PC May 11, 2020 Meeting

Special Use Permit

Re: RWD Properties LCC / Robert and Wendy Danielson – Landowners and Applicants

File Summary

MORGAN COUNTY
PLANNING AND BUILDING DEPARTMENT

MORGAN COUNTY PLANNING COMMISSION

UPDATED FILE SUMMARY
May 5, 2020
May 11, 2020 (meeting date)

APPLICANTS: Robert and Wendy Danielson
LANDOWNERS: RWD Properties, LLC

Application Overview

This application was originally scheduled to be considered at the April 13 meeting of the Planning Commission and was continued to May 11.

The property owners have submitted an application for a Special Use Permit for approval to operate a 12 space RV Park in the Agriculture Production Zone District. The property is approximately 5.387 acres (less than 20 acres) in the S½ of Section 29, Township 4 North, Range 56 West of the 6th P.M. Morgan County, Colorado and addressed as 25449 County Road T, Brush, Colorado.

a. Pursuant to Section 3-180, Campgrounds and Recreational Vehicle Parks are a Use by Special Review in the Agriculture Production zone district.

The property was granted Conditional Use Permit #2014-15 to allow for a commercial shop and the parking a fleet of 5 trucks, when not in use. The permit also allows for a couple of offices, a break room and a couple of bathrooms within the 9,600 sq ft shed on the property. This permit, if granted, will cover all uses on the property. If the application is denied, Conditional Use permit #2014-15 will remain in place to allow the shed to remain.

There have been a number of objections from property owners in the vicinity of the RWD property. Letters and email received are attached. The reasons for objections include:

1. Agriculture community, RV park in with farm ground not appropriate use.
2. Privacy.
3. Twelve spaces for employees of RWD and other overnight or longer term guests.
4. Personal safety and safety of area properties.
5. Residents of park will outnumber the neighbors

6. Complaints about farming activities.
7. Traffic increase.
8. Zoning does not allow industrial RV park in agriculture area.
9. Slow farm traffic on same roads with faster traffic.
10. Change invites more change. Maintain agriculture where soils are rich and provide crops.
11. Decrease in property values.
12. Safety of farmers, runners and bikers on area roads including Road T.
13. Possibility of becoming eye sore and a nuisance over time.

Campground Regulations

Beginning with Section 4-100 of the zoning regulations there are specific criteria established for the review of campgrounds.

Section 4-100 Applicability and Permit
Campgrounds (including recreation vehicle or RV parks) shall be allowed as a special review use. Submission requirements as set forth in Section 2-460 and following of these Regulations.
The application shall include tenant rules and regulations. Please provide a document outlining rules of the park.

Section 4-105 Site Selection Criteria
Zoning and health regulations must be considered. Site providing shade trees are advantageous. Site shall be well drained or exposed to flooding, fire or safety hazards and shall not be exposed to chronic nuisance such as noise, smoke or fumes. Landscape plan shall be included.
Submit updated drainage plan and landscape plan that detail buffers and screening.

Section 4-110 Minimum Site Area
Required minimum 2 acres.
The entire site is 5.387 acres, show acreage that is designated for RV park use.

Section 4-115 Density
Campground shall have a gross density of not more than 15 units per acre.
Show acres dedicated for RV park use – calculate the number of units per acre.

Section 4-120 Setbacks Perimeter
Perimeter setbacks which shall be landscaped and used for no other purpose.
B. Abutting public right-of-way – 25 feet
A front setback of 59', to RV spaces, from the centerline of Road T meets the 25' setback requirements.
C. Abutting exterior boundary 15' setback is required when not abutting residential zone.
On the west side of the property please designate the distance from the property line to the first RV space. It is in excess of 47.8 feet and is in compliance.

Section 4-125 Campground Space Requirements
Minimum space requirement are 1,250 square feet and not less than 25 feet wide.
The spaces shown on the site plan are 22.6 x 50 feet for a total of 1,130 square feet. Each space must be enlarged to meet the 25 foot width requirement which will meet the 1,250 square foot minimum size as required by the regulations.

Interior Setbacks

A. Side setback of camping unit not less than 7.5 feet from side lot line.

Show on the site plan a RV pad that meets setback requirements.

B. Front setback of camping unit not less than 10' from front lot line.

Show on the site plan a RV pad that meets setback requirements.

C. Rear setback of camping unit not less than 5' from rear lot lines.

Surfaced area requirement of 10x40 feet for each unit.

Each space shall have a 10x40 foot concrete or asphalt pad for each unit, the camping unit shall be parked entirely on the pad. Provide a gravel patio area adjacent to the surfaced parking area for each unit. Suitable ground cover shall be provided for all other areas of the space. Show these areas on the site plan.

Tent camping areas

None proposed

Section 4-130 Access and Interior Roadways

A. Interior roadways shall not be less than twenty four feet in width, with minimum 50' radius cul-de-sacs.

Label radius of corners adjacent to roadways.

B. Roadways shall be surfaced with gravel, asphalt, or concrete.

Designate by legend and on the drawing what surface finish is to be used in which locations.

Section 4-135 Walks and Lighting

A. Walkways shall be a minimum of four feet wide and have a minimum two-inch gravel surface.

If walkways are proposed indicate the location, for example, walkway to dumpster.

Streets and walkways shall be lighted with maximum spacing of 500'.

Show proposed lighting on plan.

Section 4-140 Open Space and Recreation Areas

A. Each campground shall provide an amount not less than 15% of the gross campground area for private recreation and/or open space.

An open area is indicated on the plan. Is this intended to be the Open Space/Recreation area? Label the plan appropriately, also include the percentage of the total acres for the RV park (only the area permitted for the RV special use).

Section 4-145 Service Buildings

A. Campgrounds shall be provided with one or more service building adequately equipped with flush type toilet, lavatories, showers and laundry facilities meeting minimum health department standards. Such buildings shall be well lighted and well ventilated with screened openings.

Add a service building to the plan, include plans for this building.

4-150 Maximum Residency
A. No RV or other recreational camper shall be allowed to occupy a space for a period exceeding sixty days unless otherwise approved by the Board of County Commissioners.
Add a note to the plan.

4-155 Water Supply
An accessible, adequate, safe and potable supply of water under pressure shall be provided in each campground. Spaces in the campground shall be limited to the quantity of water available to supply each space with the minimum requirements.
Quality Water has approved a commercial tap for the RV park.

Section 4-160 Sewage Disposal
A. Each campground shall provide sufficient facilities at sanitary station for the purpose of removing and disposing of wastes from holding tanks in a clean efficient and convenient manner.
An engineering report from Harris Engineering was provided to show the size of system that would be needed. Provide a permit from Northeast Colorado Health Department for an appropriate system.
B. Each sanitary station shall consist of a drainage basin constructed of impervious material containing a disposal hatch and self-closing cover and related washing facilities.
Provide approved plans from CDPHE or Northeast Colorado Health Department.
C. This disposal hatch of sanitary station units shall be connected to the park sewage disposal system. Related facilities required to wash holding tanks and the general area of the sanitary station shall be connected to the campground water supply system.
Provide approved plans from CDPHE or Northeast Colorado Health Department.
D. Sanitary stations shall be approved by the State Department of Health and the local health department.
Provide approved plans.

Section 4-165 Electricity and Phone
A. All spaces in a campground shall be provided with and electrical outlet supplying at least 110, or 110/220 volts.
Provide documentation from electric provider.
B. One public telephone shall be provided at the service building.
With the wide use of cell phones, this requirement will be waived.

Section 4-170 Solid Waste Disposal
A. The storage, collection and disposal of solid wastes in the campground shall be so manages as to create no health hazards, rodent harborage, insect breeding areas, accident hazards, or air pollution. All refuse shall be stored in fly tight, water tight, rodent proof containers which shall be provided in sufficient number and capacity to prevent any refuse from overflowing or blowing away. Satisfactory container racks or holders shall be provided at permanent locations convenient to campground spaces, in areas screened by appropriate landscaping features.
Show location and screening proposed for trash dumpsters.

Section 4-175 Dedication of Easements and Public Lands
If applicable submit warranty deeds or show on site plan.
Show and add label to site plan to dedicate 30' of County Road T right-of-way.

Criteria – Special Use Permits

The following criteria are to be used by the Planning Commission and the Board of County Commissioners when reviewing an application for a Special Use Permit.

(A) The use and its location as proposed are in conformance with the Morgan County Comprehensive Plan. The property is located in the northeast planning area.

Chapter 2
2.II.A - Economic Development
Goal – Diversify the economy in Morgan County to broaden business employment opportunities for residents and to further economic growth.
This project will support economic development by providing places for workers to live that is reasonably priced. The Black Gold Energy shop is located upon the same property and will provide a place for employees and others that work or travel through Morgan County to live and stay on a temporary basis.
Goal – Encourage infill in existing business and industrial subdivisions.
This project could propose to locate in a more suitable location. When the pre-application meeting was held a different location near Stub's was going to be utilized, but cost was prohibitive. That location would have been more suitable for an RV park.

2.II.C
Goal - To encourage development where it is in proximity to the activity centers, compatible with existing land use, and there is access to established public infrastructure.
This project is located adjacent to existing infrastructure, roads and Morgan County Quality Water, a commercial tap has been approved. The project is not compatible with the surrounding agriculture uses. The applicant has proposed to construct a fence adjacent to County Road T.

Goal - The County will encourage the preservation of agriculture production lands in balance with pressure for land use changes to higher intensity development.
This project does not encourage the preservation of agriculture production lands. It will create an area where the land use change will increase the intensity of land use and the density of the area, creating more demand on public infrastructure.

Goal – Improve Morgan County's image by dealing with community design issues in relation to land use.
While the surrounding agricultural uses provide a natural buffer to area farming operations, it will have an impact on the residential uses for owners of the farm ground. Often the sort of use that is proposed for this property results in the creation of a nuisance that may be required to be addressed through enforcement.

(B) All the application documents are complete and present a clear picture of how uses are to be arranged on the site or within Morgan County.

(C) The Site Plan conforms to the district design standards of these Regulations.

(D) All on and off-site impacts have been satisfactorily mitigated either through agreement, public improvements, site plan requirements or other mitigation measures.
The project as proposed will include landscaping and fencing along Road T that has been proposed. Fencing and distance will serve as a buffer to other area properties. In addition the landscape will provide visual amenities for people staying there and those that live and farm in the area.

(E) The special use proposed has been made compatible with the surrounding uses and adequately buffered as determined by the County.
Distance and landscape will provide buffering.

(F) The special use poses only the minimum amount of risk to the public health, safety and welfare as set by federal, state or county regulation, whichever is the strictest.
Level of risk based on increase in traffic to the property is difficult to measure, though increased traffic will increase risk to farmers that use the road for transport of equipment and other normal traffic upon the road in the area. The Northeast Colorado Health Department has approved an appropriately sized septic system to be located on the property.

(G) The special use proposed is not planned to be developed on a non-conforming parcel.
The property was created by exemption.

(H) The applicant has adequately documented a public need for the project, all pertinent technical information, adequate financial resources to implement it, and has paid all fees and review costs levied by the County for application processing and review.
There are numerous similar facilities in other nearby counties that are all full and have waiting lists. While there is a need for affordable housing in Morgan County, this RV Park would cater to those with RV's and need either long term place to stay or short term overnight type lodging.

(I) For any special use requiring a supply of water that the applicant has demonstrated a source of water which is adequate for the proposed use in terms of quantity and reliability and in the case of human consumption, quantity, quality, and reliability.
Morgan County Quality Water has approved a commercial tap for this project.

Comments

1. On the drawing add information required from Chapter 4 listed above.
2. Objections from landowners in the area about long term impacts, increased traffic, trash, etc. See attached objection documentation.

Recommendation and conditions

Suggested conditions if Planning Commission recommends approval to the County Commissioners:

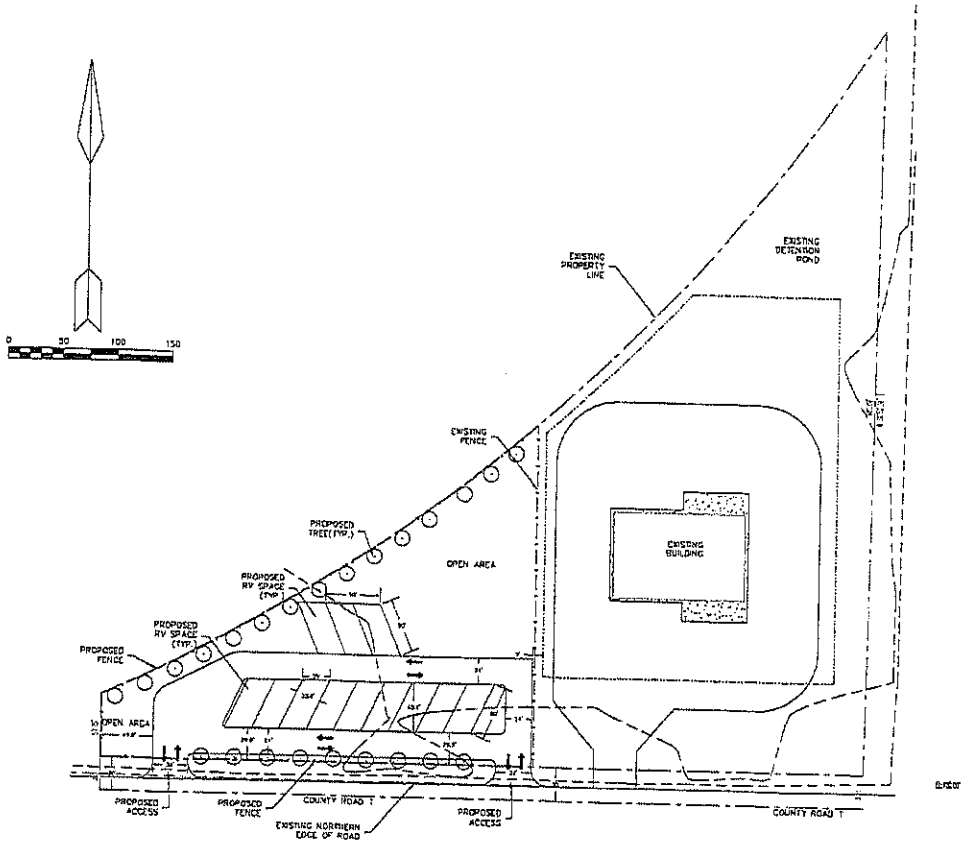
1. The applicant shall obtain necessary permits and comply with the requirements and conditions of those permits as determined by other governmental agencies with jurisdiction over this operation.
2. Site Plan is to be resubmitted to show required Chapter 4 information.

3. Submit preliminary plans for onsite lighting and service buildings.
4. Provide update to the drainage plan to accommodate additional drainage developed as a result of increased lot coverage by RV's and crushed asphalt drives and pad surfaces.

Pam Cherry, MPA, CFM
Planning, Zoning and Floodplain Administrator

SITE PLAN - SPECIAL USE PERMIT, MORGAN COUNTY, COLORADO

A PORTION OF THE SOUTHERN HALF OF SECTION 29,
TOWNSHIP 4 NORTH, RANGE 56 WEST, OF THE 6TH PRINCIPAL MERIDIAN



PLANNING COMMISSION CERTIFICATE

THE MORGAN COUNT PLANNING COMMISSION HAS HEREBY REVIEWED THE REZONING APPLICATION NO. _____ THIS ____ DAY OF _____ 20____

CHAIRMAN _____

ATTEST _____
SECRETARY

(C)

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

REZONE CASE NO _____

APPROVED THIS _____ DAY OF _____, 20____, BOARD OF COUNTY COMMISSIONERS, MORGAN COUNTY, COLORADO.

ATTEST _____
CLERK TO THE BOARD

CHAIRMAN _____

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
) SS
COUNTY OF MORGAN)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT _____ O'CLOCK ____ M., THIS _____ DAY OF _____, 20____, AND IS DULY RECORDED IN

RECORDING FEES OF _____, ARE PAID

CLERK AND RECORDER

DEPUTY _____

SITE USE CHART

USE	AREA (S.F.)
RV PARKING (PROPOSED) - 12 SPACES	11,130
COMMERCIAL BUILDING	9,600
GRAVEL DRIVES AND PARKING	72,400

DRAWN FOR
SHORT THROW LLC
415 CHERRY AVE
PLATTEVILLE CO 80651

RWD PROPERTIES LLC
SITE PLAN
23450 COUNTY ROAD T
MORGAN COUNTY, COLORADO

WERNSMAN ENGINEERING
AND LAND DEVELOPMENT LLC
16495 ESSEX ROAD SOUTH
PLATTEVILLE CO 80651
PHONE 970-599-2656

TWC/EJW

03/20/2020

1" = 50'

C2

1-265 **Campground:** An area used for temporary placement and occupancy of recreation vehicles and camping tents for a period not exceeding sixty (60) days.

1-750 **Recreational Vehicle (RV):** A vehicle which is designed primarily for recreational use, camping, or other seasonal use or as temporary living quarters, office, or storage and is designed to be self-propelled, towable, or capable of being carried by a pickup truck. Recreational vehicles shall include motor homes, camper trailers, 5th wheel trailers, pickup truck campers, and any similar vehicles.

(A) Any recreational vehicle which is used as a residence, on the same site, for 180 days or is regularly used as an additional bedroom for a residence shall be considered to be a mobile home.

CAMPGROUND REQUIREMENTS

4-100 Applicability and Permit

Campgrounds (including recreation vehicle or RV parks) shall be allowed as a special review use in the A, A/B, and C zone districts. Applications for a campground in these zone areas shall follow submission requirements as set forth in Section 2-460 and following of these Regulations.

It shall be unlawful to allow any recreational camping unit (camper, motor home, recreational vehicle, tent, travel trailer, etc.) to be occupied in a campground or RV park for which there are no available spaces conforming to the provisions of these Regulations.

An applicant for a new campground or recreational vehicle park permit shall obtain a Development Permit in accordance with these Regulations. The application for a Development Permit shall be accompanied by any necessary fees as specified by Morgan County and by plans for operation and maintenance of the campground or recreational vehicle park, including tenant rules and regulations. Developers contemplating the development of RV subdivisions are advised to consult Section 3-425 and following, Planned Developments, for guidelines concerning rezoning.

STANDARDS

4-105 Site Selection Criteria

Existing zoning and health regulations must be considered prior to selection of the site for a campground. Sites providing shade trees are advantageous. The campground shall be on a well drained site and shall be located so that its drainage will not cause adverse effects on surrounding areas. Existing streams and creeks shall be preserved. Campgrounds shall not be subject to flooding, fire or safety hazards, and shall not be exposed to chronic nuisances such as noise, smoke, or fumes. The topography shall be favorable to minimum grading and ease of maintenance. Submission of a site-specific development plan per Section 2-460 and following of

Tent Camping Areas

Tent camping areas shall be separate from those spaces used for vehicular campers (RVs, travel trailers, etc.). One (1) picnic table for each tent space and a minimum of one (1) barbecue stand for every two (2) tent spaces shall be provided.

4-130 **Access and Interior Roadways**

(A) The site shall have at least one (1) direct access to a public road or highway which shall be at least thirty-two feet (32') in width. Access points to a County Road shall be subject to review and approval by the County. Access roads shall be provided to each campground space.

