

COMMISSIONERS PROCEEDINGS 1

BOARD OF COUNTY COMMISSIONERS Minutes of Meeting October 18, 2018

The Board of Morgan County Commissioners met Thursday, October 18, 2018 at 9:34 a.m. with Chairman Mark Arndt, Commissioner James Zwetzig and Commissioner Laura Teague in attendance. Chairman Arndt asked Morgan County Commissioner Jim Zwetzig to lead in the pledge of allegiance.

ADOPTION OF THE AGENDA

Commissioner Teague made a motion to adopt the agenda as presented, with Commissioner Zwetzig seconding the motion. Motion carried 3-0.

PUBLIC HEARING

Moreno Racing, Inc. – Landowners

Carmen Arevalo - Applicant

Legal Description: A parcel of land in the SW1/4 & W1/2 SE1/4 of Section 11, Township 5, Range 57 West of the 6th p.m., Morgan County, Colorado; aka: South of CO Rd DD 1/2 mile on County Road 23.

Reason: Special Use Permit for training facility for racing quarter horses and Event Facility

Chairman Arndt asked Morgan County Planning and Zoning Planning Director/Floodplain Administrator Pam Cherry to present the file at which time Ms. Cherry read aloud the following information.

Ms. Cherry stated this is an application for a Special Use Permit for a Race Horse Training, to include a horse racing facility. On June 11, 2018 this application was considered by the Planning Commission where a unanimous recommendation of approval was made subject to conditions. On July 3, 2018 this application was considered by the Board of County Commissioners. The commissioners requested that the applicant further consider the application. The application was continued until August 14, 2018 and at that time, the applicant requested a continuance until October 18, 2018.

The applicant, through its attorney, is requesting a continuance until December 13, 2018 in order to have a road impact report completed as requested by the County.

Chairman Arndt stated for the record, there is an email dated Friday, October 5, 2018 at 3:31 p.m. at which time Chairman Arndt read aloud received from Attorney George N. Monsson regarding the request for continuance.

Ms. Cherry stated the 30 day continuance would not work due to the election and the County's responsibilities for that matter and further stated she has not heard from the applicant whether or not the continuance date of December 13, 2018 will work for them. Commissioner Zwetzig questioned the continuance for the road impact letter if this is a reasonable request with Ms. Cherry stating this is a reasonable request given how busy engineers are and other factors.

Commissioner Zwetzig made note that this is not only a road impact statement; it involves more detail indicating those details.

Ms. Sellars, County Attorney, stated if the Board wishes to take this position, they certainly can and the applicant should be required to attend the date of the continuation of hearing, December 13, 2018. Chairman Arndt made comment regarding how the Board feels about stating this is the last and final extension.

Commissioner Zwetzig stated that it should be noted "softly" this is a verbal warning that there will be a decision made on this date, and it is being continued until December 13, 2018, stating he has concerns about winter weather and the issue if the applicant should not be able to appear if conditions do not allow.

Discussion followed with whether or not public comment can be taken today with Ms. Sellars stating the Board could open it for public comment, but the applicant is not present today and they would not be able to be hear the public comment, and it is at the discretion of the Board, and stated the Board can also receive public comment by writing if someone is not able to come back to the date this is being continued.

Chairman Arndt explained this request for continuation has been made due to the request made by the County to require this formal road impact letter and stated he does feel the matter should be opened for public comment if there would be anyone present who would like to make comment.

At this time, Don Carmin, no address given; Bill McConnell, 29676 County Road 21, Fort Morgan, CO; Steve Morrison, County Road EE, Snyder, CO; and Gilbert Hal Brown, 1502 26th Street, Greeley, CO expressed concerns in opposition of the application.

At this time, it was noted by Chairman Arndt there was no further public comment and closed the public comment portion of the hearing.

Chairman Arndt made comment it has been stated the Board needs to be sure it is being fair and the question being posed today is in regards to the continuance of the hearing and it is important the process is followed and reiterated that is the reason for today's discussion.

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A motion was made by Commissioner Zwetzig to grant an extension until December 13, 2018 at 9:30 a.m. for the continuance of the public hearing with Commissioner Teague seconding the motion. At this time, Chairman Arndt, stated under discussion, he would assume that there is still that soft, somewhat softer, than he had said that there would be no more granting of the extension and that it is expected to get through the hearing if at all possible that date, asking Commissioner Zwetzig if that was correct. Commission Zwetzig stated before voting, he had a question for the attorney asking if the matter could be heard sooner if things were completed prior to the continuation date with Ms. Sellars stating that could be done but it would have to be published. At this time, the motion as stated initially by Commissioner Zwetzig, carried 3-0.

Being no further business the meeting was then adjourned at 9:55 a.m.

Respectfully Submitted,
Susan L. Bailey
Clerk to the Board

(Minutes ratified November 13, 2018)

**THE BOARD OF COUNTY COMMISSIONERS
MORGAN COUNTY, COLORADO**

s/Mark A. Arndt
Mark A. Arndt, Chairman

s/Laura D. Teague
Laura D. Teague, Commissioner

s/James P. Zwetzig
James P. Zwetzig, Commissioner

(SEAL)

ATTEST:

s/ Susan L. Bailey
Susan L. Bailey