

COMMISSIONERS PROCEEDINGS 1

MEETING OF THE BOARD OF COUNTY COMMISSIONERS
Minutes of Meeting
June 4, 2024

As reflected in posted agenda:

To participate in the Citizen's Comment Period you must connect via Zoom Conferencing Access Information: <https://us02web.zoom.us/j/84999355888> If you cannot connect via Zoom, you may submit written public comment to morgancountybcc@co.morgan.co.us by email by 4 p.m. on Monday June 3, 2024.

To participate in Public Hearings you may connect via Zoom Conferencing Access Information: <https://us02web.zoom.us/j/84999355888> listen via phone, please dial: 1-312-626-6799, Meeting ID: 849 9935 5888

To watch and/or listen to the meeting but not participate, you may do so by connecting via Zoom Conferencing Access Information: <https://us02web.zoom.us/j/84999355888> or to listen via phone, please dial: 1-312-626-6799, Meeting ID: 849 9935 5888

The Board of Morgan County Commissioners met Tuesday, June 4, 2024 at 9:00 a.m. Chairman Mark Arndt, Jon Becker and Commissioner Gordon Westhoff were in attendance. Chairman Arndt asked Marlin Eisenach, CSU Livestock Extension Agent to lead the meeting in the Pledge of Allegiance.

CITIZEN'S COMMENT

There was no citizen comment provided.

CONSENT AGENDA

1. Ratify the Board of County Commissioners approval of meeting minutes dated May 21, 2024.
2. Ratify the Board of County Commissioners approval of DHS meeting minutes dated May 21, 2024.
3. Ratify Chairman Mark Arndt's signature on Storm Water Inspection Report, Inspection Date May 18, 2024 signed May 20, 2024.
4. Ratify the Board of County Commissioners approval of June 2024 Election Judge Pay Increase Grant Application.
5. Ratify the Board of County Commissioners approval of **Contract 2024 CNT 047**, Advance Services, Inc., Term of Contract July 2, 2024 through July 4, 2024 and July 6, 2024 through August 2, 2024.
6. Ratify the Board of County Commissioners approval of **Contract 2024 CNT 048**, Advantage Treatment Center, Term of Contract June 1, 2024 through May 31, 2025.
7. Ratify the Board of County Commissioners approval of **Contract 2024 CNT 049**, Centennial Board of Cooperative Educational Services (Centennial BOCES), Term of Contract June 1, 2024 through May 31, 2025.
8. Ratify the Board of County Commissioners approval of **Contract 2024 CNT 050**, Center for Healing Trauma & Attachment, Inc., Term of Contract June 1, 2024 through May 31, 2025.
9. Ratify the Board of County Commissioners approval of **Contract 2024 CNT 051**, Community Safety 1st, Term of Contract June 1, 2024 through May 31, 2025.
10. Ratify the Board of County Commissioners approval of **Contract 2024 CNT 052**, Crossroadsx Counseling Professional, LLC, Term of Contract June 1, 2024 through May 31, 2025.
11. Ratify the Board of County Commissioners approval of **Contract 2024 CNT 053**, The Family Resource Center, Term of Contract June 1, 2024 through May 31, 2025.
12. Ratify the Board of County Commissioners approval of **Contract 2024 CNT 054**, Griffith Centers, Inc., Term of Contract June 1, 2024 through May 31, 2025.
13. Ratify the Board of County Commissioners approval of **Contract 2024 CNT 055**, Intervention, Inc., Term of Contract June 1, 2024 through May 31, 2025.
14. Ratify the Board of County Commissioners approval of **Contract 2024 CNT 056**, JusticeWorks CO, LLC, Term of Contract June 1, 2024 through May 31, 2025.
15. Ratify the Board of County Commissioners approval of **Contract 2024 CNT 058**, Lutheran Social Services of Colorado, Inc., Term of Contract June 1, 2024 through May 31, 2025.
16. Ratify the Board of County Commissioners approval of **Contract 2024 CNT 060**, Center for Healing Trauma & Attachment, Inc., Term of Contract June 1, 2024 through May 31, 2025.
17. Ratify the Board of County Commissioners approval of **Contract 2024 CNT 063**, Midstream, Inc., Term of Contract April 20, 2024 through December 31, 2024.
18. Ratify the Board of County Commissioners approval of **Contract 2024 CNT 065**, Rocky Blake dba Blake Electric, LLC., Term of Contract June 1, 2024 through May 31, 2025.
19. Ratify the Board of County Commissioners approval of **Contract 2024 CNT 067**, Moetivations, Inc., Term of Contract June 1, 2024 through May 31, 2025.
20. Ratify the Board of County Commissioners approval on assignment of debt collections to Wakefield and Associates dated May 28, 2024. Client #233347, #233478, #233342, #232010, #233312, #232431A, #233065B, #233065F, #233065C, #233212, #233414, #233092, #233222, #233256, #232770, #233422, #233223, #233184.

At this time, Commissioner Westhoff made a motion to approve items 1-20 as presented; Commissioner Becker seconded the motion. The motion carried 3-0.

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UNFINISHED BUSINESS

There was no unfinished business.

GENERAL BUSINESS AND ADMINISTRATIVE ITEMS

Consideration of Approval – Resolution 2024 BCC 21 A Resolution Approving a Replat, To Be Known as Quail Dunes Replat of Lot 1 of Greek Estates Minor Subdivision and a Tract of Land Described in Reception No. 875330 of the Morgan County Records.

MORGAN COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS

RESOLUTION 2024 BCC 21

A RESOLUTION APPROVING A REPLAT, TO BE KNOWN AS QUAIL DUNES REPLAT OF LOT 1 OF GREEK ESTATES MINOR SUBDIVISION AND A TRACT OF LAND DESCRIBED IN RECEPTION NO. 875330 OF THE MORGAN COUNTY RECORDS, ALL BEING IN THE N ½ AND IN THE SW ¼ OF SECTION 25, TOWNSHIP 4 NORTH, RANGE 58 WEST OF THE 6TH P.M., MORGAN COUNTY, COLORADO

WHEREAS, Smirks Holding, LLC and the City of Fort Morgan (the “Owners”) own Lot 1 of Greek Estates Minor Subdivision and a tract of land described in Reception No. 875330 of the Morgan County records, all being in the N½ and in the SW¼ of Section 25, Township 4 North, Range 58 West of the 6th P.M.;

WHEREAS, Smirks Holding, LLC (the “Applicant”), has applied for approval to replat Lot 1 of Greek Estates Minor Subdivision and a tract of land described in Reception No. 875330 of the Morgan County records, all being in the N½ and in the SW¼ of Section 25, Township 4 North, Range 58 West of the 6th P.M., pursuant to the County’s Subdivision Regulations (the “Application”);

WHEREAS, notice of the public hearing before the Board of County Commissioners was properly published;

WHEREAS, on January 9, 2024, the Board of County Commissioners (the “Board”) held a duly noticed public hearing on the Application;

WHEREAS, during the public hearing, the Board received testimony and evidence from the Owner, Morgan County staff and the public; and

WHEREAS, the Board desires to approve the Application.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MORGAN COUNTY, COLORADO:

1. The Board, having reviewed the application, all information provided and testimony heard, finds that:
 - (a) The replat complies with the standards and regulations of the Morgan County Subdivision Regulations, and the original conditions of approval.
 - (b) Nonconforming lots are not created.
 - (c) The replat is in keeping with the purpose and intent of the Morgan County Subdivision Regulations.
 - (d) Legal and physical access is provided to all parcels by public right-of-way or recorded easement. Smirks Holdings, LLC and the City of Fort Morgan will enter into a cross access agreement. This agreement will be recorded with the Morgan County Clerk and Recorder’s and a copy will be supplied to the Planning and Zoning Department.
 - (e) The approval will not adversely affect the public health, safety, and welfare.
2. The Board hereby approves Quail Dunes Replat of Lot 1, Greek Estates Minor Subdivision and a tract of land described in Reception No. 875330 of the Morgan County records, all being in the N½ and in the SW¼ of Section 25, Township 4 North, Range 58 West of the 6th P.M., Morgan County, Colorado.

DATED this 4th day of June, 2024, nunc pro tunc January 9, 2024

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

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

s/ Jon J. Becker
Jon J. Becker, Commissioner

s/ Gordon H. Westhoff
Gordon H. Westhoff, Commissioner

(SEAL)
ATTEST:

s/ Kevin Strauch
Kevin Strauch

Nicole Hay, Morgan County Planning and Zoning Administrator, presented to the Board Resolution 2024 BCC 21, a Resolution Approving a Replat, To Be Known as Quail Dunes Replat of Lot 1 of Greek Estates Minor Subdivision and a Tract of Land Described in Reception No. 875330 of the Morgan County Records. Ms. Hay stated On January 9, 2024, the Board of County Commissioners held a public hearing on an application from Smirks Holding, LLC and The City of Fort Morgan for a replat Lot 1 of Greek Estates Minor Subdivision and a tract of land described in Reception No. 875330 of the Morgan County records, all being in the N½ and in the SW¼ of Section 25, Township 4 North, Range 58 West of the 6 th P.M., Morgan County, Colorado. Smirks Holdings, LLC and the City of Fort Morgan entered into a cross access agreement. This agreement was recorded with the Morgan County Clerk and Recorder’s Office and a copy was supplied to the Planning and Zoning Department. The Board of County Commissioners considered all relevant testimony and evidence and approve the application. Resolution 2024 BCC 21 reflects the outcome of that hearing.

Commissioner Becker made a to motion approve Resolution 2024 BCC 21, a Resolution Approving a Replat, To Be Known as Quail Dunes Replat of Lot 1 of Greek Estates Minor Subdivision and a Tract of Land Described in Reception No. 875330 of the Morgan County Records as presented by Nicole Hay, Morgan County Planning and Zoning Administrator. Commissioner Westhoff seconded the motion and motion carried 3-0. This was signed nunc pro tunc.