(B) Interior roadways shall not be less than twenty four feet (24') in width, with minimum fifty-foot (50') radius cul-de-sacs. No on-street parking shall be permitted.

(C) Roadways shall be surfaced with gravel, asphalt, or concrete.

4-135 **Walks and Lighting**

(A) Walkways shall be a minimum of four feet (4') wide and shall have a minimum two-inch (2") gravel surface.

(B) Streets and walkways shall be lighted with lights spaced a maximum of five hundred feet (500') apart.

4-140 **Open Space and Recreation Areas**

Each campground shall provide an amount not less than fifteen percent (15%) of the gross campground area for private recreation and/or open space. The area allowed for recreation or open space shall not include any area designated as a roadway, campground space, storage area, or any area required for setback as set forth in Section 4-125. All open space areas shall be maintained so that no weed or grasses grow taller than six inches (6").

4-145 **Service Buildings**

Every campground shall be provided with one or more service building adequately equipped with flush type toilets, lavatories, showers, and laundry facilities meeting minimum health department standards. Such building(s) shall be well lighted and well ventilated, with screened openings.

4-150 **Maximum Residency**

(A) No camper, motor home, recreational vehicle, travel trailer, tent, or other type of recreational camper shall be allowed to occupy space within the campground for periods exceeding sixty (60) days, unless otherwise approved by the Board of County Commissioners.

pollution. All refuse shall be stored in fly tight, water tight, rodent proof containers, which shall be provided in sufficient number and capacity to prevent any refuse from overflowing or blowing away. Satisfactory container racks or holders shall be provided at permanent locations convenient to campground spaces, in areas screened by appropriate landscaping features.

4-175 **Dedication of Easements and Public Lands**

The developer must submit warranty deeds or file a site plan of a new campground or recreational vehicle park covering the dedication of all easements and public lands, if any, prior to or at the time of final approval of the proposed campground or recreational vehicle park.

4-180 **Building Permits**

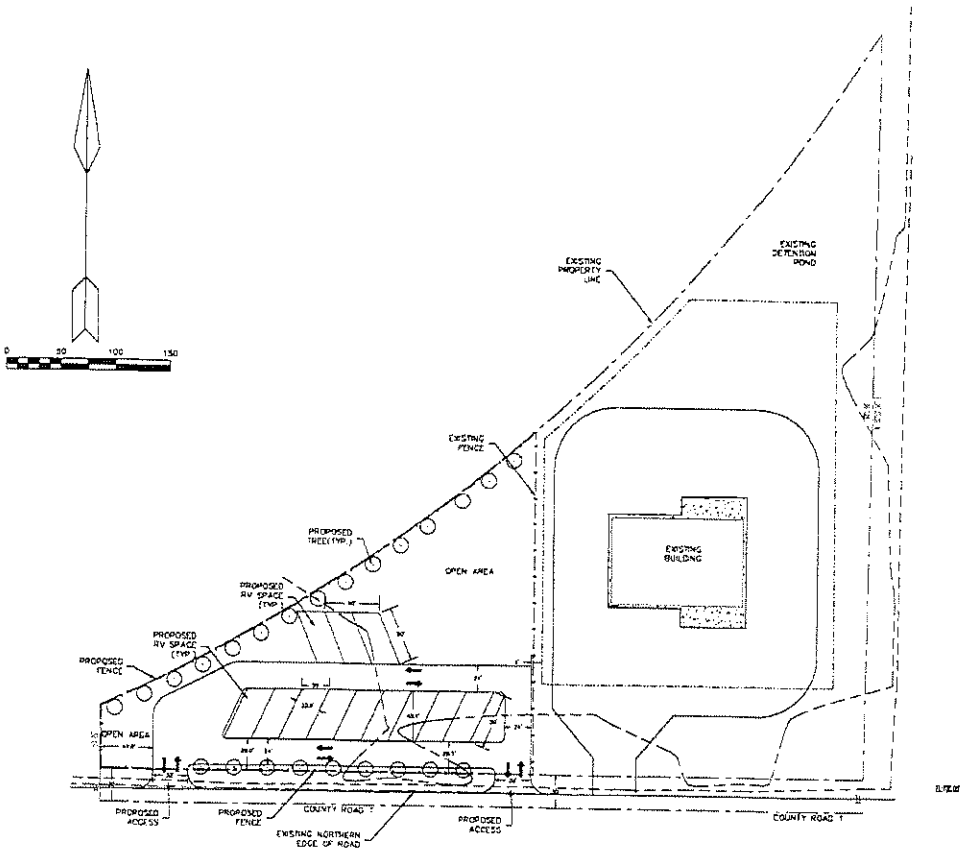
All buildings and utilities to be constructed in the campground or RV park must comply with all applicable codes of Morgan County and the State of Colorado.

4-185 **Tie-Downs**

Recreational vehicles which are self-propelled are not required to be tied down while located within campgrounds or RV parks. All such vehicles must be adequately blocked while stationary.

SITE PLAN - SPECIAL USE PERMIT , MORGAN COUNTY, COLORADO

A PORTION OF THE SOUTHERN HALF OF SECTION 29,
TOWNSHIP 4 NORTH , RANGE 56 WEST, OF THE 6TH PRINCIPAL MERIDIAN



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CHAIRMAN _____

ATTEST _____
SECRETARY

(C)

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REZONE CASE NO _____

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ATTEST _____
CLERK TO THE BOARD

CHAIRMAN _____

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO

COUNTY OF MORGAN

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT _____ O'CLOCK ____ M., THIS _____ DAY OF _____ 20____ AND IS DULY RECORDED IN

RECORDING FEES OF _____ ARE PAID

CLERK AND RECORDER

DEPUTY _____

SITE USE CHART

USE	AREA (S.F.)
RV PARKING (PROPOSED) - 12 SPACES	11,130
COMMERCIAL BUILDING	9,600
GRAVEL DRIVES AND PARKING	72,400

DRAWN FOR
SHORT THROW LLC
415 CHERRY AVE
PLATTEVILLE CO 80651

RWD PROPERTIES LLC
SITE PLAN
25449 COUNTY ROAD T
MORGAN COUNTY, COLORADO

WERNSMAN ENGINEERING
AND LAND DEVELOPMENT LLC
16495 ESSEX ROAD SOUTH
PLATTEVILLE CO 80651
PHONE 970-599-2658

TWC/EJW

03/20/2020

1" = 50'

C2

MORGAN COUNTY Where Prairie Meets The Sky	Morgan County 231 Ensign, Fort Morgan, CO 80701 (970) 542-3526 Fax (970) 542-3509	Special Use Permit SU2020-0002

For Inspections: (970) 542-3526

Date Issued:	03/09/2020	Property Owner:	RWD Properties LLC c/o Robert & Wendy
Expiration Date:	9/5/2020	Mailing Address:	25945 Co. Rd. T
Job Site Address:	25449 Co. Rd. T, Morgan County, CO 80723		Brush, CO 80723
Category:	Planning	Phone:	(970) 380-2692
Permit Type:	Special Use Permit	Email:	robdanielson@kci.net
Valuation:	$0.00		

Description of Work:

Develop mini RV park and change zoning from agriculture from to commercial.

Subdivision:	Required Setbacks:			
Parcel ID: 103729000016				
Filing:				
Lot:	Actual Setbacks:			
Block:				
Total Sq Ft:				

Contractors:

Fee Items	**Amount**
Special Use - Full Review	$500.00
Total:	$500.00

NOTICE

The applicant, his agents and employees of, shall comply with all the rules, regulations and requirements of the County Zoning Regulations and Building Codes governing all aspects of the above proposed work for which the permit is granted. The County or its agents are authorized to order the immediate cessation of construction at anytime a violation of the codes or regulations appears to have occurred. Violation of any of the codes and regulations applicable may result in the revocation of this permit. Buildings MUST conform with the submitted and approved plans. Any changes of plans or layout must be approved prior to the changes being made. Any change in the use or occupancy must be approved prior to commencement of construction. Construction not commenced within 180 days of permit issuance voids this permit. Cessation of work for periods of 180 continuous days shall also void this permit. Permits are not transferable. Morgan County and any of its contractors are not liable for workmanship.

Issuance of a Building or Zoning permit does not guarantee your project is in compliance with covenants that may be in place on your property.

Signature of Applicant/Date

Building Department Signature/Date

MUST BE POSTED ON JOB SITE

MORGAN COUNTY
PLANNING, ZONING & BUILDING DEPT.
231 Ensign, P.O. Box 596
Fort Morgan, Colorado 80701
PHONE (970) 542-3526 FAX (970) 542-3509
E-mail: pcherry@co.morgan.co.us

Where Prairie Meets The Sky

Filling Deadline_____

Meeting Date April 13, 2020

USE BY SPECIAL REVIEW PERMIT APPLICATION

APPLICANT

Name Robert + Wendy Danielson
Address 25945 Co Rd T
Brush Co 80723
Phone (970) 380-2692
Email robdanielson@kci.net

LANDOWNERS

RWD Properties LLC
C/O
Name Robert + Wendy Danielson
Address 25945 Co Rd T
Brush Co 80723
Phone (970) 380-2692
Email robdanielson@kci.net

TECHNICAL INFORMATION

Address of property or general location 25449 Co Rd T, Brush Co 80723 Zone District A

Size of property (Sq. Ft. or Acres) 5.387 Present Use of Property Comm Ag Proposed Use of Property Comm

Established Commercial Proposed Est. comm plus RV Park

Complete Legal Description of property. If not enough space, attach to application and label "Exhibit 2".

S½ S29, T4N, R56W of 6th p.m. morgan county, Colorado

Is property located within 1320' (1/4) of a livestock confinement facility? NO

APPLICANT'S STATEMENT

I certify that the information and exhibits I have submitted are true and correct to the best of my knowledge. Application must be signed by landowners as shown on title insurance/commitment.

Robert Daniel 3-2-20
Applicant Signature Date

RWD Properties, LLC by
Robert Daniel 3-2-20
Landowner Signature PARTNER Date

Date Received 3-2-20 Received By JM Fee Payment $500 Check # 1180

Recording Fee_____ Check #_____

Fees Paid By RWD Properties

Comments

MORGAN COUNTY
PLANNING, ZONING & BUILDING DEPT.
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Fort Morgan, Colorado 80701
PHONE (970) 542-3526 FAX (970) 542-3509
E-mail: pcherry@co.morgan.co.us

USE BY SPECIAL REVIEW APPLICATION CHECKLIST

✓ Exhibit A: Proof of ownership in the form of current title insurance or attorney's title opinion ✓ (within last 6 months).

✓ Exhibit B: Narrative describing project and purpose of request.

✓ Exhibit C: Narrative of how project will relate to or impact existing adjacent uses, including description of all off-site impacts. Include mitigation measures for off-site impacts.

✓ Exhibit D: Additional information to clearly show projects intent.

✓ Exhibit E: Narrative of compliance of this proposal with the Morgan County Comprehensive Plan and with the criteria for review of Special Use Permits.

___ Exhibit F: Development or implementation schedule of project. If Vesting of Rights is desired additional application and fees are required.

___ Exhibit G: Discussion of any public improvements required to complete the project and copies of pertinent improvements agreements.

___ Exhibit H: Description of types of easements required for the project. May be required to supply copies of easement agreements.

___ Exhibit I: Discussion of any environmental impacts the Special Use will have on the following:

- ✓ I1: Existing Vegetation
- N/A I2: Land Forms
- ✓ I3: Water Resources ✓
- N/A I4: Air Quality
- N/A I5: Wildlife
- N/A I6: Wetlands
- ✓ I7: Dust ✓
- N/A I8: Odor
- N/A I9: Noise
- ✓ I10: Stormwater Runoff ✓
- ✓ I11: Visual Amenities ✓
- ___ I12: _____

MORGAN COUNTY
PLANNING, ZONING & BUILDING DEPT.
231 Ensign, P.O. Box 596
Fort Morgan, Colorado 80701
PHONE (970) 542-3526 FAX (970) 542-3509
E-mail: pcherry@co.morgan.co.us

____ Exhibit J: Letters of commitment from utility providers or other proof of service as required by staff:

✓ J1: Water own water tap (commercial)
✓ J2: Sewer separate from Black Gold Energy Transport LLC
___ J3: Electricity

____ Exhibit K: Legal Access - Copy of permit for access from Colorado Department of Transportation or Morgan County Road and Bridge. (Required for new and existing driveways)

✓ Exhibit L: Soil Map from Morgan County Soil Conversation District.*

____ Exhibit M: Impact statement from irrigation companies that have canals / laterals crossing area.

✓ Exhibit N: Documentation of adequate financial resources to implement the project. Self-funded

✓ Exhibit O: Right to Farm Policy / Notice.

✓ Exhibit P: Site plans / map exhibits as per Morgan County Zoning Regulations, Section 2-515.

____ Exhibit Q: Additional information as required by staff:

___ Q1:_____
___ Q2:_____
___ Q3:_____
___ Q4:_____

____ Exhibit U: Non-refundable application fee of $500.00, plus any additional deposits as required by staff.

To be provided after posting the property for future public hearing

____ Exhibit V: Notarized affidavit and photograph verifying sign(s) posting. Property posting takes places after Planning Commission hearing and prior to County Commissioners' hearing.

*Property taxes must be current at the time of processing.

MORGAN COUNTY
PLANNING, ZONING & BUILDING DEPT.
231 Ensign, P.O. Box 596
Fort Morgan, Colorado 80701
PHONE (970) 542-3526 FAX (970) 542-3509
E-mail: pcherry@co.morgan.co.us

All Special Use Permit applications will be reviewed against the following criteria established in Section 2-345 of the Morgan County Regulations.

The application submitted will be evaluated based on completeness and the manner in which the following criteria, which appear in the Morgan County Zoning Regulations 2-345, are addressed.

(i) The use and its location as proposed are in conformance with the Morgan County Comprehensive Plan (http://www.co.morgan.co.us/Documents/CompPlan2008Binder1.pdf)
(ii) How the application presents a clear picture on how uses are to be arranged on the site or within Morgan County.
(iii) The Site Plan conforms to the district design standards of these Regulations.
(iv) All on and off-site impacts have been satisfactorily mitigated either through agreement, public improvements, site plan requirements or other mitigation measures.
(v) The special use proposed has been made compatible with the surrounding uses and adequately buffered as determined by the County.
(vi) The special use poses only the minimum amount of risk to the public health, safety and welfare as set by federal, state or county regulation, whichever is the strictest.
(vii) The special use proposed is not planned to be developed on a non-conforming parcel.
(viii) The applicant has adequately documented a public need for the project, all pertinent technical information, adequate financial resources to implement it, and has paid all fees and review costs levied by the County for application processing and review.
(ix) For any special use requiring a supply of water that the applicant has demonstrated a source of water which is adequate for the proposed use in terms

MORGAN COUNTY
PLANNING, ZONING & BUILDING DEPT.
231 Ensign, P.O. Box 596
Fort Morgan, Colorado 80701
PHONE (970) 542-3526 FAX (970) 542-3509
E-mail: pcherry@co.morgan.co.us

Filing Deadline_____

Meeting Date_____

Morgan County Zoning Regulations – excerpt

2-515 **Map Exhibits**

All application maps, surveys, and plats shall conform with Section 8-180 of the Morgan County Subdivision Regulations.

(A) All drawings will have a north arrow, scale utilized, drawing preparer, date of preparation, title block, and borders.

(B) Sheet contents can be modified at the discretion of the planning staff.

(C) Existing Conditions Sheet

(1) Show site area overlaid on drawing of existing conditions including land areas within five hundred feet (500') of the site.

(2) Show existing land use, zoning, contours at two (2) foot intervals, easements, water bodies and courses, significant environmental features, roads and other transportation facilities, utility lines and the like.

(3) Show a vicinity map at an appropriate scale that clearly shows the location of the project.

(D) The site plan sheet is prepared to show future development of the site and the project. Preparing the site plan requires a degree of detail from developers who are prepared to move forward with construction of the project. The plan sheet submittal requirements are similar to those required for rezoning Section 2-480 (B).

(1) Same as Section 2-480(B)(1). Title should read: "Site Plan – Special Use Permit, Morgan County Colorado".

(2) Same as Section 2-480(B)(3)

(3) Same as Section 2-480(B)(5)

(4) Same as Section 2-480(B)(7)

(5) Same as Section 2-480(B)(8). Also show how uses are to be screened from public view and all containment features for any hazardous chemicals stored or used in the project.

(6) Same as Section 2-480(B)(10)

(7) Same as Section 2-480(B)(11)

(8) Prepare an engineered drainage plan for the project. Show how the drainage plan conforms with the floodplain requirements of these Regulations if the project is located in a floodplain. All drainage runoff is to be contained on the site that is in excess of historical flows prior to development. In the use of re-developed property where drainage was previously not contained, the plan should assume no development as the base for historical flow measurements.

(9) Same as Section 2-480(B)(13). The signature block for the Planning Commission should be changed to substitute the words "Site Plan – Special Use Permit" for "Rezoning Application". If the special permit is for a parcel of land or for a use on a parcel of land, the parcel shall be surveyed and the surveyor's certification and signature shall appear on this sheet also.

2-480 **Application Maps**

All application maps, surveys and plats shall conform with Section 8-180 of the Morgan County Subdivision Regulations.

(A) Sheet #1 – Rezoned Area Map shall contain the following information:

(1) A clear and legible surveyed mylar at an appropriate scale to clearly show all of the information required below. Sheet size shall be 24" x 36" or 18" x 24" and contain title blocks, date of preparation, north arrow, and scale designation in numerical and graphic form. The sheet is to be titled "Rezone Amendment – (old zone) to (new zone), Section, Township, Range, Morgan County, Colorado" at the top of the sheet.

(2) Show the rezoned area in a dark outline on the sheet face and label as "Rezoning from (old zone) to (new zone)."

(3) Indicate the surveyed legal description of the rezone area on the plan sheet. Use subsequent sheets if necessary.

(4) Clearly show and label the following features in relation to the rezone area and adjacent lands:

- existing zoning (adjacent lands only)
- existing uses
- existing easements – label ownership and type of easement and Morgan County Clerks record reference
- existing public accesses
- natural features of the site identified in the pre-application discussion

(5) A vicinity map that shows the rezone area within a two (2) mile radius.

(6) Included the signature blocks shown in Appendix A, Form 5.

(B) Sheet #2 – Site Development Plan (required only if rezoning rights are to be vested by the applicant pursuant to Section 2-475 (F).

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PHONE (970) 542-3526 FAX (970) 542-3509
E-mail: pcherry@co.morgan.co.us

The Site Plan is prepared to show future development plans for the Rezoned Area. This sheet is prepared to satisfy the site specific development plan requirement for vesting of development rights. Preparing the site plan requires a degree of detail from a rezoning applicant that is normally prepared to move forward with subdivision and/or subsequent construction of allowed uses.

(1) The drawing shall be clear and legible and of appropriate scale to clearly show all of the information required below. Sheet size shall be 24" by 36" or 18" x 24" and if more than one sheet is used, designate each sheet as sheet x of y sheets. All sheets shall contain title blocks, date of preparation, preparer's name, north arrow, and scale designation in numerical and graphic form. The first sheet is to be titled "Site Plan – Rezone Area, Morgan County, Colorado" at the top of the page. Include underneath, "A portion of (quarter/quarter location), Section ____, Township____, Range____, of the 6th P.M.".

