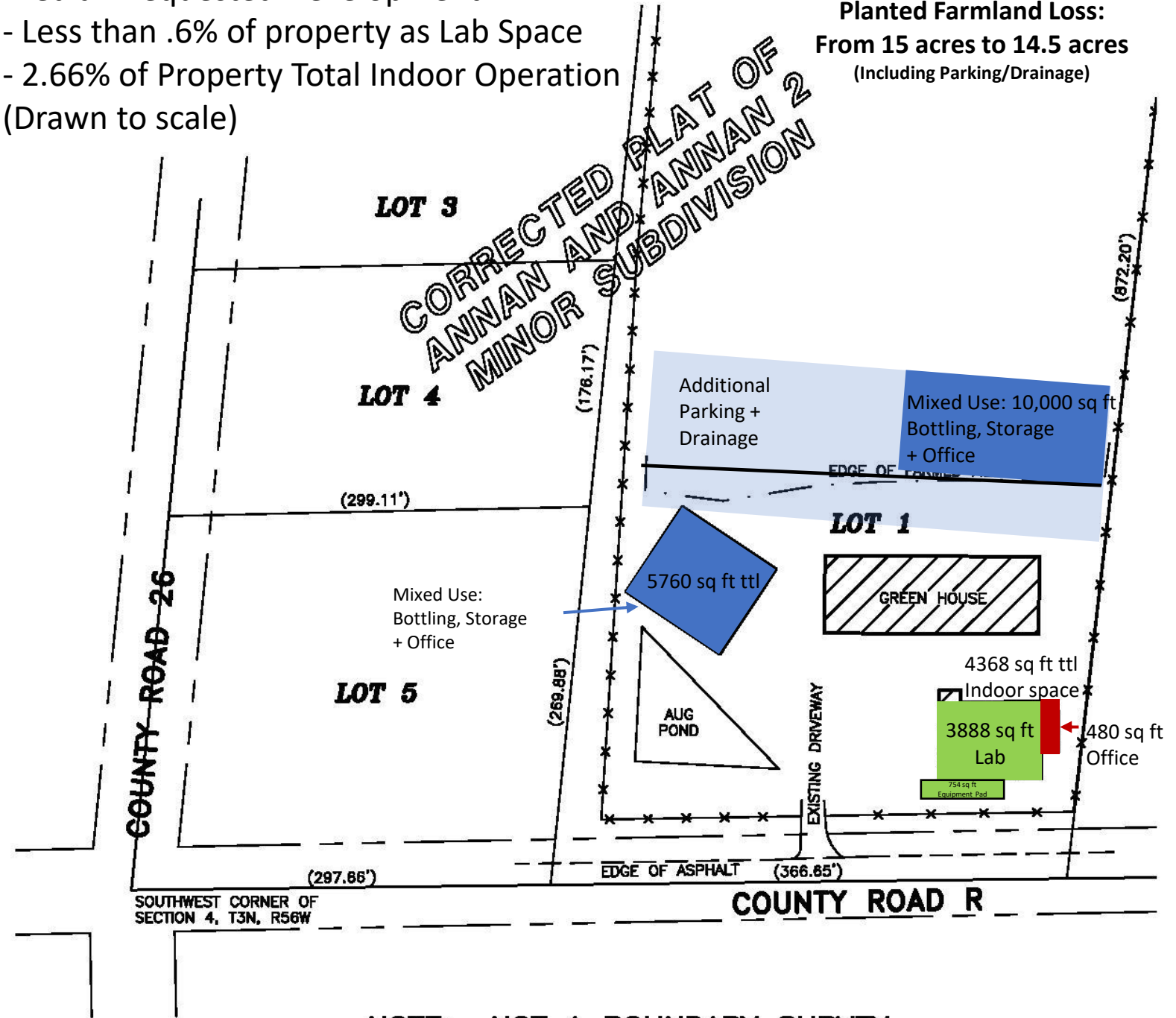
Scenario B

Median Requested Development

EXHIBIT

- Less than .6% of property as Lab Space
 - 2.66% of Property Total Indoor Operation
- (Drawn to scale)

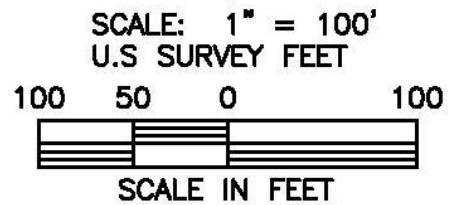
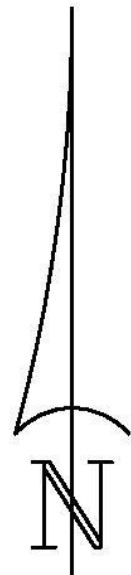
Less than 1/2 Acre
 Planted Farmland Loss:
 From 15 acres to 14.5 acres
 (Including Parking/Drainage)