Resolution 2024 BCC 22 A Resolution Approving the Lease and Easement Agreement with Fort Morgan Solar, LLC.

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

RESOLUTION 2024 BCC 22

A RESOLUTION APPROVING THE LEASE AND EASEMENT AGREEMENT WITH FORT MORGAN SOLAR, LLC

WHEREAS, the Morgan County Board of County Commissioners (“BOCC”) desires to lease certain County property to Fort Morgan Solar, LLC, subject to the terms and conditions of the Lease and Easement Agreement, attached hereto.

NOW THEREFORE be it ordained by the Morgan County Board of County Commissioners as follows:

Section 1. The Lease and Easement Agreement with Fort Morgan Solar, LLC for the lease of property located the SW ¼, Section 36, Township 4 North, Rage 58 West of 6th P.M., Morgan County, Colorado is hereby approved, and the Chair is authorized to sign the Lease and Easement Agreement and accompanying Memorandum of Lease.

DATED this 4th day of June, 2024.

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

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

s/ Jon J. Becker
Jon J. Becker, Commissioner

s/ Gordon H. Westhoff
Gordon H. Westhoff, Commissioner

(SEAL)

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MORGAN COUNTY FAIR

OBJECTIVES

Morgan County Fair Program

Morgan County 4-H Clubs and Vocational Education Departments provide opportunities for all youth, both rural and urban, to participate in wide varieties of educational experiences to develop life skills and leadership capabilities.

The Morgan County Fair Program provides an opportunity for youth involved in these programs to present to the general public their projects and accomplishments and to involve themselves in competitive activities intended to provide individual growth and development.

The Morgan County Fair also provides opportunities for the general public to enter several Open Class categories.

Premiums and awards are provided as incentives to recognize excellence. Premiums are contributed by the County Commissioners from tax monies. Fair sponsors donate additional awards.

Participate in the Fair objectively and in the spirit of friendly competition and cooperation.

FACILITIES

It is hoped that all youth and adults participating in the Morgan County Fair will cooperate with the Fair Board and County Commissioners in keeping the buildings and grounds of the Morgan County Fairgrounds and Memorial Park free of litter. Also, it is requested that extra care be taken in cleaning out the stalls and using the pits adjacent to the barns.

AFFIRMATIVE ACTION PROGRAMS

Non-Discrimination Statement

The services and educational programs of Morgan County and Colorado State University Extension are available to all without discrimination.

4-H CODE OF CONDUCT AND PROCEDURES

4-H members, leaders, parents, and other adults participating in 4-H programs will:

Note: A Signed Code of Conduct is located in 4-H Online, under profile information section.

1. Adhere to program rules, curfews, dress codes, policies, and rules of the facility being used.
2. Conduct themselves in a courteous, respectful manner, use appropriate language, exhibit good sportsmanship, and act as positive role models.
3. Abstain from illegal behaviors, use of alcohol, marijuana, illegal or illicit drugs, and tobacco including e-cigarettes and vaping device during 4-H events and activities.
4. Fully participate in scheduled activities.
5. Respect other's property and privacy rights.
6. Respect the rights and authority of parents, leaders and Extension Agents.
7. Abstain from abuse (physical and/or verbal) and harassment.
8. Accept personal responsibility for behavior including any financial damage.
9. Be responsible for any financial damage caused by inappropriate behavior.
10. Adhere to principles and rules of safety.

Consequences for violating any part of this code of conduct may include, but are not limited to: removal from participation in the event in which the code of conduct has been violated at the individual's expense; sanctions on participating in future 4-H events; forfeiture of financial support for the event; removal from offices held, etc.

Behavior outside of 4-H activities can affect member in good standing or volunteer in good standing status. It is the responsibility of all program participants to reinforce the code of conduct and to report any violations or concerns to 4-H leadership.

Concessions and Food Trucks will be available throughout the week of Fair.

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GENERAL RULES

1. **ELIGIBILITY** - Only bona fide Morgan County 4-H, FFA and FCCLA members are eligible to compete in regular project areas. Youth must be 8 years old or not have had their 19th birthday as of January 1 of the current year. 4-H/FFA members that participate at the Morgan County Fair cannot (or will not) have exhibited a project in another county fair during the same calendar year. Youth must reside or attend a school in Morgan County. Fair Board shall review extenuating circumstances annually on a case-by-case basis.
2. Any person convicted of a criminal offense committed on the fairgrounds during the Morgan County Fair or found to have violated the rules of the Morgan County Fair may be disciplined by being required to forfeit a portion or all of any trophies, awards or premiums which were awarded subsequent to the offense or by being prohibited from future participation in the Morgan County Fair. Conviction shall mean a plea of guilty or no contest to the originally charged offense or a lesser charge, a verdict of guilty to the originally charged offense or a lesser charge or entering into an agreement for a deferred sentence. Under certain circumstances, violations of Fair rules may also be a criminal violation which may result in a fine or incarceration or both.
3. Any Exhibitor withdrawing an animal from sale after being designated for the sale will forfeit all sale privileges for any and all other eligible animals for that year's market sale and will be ineligible to exhibit any projects at the following year's Morgan County Fair.
4. **LOSS OR ACCIDENT**-The County, city or anyone connected with committees from any organization are not responsible in any way for loss, accident or damage. Precautions will be taken to prevent loss or accident. Exhibitors are responsible for their own property.
5. **ENTRIES** - Entry forms for all 4-H, FCCLA and FFA youth exhibitors are due by 4:00 p.m. on Wednesday, July 10, 2024, to the Extension Office. Livestock pen assignments will be made by superintendents based on these entries. If you do not have an entry form, notify the Extension Office.
6. **ANIMAL RECORD BOOKS** - Completed record books are mandatory for 4-H/FFA youth to exhibit an animal project at the Morgan County Fair. Record books must be in to the Extension Office, Wednesday, July 10, 2024, by 4:00 p.m. and be complete according to guidelines established by Livestock Council. **Every youth in animal project must fill out one record book per project (if enrolled in breeding and market for one species, must fill out one for breeding and one for market).** Youth in Catch-It animal projects must complete and turn in that book. If you have a Catch-It Dairy heifer along with another Catch-It animal youth must turn in both books. Livestock record books (including Catch-It-Animal records) should not be in any kind of cover.
7. **INTERVIEW JUDGING RECORD BOOKS** - All Interview Judging record books and dog obedience records will be turned in with the exhibit at Interview Judging, Wednesday, July 24, 2024. Records may be in pencil, ink or completed on the computer. Content is the main consideration in judging. Interview judging records should be in a sturdy protective cover or binder. Clear plastic covers with sliders are NOT to be used as they are not allowed on records exhibited at State Fair. Records must be signed by the club leader and project leader (if project requires).
8. **Alcohol beverages are only permitted on the Morgan County Fairgrounds during the Morgan County Fair as designated by the Fair Board and when purchased from a licensed vendor located on the Fairgrounds. Possession of alcohol beverages in violation of this rule may be confiscated.**
9. **BEHAVIOR** - Fair Board reserves the right to take action against any misconduct on the fairgrounds during the Fair. Misconduct or violation of rules can result in forfeiture of premiums. Participants must follow the 4-H Code of Conduct found in the Colorado 4-H Handbook. Further sanctions may take place after a meeting with the Morgan County Fair Board.
10. **PREMIUMS** - All youth receiving any award and/or selling market animals MUST turn in a stamped, addressed, ready-to-mail thank you note OR a copy of a note that has already been mailed before receiving premiums. Premium money will be available at the Extension Office from 8:00 a.m. - 4:00 p.m., Tuesday, August 13, 2024 through Monday, September 30, 2024. Premiums not picked up by **September 30, 2024** will be returned to the Fair Board.
11. The fairgrounds will not open prior to 6:00 a.m. during the fair. No unauthorized persons *are allowed on fairgrounds hour after completed evening programs. No exhibitors may stay on the grounds overnight.* Custodial care of grounds is provided.
12. **ANIMAL EXHIBIT RELEASE** - Goats are released after the show or by 30 minutes after the conclusion of the show on Saturday, July 27. Early release of Non-Sale Market Lambs, Market Swine and Market Beef will be released at the discretion of the superintendents of each species, Extension Livestock Agent or designated Fair Board member. Exhibitors must check with species Superintendent prior to leaving with an animal. All non-sale animals must be removed from pens by Thursday, August 1, at 9:00 a.m. Exhibitors are responsible for cleaning pens.
13. **EVENT CENTER EXHIBITS** - Early release of 4-H exhibits is from 8:00 p.m. - 8:30 p.m. on Wednesday, July 31. 4-H and Open Class exhibits in the Event Center are released on Thursday, August 1, from 8:00 a.m.-10:00 a.m. Fair Management and Extension Staff are NOT RESPONSIBLE for exhibits left after 10:00 a.m. on Thursday, August 1. If you are unable to pick up your exhibit at this time you are responsible for finding another party to pick it up for you. All 4-H projects, except sale animals, must be picked up during release time or exhibitors' awards and premiums can be forfeited. Further sanctions may take place after a meeting with the Morgan County Fair Board.
14. **CLEAN-UP** - Animal Superintendents must verify that pens and cages are left clean by exhibitor

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before exhibits may leave the fairgrounds on Thursday. Failure to leave facility clean can result in the assessment of a clean-up fee of \$15.00 per pen, to be deducted from premium money.