(2) Show the rezoned area in a dark outline on the sheet face.

(3) Clearly show, label and dimension the planned uses, their locations and approximate building envelope outlines.

(4) Show topographic contour lines at two (2) foot intervals.

(5) Show the existing and planned circulation pattern external and internal to the rezone area. Designate the road classifications as to arterial, collector and local and designate right-of-way widths.

(6) Show which existing uses will remain and which will be removed upon development within the rezone area.

(7) Show all setback distances to building envelopes as prescribed by the Zone District. Show other special setbacks planned on perimeters, next to road right-of-ways, etc.

(8) Schematically show the landscaping and any open space for the project on this sheet or a subsequent sheet.

(9) Note on the plan any unique natural features such as land forms, historical features, views, etc.

(10) List in chart form the proposed specific uses by plan area subtotal or part, number of units and approximate square footages of uses proposed.

(11) Show the parking plan for the project and correlate the parking requirement of the Zone District for the uses proposed and the land areas assigned to parking.

(12) Show a schematic utility plan for sewer and water service for the plan area. Show connection points to existing utilities. Use a subsequent sheet if necessary for clarity.

(13) Include the following signature blocks on the face sheet (for format reference see Appendix A, Form No.5).
- Planning Commission Certificate: Substitute the words: "Site Plan" for "Rezoning Application.".
- Board of County Commissioners Certificate.
- Clerk and Recorders Certificate.

(14) Staff may waive any of these requirements or require that additional information be added to the plat.

Morgan County Subdivision Regulations – excerpt

8-180 **Plat Format**

(A) Said plat shall be in the form of a black India inked Mylar that is capable of reproducing clear and sharp reproductions of all details, signatures, and notary seals.

(B) No plats using sepia ink or pencil or containing stick-ons will be accepted.

(C) All signatures on the plat are to be in black permanent ink.

(D) The plat sheet shall have outer dimensions of 24" x 36". The plat drawing will be contained within a space defined by a one and one-half inch (1½") margin from the left sheet edge and a one-half inch (½') margin from the other three sheet edges.

(E) Applicants are encouraged to use more than one sheet in order to avoid the crowding of information on one sheet. Sheets are to be designed as sheet x of y sheets.

(F) The scale of the plat drawing shall be one inch equal to twenty feet (1" = 20'). Other scales may be approved by the Staff.

(G) The scale of the plat drawing shall be a common engineer scale. The scale shall be indicated with both alpha numeric and bar graph.

Titlework

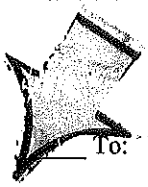
NORTHERN COLORADO TITLE SERVICES CO., INC.

130 W. KIOWA AVE., FORT MORGAN, COLORADO 80701
Phone No. 970-867-0233 Fax No. 970-867-7750

DATE: **February 27, 2020**
ORDER #: **NCT22082**
PROPERTY ADDRESS: **25449 COUNTY ROAD T, BRUSH, COLORADO, 80723**

OWNER/PURCHASER:
RWD PROPERTIES, LLC

PLEASE DELIVER TO THE FOLLOWING CUSTOMERS:



____ To: **ROB DANIELSON** **ATTN:**
robdanielson@kci.net
Fax#:

____ To: **ATTN:**
Fax#:

____ To: **ATTN:**
Fax#:

____ To: **ATTN:**
Fax#:

____ **To:** **ATTN:**
Fax#:

ATTACHED PLEASE FIND THE FOLLOWING ITEM(S) IN CONNECTION WITH THE ABOVE CAPTIONED ORDER. SHOULD YOU HAVE ANY QUESTIONS REGARDING THE ATTACHED DOCUMENTATION, PLEASE CONTACT LINDA, SHARON, LISA OR SHERYL. FOR CLOSING ASSISTANCE, PLEASE CONTACT LINDA OR LISA. WE APPRECIATE YOUR BUSINESS VERY MUCH AND LOOK FORWARD TO SERVING YOU IN THIS TRANSACTION.

E-MAIL ADDRESS FOR CLOSING DOCUMENTS: CLOSING@NCTS.COM

HAVE A WONDERFUL DAY!!!

_____ COMMITMENT AMT DUE IS ON SCHEDULE A (INVOICE)	_____ OWNERS TITLE POLICY
__✓__ PROPERTY REPORT -AMT DUE IS ON PROPERTY REPORT (INVOICE)	_____ MORTGAGEES TITLE POLICY
_____ MORTGAGE/FORECLOSURE GUARANTY	_____ DOCUMENTS
_____ SURVEY/ILC	_____ OTHER / INVOICE

Northern Colorado Title
Services Co., Inc.

Member ALTA
130 W. Kiowa Ave. • Fort Morgan, CO 80701
(970) 867-0233 • Fax: (970) 867-7750
www.ncts.com

OWNERSHIP AND ENCUMBRANCE REPORT

PURSUANT TO THE TERMS OF THE AGREEMENTS, LIMITATIONS AND EXCLUSIONS CONTAINED IN THIS DOCUMENT, NORTHERN COLORADO TITLE SERVICES CO., INC. a Colorado Corporation (herein after referred to as "the company") hereby reports to the Addressee identified in Schedule A hereof that during the Search Time Period shown in said Schedule, the records of the Company's title plant covering the land described in said Schedule disclosed the following:

1. **That the Grantee named in Schedule A was the Grantee in the last deed describing said land to be recorded in the Office of the County Clerk for the County where the land is situated.**
2. **That except as shown in Schedule A, there are no instruments recorded in said Office for which there are no purported releases, satisfactions or withdrawals, which describe all or part of said land which may create or give notice of any of the following:**
   a. **liens (other than judgments, real estate tax or special assessment liens)**
   b. **pending litigation or pending foreclosure proceedings; and**
3. **That except as shown in Schedule A, there are no unreleased transcripts of judgment filed in said Office naming as debtors any parties which names the same or similar to those of any Grantee in any deed describing said land recorded in said Office within six years prior to the end of the Search Time Period shown in said Schedule.**

AGREEMENTS, LIMITATIONS AND EXCLUSIONS

This report is given on and is subject to the following limitations and exclusions. By making use of this report and as part of the consideration it gives to the Company to induce it make this report, the Addressee agrees to these limitations and exclusions.

This report is not a title guarantee, title insurance commitment or title insurance policy of any kind. The liability of the Company is limited as set out below.

The Company makes no representations as to the validity, enforceability or effectiveness of any instrument mentioned in this report. The liability of the Company under or by reason of the issuance of this report shall be only to the Addressee and only for the direct loss or damage it incurs which is caused exclusively by any omission of any of the title information states to be reported herein and only where such omission is the result of the failure of employees of the Company to use ordinary care in the aforesaid search or in the preparation of the report. However, in no event shall said liability exceed the sum of $100.00 or the fee paid for this report, whichever is greater. All limitations of liability herein are in addition to any limitations of liability which may be provided by law. No liability is assumed for loss suffered as a result of the failure of the Company to report instruments for which a recorded purported release, satisfaction or withdrawal was ineffective, unenforceable or invalid.

This report is tendered to the addressee only and no other person, party or entity has any right to rely on its contents for any purpose whatsoever.

PROPERTY REPORT

SCHEDULE A

Order No: **NCT22082**

1. Effective Date: **February 25, 2020 at 8:00 a.m.**

2. Addressee:

	CHARGE
ROB DANIELSON	**$100.00**
PAID-2/27/2020- THANK YOU	**$-100.00**
TOTAL DUE	**$0.00**

3. Grantee in last deed:

RWD PROPERTIES, LLC

4. The land referred to in this property report is described as follows:

A parcel of land in the S1/2 of Section 29, Township 4 North, Range 56 West of the 6th P.M., Morgan County, Colorado, being described as follows: Commencing at the SW corner of said Section 29 and considering the South line of Section 29 to bear N90°00'00"E with all bearings herein relative thereto; thence N90°00'00"E along the South line of said Section 29, a distance of 1918.08 feet, said point being the point of beginning; thence N00°00'00"W a distance of 87.75 feet; thence along the arc of a curve to the left, having a central angle of 33°43'20" a radius of 1,625.75 feet, an arc length of 956.86 feet, a chord bearing N48°33'41"E, and a chord length of 943.11; thence S00°52'34"W a distance of 711.99 feet to a point on the South line of said Section 29; thence S90°00'00"W, along the South line of said Section 29, a distance of 696.13 feet to the point of beginning, according to Subdivision Exemption Plat recorded November 5, 2014 at Reception No. 1601691.

And commonly known as **25449 COUNTY ROAD T, BRUSH, COLORADO, 80723**

5. Liens, pending litigations, or foreclosure proceedings and transcripts of judgment to be reported. (See first page of this report) NOTE: The Company makes no representations as to whether transcripts of judgment reported below, if any, create liens against the land described in this Schedule.

NONE.

NORTHERN COLORADO TITLE SERVICES CO., INC.
130 W. KIOWA AVE.
FORT MORGAN, COLORADO 80701
TELEPHONE : 970-867-0233 - FACSIMILE: 970-867-7750

AUTHORIZED SIGNATORY

Danielson

1 message

Jim Zwetzig <jzwetzig@co.morgan.co.us> Fri, Mar 20, 2020 at 11:16 AM
To: Jody Meyer <jmeyer@co.morgan.co.us>, Pam Cherry <pcherry@co.morgan.co.us>

Wendy dropped off the 4 pages concerning her RV application
I scanned them direct to both of you
Jim Zwetzig, Morgan County Commissioner District 3

Morgan County Treasurer

Statement of Taxes Due

Account Number R020512
Parcel 103729000016

Assessed To
RWD PROPERTIES LLC
25945 CO RD T
BRUSH, CO 80723

Legal Description
S: 29 T: 4 R: 56 PARC SE1/4SW1/4 R890411

Situs Address
25449 CO RD T

Year	Tax	Interest	Fees	Payments	Balance
Tax Charge					
2019	$15,674.60	$0.00	$0.00	$0.00	$15,674.60
Total Tax Charge					$15,674.60
Grand Total Due as of 04/16/2020					$15,674.60

Tax Billed at 2019 Rates for Tax Area 220 - RE 2J

Authority	Mill Levy	Amount
COUNTY GENERAL FUND	19.4530000	$3,242.43
ROAD AND BRIDGE FUND	7.5000000	$1,250.10
SOCIAL SERVICES FUND	2.0000000	$333.36
BRUSH RURAL FIRE DIST	3.4020000*	$567.05
E MORGAN COUNTY HOSPITAL	4.5000000	$750.06
E MORGAN COUNTY LIBRARY	3.5000000	$583.38
LOWER S PLATTE WATER CD	1.0000000	$166.68
MORGAN CO QUALITY WATER	0.8240000	$137.34
NORTHERN COLO WATER CD	1.0000000	$166.68
RE 2-J BRUSH GENERAL FUND	27.0030000	$4,500.86
RE 2-J BRUSH MILL LEVY OVER	9.2420000	$1,540.46
RE 2-J BRUSH BOND REDEMPTIO	14.6160000	$2,436.20
Taxes Billed 2019	94.0400000	$15,674.60

* Credit Levy

Values	Actual	Assessed
CONTRACTING/SERV ICE-LAND	$82,960	$24,060
CONTRACTING/SERV ICE-IMPS	$491,800	$142,620
Total	$574,760	$166,680

**********TAX LIEN SALE REDEMPTIONS MUST BE PAID BY CASH OR CASHIER'S CHECK**********

Special taxing districts and the boundaries of such districts may be on file with the County Commissioners, County Clerk, or County Assessor. Unless specifically mentioned, this statement does not include land or improvements assessed under a separate account number, personal property taxes, transfer tax or miscellaneous tax collected on behalf of other entities, special or local improvement district assessments, or manufactured homes.

ROBERT A SAGEL, MORGAN COUNTY TREASURER
231 Ensign St, PO Box 593, Fort Morgan, CO 80701
Phone: 970-542-3518, Fax: 970-542-3520, Email: esale@co.morgan.co.us
Website: morgancounty.colorado.gov

Account	As of Date	Parcel Number	Owner
R020512	04/16/2020	103729000016	RWD PROPERTIES LLC

Legal: S: 29 T: 4 R: 56 PARC SE1/4SW1/4 R890411

Situs Address: 25449 CO RD T

Year	Tax	Total Due
2019	$15,674.60	$15,674.60
Total	$15,674.60	$15,674.60

EXHIBIT B:

The purpose of the special use permit is to develop a Mini RV parking area on our existing property at 25449 County Road T, Brush, CO 80723. This park would have only up to 12 spaces provided for RVs, mainly rented by workers/drivers. There is a definite lack of RV rental space in Morgan County, as most of the areas to rent have a waiting list.

We plan to develop the small tract of land that sits just west of our shop, Black Gold Energy Transport, with crushed asphalt/vegetation, quality water, and electricity provided by Excel Energy. Each space would adhere to the requirements as set forth by the County.

In order to do this, the zoning would need to be changed from Agricultural to Commercial.

Exhibit C:

The impact of the property and its proposed used should not impact any adjacent properties, as the surrounding area is farmland. There is a home across Road T from the proposed site, however, the impact should be minimal if any as there will be vegetation planted to buffer the view. Our plan will be visually appealing as all of our properties are. Landscaping will be provided to make sure the property is visually appealing.

EXHIBIT D:

See Exhibit B

EXHIBIT E:

This property improvement will adhere to the requirements set forth by the County of Morgan, and shall meet all requests in a timely manner.

EXHIBIT I:

I1:	Existing Vegetation	Currently the land is buffalo grass.
I2:	Land Forms	N/A
I3:	Water Resources	A tap has been purchased from Morgan County Quality Water to provide enough resource for the anticipated 12 spots.
I4:	Air quality	N/A
I5:	Wildlife	There is no wildlife, such as prairie dogs, or deer, etc. We have owned this property for 5 years.
I6:	Wetlands	N/A

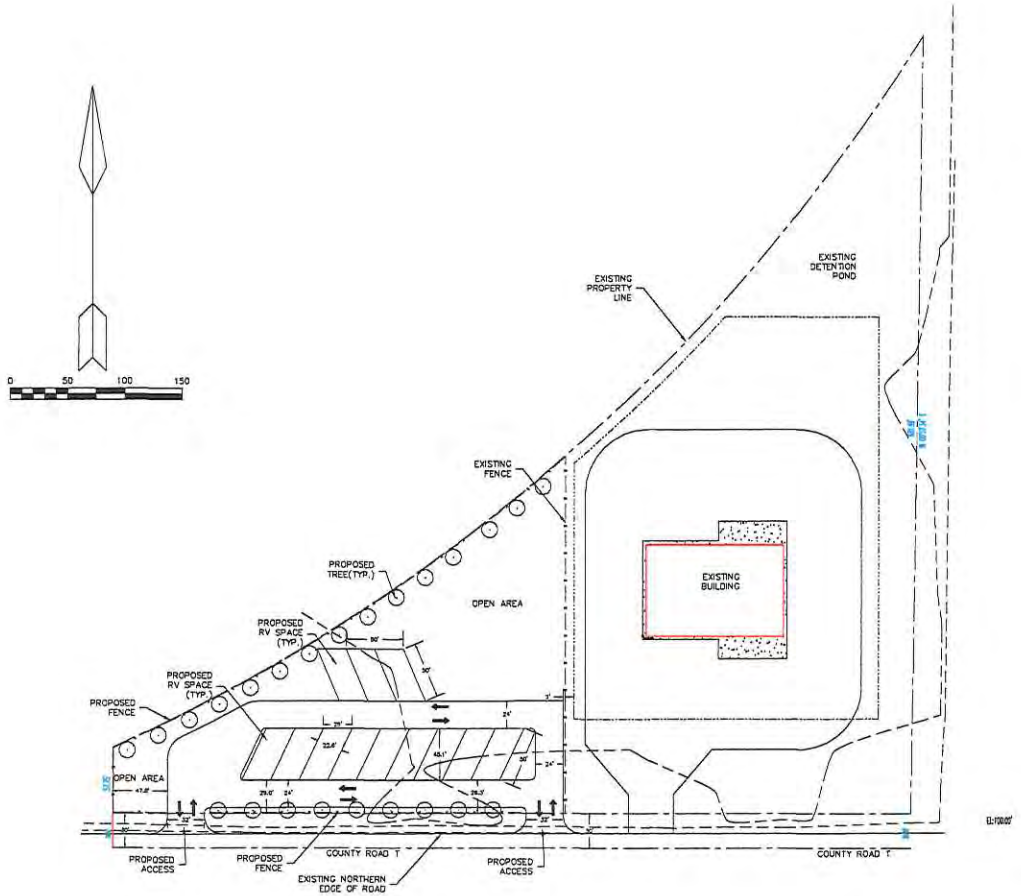
I7:	Dust	There should be no dust issue. The areas that the RVs would be parked in and the property road will be covered in crushed asphalt. The remainder of the property will be planted in buffalo grass, decorative grasses such as pampas grass and trees.
I8:	Odor	N/A
I9:	Noise	Those renting are typically workers who just need a place to park. There will not Parties, raucous behaviors etc., and this will also be spelled out in their contract.

I10: Stormwater Runoff The original building on the property was engineered with a retention pond, which provides for runoff for the entire property. There will be no additional structures on the property.

I11: Visual Amenities We plan to provide high end landscaping, 3 rail fencing, vintage style lighting, as well as a tree line and other vegetation to make the area visually appealing.

SITE PLAN - SPECIAL USE PERMIT ,
MORGAN COUNTY, COLORADO

A PORTION OF THE SOUTHERN HALF OF SECTION 29,
TOWNSHIP 4 NORTH , RANGE 56 WEST, OF THE 6TH PRINCIPAL MERIDIAN



PLANNING COMMISSION CERTIFICATE

THE MORGAN COUNT PLANNING COMMISSION HAS HEREBY REVIEWED THE REZONING APPLICATION NO. _____ THIS____ DAY OF_____ 20____

CHAIRMAN

ATTEST: _____
SECRETARY

(C)

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

REZONE CASE NO. _____

APPROVED THIS____DAY OF____ 20____, BOARD OF COUNTY COMMISSIONERS, MORGAN COUNTY, COLORADO.

ATTEST: _____
CLERK TO THE BOARD

CHAIRMAN

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
) SS
COUNTY OF MORGAN)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT____O'CLOCK ____M., THIS_____DAY OF_____, 20____, AND IS DULY RECORDED IN

RECORDING FEES OF_____ ARE PAID.