NOTE: NOT A BOUNDARY SURVEY

LEGEND

- (0.00) PLATTED DISTANCES
- x — x — EXISTING FENCE LINE
- EDGE OF ASPHALT
- . - . - . EDGE OF FARMED FIELD



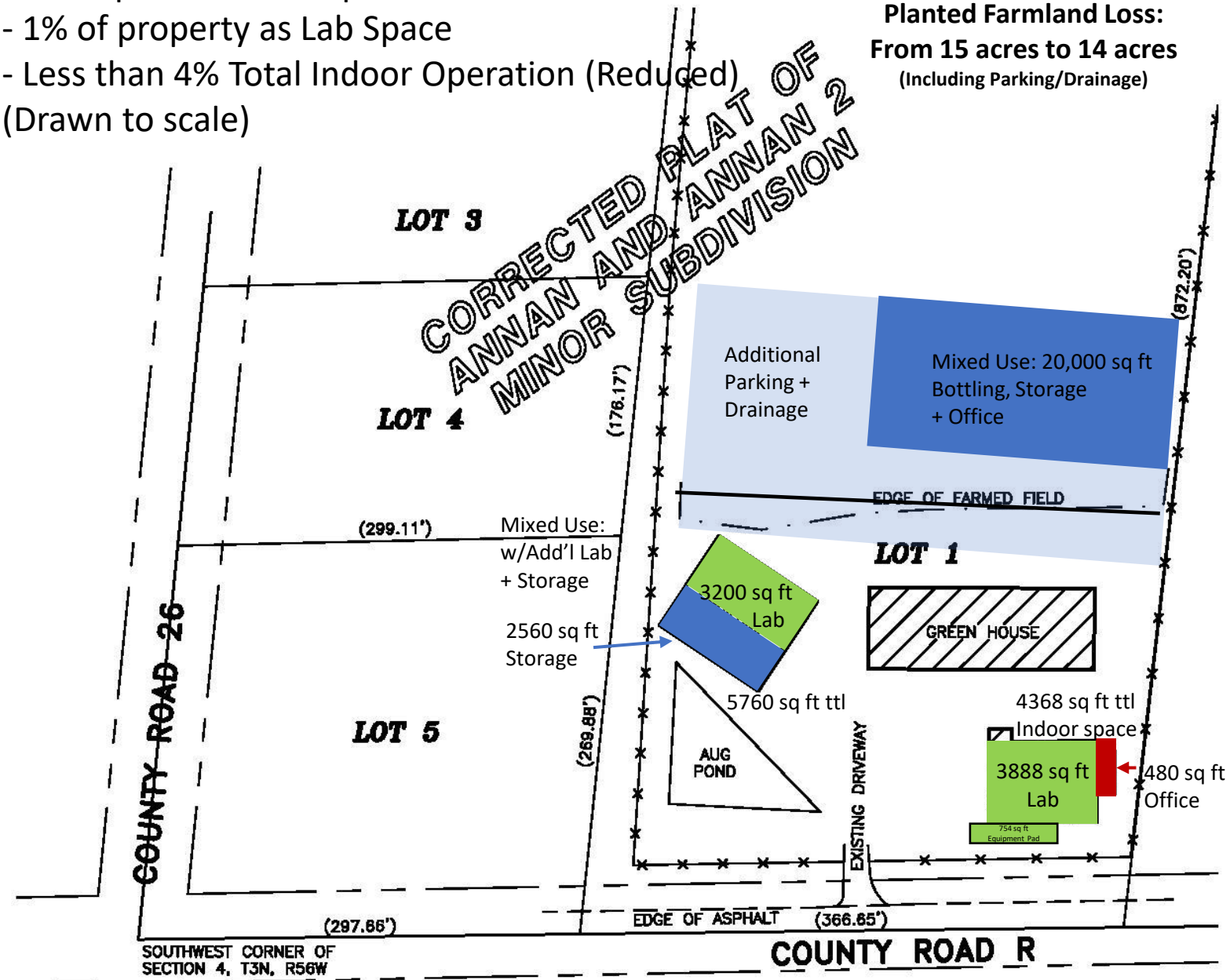
Scenario C

Full Requested Development

- 1% of property as Lab Space
 - Less than 4% Total Indoor Operation (Reduced)
- (Drawn to scale)

EXHIBIT

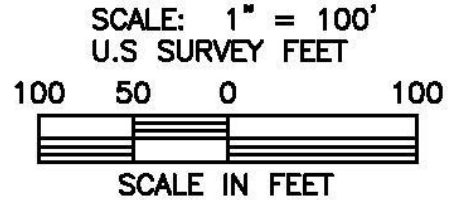
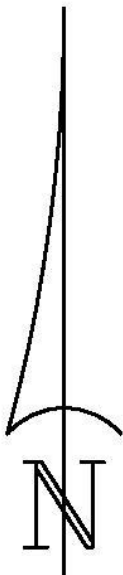
Less than 1 Acre
 Planted Farmland Loss:
 From 15 acres to 14 acres
 (Including Parking/Drainage)