15. Superintendents and Extension Agent in charge may add or take away classes as needed.
16. All items must be the exhibitor's own work, completed since the 2023 Morgan County Fair.
17. Judges' decisions on all exhibits will be final.
18. Fair Board members and Superintendents will not judge any classes at the Morgan County Fair.
19. No raffles or drawings will be permitted on fairgrounds without permission of the Fair Board.
20. GRAND CHAMPION Awards for all projects that are interview judged, Community Pride entries, scrapbooks and secretary books will be posted with exhibit in the Event Center. Awards will be given at exhibit release on Wednesday, July 31 or Thursday, August 1.
21. PROTESTS - Investigations - Any possible violations of Morgan County Fair Rules or protests should be immediately reported to Fair officials. Any reports of violations of Fair rules and protests will be promptly, impartially and fully investigated. The identity of the individual(s) making reports of possible violations or protests and the identity of individuals against whom allegations have been made will be confidential and only revealed as is necessary to investigate the allegations and for any disciplinary hearings.

Reports - A report is information that a rule of the Morgan County Fair may have been violated and may be made by any person. A report may be communicated by any means to a Morgan County Extension staff person or Superintendent with responsibility for that particular class or area. All reports regarding conduct or activity during the County Fair shall be made immediately. Whenever possible, a report should be in writing and signed by the person making the report.

Protests - A protest is an allegation that a specific rule of the Morgan County Fair has been violated and must be made in writing and be signed by the person making the protest (and signed by at least one adult). Such protest must set out the particular allegations in detail and state which specific Morgan County Fair Rule has been violated. A protest must be accompanied by \$100.00 for protests regarding livestock competitions, (including rabbits, poultry and dogs) and \$25.00 for all other competitions. Said protest fee shall be paid in cash, certified check or money order and will be returned if the protest is sustained. All protests shall be submitted to the Morgan County Extension staff person with responsibility for that particular class or area immediately after the occasion for such protest. No protest of the Judge's decision will be considered.

22. BILLS - All bills connected with the Morgan County Fair should be presented to the Fair Board prior to September 1, 2024 or they will be void.
23. Dogs must be kept on a leash at all times. Dogs that show aggression must be removed from the grounds immediately. Animal Control will be contacted if necessary.

INTERVIEW JUDGING RULES

1. 4-H General and Family and Consumer Education projects will be interview judged Wednesday, July 24, 2024, including garden and field crops and dog obedience records. Junior Division field crop and garden exhibits will be shown Saturday, July 27. Projects must be exhibited at the Morgan County Fair to receive premiums. Exhibitor must participate in interview judging to be eligible for Champion. All exhibits must have been completed during the current 4-H year.
2. Each member may enter only one unit in a project except for the following: Artistic Clothing units; Clothing Construction units; Foods and Nutrition and Food Preservation units; Heritage Arts units; Leathercraft; Scrapbooking; Shooting Sports; Sportfishing; and Wildlife. If a member is enrolled in more than one unit of a project than those listed above, the exhibit should come from the most advanced unit.
3. All exhibits will be placed using the Danish system. The standards for the Danish System are:
Blue Award: Meets or exceed project standards and exhibit requirements; overall work is high quality.
Red Award: Meets project standards and exhibit requirements marginally; overall work is average quality.
White Award: Serious or considerable deficiencies meeting project standards and/or not meeting all exhibit requirements.
4. BEST RECORDS - At interview judging, ribbons will be given to the member with the best records in each project unit, if deemed worthy. Clubs must have 50% of their regular membership enrolled in Family and Consumer and/or General 4-H projects to be eligible for the Best Records Club Award. An eligible club having the highest percentage of members with best records from all projects eligible for interview judging will receive the Best Records Club Award at 4-H Achievement Night. In event of a tie, the club with the most, best records, will be the winner.
5. Champion and/or Reserve Champion may be awarded in each unit to a blue ribbon exhibit showing exceptional merit. Exhibits receiving Champion are eligible for State Fair competition except county-only projects. Eligible exhibits must be picked up during exhibit release, July 31, 8:00 p.m. -8:30 p.m. and August 1, 8:00 a.m. -10:00 a.m. and returned to the Extension Office by 4:00 p.m. Friday, August 9, if the 4-H member wishes to exhibit at State Fair, except food and cake exhibits, which must be returned to the Extension Office by 10:00 a.m. Monday, August 12.
6. Grand Champions may be awarded in each department from the Unit Champion projects. Junior Grand Champion: Members age 13 and under as of January 1; Senior Grand Champion: Members age 14 and over as of January 1. In Departments which award an Intermediate Grand Champion, member

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shall be ages 11-13 as of January 1. When a unit Champion is named Grand Champion and exhibits exceptional quality, the unit Reserve Champion becomes eligible for Reserve Grand Champion. If no exhibit meets the standards for Grand Champion, the judge may choose to not give the award.

7. Premiums in each class will be:
Blue - \$3.00 Red - \$2.00 White - No Premium
8. Completed records must be submitted with each exhibit. The project or club leader should sign record sheets. Record sheets and any additional pages or information are to be securely fastened in a protective binder. Clear plastic covers with sliders are NOT to be used, as they are not allowed on records exhibited at State Fair. Acco Binders are preferred to hold records securely.
9. DISPLAYS - If the exhibit requires a display, it must be a folded display board, 3 feet tall by 2 feet wide, when closed, with a 1-foot wing on each side when open. (4 feet total in width when open) These display boards are available at Morgan County Extension and at local stores (check size carefully).
10. Each part of the exhibit must be labeled with the exhibitor's name, address and Morgan County. This is a requirement for any project to be exhibited at State Fair. Refer to project department page for exhibit requirements specific to each project.
11. PREMIUM-All youth receiving any award and/or selling market animals MUST turn in a stamped, addressed, ready-to-mail thank you note OR a copy of a note which has already been mailed before receiving premiums.

LIVESTOCK RULES & REGULATIONS

1. All youth exhibiting livestock (dairy, goats, rabbits, beef, swine, sheep and poultry) must have met the Livestock Quality Assurance Program requirements in 2024 to exhibit their animal(s) at the fair. Premises ID is required for all livestock, rabbit, poultry and horse exhibitors.
2. Market animals, meat rabbits, meat poultry, horses, breeding beef and dairy must have been tagged and/or identified with the Extension Office in accordance with deadline dates to participate in the Morgan County Fair. All foal ID's must be on file or filed within 30 days after birth.
3. All youth exhibitors must complete entry forms for all livestock exhibits and return to the Extension Office by 4:00 p.m. Wednesday, July 10, along with completed livestock record books. Livestock record books must be turned in to be eligible to exhibit at Fair. Pen assignments for animals will be made by Superintendents based on these entries. All market animal participants must fill out an up to date Animal Health Record/Wholesome Meat Act form and turn it in with the record books for each species. Drugs administered after the Exhibitor has turned in their Record Book must fill out another Health Record Sheet and turn it in at the weigh-in for that species at the County Fair. This could be beneficial if there is any drug residue detected in a drug test.
4. Only exhibitors and authorized fair personnel are allowed in show rings during judging.
5. See specific guidelines included in each Agricultural Department.
6. Animals must be loaded and unloaded in designated areas for safety reasons.
7. Any market animal or poultry cannot weigh in if they have excessive mud, manure, foreign material or water on their body.
8. Livestock entries will be checked in with veterinarians and/or superintendents as follows: Friday, July 26, Poultry 7:30 a.m. - 8:30 a.m., Rabbits 7:30 a.m. - 9:00 a.m., and Goats 5:30 p.m. - 7:00 p.m.; Saturday, July 27, Sheep 5:30 p.m. - 7:00 p.m.; Sunday, July 28, Swine 8:30 a.m. - 10:30 a.m. Beef and Dairy set up tack starting Saturday, July 27 at 2:00 p.m., BUT no animals will be allowed until Sunday, July 28, 1:00 p.m. - 2:00 p.m. and Monday, July 29, 8:00 a.m. - 9:30 a.m.
9. The use of tranquilizers on livestock during the entire fair is prohibited. A veterinarian may administer tranquilizer in emergency situation for safety purposes.
10. Livestock exhibitors will be numbered at entry and show numbers are provided for Dairy Cattle, Dogs and Horses.
11. RATE OF GAIN CONTEST-To be eligible to compete in the Market Beef, Goat and Lamb Rate of Gain Contest the animal must be in the established fair weight range for that particular species. (Beef minimum, 1000 lbs. to maximum, 1600 lbs.; lambs, 100 to 175 lbs.; goats, 60 lbs. to 120 lbs.).
12. Market animals must be weighed as scheduled to determine class. They must meet weight requirements listed in sale rules to be considered for sale, Grand or Reserve Grand Champion honors.
13. Fair Board recommends no less than 5 exhibits per class. If there is less, the superintendent and Extension Agent in charge may combine small classes to form one class.
14. Exhibitors are only allowed to exhibit 2 animals per class and one in the group classes in the breeding divisions.
15. Livestock exhibit areas must be cleaned by exhibitors before leaving fair, except Beef & Dairy exhibitors.
16. No unethical practices will be allowed. The following are termed unethical practices: doctoring, doping or injecting show animals for body "fill-ins" or the alteration, changing, defacing or any modification of the markings of show animals and the anatomical structure of an animal, the removal, alteration changing or purposely damaging ear-tags or other identification methods; any type of injections where oils, glycerin or like substances are used for body "fill-ins", agents that would cause excessive accumulation of fluids under the skin; use of ice packs or other refrigerants to alter the quality of the finish of an animal. Ice, ice water or Isopropyl (rubbing) alcohol will not be allowed to prepare market lamb entries for show. Drenching will be allowed with drench guns, but the use of stomach pumps is prohibited for all species.
17. Any surgical procedures or injection of any foreign substances or drug or the external application of

