



MORGAN COUNTY BOARD OF ADJUSTMENTS

AGENDA

DATE: Monday, February 2, 2026
TIME: 5:30 P.M.
PLACE: Assembly Room – B Level
Morgan County Administration Building
231 Ensign, Fort Morgan, CO
Option of remote attendance via ZOOM

<https://us02web.zoom.us/j/85783845163>

Join via audio:

+1 719 359 4580 US

Webinar ID: 857 8384 5163

All materials are available for inspection at the Planning Administrator's Office, 231 Ensign St., Fort Morgan, Colorado, during regular office hours. At time of the public hearing an opportunity will be given for presentation of evidence related to the application.

AGENDA

1.) Regular meeting

Roll Call
Agenda
Minutes from January 20, 2026

2.) Business items

- a) **Approval of Resolution:** David and Heather Richardson – 2026 BOA 01
- b) **Approval of Resolution:** Abe and Melanie Johnson and Geoff and Chantil Taylor – 2026 BOA 02

OTHER MATTERS:

ADJOURN:

For special assistance for the mentioned hearing, please notify us at least 48 hours before the scheduled agenda item. Please call (970) 542-3526 to request any ADA accommodations.

**MORGAN COUNTY, COLORADO
BOARD OF ADJUSTMENT**

RESOLUTION 2026 BOA 01

**A RESOLUTION APPROVING A VARIANCE FOR LOT 7, MR. RANCH PD
LOCATED IN THE NE¼ OF SECTION 17, TOWNSHIP 3 NORTH, RANGE 59 WEST
OF THE 6th P.M., MORGAN COUNTY, COLORADO**

WHEREAS, David and Heather Richardson (“Owners”) own Lot 7, Mr. Ranch PD located in the NE¼ of Section 17, Township 3 North, Range 59 West of the 6th P.M., Morgan County, Colorado also known as 7919 Road P.6, Wiggins, Colorado (the “Property”);

WHEREAS, David Richardson (“Applicant”) submitted an application on behalf of the Owners for a variance from Mr. Ranch PD regarding minimum setbacks by reducing the front yard setback from 70 feet to 55 feet for the construction of a shop; and

WHEREAS, on January 20, 2026, the Morgan County Board of Adjustment held a duly noticed public hearing on the application at which, after receiving public comment and staff input, the Board of Adjustment approved the application.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF ADJUSTMENT OF MORGAN COUNTY, COLORADO, that based upon the findings set forth below that the application is conditionally granted:

1. The Board of Adjustment having reviewed the criteria for a variance as set forth in Section 5-220(B) of the Morgan County Zoning Regulations finds that, subject to the conditions imposed herein:
 - a. The strict application of the applicable regulations results in peculiar and difficulty and undue hardship on the owner due to an exceptional situation on the property which is the result of the location of the current utilities and natural features.
 - b. The hardship is not self-imposed due to the placement of the existing utilities, specifically the current location of the septic system and natural features on the property.
 - c. The variance will not adversely affect the use of adjacent property as permitted under the County Zoning Regulations as the remaining setback is still substantial and the adjacent properties are used for residential purposes similar to the subject property.
 - d. That the variance is in keeping with the intent of these Zoning Regulations and the Morgan County Comprehensive Plan.

- e. The variance does not adversely affect the health, safety, and welfare of the citizens of Morgan County.
2. The Board of Adjustment hereby grants the variance request of reducing the front yard setback from 70 feet to 55 feet for the construction of a shop.

Dated this 2nd day of February, 2026.

**BOARD OF ADJUSTMENT
MORGAN COUNTY, COLORADO**

Allyn Wind, Chairman

ATTEST:
(SEAL)

Jenafer Santos,
Clerk to the Board of Adjustments

**MORGAN COUNTY, COLORADO
BOARD OF ADJUSTMENT**

RESOLUTION 2026 BOA 02

**A RESOLUTION APPROVING VARIANCES FOR LOT 4, COUNTRY CLUB ESTATES
LOCATED IN THE NW¼ OF SECTION 25, TOWNSHIP 4 NORTH, RANGE 58 WEST
OF THE 6th P.M., MORGAN COUNTY, COLORADO**

WHEREAS, Abe and Melanie Johnson, and Geoff and Chantil Taylor (“Owners”) own Lot 4, Country Club Estates located in the NW1/4 of Section 25, Township 4 North, Range 58 West of the 6th P.M., Morgan County, Colorado also known as 104 Fairway Lane, Fort Morgan, Colorado (the “Property”);

WHEREAS, the Owners submitted an application for variances from Table 1 of Appendix B, Zone District Bulk Requirements and Special Design Standards Chart of the Morgan County Zoning Regulations Moderate Density Residential zone district to reduce both side yard setbacks. The requests are for the east side yard setback to be reduced from 10 feet to 6 feet and the west side yard setback reduced from 10 feet to zero feet; and

WHEREAS, on January 20, 2026, the Morgan County Board of Adjustment held a duly noticed public hearing on the application at which, after receiving public comment and staff input, the Board of Adjustment approved the application subject to the conditions set forth below.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF ADJUSTMENT OF MORGAN COUNTY, COLORADO, that based upon the findings set forth below that the application is conditionally granted:

1. The Board of Adjustment having reviewed the criteria for a variance as set forth in Section 5-220(B) of the Morgan County Zoning Regulations finds that, subject to the conditions imposed herein:
 - a. The strict application of the applicable regulations results in peculiar and exceptional difficulty and undue hardship due to the exceptional situation that the entire development has been constructed in a manner that has resulting in similar eliminations of setbacks.
 - b. The hardship is not self-imposed because the Owners had no role in the overall pattern of construction in the development that created the exception situation.
 - c. With the condition below, the variance will not adversely affect the use of adjacent property as permitted under the County Zoning Regulations.

- d. That the variance is in keeping with the intent of these Zoning Regulations and the Morgan County Comprehensive Plan.
 - e. With the condition below, the variance does not adversely affect the health, safety, and welfare of the citizens of Morgan County.
2. The Board of Adjustment hereby grants the variances requests subject to the following condition:
- a. As part of an application for a building permit, the landowners of Lot 104 must supply an executed agreement to the Planning and Zoning Department between the landowners of Lot 104 and the property owner of Lot 103 addressing the Lot 103 property owner's concern regarding their foundation and ensuring that the landowners of Lot 104 are responsible for any additional damage caused to Lot 103's foundation during construction of the residence on Lot 104. The agreement shall include specific terms agreed upon by both parties indicating promised warranties to the property owners of Lot 103 including, but not limited to, additional foundation damage, soil compaction and drainage. The County will not enforce any terms of the Agreement.

Dated this 2nd day of February, 2026.

**BOARD OF ADJUSTMENT
MORGAN COUNTY, COLORADO**

Allyn Wind, Chairman

ATTEST:
(SEAL)

Jenafer Santos,
Clerk to the Board of Adjustments