NOTE: NOT A BOUNDARY SURVEY

LEGEND

- (0.00) PLATTED DISTANCES
- x — x — EXISTING FENCE LINE
- - - - - EDGE OF ASPHALT
- . - . - . EDGE OF FARMED FIELD





COLORADO

Division of Fire
Prevention & Control

Department of Public Safety

700 Kipling Street, STE 4100

Lakewood, CO 80215

P (303)239-4100

Email: cdps_dfpc_construction@state.co.us

www.colorado.gov/dfpc

Fire/Life Safety Permit

TO SCHEDULE INSPECTIONS VISIT OUR WEBSITE <https://www.colorado.gov/dfpc/inspections-6>

P-0030796

Address: 26089 CR R, Brush, CO 80723

Project Name	Project Description		Plans Dated	
Sub-Zero Extracts	New extraction facility		5/21/20	
Occupancy Classification	Construction Type	Floor/Level	Project Sq ft	Rev. #
F-1	VB	1	4,120	1
Owners Name	Facility ID # or CDE #	Suppression Contractor	Suppression Cert #	
Rice	n/a	n/a	n/a	

Code of Construction:

+ REVIEWED FOR CODE COMPLIANCE WITH THE CURRENT CODES ADOPTED BY THE COLORADO DEPARTMENT OF PUBLIC SAFETY - DIVISION OF FIRE PREVENTION & CONTROL - FIRE SUPPRESSION PROGRAM (8 CCR 1507-11), PUBLIC SCHOOLS, CHARTER SCHOOLS AND JUNIOR COLLEGES (8 CCR 1507-30), HEALTH FACILITIES (8 CCR 1507-31)

+ STATUTORY AUTHORITY: FIRE SUPPRESSION PROGRAM (CRS 24-33.5-1206.3) HEALTH FACILITIES (CRS 24-33.5-1212.5) PUBLIC SCHOOL BUILDINGS OR STRUCTURES (CRS 24-33.5-1213.3, 22-32-124, AND 23-71-122)

FIRE CODE OFFICIAL REVIEWED AS DEFINED IN 8 CCR 1507-101 UNDER SECTION 3.2.2 (2015 IFC & IWUC)

LIFE SAFETY AND HEALTH FACILITY CONSTRUCTION CODES REVIEWED UNDER SECTION 3.2.3 (2012 NFPA 101 & NFPA 99, 2013 NFPA 101A, NFPA 3, AND NFPA 4)

FIRE SUPPRESSION SYSTEM STANDARDS AS DEFINED IN 8 CCR 1507-101 UNDER SECTION 3.2.4 (2013 NFPA 13 & 24)

Plan Reviewer _____

Digitally signed by Shane Kakavas
Date: 2020.07.02 13:28:32 -06'00'

Date 07/02/2020

INSPECTION REQUIREMENTS Colorado Division of Fire Prevention & Control (DFPC) shall be provided with notification in writing no later than noon of the Thursday in the week preceding the requested inspection. The Division will make reasonable efforts to provide the inspection on the requested day or time, provided an inspector is available. If the inspection schedule is full, an alternate day and time will be proposed.

ONLY THOSE PERSON(S) WHO ARE CHECKED AS "AUTHORIZED TO REQUEST INSPECTIONS" ON THE PERMIT APPLICATION, MAY REQUEST INSPECTIONS FOR THIS PERMIT.

- FIRE INSPECTIONS:** Fire inspections shall be conducted by Colorado Division of Fire Prevention & Control (DFPC). Nothing shall prohibit the local fire department from inspecting the project for pre-planning or building familiarization.
- FIRESTOP SYSTEMS:** Penetrations through a wall, floor, or floor/ceiling assembly shall be approved by DFPC. Documents identifying UL rated assemblies shall be maintained on-site.
- FIRE ALARM:** Fire alarm systems shall be approved by DFPC.
- FIRE SPRINKLER SYSTEM:** Suppression systems shall be approved by DFPC.
- UNDERGROUND FIRE LINES:** Underground fire lines, thrust blocks, water flow rate and flushing of private fire service mains shall be approved by DFPC.
- SPECIAL LOCKING:** Special locking arrangements, access control, and delayed egress systems shall be approved by DFPC.
- EMERGENCY AND STANDBY POWER SYSTEMS:** Backup systems shall be approved by DFPC.
- COMMERCIAL COOKING EQUIPMENT:** Kitchen suppression systems including exhaust duct work shall be approved by DFPC.
- MEDICAL GAS SYSTEMS:** Medical gas systems shall be approved by DFPC.
- ELEVATORS/LIFTS:** Conveyances (elevator, escalator, dumbwaiter, vertical platform lifts, etc) shall be approved by DFPC.
- SMOKE EVACUATION AND PRESSURIZATION:** Smoke evacuation and pressurization systems shall be approved by DFPC.
- FINAL HEALTH APPROVALS/CERTIFICATE OF COMPLIANCE:** Final inspection shall be performed by the Division. Same day COC's will not be issued.
- HEALTH FACILITY LICENSURE:** A COC does not guarantee licensure. Please contact the Colorado Department of Public Health and Environment (CDPHE) hotline at (303)692-2836 for questions in regards to obtaining a license.

No work shall be concealed or covered until the appropriate inspector has inspected and approved such work

Alotted site visits to be initiated by inspector during on-site visit; additional inspections will be assessed additional fees

✓ _____
✓ _____