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- any substance (irritant, counterirritant or similar substance) which could affect the animal's performance or alter its natural contour, conformation or appearance, (except external applications of substances to the hoofs or horns of animals which affect appearance only and except for surgical procedures performed by a duly licensed veterinarian for the sole purpose of protecting the health of the animal) is prohibited.
18. Under Colorado Law, it is a crime to sabotage or tamper with, administer growth stimulation drug(s) to, substitute unauthorized animal(s) for, exhibition livestock. [Section 18-9-207, Colorado Revised Statutes]. Penalties include up to eighteen (18) months in prison or a fine up to one hundred thousand (\$100,000.00) dollars and the name and photograph of any convicted person(s) to be made available for publication in newspapers and trade journals.
 19. Excessive physical abuse or mistreatment of livestock will not be tolerated at the Morgan County Fair. Exhibitors will be disqualified from showing.
 20. Rules for bedding livestock: All bedding must be provided by exhibitor. Breeding and Market Beef animals and Dairy animals will be bedded with wood chips (large flakes are highly recommended, no straw); Market Goat and Sheep exhibitors will use wood chips only (no carpet); Breeding Sheep may use straw or wood chips. Swine will be bedded with wood chips (no straw). Exception: Rabbits and Poultry cages should have sawdust in trays provided by Fair Board.
 21. **ONLY CHAMPION CATCH-IT ANIMALS, DETERMINED BY COMPOSITE SCORES, ARE GUARANTEED TO MAKE SALE.** The Fair Catch-It classes are educational, used only to determine show ring placing for composite scoring. **IT IS NOT A MARKET CLASS** and therefore is not considered for sale. Placings in respective weight classes are used for sale eligibility.
 22. Breed divisions may be changed according to number of entries.
 23. Showmanship participants will be divided into 3 groups: Junior (8-10); Intermediate (11- 13); and Senior (14-18), based on age as of 12/31/23, except for poultry Showmanship. Poultry Showmanship classes will be Junior (8-13) and Senior (14-18), based on age as of 12/31/23. Showmanship exhibitors must own and show their own animals.
 24. Animals cannot be shown in both breeding and market classes. Market ewe lambs, doe goats, gilts and heifers once weighed at the Fair, cannot be shown in the breeding classes.
 25. No exhibitor will be awarded more than 2 premiums in individual breeding classes.
 26. Once observed by the judge in its respective class, any market entry that qualifies for further competition must continue to exhibit in the show.
 27. Exhibitors must accompany, care for, and exhibit their own livestock at the show. Exhibitors are responsible for feeding and care of their animals until the animals are released from the Fair. Only the exhibitor will be allowed in the show ring during official judging. In case of sickness, other emergency or participant having more than one entry in a class, then an animal may be shown by a substitute providing the substitute is a bona fide Morgan County 4-H or FFA member and permission is granted by the Superintendent and Extension Agent in charge. In the weight division, championship drives, exhibitor must show their highest placing animal.
 28. Excluding sale animals, it is the responsibility of the exhibitor to provide transportation and accompany their animals to their destination after they are released.
 29. No livestock, excluding horses, will be permitted to return to stock trailers, trucks or parking area following check-in.
 30. **Grooming Rule:** Exhibitors are expected to care for and groom their own animals at the fair. If assistance is needed for grooming or fitting their animals, only bona fide Morgan County 4-H/FFA members and immediate family members will be allowed to help. (Immediate family member means a mother, step mother, father, stepfather, brother, sister, grandparents or legally appointed guardian of an exhibitor.) Exhibitors will be given one warning if they are caught using a fitter to groom their show animal other than the approved people listed above. After the first warning, consequence will be the Exhibitor will **NOT BE ALLOWED TO SHOW OR SELL THAT ANIMAL OR ANY OTHER ANIMAL OF THAT SPECIES**. If a youth doesn't follow this rule, they are in violation of the 4-H Code of Conduct and further consequences can occur.
 31. Animals not entered in regularly scheduled classes will not be permitted on the grounds.
 32. If a market animal becomes sick after it has arrived at the Morgan County Fairgrounds, the owner of the animal (or parent, superintendent or Extension Agent) must contact a licensed veterinarian for the treatment of that animal. If the veterinarian diagnosis is that the illness is not a contagious or communicable disease it may remain on grounds and be exhibited under the approval of the veterinarian. If the animal needs medication the veterinarian will take full responsibility of the animal's treatment. If the animal is in the Junior Market Sale and the withdrawal time exceeds the slaughter time of that species, the youth must take the animal home and then slaughter the animal after the Veterinarian Patient Client Relationship (VPCR) has been fulfilled. The procedure for slaughtering the animal must meet approval of the Morgan County Fair Board.
 33. All Grand and Reserve Grand Champion market animals (beef, goats, lambs, and swine) will be tested for anti-inflammatory, diuretics, antibiotics, steroids, tranquilizers and any other foreign substance testing, at a federally inspected plant upon slaughter. If substance(s) are found at a prohibited level in blood, urine, tissue, hide or carcasses of animals at time of testing or following slaughter or if there is any evidence of unethical fitting, sabotage and/or tampering the participant will, including but not limited to; forfeit awards, sale proceeds and premiums and the Morgan County Fair Board shall have discretionary power to determine any additional penalties. All animals are subject to be tested.
 34. Animals must be owned by the exhibitor and in the exhibitor's primary care after the following dates and until the completion of the county fair. Primary care is where the member will provide the primary and continuous care of their project animal from project beginning to completion (ownership period) as defined by the Colorado 4-H Youth Development Handbook.

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There may be rare circumstances when the youth may not be able to provide the necessary care for the animal at a particular time as in illness, short vacations or on activities or trips. On such occasions, another individual may be called upon to provide secondary care. The primary care dates are as follows:

Market Beef	March 4, 2024	4:00 p.m.
Horses	May 1, 2024	4:00 p.m.
Breeding Beef, Goats, Sheep	May 1, 2024	4:00 p.m.
Breeding Swine	May 1, 2024	4:00 p.m.
Dairy Cattle	May 1, 2024	4:00 p.m.
Market Goats	May 6, 2024	4:00 p.m.
Market Lambs	May 6, 2024	4:00 p.m.
Market Swine	May 6, 2024	4:00 p.m.
Breeding Rabbits, Poultry	June 1, 2024	4:00 p.m.
Market Rabbit	June 25, 2024	4:00 p.m.
Pen of Meat Poultry	June 25, 2024	4:00 p.m.

35. DRESS CODE: All livestock exhibitors are required to wear appropriate show attire when exhibiting. Shorts, tank tops, low cut shirts, shear blouses, flip flops, t-shirts, shirts with inappropriate messages and/or logos, ball caps, or bare midriffs are not acceptable show attire and therefore may not be worn during a show event. Recommended dress is as follows: long or short sleeved button shirt or blouse, clean jeans or slacks with belt, hard soled closed toed shoes or boots for safety. Cowboy hats are allowed. Rabbit and Chickens: jeans or slacks and long sleeved shirts are preferred for safety. Dairy Cattle and Dairy Goats: white shirts and pants are recommended. Horse: dress code is found in the Colorado 4-H Horse Show Rule Book.

HORSE DIVISION

1. Youth participating in riding classes must possess a Level 1 card.
2. 4-H Colorado Horse Rule Book will be the guideline for this show.
3. Stallions over 1 year old are ineligible to show and are not allowed on fairgrounds.
4. Riding horses is allowed only in designated areas.
5. Exhibitors must be enrolled in 4-H with Horse as a project.
6. A certified equestrian helmet with safety harness fastened in place is required in over fences classes and gymkhana events. It is the responsibility of the parent or guardian of the 4-H member to see that the headgear worn complies with such standards and is in good condition.
7. Exhibitors must have passed Level I Western, to participate in Western or Gymkhana classes at the Morgan County Fair.
8. Exhibitors must have passed Level I English, to participate in English classes at the Morgan County Fair.
9. Exhibitors must have passed Level II Ranch Horse, to participate in Ranch Horse classes at the Morgan County Fair.
10. Horses and exhibitors must be at the fairgrounds by 7:30 a.m. each day of show.

POULTRY DIVISION

1. Maximum 2 entries per class in the Breeding Poultry Department. In the Market Poultry Division an Exhibitor can enter and weigh **four** market pen per species division and cannot show in more than two species divisions.
2. Poultry exhibit areas must be cleaned by exhibitors before leaving fair.
3. All poultry must be hatched after January 1 of the current year to be eligible to exhibit.
4. Meat Poultry rules: birds will be judged on meat quality and uniformity; birds cannot be shown in both market and breeding classes.
5. Poultry cages are to be bedded with wood chips which will be provided by the Morgan County Fair Board.
6. Superintendents and Extension Agent in charge reserve the right to add/combine classes.
7. Selling two pens of market poultry. If the Grand Champion poultry pen is also the Champion Catch-it Chicken, the Reserve Grand Champion poultry pen will sell.
8. Exhibitors may take their poultry home if they are not a Sale Pen after they are exhibited. Meat pen of Chickens (Fryers, 3 birds, 9- to less than 18 lbs., or Broilers 3 birds, one breed 18-30 lbs.) Single Meat Turkey (1 bird, Toms: 20-43 lbs., Hens: 13-30 lbs.) Meat pen of Ducks (2 birds, one breed 12-18 lbs.) Meat pen of Geese (2 birds, one breed 14- 28 lbs.)
9. All poultry entries must be at the fairgrounds by 8:30 a.m. on Friday, July 26. Weigh-in for market poultry will be from 7:30-8:30 a.m. on Friday, July 26.

RABBIT DIVISION

1. Rabbits: Maximum 2 entries in the Breeding Classes. Maximum of 28 shown per individual. Exhibitors may enter and weigh **four** single fryer market rabbits (must be 3.5-5.5 lbs.).