CLERK AND RECORDER

DEPUTY

SITE USE CHART

USE	AREA (S.F.)
RV PARKING (PROPOSED) - 12 SPACES	11,130
COMMERCIAL BUILDING	9,600
GRAVEL DRIVES AND PARKING	72,400

DRAWN FOR
SHORT THROW LLC
415 CHERRY AVE
PLATTEVILLE CO 80651

RWD PROPERTIES LLC
SITE PLAN
25449 COUNTY ROAD T
MORGAN COUNTY, COLORADO

WERNSMAN ENGINEERING
AND LAND DEVELOPMENT LLC
16485 ESSEX ROAD SOUTH
PLATTEVILLE CO 80651
PHONE 970-[illegible]-2656

DRAWN
TWC/EJW
CHECKED
DATE
03/20/2020
SCALE
1" = 50'
PROJECT #
SHEET
C2

WASTEWATER FLOW SUMMARY

CLIENT: MR. ROB DANIELSON
PROJECT NO: 20008
JOB: PROPOSED RV LOTS AT 25945 COUNTY RD T
COUNTY: MORGAN

Completed by: MCH
Date: 03/18/20
Checked by: MCH
Date: 03/19/20

Source / Designation	Avg. Flow[1] (gal/day/unit)	BOD_5[1] (lb/day)	Units	Flowrate (gal/day)	BOD_5 Loading (lb/day)	BOD_5 Loading (mg/L)
RV Lot	50	0.120	12	600	1.440	288
Shop						
Workers w/ Showers	35	0.080	2	70	0.160	274
Kitchen Sink	14	0.052	1	14	0.052	445
Other Users	5	0.013	6	30	0.075	300
			TOTAL	**714**	**1.727**	**290**

SOIL TREATMENT AREA CALCULATIONS

Calculated Flowrate (gal/day)	714
Design Flowrate (gal/day)	**714**
Soil Percolation Rate (MPI)[2]	5-15
Treatment Level	1
Soil LTAR (gal/day/ft^2)	0.80
Distribution Media Adjustment Factor	1.0
Trench System	
Application Adjustment Factor	1.0
Required Absorption Field Area (ft^2)	**893**
Trench Width (ft)[3]	3
Number of Laterals	4
Required Length of Laterals (ft)	**74**
Bed System	
Application Adjustment Factor	1.2
Required Absorption Field Area (ft^2)	**1,071**
Number of Beds	1
Bed Width (ft)[4]	12
Required Length of Bed (ft)	**89**

SEPTIC TANK CALCULATIONS

Calculated Flowrate (gal/day)	714
Design Flowrate (gal/day)	**714**
Volume Required (gallons)	1,428
Recommended Tank Size (gallons)	**1,500**

Notes:

1. Wastewater design flowrates and constituent loading based on data provided in Table 4-1 of "Onsite Wastewater Treatment System Regulations", Northeast Colorado Health Department (NCHD), 2014.
2. Percolation rate based on results of test conducted by NCHD on 08/03/18.
3. Maximum trench width of 3 feet per NCHD regulations [Sec. 5.8 (A)].
4. Maximum bed with of 12 feet per NCHD regulations [Sec. 5.9 (A)].

Water

MORGAN COUNTY QUALITY WATER DISTRICT

APPLICATION FOR WATER SERVICE

Applicant Name RWD Properties LLC

Owner Name Rob & Wendy Danielson

Applicant Mailing Address 25945 Co Rd T Brush Co 80723

Phone 970-380-2692 Rob Who Will Pay for Tap RWD

PROPOSED TAP LOCATION

Parcel # 103729000016 SE¼SW¼ Section 29 Township 4 Range 56

Subdivision Name

Address (if known) 25449 Co Rd T, Brush Co 80723

☑ Property is adjacent to District Main Line ☐ Property is _____ ft. from District Main

☑ Property is in MCQWD ☑ Property is in ~~None~~ Northern

ATTACH: Tax Notice [✓] Plat with Tap location marked in red [ ]

SINGLE FAMILY RESIDENTIAL SERVICE: Enter the number of taps requested

_____ 5/8" = 1 T.E. _____ ¾" = 2 T.E. Convert tap # 2855 to Commerci

COMMERCIAL, MULTI-FAMILY RESIDENTIAL, INDUSTRIAL OR OTHER + 1 additional TE
(requires Board approval)

1 Commercial _____ Industrial _____ Multi-Family Res. _____ Other

Projected Water Use (If known) Peak rate _____ gpm Annual Use _____ acre feet

_____ Livestock Operation (Number of Animals)

_____ Dairy Cattle _____ Feeder Cattle _____ Horses

_____ Sheep _____ Hogs _____ Chickens

(T.E. calculated based on annual water use of 0.7 af/year)

Tap Application Fee: First Tap Equivalent costs $400.00, each additional is $50.00 (per board approval 4/7/15)

Total T.E.'s 1 Total Due 400- Total Paid 400- Check # 1179

Wendy Danielson 2-23-20

Applicant Signature Date

For Office Use:
Processed by: Kay Kortack Sent by Fax ☐ Email ☐ Other ☐

Adopted 3/15/18

Road & Bridge

need letter

Road and Bridge Department

REQUEST FOR DRIVEWAY ACCESS LETTER

Requested By: Name: RWD Properties LLC Date: 3-2-20

Address: 25945 Co Rd T

City/State/Zip: Brush CO 80723

Phone: 970-380-2692

Legal Description: S1/2 of Section 29, Township 4 North, Range 56 W of 6th p.m. morgan co, co

Present Driveway Location: would be new/additional access

New Driveway Location: has East existing - would add a West driveway

If this letter is to be mailed to an address different from above indicate:

Name: _____

Address: _____

City/State/Zip: _____

Phone: _____

Submit this request to: Morgan County Road and Bridge Department
Attn: Richard Early – Bridge Manager
17303 Co Rd S
P.O. Box 516
Fort Morgan, CO 80701
(970) 542-3560 • Fax (970) 542-3569

For Office Use Only

Determination: _____

_____

GPS Coordinates, Centerline of Driveway in relation to road: Latitude: _____
Longitude: _____

Maximum Width of Driveway: _____ Feet
Culvert Required: YES / *NO* *If yes,* Size: _____Inch
Driveway Address Code: _____

Received by: _____ Date: _____

Completed by: _____ Date: _____

Road and Bridge Department
REQUEST FOR DRIVEWAY ACCESS LETTER

Requested By: Name: RWD Properties LLC Date: 3-2-2020

Address: 25349 Co Rd T

City/State/Zip Brush CO 80723

Phone: 970-380-2692

Legal Description: S1/2 S29, T4N, R54W of the 6th p.m. Morgan Co, CO

Present Driveway Location: 2 are in Center of property on South Side

New Driveway Location: 1 to be located @ West end of property on South side
TWO NEW onto Rd T 32' WIDE

If this letter is to be mailed to an address different from above indicate:

Name: Rob & Wenay Danielson

Address: 25945 Co Rd T

City/State/Zip Brush, CO 80723

Phone: 970-380-2692

Submit this request to: Morgan County Road and Bridge Department
Attn: Richard Early – Bridge Manager
17303 Road S
P.O. Box 516
Fort Morgan, CO. 80701
(970) 542-3560 Fax (970) 542-3569

For office use only

Determination: _____

GPS Coordinates, Centerline of Driveway in relation to road. Latitude: 40.275800, 40.275827
Longitude: 103.671388, 103.672170

Maximum Width of Driveway: 40 Feet
Culvert Required: (YES) / NO *If yes*, Size: 18 Inch.
Driveway Address Code: CLDT-0.4-N3.50-25, DRVT-0.5-N3.75-25

Received By: _____ Date: 3-4-20

Completed By: _____ Date: _____

MORGAN COUNTY
Where Prairie Meets The Sky

Road & Bridge Department

March 4, 2020

RWD Properties LLC
25449 County Rd. T
Brush, CO 80723

Dear Mr. & Mrs. Danielson,

Morgan County Highway Department has no objection to the use of two new driveways located onto Morgan County Road T as access to the property located at:

S ½ of Section 29, Township 4 North, Range 56 West of the 6th P.M.
GPS Coordinates taken using a Jamar RAC Geo II Counter, Serial # P52322
GPS Coordinates at the centerline of driveway: First driveway 40.275800 Latitude
103.671388 Longitude
Second driveway 40.275827 Latitude
103.670170 Longitude

The maximum width allowed for these driveways is 40 feet. An 18 inch culvert is required for driveway# 1 and will need to be installed at the landowner's expense. Driveway # 2 does not require a culvert at this time. If at a future date, Morgan County determines the culvert needs to be repaired, the landowner will assume all costs; and driveway must meet Morgan County specifications. Such parties may acquire the culvert and installation from anyone they wish, but the culvert must be pre-approved by the County. The culvert may be purchased from the County and the County may do the actual installation upon signed agreement between parties.

Sincerely,

Richard Early
Bridge Manager

RE/cb

Road and Bridge Department
REQUEST FOR DRIVEWAY ACCESS LETTER

Requested By: Name: RWD Properties LLC Date: 3-2-2020

Address: 25949 Co Rd T

City/State/Zip Brush CO 80723

Phone: 970-380-2692

Legal Description: S1/2 S29, T4N, R56W of the 6th p.m. Morgan Co, CO

Present Driveway Location: 2 are in Center of property on South Side

New Driveway Location: 1 to be located @ West end of property on South Side
TWO New onto Rd T 32' WIDE

If this letter is to be mailed to an address different from above indicate:

Name: Rob & Wendy Danielson

Address: 25945 Co Rd T

City/State/Zip Brush, CO 80723

Phone: 970-380-2692

Submit this request to: Morgan County Road and Bridge Department
Attn: Richard Early – Bridge Manager
17303 Road S
P.O. Box 516
Fort Morgan, CO. 80701
(970) 542-3560 Fax (970) 542-3569

For office use only

Determination: _____

GPS Coordinates, Centerline of Driveway in relation to road. Latitude: 40.275800, 40.275827
Longitude: 103.671388, 103.670170

Maximum Width of Driveway: 40 Feet
Culvert Required: (YES) / NO *If yes*, Size: 18 Inch.
Driveway Address Code: CLOT-0.4-N3.50-25, DRVT-05-N3.75-25

Received By: _____ Date: 3-4-20

Completed By: _____ Date: _____

Soil

United States Department of Agriculture

NRCS

Natural Resources Conservation Service

A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

Custom Soil Resource Report for Morgan County, Colorado

Rob Danielson

February 27, 2020

Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (https://offices.sc.egov.usda.gov/locator/app?agency=nrcs) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, age, disability, and where applicable, sex, marital status, familial status, parental status, religion, sexual orientation, genetic information, political beliefs, reprisal, or because all or a part of an individual's income is derived from any public assistance program. (Not all prohibited bases apply to all programs.) Persons with disabilities who require

alternative means for communication of program information (Braille, large print, audiotape, etc.) should contact USDA's TARGET Center at (202) 720-2600 (voice and TDD). To file a complaint of discrimination, write to USDA, Director, Office of Civil Rights, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410 or call (800) 795-3272 (voice) or (202) 720-6382 (TDD). USDA is an equal opportunity provider and employer.

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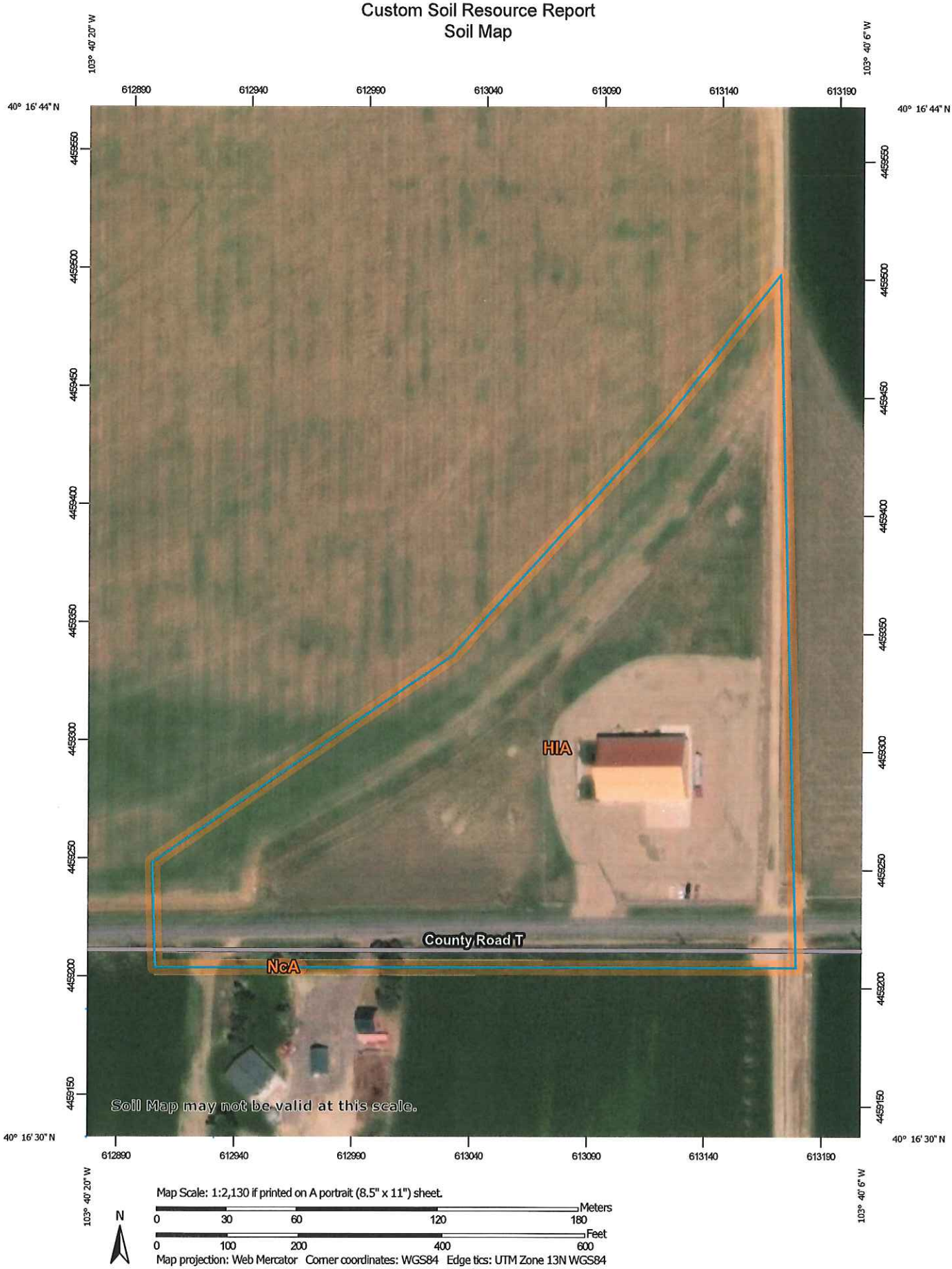
Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report
Soil Map



Map Scale: 1:2,130 if printed on A portrait (8.5" x 11") sheet.

N

Meters: 0 30 60 120 180

Feet: 0 100 200 400 600

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 13N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Morgan County, Colorado
Survey Area Data: Version 20, Sep 13, 2019

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jul 17, 2015—Sep 17, 2017

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
HlA	Heldt clay, 0 to 1 percent slopes	10.3	100.0%
NcA	Nunn clay loam, 0 to 1 percent slopes	0.0	0.0%
Totals for Area of Interest		**10.3**	**100.0%**

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however,

onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Morgan County, Colorado

HlA—Heldt clay, 0 to 1 percent slopes

Map Unit Setting

National map unit symbol: 1nlfg
Elevation: 4,000 to 6,200 feet
Mean annual precipitation: 11 to 15 inches
Mean annual air temperature: 46 to 59 degrees F
Frost-free period: 110 to 150 days
Farmland classification: Not prime farmland

Map Unit Composition

Heldt and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Heldt

Setting

Landform: Stream terraces
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Alluvium clayey

Typical profile

H1 - 0 to 5 inches: clay
H2 - 5 to 14 inches: clay
H3 - 14 to 35 inches: clay
H4 - 35 to 60 inches: clay

Properties and qualities

Slope: 0 to 1 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Well drained
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum in profile: 10 percent
Gypsum, maximum in profile: 1 percent
Salinity, maximum in profile: Nonsaline to slightly saline (0.0 to 4.0 mmhos/cm)
Sodium adsorption ratio, maximum in profile: 10.0
Available water storage in profile: Moderate (about 9.0 inches)

Interpretive groups

Land capability classification (irrigated): 3s
Land capability classification (nonirrigated): 4e
Hydrologic Soil Group: C
Ecological site: Clayey Plains (R067BY042CO)
Hydric soil rating: No

Minor Components

Limon
Percent of map unit: 5 percent
Hydric soil rating: No

Nunn
Percent of map unit: 5 percent
Hydric soil rating: No

Ulm
Percent of map unit: 5 percent
Hydric soil rating: No

NcA—Nunn clay loam, 0 to 1 percent slopes

Map Unit Setting
National map unit symbol: 2tlng
Elevation: 4,100 to 5,700 feet
Mean annual precipitation: 14 to 15 inches
Mean annual air temperature: 48 to 52 degrees F
Frost-free period: 135 to 152 days
Farmland classification: Prime farmland if irrigated

Map Unit Composition
Nunn and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Nunn

Setting
Landform: Terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Pleistocene aged alluvium and/or eolian deposits

Typical profile
Ap - 0 to 6 inches: clay loam
Bt1 - 6 to 10 inches: clay loam
Bt2 - 10 to 26 inches: clay loam
Btk - 26 to 31 inches: clay loam
Bk1 - 31 to 47 inches: loam
Bk2 - 47 to 80 inches: loam

Properties and qualities
Slope: 0 to 1 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Well drained
Runoff class: Medium

Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum in profile: 7 percent
Salinity, maximum in profile: Nonsaline (0.1 to 1.0 mmhos/cm)
Sodium adsorption ratio, maximum in profile: 0.5
Available water storage in profile: High (about 9.1 inches)

Interpretive groups

Land capability classification (irrigated): 3e
Land capability classification (nonirrigated): 4e
Hydrologic Soil Group: C
Ecological site: Clayey Plains (R067BY042CO)
Hydric soil rating: No

Minor Components

Heldt

Percent of map unit: 10 percent
Landform: Terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: Clayey Plains (R067BY042CO)
Hydric soil rating: No

Wages

Percent of map unit: 5 percent
Landform: Terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: Loamy Plains (R067BY002CO)
Hydric soil rating: No

References

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Right to Farm

MORGAN COUNTY
PLANNING, ZONING & BUILDING DEPT.
231 Ensign, P.O. Box 596
Fort Morgan, Colorado 80701
PHONE (970) 542-3526 FAX (970) 542-3509
E-mail: pcherry@co.morgan.co.us

MORGAN COUNTY RIGHT TO FARM POLICY / NOTICE

Morgan County is one of the most productive agricultural counties in Colorado. Ranching, farming, animal feeding, and all other manner of agricultural activities and operations in Morgan County are integral and necessary elements of the continued vitality of the county's economy, culture, landscape and lifestyle. Morgan County specifically recognizes the importance of agricultural operations as necessary and worthy of recognition and protection.

Landowners, residents and visitors must be prepared to accept as normal the effects of agriculture and rural living. These may include noise from tractors, equipment, and aerial spraying sometimes at night or in the early morning; dust from animal pens, field work, harvesting, and gravel roads; odor from animal confinement operations, silage and manure; smoke from ditch burning; flies and mosquitoes; the use of pesticides and fertilizers, including aerial spraying; and movement of livestock or machinery on public roads. Under the provisions of the State of Colorado's "Right to Farm" law (Section 35-3.5-101 and following, C.R.S.), all normal and non-negligent agricultural operations may not be considered nuisances.