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2. The judge will select up to two entries from each class to participate in the Fur Classes.
3. Rabbit exhibit areas must be cleaned by exhibitors before leaving fair.
4. Market Rabbit rules: market rabbits do not need to be purebred.
5. Cages should be bedded with wood shavings, which will be provided by the Morgan County Fair Board. Classes may be broken according to the number of animals in a particular breed.
6. Superintendents and Extension Agent in charge reserves the right to add/combine classes.
7. Exhibitors may take their rabbit(s) home if they are not a Sale Rabbit after they are exhibited.
8. All rabbit entries must be at the fairgrounds by 9:00 a.m. on Friday, July 26. Weigh-in for market rabbits will be from 7:30-9:00 a.m. on Friday, July 26.

GOAT DIVISION

1. All market goats that are not hornless will be required to have horns tipped blunt, no sharp points will be allowed. Removal of horns is not allowed on the grounds.
2. Wethers with one or more testicles in the body cavity are ineligible to show.
3. Market goats must be totally slick shorn with 3/8 inch of hair or less above the knees and above the hocks (no patterns), excluding the tail switch.
4. Breeding dairy goat exhibitors are encouraged to wear all white clothing.
5. All goats will be shown with a collar or halter.
6. Front feet will remain on the floor while being shown.
7. No breeding or market goats will be allowed to exhibit without a Federal Scrapie ID or approved Tag in their ear. Registered goats with an ear tattoo number that corresponds with a copy of the registration papers can be used in place of the Scrapie ID tag.
8. In market goat, classes will be broken down with approximately the same number of animals in each class. Classes may be broken with same weight animals in two different classes. (This will be more equitable for determining sale eligibility).
9. Goat exhibitors may use meshed or plastic muzzles at the County Fair. The style used must allow the animal to drink water.
10. Adhesive will be allowed on legs only for show. Powdering, Painting, and Coloring Agents may be used.
11. Drenching will be allowed with drench guns, but the use of stomach pumps is prohibited.
12. All goats must be at the fairgrounds by 7:00 p.m. Friday, July 26. Weigh-in for market goats will be from 5:30-7:00 pm on Friday, July 26.
13. Market goat show will start at immediately following the goat showmanship on Saturday, July 27.

SHEEP DIVISION

1. Breeding ewe and ram lambs must have all lambs teeth intact. Those entered in yearling classes may have two (2) or four (4) permanent teeth.
2. Wethers with one or more testicles in the body cavity are ineligible to show.
3. All Market Lambs will be weighed and shown slick shorn with no more than 1/4" fleece. No patterns, flank or belly wool allowed.
4. Lambs front feet will remain on the ground while being shown. Enforcement will be by the judge, superintendent or Extension Agent.
5. In the Breeding Show, if a sheep is crossed between meat and wool breeds, the class will be determined by the Extension Agent on wool characteristics.
6. All sheep may be shown with a halter
7. An exhibitor can bring a maximum of 6 market lambs. If an exhibitor has 1-3 lambs, they will receive 1 pen; with 4-6 lambs, 2 pens will be allotted. Extra pens may become available.
8. Sheep exhibitors only can use large wood chips, flakes or pellets for market lambs (no carpet); straw or wood chips for breeding sheep, all provided by the exhibitor.
9. No breeding sheep or market ewe lambs will be allowed to enter the Fairgrounds without a Federal Scrapie ID or approved Tag in their ear.
10. In the market sheep, classes will be broken down with approximately the same number of animals in each class. Classes may be broken with same weight animals in two different classes. (This will be more equitable for determining sale eligibility).
11. Sheep exhibitors may use meshed or plastic muzzles at the County Fair. The style used must allow the animal to drink water.
12. Adhesive will be allowed on legs only. Powdering, Painting, and Coloring Agents may be used.
13. Drenching will be allowed with drench guns, but the use of stomach pumps is prohibited in all species.
14. No breeding sheep or market lamb will be allowed to exhibit without a Federal Scrapie ID or approved Tag in their ear. Exhibitors must work with their breeders to make sure they have the correct tag.
15. Halters may be used in the show ring.
16. All sheep must be at the fairgrounds by 7:00 p.m. Saturday, July 27. Weigh-in for market lambs will be

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from 5:30-7:00p.m. on Saturday, July 27.

17. No stalling of lambs until 5:30 p.m. on July 27, 2024, if pen is still occupied by goats.
18. Market lamb show will start at 5:00 p.m. on Sunday, July 28.

SWINE DIVISION

1. All hogs must have a DNA sample, County ear tag, photo ID, and at least one notch in each ear; notches should be uniform, healed by the time of the County Fair and per National Swine Registry rules, any hogs that have questionable notches or do not match the swine ID forms will not be allowed to show.
2. An exhibitor can bring a maximum of 4 market pigs. If an exhibitor has 1-2 pigs, they will receive 1 pen; with 3-4 pigs, 2 pens will be allotted. Family members may be required to group pigs together if pens are needed. All Swine exhibits will be bedded with large wood chips, flakes or wood pellets, provided by the exhibitor. Extra pens may become available.
3. No straw will be allowed.
4. Clipping of hogs can be done at the fairgrounds. Only battery powered clippers can be used. No corded clippers. No snares will be allowed during clipping.
5. Adhesive will be allowed on legs only for show. No adhesive for sale.
6. It is highly recommended that if pigs are clipped, the pigs should have at least 1/2 inch of hair on the body, except for the head, neck and tail. Packers are concerned about buying short clipped pigs. Also, this rule is highly recommended by most swine judges.
7. Pens will have two 2"x10" boards bolted on the top of pens for tack.
8. In the market swine division, classes will be broken down with approximately the same number of animals in each class. Classes may be broken with same weight animals in two different classes. (This will be more equitable for determining sale eligibility).
9. All pigs will be officially weighed when they are unloaded. Participants will be assigned pens after the pigs are weighed. No pigs will be allowed to be penned in the wash rack or facility before weighing.
10. Drenching will be allowed with drench guns, but the use of stomach pumps is prohibited in all species.
11. Weigh-in for market swine will be from 8:30 to 10:30 a.m. on Sunday, July 28. All swine must be at the fairgrounds by 10:30 a.m. Sunday, July 28.
12. Swine show will start at 5:00 p.m. on Monday, July 29.

BEEF DIVISION

1. Nose tongs or permanent nose rings will be allowed on any beef animal on the fairgrounds if participant attended a workshop 60 days prior to the fair. "Big Jim" Metal halters will not be allowed. Cable show halters will be allowed.
2. Breeding beef can be stalled with market beef.
3. Fans/Chutes: exhibitors are limited to 1 fan per animal. Any standing fans (butt fans) are subject to approval of the superintendent of the Department and must be placed out of aisle ways in a safe manner so as not to interfere with visitor traffic or livestock safety. All extension cords must be UL approved. Blocking chutes may be set-up in the barn aisle ways on show day. On all other days when chutes are not in use, they must be moved outside to a designated area. Fans may be shut off on show day until all judging has been completed.
4. Bulls over 6 months old are ineligible to show and are not allowed on fairgrounds. No cow classes are available.
5. Breeding and Market beef animals will be bedded with wood shavings provided by the exhibitor, large wood chips, flakes or pellets (NO STRAW or SAWDUST bedding allowed).
6. If divider panels are used, they must be adjustable. No additional space will be allowed for animals.
7. In the Market beef, classes will be broken down with approximately the same number of animals in each class. Classes may be broken with same weight animals in two different classes. (This will be more equitable for determining sale eligibility.)
8. Drenching will be allowed with drench guns, but the use of stomach pumps is prohibited in all species.
9. In the interest of safety to exhibitors and spectators, any unruly animal will be ineligible to show and sell. The Livestock Management Personnel has the right to dismiss any unruly animal from the barn/show ring. A dismissal results in a NO sale. Unruly animals will be removed from the Fairgrounds.
10. Only dehorned or naturally polled beef project animals will be eligible to show. Any beef animal having horns over one inch from the skin at the base of the horn to the tip will be disqualified.
11. Set up tack starting Saturday, July 27, 2:00 p.m., BUT no animals will be allowed until Sunday, July 28, 1:00 pm - 2:00 pm. All beef entries must be at the fairgrounds by 9:30 a.m. on Monday, July 29. Weigh-in for market beef starts at 9:30 a.m. on Monday, July 29.

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DAIRY DIVISION

1. Metal halters, nose tongs or permanent nose rings will not be allowed on any dairy animal on the fairgrounds.
2. Bulls over 6 months old are ineligible to show and are not allowed on the fairgrounds.
3. Divider panels are allowed in the dairy barn area if room is available. Panels must be adjustable. No additional space will be allowed for animals.
4. Superintendents and Extension Agent in charge reserves the right to add/combine classes.
5. Dairy animals will be bedded with large wood chips, flakes or pellets provided by the exhibitor (NO STRAW or SAWDUST bedding allowed).
6. Set up tack starting Saturday, July 27, 2:00 p.m., BUT no animals will be allowed until Sunday, July 28, 1:00 pm - 2:00 pm. All dairy entries must be at the fairgrounds by 9:30 a.m. on Monday, July 29.
7. Producing Dairy Cows need to have a health certificate 30 days prior to the show if they arrive on the day of the show.
8. Dairy show will start at 10:00 a.m. on Wednesday, July 31.
- 9.

ANIMAL HEALTH REGULATIONS

Superintendent - Greg Ditter

Each exhibitor is responsible for having their animals properly immunized prior to the fair.

All breeding, market animals and horses must be seen by a Fair Board appointed veterinarian upon arrival, prior to unloading the animal. Those showing signs of infectious, contagious or communicable disease may be immediately withdrawn from the fair and may require removal from the premises. The decision of the Fair Board appointed veterinarian will be final. All animals on the grounds are subject to re-examination by veterinarians at any time during the fair.

1. Animals with active lesions of ringworm with resulting loss of hair or wool or multiple warts or blood warts (swine) easily visible without close examination may not be permitted to exhibit.
2. It is recommended that all female beef and dairy cattle be calf hood vaccinated for Brucellosis. All dairy heifers over the age of 12 months must have been vaccinated for Brucellosis.
3. Horses are recommended to be immunized for Influenza, Rabies, Rhinopneumonitis, Sleeping Sickness and West Nile Virus.
4. Poultry and rabbits must be free of disease and/or parasites to show or they will be disqualified.
5. Dogs must have proof of current Rabies vaccination. A copy of this certificate must be available for the superintendent. It is recommended that dogs be vaccinated for Canine Distemper, Hepatitis, Leptospirosis, Parainfluenza, Parvo Virus, Corona Virus and Kennel Cough.
6. Veterinarians have ruled that no community stock tanks are allowed on the fairgrounds.
7. No breeding sheep and breeding goats will be allowed to enter the Fairgrounds without a Federal Scrapie ID or approved Tag in their ear. Registered goats with an ear tattoo number that corresponds with a copy of the registration papers can be used in place of the Scrapie ID tag.
8. If a market animal becomes sick after it has arrived at the Morgan County Fairgrounds, the owner of the animal (or parent, superintendent or Extension Agent) must contact a licensed veterinarian for the treatment of that animal. If the veterinarian diagnosis is that the illness is not a contagious or communicable disease it may remain on grounds and be exhibited under the approval of the veterinarian. If the animal needs medication the veterinarian will take full responsibility of the animal's treatment. If the animal is in the Junior Market Sale and the withdrawal time exceeds the slaughter time of that species, the youth must take the animal home and then slaughter the animal after the Veterinarian Patient Client Relationship (VPCR) has been fulfilled. The procedure for slaughtering the animal must meet approval of the Morgan County Fair Board.
9. Drugs administered after the Exhibitor has turned in their Record Book must fill out another Health Record Sheet and turn it in at the weigh-in for that species at the County Fair. This could be beneficial if there is any drug residue detected in a drug test.

HORSES: Vets will check horses Saturday, July 20, 7:00 a.m. for the Western and English Show. Gymkhana vet checks will be done Sunday, July 21, 7:30 a.m. Ranch Horse vet checks will be done Tuesday, July 23, 7:30 a.m. Horses must be checked before they may show.

LIVESTOCK: Vets will check Goats Friday, July 26; Sheep on Saturday, July 27. Other livestock will be checked Sunday, July 28 and Monday, July 29.

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USDA WHOLESOME MEAT ACT

The Morgan County Fair endorses and supports the USDA Wholesome Meat Act and insists exhibitors are in compliance. Exhibitors of all market animal entries must certify their compliance with manufacturer's pre-market withdrawal periods specified for any and all medications, drugs, pesticides or feed additives administered. The use of any non-approved chemical or improper use of approved chemicals is strictly prohibited.

Certification forms will be required and turned in at weigh-in's at the Morgan County Fair.

JUNIOR MARKET SALE

Thursday, August 1, 2024
Multi-Purpose Building 5:30
p.m.

RULES:

1. Complete the Livestock No Sale forms, only if you **DO NOT** want your animal to sell at weigh-in.
2. Only 4-H/FFA market beef, sheep, swine, goats, meat rabbits and meat poultry projects meeting sale requirements may be sold at this sale.
3. Sale numbers are limited to top animals in each division, according to placings selected by the official judge, with a maximum of 45 Beef, 45 Swine, 45 Lambs and 45 Goats, and the Grand Champion Market Rabbit and the Grand Champion pen of Meat Poultry.
4. Selling two pens of market poultry. If the Grand Champion poultry pen is also the Champion Catch-it Chicken, the Reserve Grand Champion pen of market poultry will also sell.
5. Selling two separate market rabbits. If the Grand Champion market rabbit is also the Champion Catch-it Rabbit, the Reserve Grand Champion market rabbit will also sell.
6. Exhibitors may sell a maximum of one (1) animal of each species (beef, sheep, goat and swine) which meet sale requirements. The only exception to this is if an exhibitor shows both the Grand and Reserve Grand Champion within a species. They must then sell both of the animals within that species.
7. All animals must sell which are eligible to sell, unless designated in writing NOT to sell AT FAIR WEIGH-IN.
8. All sale animals, including rabbits and poultry, are terminal and **MUST** go to slaughter. Animals going to **custom slaughter** must be slaughtered in a Morgan County slaughter plant **licensed by the USDA or Colorado State Department of Agriculture**. Rabbits and poultry **must be slaughtered** but are exempt from having to be slaughtered at a licensed plant. Slaughter and processing costs for all sale animals are the responsibility of the purchaser. Ownership of and responsibility for sale animals remains with the seller until the animal is sold at which time the Morgan County Fair Board is responsible for delivery of said sale animal to a slaughter and processing facility.
9. There cannot be any substitution of animals designated for sale. If a non-designated animal is selected as Grand or Reserve Grand Champion, the exhibitor **MUST** sell that animal and may not sell another animal that was designated for sale.
10. Check-in weights will be sale weights.
11. Sale weights: beef, minimum 1,000 lbs., maximum **1,600 lbs.**; swine, minimum 230 lbs., maximum 300 lbs.; sheep, minimum 100 lbs., maximum 175 lbs.; goat, minimum 60lbs., maximum, 120 lbs.; rabbit, 3.5-5.5 pounds; meat poultry, fryer chickens: 9- to just under 18 lbs. per pen; broiler chickens: 18-30 lbs. per pen; turkeys (single bird): toms, 20-43 lbs, per pen, hens; 13-30 lbs. per pen; ducks (pen of 2): 12-18 lbs. per pen; geese (pen of 2): 14-28 lbs. per pen. This applies to all livestock classes except Catch-It animals.
12. Marketing: Open competitive marketing will prevail. Animals are sold to the highest bidder. A sale commission will be charged to all animals sold at the sale to defray normal marketing and publicity expenses.
13. Sale animals will be selected at the conclusion of the judging of each Department.
14. Exhibitors selling in the market sale should be available for a meeting in the Event Center at 11:00 a.m. the day of the sale.
15. The first two places in the sale of each species are reserved for Grand and Reserve Grand Champion, which must sell. Champion Catch-It animals (beef, lamb, pig, goat and pen of chickens) must sell, regardless of weight. Balance of sale order will be determined by class placings at the discretion of the Fair Board.
16. **Only Champion Catch-it-Animals, determined by composite scores, are guaranteed to make sale.** The fair Catch-It classes are educational, used only to determine show ring placing for composite scoring. **It is not a Market Class** and therefore is not considered for sale. Placings in respective weight divisions are used for sale eligibility
17. Photos will be taken immediately following the conclusion of each market show.
18. If a market animal becomes sick after it has arrived at the Morgan County Fairgrounds, the owner of the animal (or parent, superintendent or Extension Agent) must contact a licensed veterinarian for the treatment of that animal. If the veterinarian diagnosis is that the illness is not a contagious or communicable disease it may remain on grounds and be exhibited under the approval of the veterinarian. If the animal needs medication the veterinarian will take full responsibility of the animal's treatment. If the animal is in the Junior Market Sale and the withdrawal time exceeds the slaughter time

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of that species, the youth must take the animal home and then slaughter the animal after the Veterinarian Patient Client Relationship (VPCR) has been fulfilled. The procedure for slaughtering the animal must meet approval of the Morgan County Fair Board.

19. All Grand and Reserve Grand Champion market animals (beef, swine, lambs and goats) will be tested at a federally inspected slaughter plant. If substance(s) are found at a prohibited level in blood, urine, tissue, hide or carcasses of animals at time of testing or following slaughter or if there is any evidence of unethical fitting, sabotage and/or tampering, the participant will, including but not limited to forfeit awards, sale proceeds and premiums and the Morgan County Fair Board shall have discretionary power to determine any additional penalties. All animals are subject to be tested. Testing costs will come from the Junior Livestock Auction Sale Commissions.
20. No adhesive, glitter, etc.
21. If a market animal is treated prior to Fair and the residue withdrawal period exceeds the day of the Jr. Livestock Sale, that animal cannot be exhibited at the Morgan County Fair.
22. **DRESS CODE:** All livestock exhibitors are required to wear appropriate show attire when participating in the sale. Shorts, tank tops, low cut shirts, shear blouses, flip flops, t-shirts, shirts with inappropriate messages and/or logos, ball caps, or bare midriffs are not acceptable show attire and therefore may not be worn during a show event. Recommended dress is as follows: long or short sleeved button shirt or blouse, clean jeans or slacks with belt, hard soled closed toed shoes or boots for safety. Cowboy hats are allowed. Rabbit and Chickens: jeans or slacks and long sleeved shirts are preferred for safety. Dairy Cattle: white shirts and pants are recommended.

JUNIOR MARKET LIVESTOCK SALEORDER (45 Lambs, 45 Beef, 45 Goats, 45 Swine)

The Junior Livestock Sale selection process is as follows:

First remove all the animals that are on the Livestock No-Sale Forms from the Sale List.
Grand Champions and Reserve Grand Champions must sell even if they are on the No-Sale Form.

Market Beef, Goats, Lambs, and Swine

1. Grand Champion
2. Reserve Grand Champion
3. Champion Catch-It Animal (determined by the participant with the highest total points)
4. Champion Weight Division
5. Reserve Champion Weight Division
6. Highest Placing Animals. The selection will start with the Grand Champion class followed by the next heaviest class. After the heaviest class then start with the lightest class moving to the heaviest class. Procedure will continue until the maximum allowable numbers are reached.

Meat Pen of Poultry

1. Grand Champion Meat Pen
2. Champion Catch-It Pen (determined by the participant with the highest total points)
3. If the same individual exhibits the Grand Champion Meat Pen and the Champion Catch- It Pen then the Reserve Grand Champion Meat Pen will be in the sale.