Also public services in a rural area are not at the same level as in an urban or suburban setting. Road maintenance may be at a lower level, mail delivery may not be as frequent, utility services may be nonexistent or subject to interruption, law enforcement, fire protection and ambulance service will have considerably longer response times, snow may not be removed from county roads for several days after a major snow storm. First priority for snow removal is that school bus routes are normally cleared first.

Children are exposed to different hazards in a rural setting than they are in an urban or suburban area. Farm and oilfield equipment, ponds, and irrigation ditches, electrical service to pumps and oil field operations, high speed traffic, noxious weeds, livestock, and territorial farm dogs may present real threats to children. It is necessary that children's activities be properly supervised for both the protection of the children and protection of the farmer's livelihood.

All rural residents and property owners are encouraged to learn about their rights and responsibilities and to act as good neighbors and citizens of Morgan County. This includes but is not limited to obligations under Colorado State law and Morgan County Zoning Regulations regarding maintenance of fences, controlling weeds, keeping livestock and pets under control. There may be provisions of which you are unaware. For example, because Colorado is a Fence Law State, owners of property may be required to fence livestock out.

Information regarding these topics may be obtained from the Colorado State University Cooperative Extension Office, the County Planning and Zoning Department, and the County Attorney.

RECEIPT AND STATEMENT OF UNDERSTANDING

I hereby certify that I have received, read, and understood the Morgan County Statement of Policy and Notice regarding Right to Farm.

I further state that I am aware that the conditions of living in an unincorporated area are different than living in a town or city and that the responsibilities of rural residents are different from urban or suburban residents. I understand that under Colorado law that a pre-existing, non-negligent agricultural operation may not be considered a public or private nuisance.

Robert W. Danielson 3-2-20
Signature Date

To Be Signed by Landowner

Robert W. Danielson
Printed Name

25945 Co Rd T
Address

Brush, CO 80723

Adopted by the Morgan County Board of County Commissioners by Resolution #96BCC41 on July 23, 1996 and amended by Resolution 2008 BCC 34 on September 2, 2008.

pymt due 4-15-20

Morgan County Treasurer

Statement of Taxes Due

Account Number R020512
Assessed To

Parcel 103729000016
RWD PROPERTIES LLC
25945 CO RD T
BRUSH, CO 80723

Legal Description
S: 29 T: 4 R: 56 PARC SE1/4SW1/4 R890411

Situs Address
25449 CO RD T

Year	Tax	Interest	Fees	Payments	Balance
Tax Charge					
2019	$15,674.60	$0.00	$0.00	$0.00	$15,674.60
Total Tax Charge					$15,674.60
Grand Total Due as of 03/09/2020					**$15,674.60**

Tax Billed at 2019 Rates for Tax Area 220 - RE 2J

Authority	Mill Levy	Amount
COUNTY GENERAL FUND	19.4530000	$3,242.43
ROAD AND BRIDGE FUND	7.5000000	$1,250.10
SOCIAL SERVICES FUND	2.0000000	$333.36
BRUSH RURAL FIRE DIST	3.4020000*	$567.05
E MORGAN COUNTY HOSPITAL	4.5000000	$750.06
E MORGAN COUNTY LIBRARY	3.5000000	$583.38
LOWER S PLATTE WATER CD	1.0000000	$166.68
MORGAN CO QUALITY WATER	0.8240000	$137.34
NORTHERN COLO WATER CD	1.0000000	$166.68
RE 2-J BRUSH GENERAL FUND	27.0030000	$4,500.86
RE 2-J BRUSH MILL LEVY OVER	9.2420000	$1,540.46
RE 2-J BRUSH BOND REDEMPTIO	14.6160000	$2,436.20
Taxes Billed 2019	94.0400000	$15,674.60

* Credit Levy

Values	Actual	Assessed
CONTRACTING/SERVICE-LAND	$82,960	$24,060
CONTRACTING/SERVICE-IMPS	$491,800	$142,620
Total	$574,760	$166,680

**********TAX LIEN SALE REDEMPTIONS MUST BE PAID BY CASH OR CASHIER'S CHECK**********

Special taxing districts and the boundaries of such districts may be on file with the County Commissioners, County Clerk, or County Assessor. Unless specifically mentioned, this statement does not include land or improvements assessed under a separate account number, personal property taxes, transfer tax or miscellaneous tax collected on behalf of other entities, special or local improvement district assessments, or manufactured homes.

ROBERT A SAGEL, MORGAN COUNTY TREASURER
231 Ensign St, PO Box 593, Fort Morgan, CO 80701
Phone: 970-542-3518, Fax: 970-542-3520, Email: esale@co.morgan.co.us
Website: www.colorado.gov/morgancounty

Referrals

Survey/Site Map

Landowner Letters

Notices

NOTICE OF MORGAN COUNTY PLANNING COMMISSION'S REVIEW OF LAND USE APPLICATION

Notice is hereby given that on Monday, May 11, 2020 at 7:00 p.m., or as soon as possible thereafter, a public hearing will be held virtually to consider the following application:

Applicants and Landowners: RWD Properties LLC / Robert & Wendy Danielson

Legal Description: A parcel located in the S1/2 of Section 29, Township 4 North, Range 56 West of the 6th PM, Morgan County, aka 25449 Co Rd T, Brush, CO 80723.

Reason: Use by Special Review Application to place a 12 space RV Park along side of an established commercial business.

Date of Application: March 2, 2020

Due to the closing of County buildings at the present time, this meeting is scheduled as a virtual meeting via ZOOM at https://zoom.us/j/98930710846. If the County is able to open its facilities prior to the hearing, the hearing will be held in the Assembly Room, at 231 Ensign Street, Fort Morgan, Colorado 80701. Please check the County's website at https://morgancounty.colorado.gov/planning-commission-agendas-and-minutes for information on the meeting.

Documents pertaining to the above identified matters are on file in the Planning Administrator's Office, 231 Ensign St., Fort Morgan, Colorado. You may email pcherry@co.morgan.co.us to request items in the file to be emailed to you.

At time of the meeting an opportunity will be given for presentation of evidence in support of or in opposition to the application.

Pam Cherry – Morgan County
Planning & Floodplain Administrator

Published: April 27, 2020

Gmail by Google

Jody Meyer <jmeyer@co.morgan.co.us>

paper notice

Re: PC Notices for May - Danielson-Baugh-Eisenach

1 message

Classifieds Main <classifieds@prairiemountainmedia.com> Wed, Apr 22, 2020 at 10:09 AM
To: Jody Meyer <jmeyer@co.morgan.co.us>

Hello, these are all scheduled for Apr 27 in the FM T, ad#1701392 ($40.48), #1701393 ($38.64), #1701395 ($43.24)

JD

On Wed, Apr 22, 2020 at 9:57 AM Jody Meyer <jmeyer@co.morgan.co.us> wrote:

> Good Morning:
>
> Attached you will find 3 PC Notices for a one time publication on April 27, 2020 for the following applications: Danielson SU; Baugh Minor; and Eisenach SU. Please bill P&Z. Thanks!
> Jody Meyer
> Morgan County Planning Assistant
> 231 Ensign Street, Box 596
> Fort Morgan, CO 80701
> 970-542-3526 office
> 970-542-3509 fax
> jmeyer@co.morgan.co.us

--
Prairie Mountain Publishing-
Boulder Daily Camera..Broomfield Enterprise
Longmont Times-Call..Colorado Hometown Weekly
Loveland Reporter-Herald...Colorado Daily
phone 303.466.3636 or 970-635-3650..Fax 303.442.1508
2500 55th Street | Boulder, CO 80301
classifieds@frontrangeclassifieds.com

Referral response

Xcel Energy℠
PUBLIC SERVICE COMPANY

Right of Way & Permits
1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303. 571.3284
donna.l.george@xcelenergy.com

April 1, 2020

Morgan County Planning and Building Department
231 Ensign / PO Box 596
Fort Morgan, CO 80701

Attn: Pam Cherry

Re: RWD Properties - Danielson

Public Service Company of Colorado's Right of Way & Permits Referral Desk has reviewed the special use permit and site plan for **RWD Properties - Danielson** and has **no apparent conflict**.

Donna George
Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy
Office: 303-571-3306 – Email: donna.l.george@xcelenergy.com

Gmail by Google

Jody Meyer <jmeyer@co.morgan.co.us>

Referral response CDOT

RWD Properties/Morgan County/I-76 off

1 message

Hice-Idler - CDOT, Gloria <gloria.hice-idler@state.co.us> Fri, Apr 24, 2020 at 10:38 AM
To: Jody Meyer <jmeyer@co.morgan.co.us>, Pam Cherry <pcherry@co.morgan.co.us>
Cc: Timothy Bilobran - CDOT <timothy.bilobran@state.co.us>, Allyson Mattson - CDOT <allyson.mattson@state.co.us>

CDOT has no comment regarding this proposal.

Gloria Hice-Idler
Rocksol Consulting

(970) 381-8629

cid:image001.png@01D05B52.DA3F45D0

10601 W. 10th Street, Greeley, CO 80634
gloria.hice-idler@state.co.us | www.codot.gov | www.cotrip.org

COLORADO
Department of Transportation
Region 4

image001.png
17K

MORGAN COUNTY
PLANNING AND BUILDING DEPARTMENT

TO REFERRAL AGENCIES:

Farm Service Agency-Morgan County
Century Link
CDOT
DOW
Colorado Parks & Wildlife
Kinder Morgan, Inc.
Brush Rural Fire Dept.
Morgan County Assessor
Morgan County Communications Center
Morgan County Quality Water
Morgan County Road & Bridge
Morgan County Rural Electric Assoc.
Morgan County Sheriff
Morgan Soil Conservation District
NECHD
Lower South Platte Water Conservancy
Northern Colorado Water Conservancy
Xcel Energy

FROM: Pam Cherry, Morgan County Planning Administrator
231 Ensign St, PO Box 596, Fort Morgan, CO 80701
970-542-3526 / 970-542-3509 fax / pcherry@co.morgan.co.us

DATE: April 17, 2020

RE: **Use by Special Review Application from RWD Properties LLC / Robert and Wendy Danielson– see attached site map**

Due to the closing of County buildings at the present time, this meeting is scheduled as a virtual meeting via ZOOM at https://zoom.us/j/98930710846. If the County is able to open its facilities prior to the hearing, the hearing will be held in the Assembly Room, at 231 Ensign Street, Fort Morgan, Colorado 80701. Please check the County's website at https://morgancounty.colorado.gov/planning-commission-agendas-and-minutes for information on the meeting.

Applicants and Landowners: RWD Properties LLC / Robert & Wendy Danielson

Legal Description: A parcel located in the S1/2 of Section 29, Township 4 North, Range 56 West of the 6th PM, Morgan County, aka 25449 Co Rd T, Brush, CO 80723.

Reason: Use by Special Review Application to place a 12-space RV Park alongside of an established commercial business.

Please offer any comments or concerns you may have about these applications within 21 days of the date of this letter. Do not hesitate to contact me at any time if you have questions. You also may email pcherry@co.morgan.co.us to request items in the file to be emailed to you. Our office is located at 231 Ensign Street, PO Box 596, Fort Morgan, Colorado 80701 in case you need a mailing address. Thank you.

Gmail by Google

Jody Meyer <jmeyer@co.morgan.co.us>

Referral Memo - RWD Properties/Rob Danielson Special Use

1 message

Jody Meyer <jmeyer@co.morgan.co.us> Fri, Apr 17, 2020 at 3:33 PM
To: jeff.rasmussen@co.usda.gov, CDOT Timothy Bilobran <timothy.bilobran@state.co.us>, Century Link Brian Vance <brian.vance@centurylink.com>, DOW - Devon Lane <devon.lane@state.co.us>, DOW - Todd Cozad <todd.cozad@state.co.us>, Kinder Morgan - Jeff Voltattorni <Jeff.Voltattorni@elpaso.com>, Morgan County Emergency Management <rdoll@co.morgan.co.us>, Northern Colorado Water Conservancy District <jstruble@northernwater.org>, Quality Water - Kay Zarbock <kzarbock@mcqwd.org>, Quality Water - Kent Pflager <kpflager@mcqwd.org>, REA - Kevin Martens <kmartens@mcrea.org>, Soil Conservation - Madeline Hagan Hagan <morganconservationdistrict@gmail.com>, Xcel - Donna George <Donna.L.George@xcelenergy.com>, Tim Amen <tmamen@co.morgan.co.us>, Pam Allen <pallen@co.morgan.co.us>, Cathy Cole-Geist <ccole-geist@co.morgan.co.us>, Danette Martin <djmartin@co.morgan.co.us>, David Martin <dmartin@co.morgan.co.us>, Patricia Morgan <pmorgan@co.morgan.co.us>, Bruce Bass <bbass@co.morgan.co.us>, John Goodman <jgoodman@co.morgan.co.us>, Mel Bustos <melb@nchd.org>, Conner Gerken <connerg@nchd.org>, Brush Fire Chief <chief@brushfd.com>, "Schmidt - DNR, Todd" <Todd.schmidt@state.co.us>, TYLER.SEWALD@state.co.us

Good Afternoon:
Enclosed you will find a Referral Memo for a Special Use Permit for RWD Properties/Rob Danielson which will be heard by the Planning Commission on May 11, 2020 along with a site map of the parcel. If you have any questions or concerns please let me know.

Jody Meyer
Morgan County Planning Assistant
231 Ensign Street, Box 596
Fort Morgan, CO 80701
970-542-3526 office
970-542-3509 fax
jmeyer@co.morgan.co.us

2 attachments

Referral Memo - PC - RWD.Rob Danielson SU 29.4.56 05-11-20.doc
107K

Danielson.RWD Properties map.pdf
50K

Summary | Account | Owners | Models | Documents | Sales | Value | Tax | GIS | Comparables

As of Apr 16, 2020

Tax Calculations

Summary

RWD Properties

Total	2020 Estimated 15,674.60

▼ Tax Detail

001 - COUNTY GENERAL FUND - Total Levy: 19.453000	
COUNTY GENERAL FUND	3,242.43
002 - ROAD AND BRIDGE FUND - Total Levy: 7.500000	
ROAD AND BRIDGE FUND	1,250.10
003 - SOCIAL SERVICES FUND - Total Levy: 2.000000	
SOCIAL SERVICES FUND	333.36
012 - BRUSH RURAL FIRE DISTRICT - Total Levy: 3.402000	
BRUSH RURAL FIRE DISTRICT	567.05
018 - MORGAN SOIL CONSERVATION DISTRICT - Total Levy: 0.000000	
MORGAN SOIL CONSERVATION DISTRICT	0.00
025 - EAST MORGAN COUNTY HOSPITAL DISTRICT - Total Levy: 4.500000	
EAST MORGAN COUNTY HOSPITAL	750.06
026 - EAST MORGAN COUNTY LIBRARY DISTRICT - Total Levy: 3.500000	
EAST MORGAN COUNTY LIBRARY	583.38
028 - LOWER SOUTH PLATTE WATER CONSERVANCY DISTRICT - Total Levy: 1.000000	
LOWER SOUTH PLATTE WATER CONS	166.68
029 - MORGAN COUNTY QUALITY WATER DISTRICT - Total Levy: 0.824000	
MORGAN COUNTY QUALITY WATER	137.34
031 - NORTHERN COLORADO WATER CONSERVANCY DISTRICT - Total Levy: 1.000000	
NORTHERN COLORADO WATER CONS DIST	166.68

R020512

continued → 2nd page

page 2

Summary | Account | Owners | Models | Documents | Sales | Value | Tax | GIS | Comparables — As of Apr 16, 2020

Tax Calculations

Summary

	2020 Estimated
Total	15,674.60

RWD Properties

Tax Detail

MORGAN SOIL CONSERVATION DISTRICT	0.00	
025 - EAST MORGAN COUNTY HOSPITAL DISTRICT - Total Levy: 4.500000		
EAST MORGAN COUNTY HOSPITAL	750.06	
026 - EAST MORGAN COUNTY LIBRARY DISTRICT - Total Levy: 3.500000		
EAST MORGAN COUNTY LIBRARY	583.38	
028 - LOWER SOUTH PLATTE WATER CONSERVANCY DISTRICT - Total Levy: 1.000000		
LOWER SOUTH PLATTE WATER CONS	166.68	
029 - MORGAN COUNTY QUALITY WATER DISTRICT - Total Levy: 0.824000		
MORGAN COUNTY QUALITY WATER	137.34	
031 - NORTHERN COLORADO WATER CONSERVANCY DISTRICT - Total Levy: 1.000000		
NORTHERN COLORADO WATER CONS DIST	166.68	
035 - RE 2-J BRUSH GENERAL FUND - Total Levy: 27.003000		
RE 2-J BRUSH GENERAL FUND	4,500.96	
036 - RE 2-J BRUSH MILL LEVY OVERRIDE - Total Levy: 9.242000		
RE 2-J BRUSH MILL LEVY OVERRIDE	1,540.46	
037 - RE 2-J BRUSH BOND REDEMPTION - Total Levy: 14.616000		
RE 2-J BRUSH BOND REDEMPTION	2,436.20	
038 - RE 2-J BRUSH FULL DAY KINDERGARTEN - Total Levy: 0.000000		
RE 2-J BRUSH FULL DAY KINDERGARTEN	0.00	
Total	15,674.60	15,674.60

on 1st page

MORGAN COUNTY
PLANNING AND BUILDING DEPARTMENT

April 15, 2020

Re: RWD Properties LLC / Robert & Wendy Danielson - Special Use Application

Dear Neighboring Landowners:

Robert and Wendy Danielson as Applicants and RWD Properties, LLC as landowner has submitted an application to our office for a Special Use Permit Application for a parcel of land in the S½ of Section 29, Township 4 North, Range 56 West of the 6th P.M. Morgan County, Colorado and addressed as 25449 County Road T, Brush, Colorado.

The landowner is requesting approval of a Special Use Permit for a 12 space RV Park in the Agriculture Production Zone District.

This application will be heard by the Planning Commission at a public hearing on **May 11, 2020 at 7:00 P.M using the Zoom platform. Due to the closing of County buildings, this meeting will be held virtually. Please do not come to the County building for the hearing.**

To participate in Public Hearings you may connect via Zoom Conferencing Access Information at: https://zoom.us/j/98930710846

Or you may listen and participate via phone at 1-646-558-8656 Meeting ID: 989 3071 0846

Please monitor the Morgan County website for any changes to the meeting format or phone the office at 970-542-3526 closer to the day of the hearing. You can email questions or comments that you would like presented at the meeting to pcherry@co.morgan.co.us or call the office.

If you would like to review any of the documents that are part of this application or have any questions or concerns regarding this application, please contact the Morgan County Planning Department at (970) 542-3526.