Meat Pen of Rabbits

1. Grand Champion Market Rabbit
2. Champion Catch-It Rabbit (determined by the participant with the highest total points)
3. If the same individual exhibits the Grand Champion Market Rabbit and the Champion Catch-It Rabbit then the Reserve Grand Champion Market Rabbit will be in the sale.

Sale order will be set as follows:

Grands (Rabbits, Chickens, Lamb, Beef, Goat, Swine); Reserves (Lamb, Beef, Goat, Swine); Champion Catch-Its (Rabbit, Chickens, Lamb, Beef, Goat, Swine); then in 5 Lambs, 5 Beef, 5 Goats, 5 Swine until all animals are have sold.

LIVESTOCK NO-SALE FORMS

This form **MUST** be filled out, cut out, and presented at the scale during weigh-in or to the Fair Office no later than 1 hour before the published show time or your animal **WILL BE**

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CONSIDERED FOR SALE. Once form is turned in, it cannot be retracted. Animals that are selected for Grand Champion, Reserve Grand Champion or Champion Catch-It-Animals **MUST** sell.

I DO NOT PLAN TO SELL THE FOLLOWING ANIMAL IF SELECTED BY SALE COMMITTEE
(List all tag #'s which apply):

Member: _____
Address: _____
Phone: _____
Tag Number(s): _____
Parent Signature: _____
Circle species:

Sheep Beef Swine Goat

LIVESTOCK NO-SALE FORMS

This form **MUST** be filled out, cut out, and presented at the scale during weigh-in or to the Fair Office no later than 1 hour before the published show time or your animal **WILL BE CONSIDERED FOR SALE.** Once form is turned in, it cannot be retracted. Animals that are selected for Grand Champion, Reserve Grand Champion or Champion Catch-It-Animals **MUST** sell.

I DO NOT PLAN TO SELL THE FOLLOWING ANIMAL IF SELECTED BY SALE COMMITTEE
(List all tag #'s which apply):

Member: _____
Address: _____
Phone: _____
Tag Number(s): _____
Parent Signature: _____
Circle species:

Sheep Beef Swine Goat

Classes Added

Open Home Ec. Class Changes:

o Fine Arts

- Add a Combination Pottery class – Total of 4 new classes:
 - Combination Novice (3 years of experience or less) adult
 - Combination Novice (3 years of experience or less) youth
 - Combination Advanced (3+ years of experience) adult
 - Combination Advanced (3+ years of experience) youth

o Baking

- Split brownie class – total of 1 new class
 - Cake brownies
 - Fudge brownies
- Add Snickerdoodle class – Total of 1 new class
- Add Molasses cookie class. – Total of 1 new class

o Hobby Crafts

- 2 Diamond Art Classes
 - Large Diamond Art
 - Small Diamond Art
- 3D Printing Class

o Quilting

- Add panel quilt class to each existing group – total of 4 classes

PERFORMANCE CLASSES

Western Horsemanship

WESTERN PLEASURE (no pattern)

- 31. Senior
- 32. Intermediate
- 33. Junior

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RANCH HORSE EVENTS

Age Groups:

Ranch Horse classes will be split into two age groups. All members competing in Ranch Horse must have passed the Level II Ranch Horse written and riding tests.

WRH RANCH CUTTING

50. Senior, 14 & over

51. Junior/Intermediate, 13 & under

WRH INDIVIDUAL COW WORK

52. Senior, 14 & over

53. Junior/Intermediate, 13 & under

RANCH RIDING

54. Senior, 14 & over

55. Junior/Intermediate, 13 & under

RANCH TRAIL

56. Senior, 14 & over

57. Junior/Intermediate, 13 & under

Marlin Eisenach, Livestock Extension Agent, presented to the Board Resolution 2024 BCC 23, a Resolution Adopting the rules of the 2024 Morgan County Fair as presented by Mr. Eisenach.

Commissioner Becker made a motion to approve Resolution 2024 BCC 23, a Resolution adopting the rules of the 2024 Morgan County Fair as presented by Marlin Eisenach, Livestock Extension Agent. Commissioner Westhoff seconded the motion and motion carried 3-0.

Consideration of Approval – 2024 BCC 24 A Resolution Amending the Morgan County Subdivision Regulations Related to Final Plats, Shared Access, and Shared Wells for Certain Subdivisions, and Amended Plats.

MORGAN COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS

RESOLUTION NO. 2024 BCC 24

A RESOLUTION AMENDING THE MORGAN COUNTY SUBDIVISION REGULATIONS RELATED TO FINAL PLATS, SHARED ACCESS AND SHARED WELLS FOR CERTAIN SUBDIVISIONS, AND AMENDED PLATS

WHEREAS, the County desires to amend the Morgan County Subdivision Regulations to revise requirements for final plats, shared access and shared wells for certain subdivisions, and amended plats:

WHEREAS, on April 8, 2024, the Planning Commission held a duly noticed public hearing on the proposed amendments and recommended approval;

WHEREAS, on April 16, 2024, the Board of County Commissioners held a duly noticed public hearing on the proposed amendments;

WHEREAS, the Board of County Commissioners has complied with all relevant provisions for amending the Morgan County Subdivision Regulations; and

WHEREAS, after considering public testimony received and the recommendation of the Planning Commission, the Board of County Commissioners finds these amendments to be in the best interest of the citizens of Morgan County.

NOW THEREFORE BE IT RESOLVED by the Morgan County Board of County Commissioners as follows:

Section 1. Section 6-170(J)(4)(b) of the Morgan County Subdivision Regulations is amended to read as follows:

Lien Holder – Only Required if Property is Dedicated to the County for Maintenance

Section 2. Section 6-170(J) of the Morgan County Subdivision Regulations is amended with a new subsection (8) to read as follows:

8. The following notes shall be on all plats:

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a. Morgan County is not responsible for the quantity or quality of water supplied to this subdivision.

b. Any past, present, or future drainage issues on this property are the responsibility of the landowner and their successors and not that of Morgan County.

Section 3. Section 8-140(B) of the Morgan County Subdivision Regulations is amended to read as follows:

Each new lot shall have access for ingress and egress to a public right-of-way. Shared access is permitted provided it will not negatively impact the public health, safety, and welfare and the owner(s) have executed a shared access acknowledgement.

Section 4. Section 8-170 of the Morgan County Subdivision Regulations is amended with new subsections (C), (D) and (E) to read as follows with the current subsections (D), (E) and (F) re-lettered to (F), (G) and (H) accordingly:

(C) Proof of access in one of the following forms:

1. Preliminary approval of new access to a County road from the County Road & Bridge Department.

2. Documented previous approval of a current access to a County road from the County Road & Bridge Department.

3. Approval of current or new access to a highway, if access is directly onto the highway, from Colorado Department of Transportation.

(D) If shared access is proposed, all owner(s) must submit a shared access acknowledgement.

(E) If a single well is proposed as the water supply to two or more lots and if permitted by the Department of Water Resources, a draft copy of a shared well agreement detailing the specifics for the responsibilities of the owners of the lots related to the shared well and any easements to access the well. All easements related to the shared well must be shown on the plat. The applicant must also submit proof from the Department of Water Resources that the well may be used for the number of lots proposed.

* * *

Section 5. Section 9-150(C) in the Morgan County Subdivision Regulations is amended with new subsections (6) and (7) and 9-150(E)(1) is amended to read as follows:

(C) Proposal Summary

(6) Proof of access in one of the following forms:

a. Preliminary approval of new access to a County Road from the County Road & Bridge Department.

b. Documented previous approval of a current access to a County road from the County Road & Bridge Department.

c. Approval of current or new access to a highway, if access is directly onto the highway, from Colorado Department of Transportation.

(7) If the shared access is proposed, all owner(s) must submit a shared access acknowledgement.

* * *

(E) Upon the determination of the Staff, the applicant may be required to submit the following additional materials with the application.

(1) Proposed methods for joint use of common facilities and continued maintenance of water sources, waste disposal facilities, and their associated easements, deeds and maintenance agreements as necessary. Any application proposing a well, as the water supply to the exempted parcel, which is shared by another parcel, the applicant shall submit a shared well agreement detailing the specifics for the responsibilities of the owners of the lots related to the shared well and any easements to access the well. All easements related to the shared well must be shown on the plat. The applicant must also submit proof from the Department of Water Resources that the well may be used for the number of lots proposed.

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Section 6. Section 9-175(B) of the Morgan County Subdivision Regulations is amended to read as follows:

The Staff shall verify that proper signatures have been secured on the exemption documents. The Staff shall compare owners' names with those on the title report supplied in accordance with Section 9-150(3). If there is a difference identified by the Staff, then the Staff shall not proceed with the recordation of the exemption until a new title commitment is received and ownership is confirmed by the Staff.

Section 7. Section 10-200(D) of the Morgan County Subdivision Regulations is amended with a new subsection (6) to read as follows:

(6) If shared access is proposed, all owner(s) must submit a shared access acknowledgement.

Section 8. Section 10-200(G)(1)(f) of the Morgan County Subdivision Regulations is amended to read as follows:

The plat adequately renames or renumbers the lots in accordance with this Chapter.

Section 9. Section 10-400(D) of the Morgan County Subdivision Regulations is amended with new subsections (7) and (8) to read as follows:

(7) If shared access is proposed, all owner(s) must submit a shared access acknowledgement.

(8) If a single well is proposed as the water supply to two or more lots and if permitted by the Department of Water Resources, a draft copy of a shared well agreement detailing the specifics for the responsibilities of the owners of the lots related to the shared well and any easements to access the well. All easements related to the shared well must be shown on the plat. The applicant must also submit proof from the Department of Water Resources that the well may be used for the number of lots proposed.

APPROVED this 4th day of June, 2024.