Sincerely,

Pam Cherry, CFM
Planning Administrator
Enclosure

Danielson / RWD Properties 4-3-20

KENDRICK, DAVID A & B LARUE
25372 CO RD T
BRUSH, CO 80723

KAUK, RODNEY & KATHERINE L
25380 CO RD T.5
BRUSH, CO 80723

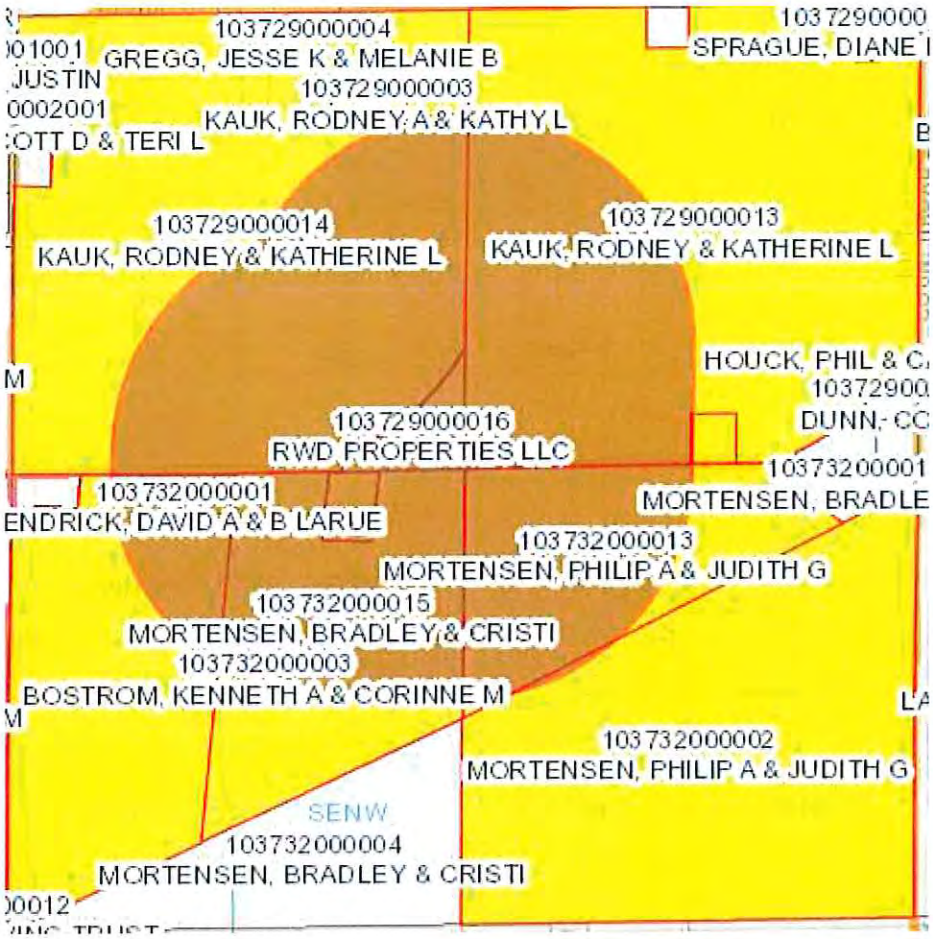
MORTENSEN, PHILIP A & JUDITH G
18633 CO RD 26
BRUSH, CO 80723

BOSTROM, KENNETH A & CORINNE M
24779 CO RD T
BRUSH, CO 80723

UNREIN, COLTON LEVI
25745 CO RD T
BRUSH, CO 807239727

MORTENSEN, BRADLEY & CRISTI
26487 CO RD T
BRUSH, CO 80723 843-2947

1,320 foot notification area



MORGAN COUNTY
PLANNING AND BUILDING DEPARTMENT

April 21, 2020

RWD Properties LLC
Robert and Wendy Danielson
25945 Co Rd T
Brush, CO 80723

Dear Applicant/Landowner:

Your Application for a Special Use Permit was continued at the April 13, 2020 meeting of the Morgan County Planning Commission. This application will be heard by the Planning Commission at a public hearing on **Monday, May 11, 2020 at 7:00 P.M using the Zoom platform. Due to the closing of County buildings, this meeting will be held virtually. Please do not come to the County building for the hearing.**

To participate in Public Hearings you may connect via Zoom Conferencing Access Information at: https://zoom.us/j/98930710846

It is necessary that you or your representative be present at this hearing using the Zoom Platform to answer any questions the Morgan County Planning Commission may have. Do not hesitate to contact us at any time if you have questions.

Sincerely,

Pam Cherry
Planning and Floodplain Administrator

Exhibit S: Site Plan

OPPOSITION RESPONSES

TO: Planning & Zoning Committee Members

DATE: May 1, 2020

FROM: Rob & Wendy Danielson, (RWD Properties, LLC)

RE: Proposed Mini RV Park at 25449 County Road T, Brush, CO 80723

Members,

This correspondence is to address several concerns and opposition comments from surrounding Residents regarding our proposed RV Park at our property. At the time of this correspondence, There are 12 signatures of opposition that have no reason or comment as to why they oppose. There are 13 signatures with responses, which we will address separately. The letter that was circulated by Dave & LaRue Kendrick, neighbors across our road, we feel was not accurate as presented. Below is the letter text that accompanied the signature pages.

> Would you please consider signing the enclosed paper as a single-page petition? Because of the coronavirus situation we are not passing a common page for all to read and sign but are giving individual sheets. The purpose of the petition is to inform you of the proposed RV Park to be located at 25449 Morgan County Road T next to the large shop building between Roads 25 and 26. This park would have 12 spaces and would be inhabited mostly by oil field drivers and workers with the possibility of off-the-highway overnight renters as well. Your neighbors are also receiving this single-page petition. If you are opposed and have a specific reason, please list the reason by your name or otherwise simply sign the petition. An addressed and stamped envelope is enclosed for your convenience to mail to the Morgan County Planning and Building Department. If you have questions, please call Dave Kendrick at 970-768-2860, 25372 Morgan County Road T. These petitions need by be received by the department by May 1, 2020. Thank you.

First of all, the spaces would not be inhabited mostly by oil field drivers and workers. When we first realized a need for RV parking in our community, it was because 2 of our drivers, who were in the oilfield, needed this amenity. One no longer works here, and the other has since purchased a home in Fort Morgan and is now a permanent resident.

The intention of this park, is medium to long-term parking for professionals, as stated in our response to the Brad Mortensen opposition letter. They may be oilfield workers, who make upwards of $100,000 a year and are not undesirable people because of their job. The employees of Basic Energy, one of the larger employers in Morgan County, make 6 figure salaries. There may be times when someone is in need of 1 or 2 nights, but that is not how it will be advertised.

It would have been appropriate as well, for anyone concerned or opposed to call us and visit about this so they would receive more accurate information.

AGRICULTURAL

Just because something is deemed Agricultural, doesn't mean that it is attractive or adds to the value of the properties in the area.

VOLUME OF PEOPLE

Though the RV Park could take up to 12 RVs, we doubt that would often be the case. However, when you're talking volumes of people, just .5 mile North is a growing sub-division that will increase the population of the area in a more impactful manner that this will.

None of the renters are our employees as stated in one comment.

Concerns of personal safety—people can come off the interstate now. The caliber of people staying are higher than that. We will also have a high- end security system. This is for the RV renters as well.

The renters will obviously know that this is country and there will be dust and farming going on. This shouldn't be a problem for the farmers, as stated in the concern, it's a problem for the renter.

It is stated in one letter, that had they known we were planning for this 5 years ago, they would have not wanted it. We have only thought of doing this on this property for about 2 months. The septic system was placed back then, as we were being pro-active should a home ever be built on the property. We knew it would be less expensive then, than compared to now. Forethought.

SEPTIC SYSTEM

Again, the septic system was installed when we developed the property.....with the intention of providing it should a home ever be built there. There seems to be concern over the capacity and ability to handle the need. The NECHD has already confirmed that it is more than appropriate. It is 3,000 gal (2 1500 gal systems) not one 1500 as stated in a concern. RV's are designed very energy efficient. The water output is 3.5 gal per hour if run constantly...that's sinks, toilets, showers. All of these RV units can dry-camp, because otherwise their system would be full within a day. They are very energy efficient. Matt Harris, of Harris Engineering Consultants, Inc. of Brush, certified the septic system with the Health Department and the State. We were required to have the system engineered by the Health Department to make sure were in line with codes.

We have done our research.

CHANGING THE AREA

Feeling that the allowing this will somehow change the farms. If the those who own the farms continue to farm and not sell their properties, it would remain the same. We don't feel this would be changing to an industrial model....it is a residential model. This is property we own, and will never farm, so it's not taking from farmland.

BUT WHAT WILL IT LOOK LIKE IN 10 YEARS?

This is intended to be part of our retirement. Our pattern of how we build and maintain properties is obvious by just looking. Please don't compare us, as owners, to those who do not maintain their properties. There is no guarantee that other property and homeowners in the area will sell their properties and someone else will not maintain it. With the RV park, nothing is permanent and even utilities can be removed if necessary. Our neighbors have even stated that they know we will develop a tidy and clean facility. Another, said they would have no problem with anything we did because they know how we do things. So please, don't assume we are like those that don't care for their property. We've been in the neighborhood for 15 years, living .25 miles from the proposed site. We have also been involved in building 2 other homes in the same area. So we've have our hand in 4 properties withing .25 miles of the park.

OPPOSITION WITH COMMENTS

1	BOSTROM, KEN & CORINNE	24779 CO RD T
2	BOSTROM, MITCH & SHEILA	25028 CO RD T
3	BURRELL, SHERRY	19454 CO RD 26
4	GUNNON, BOB & JUDY	25959 CO RD T.5
5	KAUFFMAN, GENN	19390 CO RD 25
6	KENDRICK, DAVE & LARUE	25372 CO RD T
7	LARSEN, REESA	26540 CO RD T, #2
8	LOWRY, KIRK & HEIDI	19349 CO RD 25, #7
9	MORTENSEN, BRAD	
10	MORTENSEN, PHIL & JUDY	18633 RD 26
11	REESE, NANCY & ??	25995 CO RD T.5
12	SMITH, RICH	27117 CO RD T
13	STEVENS, BRETT	26250 CO RD T.5

TAXES

We know that all of our neighbors pay taxes, we also pay taxes. And after research, we pay twice the tax that the surrounding farms do, as stated in the Morgan County Assessors site.

PROPERTY VALUES

We don't believe that property values will decrease, as these are not permanent structures. Any of the properties we have been involved with, built and maintain, are pristine. We have a dog in this fight and don't want our property to be devalued either.

OVERNIGHT PARKING/INTERSTATE

Again, the intention of the park is for medium to long term parking. It is not a vacation destination. People don't come here for recreation, they will be here to live and work in our communities, contributing to our economy.

TRAFFIC

The traffic increase concern.....it's not as if RVs will be parading up and down the road. The Northern subdivision will increase traffic way more than this park will. Most of the homes have 2 or more vehicles. And homes are still being built and that development will continue to grow.

MISINTERPRETATIONS

The words **TRANSIENT, NOMADS, TRAILER PARK, MOBILE HOME PARK** are being used and are not appropriate. This is NOT a Trailer Park nor a Mobile Home Park. RVs are not permanent and are considered high-end. Only 2010 and newer would be permitted. We don't believe that we should be compared to other trailers or mobile homes in the area that are in disrepair and present less than desirable aesthetics.

And the people staying there will not be Transients or Nomads. Seems these terms are being used as derogatory. Just because folks don't have a permanent home and use an RV (most of which are anywhere from $60,000 to $1,000,000 each), does not make them more risky in their behavior. Transients and Nomads would not be able to afford the rental cost as well. These are typically high-earning, hard-working people with high-end RV/living quarters. Such as healthcare workers, construction engineers, surveyors, and other professionals.

	OPPOSITION SIGNATURES with NO Comments		COMMENTS
1	GLAZIER, JANE & EUGENE	19349 CO RD 25	N/A
2	LINK, BRIDGET	19349 CO RD 25, #16	N/A
3	MAKVICKA, ROY & SANDY	19349 CO RD 25, #2	N/A
4	MCPHERSON, RICHARD & MELODY	19349 CP RD 25, #4	N/A
5	SAMPLES, JOHN & NANCY	19076 RD 27	N/A
6	STONE, NICHOLE & ERIK	19349 CO RD 25, #12	N/A
7	STRINGHAM, ZACH & JAYME	19349 CO RD 25, #9	N/A
8	UNREIN MARSHAL	19349 CO RD 25, #15	N/A
9	UNREIN, CHAD & ANDRA	19349 CO RD 25, #5	N/A
10	UNREIN, HAILEY	19349 CO RD 25, #15	N/A
11	UNREIN, NICOLE	19349 CO RD 25, #15	N/A
12	WARNER, DEANA	26269 CO RD T	N/A

Artist renditions provided by applicant on May 1, 2020

April 30, 2020

To Whom It May Concern:

I am a nurse practitioner who lives in Nebraska and works in Colorado. I work for Children's Hospital Colorado and am contracted to Platte Valley Medical Center in Brighton CO and UC Health Greeley. I hear there is a possibility of a small RV Park being developed in a country atmosphere by RWD Properties. Mutual acquaintances of Rob and Wendy Danielson, have informed me of this opportunity.

It is often a challenge trying to find a place to park my RV, as many RV parks in the area are often at capacity with a waiting list. It would be nice to find a place to rent for 2 week periods of time when I'm working. I prefer to stay in my RV and not stay in hotels during this challenging time in healthcare. It would be great to find a safe and well kept RV park to stay at. I know many healthcare professionals who are in similar situations as I am, and would desire such a place.

When I'm in the Brush area, I stay with a friend and park my RV on the street, with no "hookups" for utilities. I love that they let me park there, but it would be great to have hook ups and not be on the street.

Please, consider this small development and be assured that people such as myself and other professionals, are just looking for a beautiful place to reside when we are working.

Thank you for your consideration.

Melda Musick
Neonatal Nurse Practitioner
73454 321 Ave
Champion, Nebraska 69023
Phone: 308-882-5430

East Morgan County Hospital Foundation

242 Cambridge Street • Brush, Colorado 80701 • 970-842-4899

To Whom It May Concern,

At East Morgan County Hospital, we have had the need of RV parking for several of our providers and healthcare workers over the last few years. We have even entertained the idea of a couple of places for RVs in our own parking lot because of the need. Whether our workers are travelers or permanent employees, this opportunity would be very desirable in our area.

We would support a RV park to be successfully developed, we would consider utilizing it if needed by our staff. The economic impact would greatly benefit the community, as well as provide professionals a beautiful place to reside in our town.

Thank you,

Jeff Osuch

President
East Morgan County Hospital Foundation

Secretary
East Morgan County Hospital District Board

TO: Morgan County Planning & Zoning
DATE: April 25, 2020

This letter is to serve as support for the 12 space RV park that Rob and Wendy Danielson are wanting to develop in Brush, CO at 25449 County Road T, next to the property they run as Black Gold Energy Transport.

I am the Operatiobs supervisor at DCP Midstream in Greeley and I know there is often a need for RV parking when our engineers, pipeline inspectors, and general contractors in our industry work in the surrounding area.

I have known Rob for over 35 years and everything that he has ever done is over -the-top and immaculate, whether its vehicles, trucks or properties. DCP would definitely consider using this RV park for Oil & Gas professionals when the need arises. The RV parks in the Greeley area have waiting lists and are usually completely full.

I have no doubt that this business would positively impact the area's economy and surrounding property values.

Sincerely,

Gordon Alexander

OPPOSITION

I am opposed to the RV Park proposal to be located at 25449 Morgan County Road T which is being submitted by RWD Properties, LLC, to the Morgan County Planning and Building Department.

Name

Colton Unrein

Address

25745 County Road T

Brush, Co 80723

I am opposed to the RV Park proposal to be located at 25449 Morgan County Road T which is being submitted by RWD Properties, LLC, to the Morgan County Planning and Building Department.

Name	Address
Crish Mortensen	26487 County Road T, Brush, Co
Emma Mortensen	26487 CR T Brush, CO 80723
Bradley Mortensen	26487 CRT Brush, CO 80723

RECEIVED
MAY 0 [illegible] 2023
BY: .....

I am opposed to the RV Park proposal to be located at 25449 Morgan County Road T which is being submitted by RWD Properties, LLC, to the Morgan County Planning and Building Department.

Name

Diane M. Sprague

Address

19437 County Road 26

Agriculture land in the area of the proposed special use permit has been developed into single family homes located on large lots of 1 or more acres. The special use permit would allow up to 12 RVs or mobil homes on less then a 3 acre plot.

There are currently several reasonably priced rental properties in the area that have larger lots then the proposed RV park.

To change the current agriculture zoning to commercial zoning would have the potential to change the way in which agricultural land is developed in the future; and it would not be compatible with the single family homes on large lots that have been established by current development. Commercial development in the future, in this area, would also have a negative impact on property values.

For these reasons I am opposed to the special use permit for the proposed RV park to be located at 25449 Morgan County Road T.

RECEIVED
MAY 0 [illegible] 2023
BY: .....

I am opposed to the RV Park proposal to be located at 25449 Morgan County Road T which is being submitted by RWD Properties, LLC, to the Morgan County Planning and Building Department.

Name
Pamela Volk

Pamela Volk

Address
19349 CR 25 Lot 6

Brush, CO 80723

I am opposed to the RV Park proposal to be located at 25449 Morgan County Road T which is being submitted by RWD Properties, LLC, to the Morgan County Planning and Building Department.

Name

Sheila K Reese

Thomas Reese

Address

19349 MCR 25 lot 8 Brush 80723

19349 cr 25 lot 8 Brush Co 80723.

I do not want zoning to change from Agriculture to industrial because I feel this would negatively affect our property values as well as allow other industries to encroach on our subdivision. I also feel as though this will negatively affect the aesthetics of our subdivision. SR

RECEIVED
MAY 0 [illegible] 2023
BY: .....

I am opposed to the RV Park proposal to be located at 25449 Morgan County Road T which is being submitted by RWD Properties, LLC, to the Morgan County Planning and Building Department.

Name

James M Volk

James M Volk

Address

19349 CR 25 Lot 6

Brush, CO 80723

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MAY 0 1 2023
BY: .....

I am opposed to the RV Park proposal to be located at 25449 Morgan County Road T which is being submitted by RWD Properties, LLC, to the Morgan County Planning and Building Department.

RECEIVED
MAY 0 1 2020
BY: .....

Name Anna M. Larsen
Anna M. Larsen
Terry L. Larsen
Terry L. Larsen

Address
18712 Co. Rd 26 Brush, CO
Morgan
18712 Co. Rd 26 Brush, CO
Morgan

Area around is zone Agriculture. Added traffic makes it difficult to move farm equipment and to irrigate safely.

After looking at the area, we have concerns about the density of the population. Too many people in a small area can create problems among themselves and the surrounding areas.

Road T is often used for runners, walkers, and bikers even from Brush and the local area. Personal safety is a concern.

We do not feel it is wise to add another business in the middle of the farms of this area.

Thank you!

I am opposed to the RV Park proposal to be located at 25449 Morgan County Road T which is being submitted by RWD Properties, LLC, to the Morgan County Planning and Building Department.

Name	Address
David Kendrick	25372 CR T Brush CO 80723
LaRue Kendrick	25372 CR T Brush, CO 80723

RECEIVED
MAY 0 1 2020
BY: .....

April 29, 2020

RECEIVED
MAY 0 1 2020
BY: .....

Morgan County Planning, Zoning and Building Department,

I am writing this letter in opposition to the proposed RV Park to be located at 25449 Morgan County Road T. This property is directly across the road from my parents (Dave and LaRue Kendrick) house and we have some major concerns:

1. Safety! My parents have 13 grand kids ranging in age from 3 to 19. These grand kids spend a lot of time at their grandparent's house and enjoy being outside. This proposed RV park has the potential for a minimum of 12 different homes with those residents/RVs moving in and out often and traveling to and from town just like the rest of us. That is a lot of additional traffic on an already busy road. The proposed property will be mainly rented to oil field drivers and workers as well as overnight RV drivers passing through. I don't believe there are background checks done on these folks and I don't believe it's possible to really know people that move in and out on a potential daily basis. I'm not saying these people are bad but I definitely can't say they are good either. How do we know they aren't predators or people willing to make poor choices? The additional traffic and unknown nature of the residents is a huge safety risk for my parents, family, and most importantly their grand kids.
2. Privacy. My parents and all of us value the privacy that they have at their place. 12 additional residence directly across the road will undoubtedly have a negative impact on this privacy.
3. Possible complaints about farming operations. This property is currently zoned Agricultural and is surrounded by farmland. The local farmers will be running equipment when they must and don't need complaints about what time of day/night they have to do their work or how noisy it might be.
4. We are also very concerned that this proposed RV park might devalue my parent's property.

I'm not against people trying to make a living or start a new venture but I really think there are better places in Morgan County for an RV Park. There are a lot of places that wont effect other people's safety, privacy and property value.

Respectfully submitted:

Daniel R Kendrick
21087 County Road 24
Fort Morgan CO 80701
970 768-3265

I am opposed to the RV Park proposal to be located at 25449 Morgan County Road T which is being submitted by RWD Properties, LLC, to the Morgan County Planning and Building Department.

This is a very poor location for an RV Park. Also, high risk of neighbor property devaluation and safety issues.

Name

Daniel R. Kendrick

Daniel R. Kendrick

Susan Kendrick

Susan Kendrick

Address

21087 County Road 24

Fort Morgan CO 80701

RECEIVED
MAY 01 2020
BY: .....

I am opposed to the RV Park proposal to be located at 25449 Morgan County Road T which is being submitted by RWD Properties, LLC, to the Morgan County Planning and Building Department.

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APR 3 0 2023

Name	Address
Hailey Unrein	19349 Cnty Rd 25 Lot 15
Hailey Unrein	Brush, CO 80723

I am opposed to the RV Park proposal to be located at 25449 Morgan County Road T which is being submitted by RWD Properties, LLC, to the Morgan County Planning and Building Department.

RECEIVED
APR 30 2023

Name

Nicole Unrein

Nicole Unrein

Address

19349 County Rd 25 Lot 15

Brush, Co 80723

I am opposed to the RV Park proposal to be located at 25449 Morgan County Road T which is being submitted by RWD Properties, LLC, to the Morgan County Planning and Building Department.

RECEIVED
APR 30 2020
BY:

Name	Address
Marshal A - Unrein	19349 CR 25 Lot #15
	Brush Co 80723

I am opposed to the RV Park proposal to be located at 25449 Morgan County Road T which is being submitted by RWD Properties, LLC, to the Morgan County Planning and Building Department.

RECEIVED
APR 30 2020
BY: .....

Name	Address
Nichole W. Stone	19349 Co Rd 25 lot 12 Brush Co
Erik C Stone	19349 Co Rd 25 lot 12 Brush Co

I am opposed to the RV Park proposal to be located at 25449 Morgan County Road T which is being submitted by RWD Properties, LLC, to the Morgan County Planning and Building Department.

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APR 30 2020
By:

Name	Address
Roy Markvicka	19349 CR25 Lot 2
Sandy Markvicka	19349 CR25 Lot 2

I am opposed to the RV Park proposal to be located at 25449 Morgan County Road T which is being submitted by RWD Properties, LLC, to the Morgan County Planning and Building Department.

RECEIVED
APR 30 2023

Name
Reesa Larsen

Address
26540 County Rd T Lot 2
Brush, CO 80723

Reason- I am out running/walking the road often. I'd like to keep the traffic from increasing.

I am opposed to the RV Park proposal to be located at 25449 Morgan County Road T which is being submitted by RWD Properties, LLC, to the Morgan County Planning and Building Department.

RECEIVED
APR 30 2020

Name	Address
Melody McPherson	19349 CR25 #4, Brush, CO 80723
Richard McPherson	19349 CR25 #4, Brush, CO 80723

I am opposed to the RV Park proposal to be located at 25449 Morgan County Road T which is being submitted by RWD Properties, LLC, to the Morgan County Planning and Building Department.

RECEIVED

APR 3 0 2023

Name	Address
John B Samples	19076 Rd 27 Brush, CO 80723
Dany Samples	19076 Cold 27 Brush CO 80723

I am opposed to the RV Park proposal to be located at 25449 Morgan County Road T which is being submitted by RWD Properties, LLC, to the Morgan County Planning and Building Department.

RECEIVED
APR 30 2021
BY:

Name

Robert C. Gunnon

Judith A. Gunnon

Address

25959 Co. Rd. T.5

Brush CO 80723

We strongly oppose the RV Park project at 15449 Co. Rd. T in Morgan County. This is not a site or location suited as a commercial RV Park. The area is rural and made up of farms with livestock and a number of large residential homes. Overnight parking and travelers coming off of the interstate present a myriad of problems to people residing here.

I am opposed to the RV Park proposal to be located at 25449 Morgan County Road T which is being submitted by RWD Properties, LLC, to the Morgan County Planning and Building Department.

RECEIVED
APR 3 0 2023
BY: .....

Name

Andra Unrein

Address

19349 CR 25 Lot #5 Brush CO 80723

19349 CR 25 Lot 5 Brush, CO 80723

I am opposed to the RV Park proposal to be located at 25449 Morgan County Road T which is being submitted by RWD Properties, LLC, to the Morgan County Planning and Building Department.

RECEIVED
APR 30 2020
BY: .....

Name

Heidi A Lowry

Kirk L. Lowry

Address

19349 CR 25 Lot 7, Brush CO 80723

19349 CR 25 Lot 7 Brush Co 80723

We have specific concerns with the reclassification of the land as well as being able to adequately address septic concerns.

I am opposed to the RV Park proposal to be located at 25449 Morgan County Road T which is being submitted by RWD Properties, LLC, to the Morgan County Planning and Building Department.

RECEIVED
APR 3 0 2023

Name

Rich Smith

Address

27117 C.R. T Brush Co. 80723

An "RV Park" off the beaten Path?

I Don't See a need for this "RV Park"

We have Enough Traffic on Rd T

I am opposed to the RV Park proposal to be located at 25449 Morgan County Road T which is being submitted by RWD Properties, LLC, to the Morgan County Planning and Building Department.

RECEIVED
APR 30 2020
BY: .....

Name
Bridget Link
Bridget Link

Address
19349 CR 25 Lot 16
Brush, CO 80723

I am opposed to the RV Park proposal to be located at 25449 Morgan County Road T which is being submitted by RWD Properties, LLC, to the Morgan County Planning and Building Department.

RECEIVED
APR 30 2020
BY: .....

Name	Address
Phillip Mortensen	18633 Rd 26, Brush Co
Judith D Mortensen	18633 C. Rd 26, Brush, CO

April 27, 2020

RECEIVED
APR 30 2020
BY:.....

Morgan County Planning and Building Department
P. O. Box 596
Fort Morgan, CO 80701

We are writing in regard to the special use permit being requested by RWD Properties, LLC at 25449 County Road T in Brush, Colorado. This property is 3/10 of a mile from our home at 25028 County Road T, and is directly across the street from Dave & LaRue Kendrick's home at 25372 County Road T. We respectfully ask that this permit **not** be granted. Here are our reasons:

1. This general land area is currently zoned as an Agriculture Production zone. Our neighborhood consists of productive family farms and single family homes.. An RV park, filled with up to 12 temporary homes, is simply not suited to our neighborhood.

2. The proposed RV park is directly across from a single family home. The density of 12 temporary homes in tightly spaced lots, by necessity, is not appropriate use of the space. Trees, vegetation and split-rail fencing will not mitigate the high-density usage.

3. Other issues can easily become concerns. Will pets be allowed in the area? Will renters be able to park multiple vehicles, store personal items outside, such as lawn furniture or picnic tables? Would there be amenities for families?

We are aware of the need for housing in Morgan County. However, placing an RV Park in this area is not appropriate. We understand that the location is convenient for the Danielson's, as the location is already on property they own. Convenience, though, does not make it an appropriate choice for the neighborhood. Might there be a more appropriate location for the RV park?

Respectfully,

Sheila Bostrom
Mitch & Sheila Bostrom
Mitchell Bostrom

I am opposed to the RV Park proposal to be located at 25449 Morgan County Road T which is being submitted by RWD Properties, LLC, to the Morgan County Planning and Building Department.

RECEIVED
APR 3 0 2021
BY:

Name	Address
Mitchell Bostrom	25028 Rd. T, Brus, Co
Sheila Bostrom	25028 Road T, Brush, CO

RECEIVED
APR 30 2020

26 April 2020

To whom it may concern,

I would prefer Morgan County parcels that are zoned for agriculture remain zoned and used for agricultural purposes consistent with the intent of the established Mogan Counting Zoning Regulations; November 2019. The parcel in question has already been given permission to be used for commercial purposes, allowing an RV park in addition to the current exception for commercial could set a dangerous precedent with unforeseen and unintended consequences.

Many residents of Morgan County choose to live outside of city limits. I cannot speak for other, my choice to do so was with the expectation that I would be able to enjoy the peace, quiet, safety, personal space and privacy that rural living provides. I can only assume the majority of others who choose to live outside of city limits do so for similar reasons. I can't imagine anyone choosing to live outside city limits would do so thinking that a multi-family or high-density housing development or an RV park would be allowed to be developed in an area zoned for agricultural production. An RV park that could potentially house a dozen or more nomadic workers and travelers on a rotating basis raises concerns regarding the safety, personal space and privacy that we covet and if those workers and travelers have pets, our peace and quiet could be jeopardy as well.

The parcel in question (1037-290-00-016) is 5.387 acres (per the Morgan County Property Card) is designated as a Commercial Account and is currently under commercial use. Although Morgan County has approved the commercial use, the parcel is located in an agricultural zone and is surrounded by properties the conform to the Morgan County Zoning Regulations for agricultural use. The proposed future use as a 12-space RV park would not meet any of the allowable uses for a parcel of less than 20 acres per Morgan County Zoning Regulations (Pertinent paragraphs are included on the following page for convenience).

Thank you for your time and consideration. My signed petition is attached.

Thank you,

Brett Stevens
26250 County Road T.5
Brush, CO 80723

Morgan County Zoning Regulations (page 3-36) State:

AGRICULTURE PRODUCTION ZONE (A)

3-165 Zone Purpose

Agriculture is considered to be a highly valued resource in Morgan County. Conservation of agricultural resources and land is paramount and such land and resources must be protected from adverse impacts resulting from uncontrolled and undirected business, commercial, industrial and residential uses. The A zone is established to maintain and promote agriculture as an essential industry of Morgan County. The A zone is established to provide areas for the conduct of agriculture activities and activities related to agriculture and agricultural production without the interference of other incompatible uses. Morgan County recognizes that non-agriculture uses, such as residences, occur in the Agriculture Zone, but that these uses are subordinate to agricultural uses.

3-170 Agriculture Zone Uses-By-Right Parcels Larger Than 20 Acres

(Sub paragraphs omitted – the parcel in question is not larger than 20 acres)

Parcels 20 Acres and Smaller

(A) Farming, ranching, and gardening for personal and commercial production purposes.
(B) One (1) single family residence (site built or manufactured home on a permanent and engineered foundation, but not a mobile home) per parcel.
(C) Grazing of livestock not to exceed the animal densities of Section 3-730.
(D) Accessory uses: (1) Two ham radio and/or television towers and satellite T.V. dishes exceeding three feet in diameter. (2) Home occupations.
(E) Garages, parking, other equipment storage buildings for personal use.
(F) Buildings and sheds for protection of livestock. (G) Farm buildings, storage sheds, and silos for storage of farm products.
(H) A parcel of 20 acres or smaller which is being actively used as a headquarters or base of operations for bona fide farming or ranching operation shall be considered to consist of more than 20 acres for purposes of this section.
(I) Water reservoirs of less than 10 acres maximum surface area or 65 acre feet maximum capacity.
(J) Pipelines, and accessory structures, that transport water and wastewater for domestic, agricultural, commercial and/or industrial use, except for pipelines transporting wastewater produced as a result from oil and gas operations to a commercial disposal well facility or wastewater designated as hazardous waste.
(K) Oil and gas wells.
(L) Injection wells, except commercial disposal injection wells.

I am opposed to the RV Park proposal to be located at 25449 Morgan County Road T which is being submitted by RWD Properties, LLC, to the Morgan County Planning and Building Department.

RECEIVED
APR 30 2020

Name

Brett Stevens

Address

~~26250 County Rd T.5, Bausch~~

26250 County Rd T.5, Bausch

I'd prefer Ag zoned areas remain zoned for ~~Ag~~ which allows Single family Rural Residences. Choosing to ~~live~~ in the country on a few acres affords us peace & quiet. I don't know anyone who moved out of ~~town~~ so they could be near a multi-family or high density ~~housing~~ project

Please See attached

I am opposed to the RV Park proposal to be located at 25449 Morgan County Road T which is being submitted by RWD Properties, LLC, to the Morgan County Planning and Building Department.

Name		Address
Rodney Kauk	Rodney Kauk	25380 RD T.5 Brush Co 80723
Kathy Kauk	Kathy Kauk	25380 Rd T5 Brush, CO 80723

RECEIVED
MAY 04 2020
BY:

Gmail by Google

Pam Cherry <pcherry@co.morgan.co.us>

Danielson special use permit

8 messages

Bradley Mortensen <whybradley@gmail.com> Mon, Apr 13, 2020 at 1:54 PM
To: pcherry@co.morgan.co.us

Dear Ms Pam Cherry and Morgan County Planning and Building Department,

I am writing to state my opposition to the Danielson Special Use Permit being considered for an RV Park at 25449 County Road T, Brush,CO 80723. I own a farm across the road from the proposed development.
I expect that the Danielsen's would develop a tidy and clean facility, however as time goes on and as property changes hands it would likely turn into an eye sore and a public menace. Within 2 miles of my house there are currently 3 trailer houses and a trailer park that started out as clean single family homes that are now run down, nuisance properties that are currently surrounded by piles of rubbish. We spend time after every wind storm cleaning up trash that has blown away from the piles of trash that surround the properties mentioned above and end up on our property and in the road ditches along Road T. Another unintended consequence of the mobile home facilities that have fallen into disrepair is lower property values to neighboring property along County Road T.
Please consider denying this request and help us to keep Road T clean and attractive.

Respectfully submitted,
Bradley Mortensen

Pam Cherry <pcherry@co.morgan.co.us> Mon, Apr 13, 2020 at 1:58 PM
To: Bradley Mortensen <whybradley@gmail.com>

Thank you, received I will forward to the planning commission and the applicant.

Pam Cherry, MPA, CFM
Morgan County Planning Administrator
Floodplain Administrator
231 Ensign Street; Box 596
Fort Morgan, CO 80701
970-542-3526
pcherry@co.morgan.co.us

[Quoted text hidden]

Pam Cherry <pcherry@co.morgan.co.us> Mon, Apr 13, 2020 at 2:00 PM
To: Allyn Wind <alwind@centurylink.net>, Clayton Miller <clayton.miller@bankofcolorado.com>, Dave Musgrave <djmusgrave@yahoo.com>, Mike Bailey <mbailey@morgan.k12.co.us>, Mike Erker <mike@smirks.com>, Nathan Troudt <nktroudt@hotmail.com>, Pete Mercer <mercerone75@gmail.com>, Robert Pennington <usappraisal@gmail.com>, Terry Rutenbeck <terry@rudystires.com>

Hello all,
I will report on objections that I have received on this application during the meeting tonight. If we were meeting in person, I would provide each of you a written copy. We have also had another objection to the project from a different property owner also adjacent to the property.

Pam Cherry, MPA, CFM
Morgan County Planning Administrator
Floodplain Administrator
231 Ensign Street; Box 596
Fort Morgan, CO 80701
970-542-3526
pcherry@co.morgan.co.us

[Quoted text hidden]

Pam Cherry <pcherry@co.morgan.co.us> Mon, Apr 13, 2020 at 2:00 PM
To: Rob Danielson <robdanielson@kci.net>

FYI

Pam Cherry, MPA, CFM
Morgan County Planning Administrator
Floodplain Administrator
231 Ensign Street; Box 596
Fort Morgan, CO 80701
970-542-3526
pcherry@co.morgan.co.us

---------- Forwarded message ---------
From: **Bradley Mortensen** <whybradley@gmail.com>
Date: Mon, Apr 13, 2020 at 1:54 PM
Subject: Danielson special use permit
To: <pcherry@co.morgan.co.us>

[Quoted text hidden]

Rob Danielson <robdanielson@kci.net> Mon, Apr 13, 2020 at 3:32 PM
Reply-To: Rob Danielson <robdanielson@kci.net>
To: Pam Cherry <pcherry@co.morgan.co.us>

Pam, Just wanted to provide this for meeting tonight as a response to the objection.
Thank you!
Wendy
[Quoted text hidden]

RV Narrative for Meeting.docx
16K

Pam Cherry <pcherry@co.morgan.co.us> Mon, Apr 13, 2020 at 3:34 PM
To: Allyn Wind <alwind@centurylink.net>, Clayton Miller <clayton.miller@bankofcolorado.com>, Dave Musgrave <djmusgrave@yahoo.com>, Mike Bailey <mbailey@morgan.k12.co.us>, Mike Erker <mike@smirks.com>, Nathan Troudt <nktroudt@hotmail.com>, Pete Mercer <mercerone75@gmail.com>, Robert Pennington <usappraisal@gmail.com>, Terry Rutenbeck <terry@rudystires.com>

Response to objection from Mortenson
[Quoted text hidden]

RV Narrative for Meeting.docx
16K

Pam Cherry <pcherry@co.morgan.co.us> Mon, Apr 13, 2020 at 3:35 PM
To: Bradley Mortensen <whybradley@gmail.com>

Response from Danielson.

Pam Cherry, MPA, CFM
Morgan County Planning Administrator
Floodplain Administrator
231 Ensign Street; Box 596

Fort Morgan, CO 80701
970-542-3526
pcherry@co.morgan.co.us

---------- Forwarded message ---------
From: **Rob Danielson** <robdanielson@kci.net>
Date: Mon, Apr 13, 2020 at 3:32 PM
[Quoted text hidden]
[Quoted text hidden]

RV Narrative for Meeting.docx
16K

Rob Danielson <robdanielson@kci.net> Mon, Apr 13, 2020 at 3:38 PM
Reply-To: Rob Danielson <robdanielson@kci.net>
To: Pam Cherry <pcherry@co.morgan.co.us>

Pam,
Here is an updated response. I clarified that the 6' Fence option was for along Road T only. This is on the first page in the 4th paragraph of the response.
Thank you,
Wendy

From: Pam Cherry
Sent: Monday, April 13, 2020 2:00 PM
To: Rob Danielson
Subject: Fwd: Danielson special use permit

[Quoted text hidden]

RV Narrative for Meeting.docx
16K

4-13-20

Dear Ms Pam Cherry and Morgan County Planning and Building Department,

I am writing to state my opposition to the Danielson Special Use Permit being considered for an RV Park at 25449 County Road T, Brush,CO 80723. I own a farm across the road from the proposed development.
I expect that the Danielsen's would develop a tidy and clean facility, however as time goes on and as property changes hands it would likely turn into an eye sore and a public menace. Within 2 miles of my house there are currently 3 trailer houses and a trailer park that started out as clean single family homes that are now run down, nuisance properties that are currently surrounded by piles of rubbish. We spend time after every wind storm cleaning up trash that has blown away from the piles of trash that surround the properties mentioned above and end up on our property and in the road ditches along Road T. Another unintended consequence of the mobile home facilities that have fallen into disrepair is lower property values to neighboring property along County Road T.
Please consider denying this request and help us to keep Road T clean and attractive.

Respectfully submitted,
Bradley Mortensen

In reference to these concerns, yes, we absolutely will develop a beautiful mini RV area. When properties change hands, there is never a guarantee that the new owner will keep it as nice. This goes for farm houses and other homes as well. A farm house could easily change hands and the new owners would store junk and trash it.

It also seems that our proposed RV Park is being referred to and compared to a trailer park/mobile home park. Trailers and Mobile homes are considered permanent. RVs are not permanent—they are Recreational Vehicles. Wolfe Waste would also be contracted for trash removal as in any residence here.

The property value would not suffer, as this property is all inclusive of our Shop at Black Gold Energy Transport. The value of this property would increase to close to $1 million or more. Someone with that purchasing power would not likely let the property fall into disrepair.

Also, the original site plan was designed with post and dowel wood fence with rock pillars around the property. We could do an option of a 6' privacy fence along Road T with our trees as an option. The rock pillars would be highlighted with low voltage LED lighting, which would give it a country feel, just like our own residence. Trees and other landscaping would be provided along Road T and the rest of the property to ensure esthetic value. There will also be a high end security system provided, metered propane for each space so no unsightly tanks outside the RVs.

ECONOMIC IMPACT

The RVs/renters that would be staying at this park, are typically medium to long-term renters.

Workers: Those who work on area projects, such as Engineers, Surveyors, Contractors and even a few of our own drivers.

and Oil/Gas such as companies I work with on a day-to-day basis and know the quality of people.

Tallgrass Energy , Sem Group Corporation, White Cliff Pipeline, Magellan Midstream and Energy Transfer

These are high end RVs, once again, not mobile homes.

Our RV Contract will not allow RVs older than 2010s that want to stay longer than 2 weeks at a time. Therefore, the RVs/Diesel Pushers that will be staying in this park, will be anywhere from 60,000 to $1Million units. The people that will be staying here, have annual incomes from 80,000 to 200,000 plus.

That's why we want this spot to be high end looking. There is nothing in the Morgan County Area that provides this quality.

The economic impact would be a huge benefit to Morgan County and Brush, with the renters spending their hard earned money for supplies, gasoline, groceries and shopping.

The RV parks, even along the front range, are always full with a waiting list.

There's a 250 space RV park on I25/Hwy34 in Loveland that is a beautiful park next to Centerra Shopping Center, with landscaping and fencing as we are proposing. Their lots range from $380-$400 a week. There is another well kept, new park at Keenesburg that has 300 spaces with prices of $250 a week. This one also has a waiting list.

This Park will be well kept, because we want it to be a flagship, so that we can build another larger one around the Wiggins area, again profiting Morgan County.

Thank you,

Rob & Wendy Danielson

RECEIVED
APR 2 7 2020
BY:

Dave & LaRue Kendrick
25372 Morgan County Road T
Brush, CO 80723

April 23, 2020

Morgan County Planning, Zoning and Building Department,

We are writing this letter to express our opposition to the proposed RV Park to be located at 25449 Morgan County Road T. This property is directly across the road from our home. We are in opposition for several reasons which follow:

1) We are opposed to changing the zoning from Agricultural to Commercial for this area as requested in Exhibit B, Paragraph 3. We live in an agricultural area and community. An RV Park in the middle of farmland is not an agricultural enterprise.
2) We value our privacy, and having an RV village right across the road would intrude on our privacy. This is why we live in the country. A minimum of 12 people in the RV Park is three times the number of people living within a one-half mile radius of the park.
3) The RV Park is to have 12 spaces, mainly rented by oil field drivers and workers, some of whom are employed by RWD Properties, LLC. Other renters could come off the highway for overnight stays. In this case, we would have concerns for our personal safety and the safety of our property. Please see included map.
4) The residents who could fill the 12 lots of the RV Park may not realize what operations happen in a farming community, even though the owners have signed the "Right to Farm" statement. The residents who outnumber the neighboring people could complain that there is too much noise, dust, sprays, etc. while they are trying to sleep or be outside. This could cause a lot of problems for the nearby farmers, and farming is what this area is about.
5) We would have raised objections to the RWD Properties' shop building if we had known there were also plans for a septic system and a Quality Water tap to serve the shop AND an RV Park.
6) The RV Park residents will need more than just a place to park. They will be coming and going for all the same reasons we all come and go from our residences.
7) Traffic on Road T is already quite heavy and will increase even more with the RV Park traffic, making it more hazardous especially when tractors with wide implements are driving slowly down the road.

A question about the RV Park septic system would be how the park's 1500 gallon capacity is adequate for 12 kitchens, 12 bathrooms and 12 bedrooms when our system is 1000 gallons for one kitchen, three bathrooms and three bedrooms.

Dave Kendrick
B. LaRue Kendrick

Untitled Map
Write a description for your map.
Legend
25372 Co Rd T
Proposed
12 Lot RV Park
Kendrick
Residence
25372 Co Rd T
Google Earth
© 2020 Google
N
500 ft

RECEIVED
APR 2 7 2023
BY:

Hello Friends and Neighbors,

We are writing to you as the Planning and Zoning Committee, and want you to know that we oppose the issuing of the change in zoning for the proposed RV park in our area.

We have several reasons which we have been thinking about regarding this issue.

1.) This area is not designated for an industrial RV park; with good reason. This is an agricultural area and as you know you can see why that is. We are in the business of farming. We do have homes here having to do with agriculture. We as an agricultural community do not want additional traffic and general commotion in our area. As you all know large tractors, wide equipment and other slow moving vehicles are often on our country roads. At times we move slower than at other times as required by our activities. We do not want additional traffic in this area!
2.) We are not interested in additional changes in the zoning of this area at this time. Changing this area now just invites more change to this area. We feel that it is important to not move from agriculture to industry as our soil is rich and provides good crops for our world.
3.) Within the neighborhood the proposed park would lower residential property values. This would be a concern of all of the neighbors.
4.) We seek the support of our county committee because those on the committee are there on the committee to take care of our agricultural community.

Please deny the proposed RV park. Thank you for looking at this project and considering the wishes of the neighborhood. Most sincerely,

Judy Mortensen

Kirby Mortensen

18633 Rd 24

4-28-20

CEIVED
APR 2 8 2020
BY:

April 25, 2020
24779 Co. Rd. T
Brush, CO 80723

Morgan County Planning and Building Department,
P. O. Box 596
Ft. Morgan, Colorado 80701

Dear Sirs:

We live at 24779 County Road T and we would like for you to take into consideration the facts that we are writing about concerning Rob & Wendy Danielsen's request for an RV Park in our neighborhood.

We have three farms very close to their selected park area that we move machinery from farm to farm and it gets more dangerous every time we do it. We've had two accidents already from cars hitting our cultivator and sprayer. There is already too much traffic on Rd. T. from cars, motorcycles, trucks and semis. Ten more families with twice as many cars is just too many for the safety of ourselves and our neighbors. The safety of our farmers is of great concern to us.

There are ten or more very productive farms from which a large amount of taxes are paid & we think they should have a say in what happens in our community when it comes to our traffic safety.

Sincerely,

Kenneth & Corinne Bostrom

Kenneth Bostrom
Corinne Bostrom

I am opposed to the RV Park proposal to be located at 25449 Morgan County Road T which is being submitted by RWD Properties, LLC, to the Morgan County Planning and Building Department.

Name	Address
Nancy Reese	25995 County Rd T.5 Brush, Co 80723
Jay Reese	25995 County Rd T.5 Brush, Co 80723

This will bring unwanted traffic & will also bring down propity value. No one wants a Mobile Home park in this area. Also wont know who is coming & going.

RECEIVED
APR 2 9 2021
BY: .....

I am opposed to the RV Park proposal to be located at 25449 Morgan County Road T which is being submitted by RWD Properties, LLC, to the Morgan County Planning and Building Department.

Name	Address
Jane Glazier	19349 Rd. 25 Lot 11
Eugene R Glazier	19349 Rd 25 Lot 11

RECEIVED
APR 2 9 2021
BY:

ATTN: Morgan County Planning & Building Department

To whom it may concern,

After serious thought and consideration, I wish to respectively state that I am opposed to the proposed RV Park to be located at 25449 Morgan County Road T as submitted by RWD Properties, LLC to the Morgan County Planning and Building Department. I have concerns about transient populations that may utilize this proposed RV park, the disruptions of increased traffic along County Road T, and the poor aesthetics of assorted parked RVs, campers and trailers.

Sincerely,

Glenn Kaufman

19390 County Road 25 Brush, CO 80723

RECEIVED
APR 2 9 2020
BY:

I am opposed to the RV Park proposal to be located at 25449 Morgan County Road T which is being submitted by RWD Properties, LLC, to the Morgan County Planning and Building Department.

Name	Address
Kenneth A. Bostrom	24779 C/R T Brush, Co. 80723
Corinne M. Bostrom	24779 Rd T. Brush, CO 80723

RECEIVED
APR 2 9 2023
BY: .....

April 25, 2020
24779 Co. Rd. T
Brush, CO 80723

Morgan County Planning and Building Department,
P. O. Box 596
Ft. Morgan, Colorado 80701

Dear Sirs:

We live at 24779 County Road T and we would like for you to take into consideration the facts that we are writing about concerning Rob & Wendy Danielsen's request for an RV Park in our neighborhood.

We have three farms very close to their selected park area that we move machinery from farm to farm and it gets more dangerous every time we do it. We've had two accidents already from cars hitting our cultivator and sprayer. There is already too much traffic on Rd. T. from cars, motorcycles, trucks and semis. Ten more families with twice as many cars is just too many for the safety of ourselves and our neighbors. The safety of our farmers is of great concern to us.

There are ten or more very productive farms from which a large amount of taxes are paid & we think they should have a say in what happens in our community when it comes to our traffic safety.

Sincerely,

Kenneth & Corinne Bostrom

Kenneth Bostrom
Corinne Bostrom

RECEIVED
APR 2 9 2020
BY:.....

I am opposed to the RV Park proposal to be located at 25449 Morgan County Road T which is being submitted by RWD Properties, LLC, to the Morgan County Planning and Building Department.

Name	Address
Deana Warner	26269 Rd. T
Deana Warner	Brush CO 80723

RECEIVED
APR 2 9 2020
BY:.....

I am opposed to the RV Park proposal to be located at 25449 Morgan County Road T which is being submitted by RWD Properties, LLC, to the Morgan County Planning and Building Department.

Name	Address
Zach Stringham	19349 CR 25 LOT 9
Jayme Stringham	BRUSH, CO 80723

RECEIVED
APR 20 2020
BY:.....

I am opposed to the RV Park proposal to be located at 25449 Morgan County Road T which is being submitted by RWD Properties, LLC, to the Morgan County Planning and Building Department.

Name

Sherry Burrell

Author/POA.

Address

19454 County Road 26

Brush, Co 80723

I am very opposed to this RV Park being put in. This is zoned agricultual/Residential only and I feel like this would impact our quiet neighborhood. I also do not feel like there has been enough impact study done for 12 units to come in. Not to mention this will make property values to decrease.

4-24-2020

RECEIVED
APR 2 3 2020
BY:

I am opposed to the RV Park proposal to be located at 25449 Morgan County Road T which is being submitted by RWD Properties, LLC, to the Morgan County Planning and Building Department.

Name
Scott Morrow Scott Morrow

Address
19349 County Rd. 25 L #1
Brush, Colorado 80723
970-768-1741

Do not want This to happen. There is a lot of Traffic on That road already. Typically The issues will be garbage & Trash Being disposed on Road sides and issues with a vagrant public who are only There Temporarily and not associated with The community any way. The issues That are associated with The Large one off of I-76 closer To The Front range are many and would not want Those issues Here in This community.

RECEIVED
MAY 04 2020

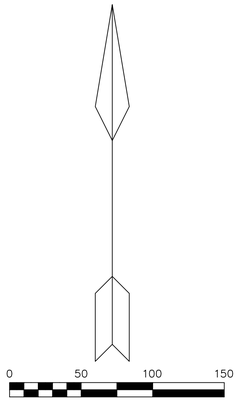
I am opposed to the RV Park proposal to be located at 25449 Morgan County Road T which is being submitted by RWD Properties, LLC, to the Morgan County Planning and Building Department.

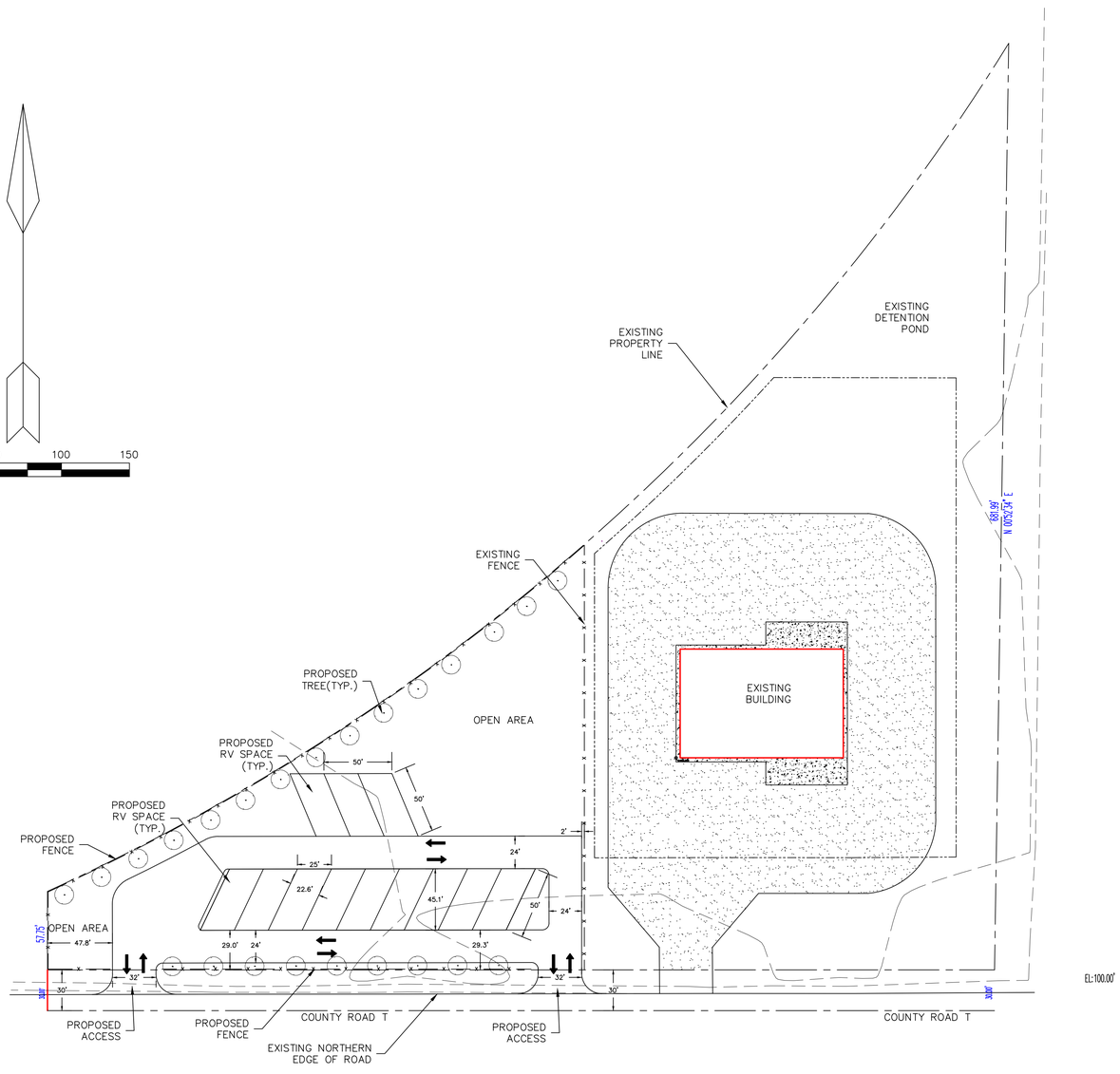
Name Jen Armagost

Address 19349 CR 25 Lot 14
Brush, CO 80723

SITE PLAN - SPECIAL USE PERMIT , MORGAN COUNTY, COLORADO

A PORTION OF THE SOUTHERN HALF OF SECTION 29,
TOWNSHIP 4 NORTH , RANGE 56 WEST, OF THE 6TH PRINCIPAL MERIDIAN





PLANNING COMMISSION CERTIFICATE

THE MORGAN COUNT PLANNING COMMISSION HAS HEREBY REVIEWED THE REZONING APPLICATION NO. _____ THIS_____ DAY OF_____, 20_____

_____
CHAIRMAN

ATTEST: _____
SECRETARY

(C)

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

REZONE CASE NO. _____

APPROVED THIS_____DAY OF_____ 20_____, BOARD OF COUNTY COMMISSIONERS, MORGAN COUNTY, COLORADO.

ATTEST: _____
CLERK TO THE BOARD

_____
CHAIRMAN

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)

) SS

COUNTY OF MORGAN)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT_____O'CLOCK _____.M., THIS_____DAY OF_____, 20_____, AND IS DULY RECORDED IN .

RECORDING FEES OF_____ ARE PAID.

_____
CLERK AND RECORDER

_____
DEPUTY

SITE USE CHART

USE	AREA (S.F.)
RV PARKING (PROPOSED) – 12 SPACES	11,130
COMMERCIAL BUILDING	9,600
GRAVEL DRIVES AND PARKING	72,400

DRAWN FOR
SHORT THROW LLC
415 CHERRY AVE
PLATTEVILLE CO 80651

RWD PROPERTIES LLC
SITE PLAN
25449 COUNTY ROAD T
MORGAN COUNTY, COLORADO

WERNSMAN ENGINEERING
AND LAND DEVELOPMENT LLC
16495 ESSEX ROAD SOUTH
PLATTEVILLE CO 80651
PHONE 970-539-2656

DRAWN
TWC/EJW
CHECKED
DATE
03/20/2020
SCALE
1" = 50'
PROJECT #
SHEET
C2