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

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

s/ Jon J. Becker
Jon J. Becker, Commissioner

s/ Gordon H. Westhoff
Gordon H. Westhoff, Commissioner

(SEAL)
ATTEST:

s/ Kevin Strauch
Kevin Strauch

Nicole Hay, Morgan County Planning and Zoning Administrator, presented to the Board Resolution 2024 BCC 24, a Resolution Amending the Morgan County Subdivision Regulations Related to Final Plats, Shared Access, and Shared Wells for Certain Subdivisions, and Amended Plats. Ms. Hay stated On April 8, 2024, the Planning Commission reviewed and considered amendments to the Morgan County Subdivision Regulations. These amendments are related to final plats, shared access, and shared wells. The Planning Commission recommended approval on a vote of 6-0. On April 16, 2024, the Board of County Commissioners reviewed and considered the same amendments to the Morgan County Subdivision Regulations and approved them on a vote 3-0. Resolution 2024 BCC 24 reflects the outcome of that hearing.

Commissioner Westhoff made a to motion approve Resolution 2024 BCC 24, a Resolution Amending the Morgan County Subdivision Regulations Related to Final Plats, Shared Access, and Shared Wells for Certain Subdivisions, and Amended Plats as presented by Nicole Hay, Morgan County Planning and Zoning Administrator. Commissioner Becker seconded the motion and motion carried 3-0.

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Consideration of Approval – 2024 BCC 25 A Resolution Amending the Morgan County Zoning and Subdivision Regulations Concerning Mobile and Manufactured Homes, Manufactured Home Placement Permits, Manufactured Home Park Development Permits, The Manufactured Home Zone District, and Residential Building in Specific Zones

MORGAN COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS

RESOLUTION NO. 2024 BCC 25

A RESOLUTION AMENDING THE MORGAN COUNTY ZONING AND SUBDIVISION REGULATIONS CONCERNING MOBILE AND MANUFACTURED HOMES, MANUFACTURED HOME PLACEMENT PERMITS, MANUFACTURED HOME PARK DEVELOPMENT PERMITS, THE MANUFACTURED HOME ZONE DISTRICT, AND RESIDENTIAL BUILDING IN SPECIFIC ZONES.

WHEREAS, the County desires to amend the Morgan County Zoning and Subdivision Regulations to address mobile and manufactured homes, temporary uses in regards to RVs, manufactured home placement permits, manufactured home park development permits, criteria for manufactured home parks, the manufactured home zone district, and residential uses in specific zones;

WHEREAS, on April 8, 2024, the Planning Commission held a duly noticed public hearing on the proposed amendments and recommended approval of the amendments with further revisions;

WHEREAS, on April 16, 2024, the Board of County Commissioners held a duly noticed public hearing on the proposed amendments;

WHEREAS, the Board of County Commissioners has complied with all relevant provisions for amending the Morgan County Zoning and Subdivision Regulations; and

WHEREAS, after considering public testimony received and the recommendation of the Planning Commission, the Board of County Commissioners finds these amendments to be in the best interest of the citizens of Morgan County.

NOW THEREFORE BE IT RESOLVED by the Morgan County Board of County Commissioners as follows:

Section 1. Sections 1-360, 1-635, 1-640, 1-645, 1-655, 1-750(A), 1-805, and 1-870 of the Morgan County Zoning Regulations are deleted in their entirety.

Section 2. Section 1-615 of the Morgan County Zoning Regulations is amended to read as follows:

Manufactured Homes: A building unit, or combination of pre constructed building units, manufactured and certified pursuant to the National Manufactured Housing Construction and Safety Standard Act of 1974, 42 U.S.C. Sec. 5401, *et seq.*, as amended.

Section 3. Section 1-650 of the Morgan County Zoning Regulations is renumbered and amended to read as follows:

1-617 Manufactured Home Park: A parcel of land under single ownership or control within which spaces are rented for occupancy by manufactured homes or manufactured homes are rented for occupancy. Automobile or manufactured home sales lots on which unoccupied manufactured homes are parked for inspection or sale shall not be considered manufactured home parks.

Section 4. Section 1-630 of the Morgan County Zoning Regulations is amended to read as follows:

Mobile Home: A factory-assembled structure equipped with the necessary service connections and made so as to be readily movable as a unit on its own running gear and designed to be used as a dwelling unit without a permanent foundation. Mobile homes were built prior to June 15, 1976. Any mobile homes are prohibited within the County and any existing mobile homes are considered nonconforming uses.

Section 5. Section 1-710 of the Morgan County Zoning Regulations is amended to read as follows:

Permanent Foundation: A foundation designed by a licensed Colorado engineer in accordance with the applicable building code adopted by the County.

Section 6. The following definitions of the Morgan County Subdivision Regulations are deleted in their entirety:

Manufactured Home, Mobile Home, Mobile Home Lot or Space, Mobile Home Park, and Mobile Home Subdivision.

Section 7. Section 3-145 of the Morgan County Zoning Regulations is amended to read as follows:

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The intent of this section is to provide for the regulation of temporary uses. For the purposes of this section the term "temporary" shall mean a period of up to (6) months, except as expressly provided in Sec. 3-150. The Planning Administrator may limit the amount of time a temporary use is permitted.

Section 8. Section 3-150(C) of the Morgan County Zoning Regulations is amended to read as follows:

The permit granted by the Planning Administrator shall expire six (6) months from the date of issuance, except for permits for temporary residences in Sec. 3-155(A)(1) which may be issued and renewed so long as there is a valid building permit, but no certificate of occupancy, for the property where the temporary residence is located and Sec. 3-155(A)(2) which may be issued as described in that subsection. All temporary uses shall be removed within thirty (30) days of the expiration of the permit.

Section 9. Section 3-155(A) of the Morgan County Zoning Regulations is amended to read as follows:

(A) Temporary Residence

- (1) Upon obtaining a building permit for a permanent residence, a permit for utilizing a temporary dwelling unit by the property owner may be obtained in the A, A/B, RR, ER, RCR, and MH districts. Recreational vehicles may be permitted under this subsection as a temporary dwelling unit.
- (2) Recreational vehicles may be used as a temporary dwelling unit, on the same lot, only in A, A/B, RR, ER, and RCR zone districts and subject to the issuance of a temporary use permit. The use of a recreational vehicle as a temporary dwelling unit under this subsection (A)(2) is prohibited as in all other zones. The temporary use permit for a recreational vehicle pursuant to this subsection (A)(2) may only be issued for increments of thirty (30) days, up to a maximum of six permits for a total of one-hundred eighty (180) days for the same lot. Each 30-day permit is subject to the permit fee adopted by the BOCC. An applicant may request up to six permits in one application or make multiple applications for the total number of permits allowed under this subsection (A)(2).
- (3) Recreational vehicles in the JLV zone district are not subject to temporary use permits described in subsections A(1) and (2). Recreational vehicles within campgrounds or recreational vehicle parks are not subject to subsection A(2).

Section 10. Section 2-160(A) of the Morgan County Zoning Regulations is amended to read as follows:

Minimum processing fees for zoning amendments, map changes, conditional and special use permits, variances, sign permits, site permits, planned development reviews, building permits, zoning permits, manufactured home placement permits and other permits required by these Regulations will be established and be subject to change from time to time upon approval of the Board of County Commissioners.

Section 11. Section 2-290(C) of the Morgan County Zoning Regulations is amended to read as follows:

Manufactured homes subject to the Manufactured Home Placement Permit.

Section 12. Section 2-320 of the Morgan County Zoning Regulations is amended to read as follows:

All structures and buildings over 200 square feet, which are uses-by-right, and not subject to the County's building or manufactured home placement permit requirements, require a zoning permit prior to the commencement of construction or use.

Section 13. Current sections 2-345 through 2-475 of the Morgan County Zoning Regulations are renumbered to 2-405 through 2-525.

Section 14. Morgan County Zoning Regulations are amended by the addition of the new following sections:

MANUFACTURED HOME PLACEMENT PERMIT

2-345 Purpose

A placement permit shall be required for the installation of manufactured homes on individual lots and manufactured homes in a manufactured home park in Morgan County, which are not on a permanent foundation.

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2-350 Submittal Requirements

- (A) Completed application provided by the County, signed by all owner(s) of, or persons having an interest in the property subject to the application. If owner(s) will not be signing the application, written authorization for the agent to sign the application must be supplied with the complete application. An incomplete submittal will not be processed.
- (B) Application fee.
- (C) A site plan pursuant to Sec. 2-470.
- (D) A signed copy of the Morgan County Right to Farm Policy.
- (E) An adequate drainage plan. For any manufactured home which will result in five thousand (5,000) square feet or more of impermeable surface, the drainage plan must be signed and sealed by a licensed civil engineer.
- (F) The Morgan County Building Department may require any other information to enable the Building Official or Inspector to determine that the proposed manufactured home will comply with all applicable requirements.

2-355 Review Procedure

- (A) Review of Submission. Staff shall review the submittal materials within fifteen (15) working days and provide the applicant with the initial written comments, specifically noting any inadequacies in the submittal items. An incomplete submittal will not be processed.
- (B) Decision. The Building Official or Inspector may approve, approve with conditions, or deny the application. The decision of the Building Official shall be provided to the applicant no later than two (2) business days from the date of the decision.

2-360 Review Criteria

- (A) All manufactured homes must be adequately served by public or private utilities and have clear access to a developed public right-of-way.
- (B) The plans for the proposed erection, construction, reconstruction, movement, alteration or use fully conform to all applicable provisions of these Regulations.

2-365 Expiration of Manufactured Home Placement Permit

Manufactured homes subject to a permit must be installed and receive a certificate of occupancy within twenty-four (24) months of the issuance of a manufactured home placement permit.

2-370 Post-Installation Procedures

After installation is complete, the Building Official or Inspector will inspect the manufactured home for compliance with all applicable regulations. If the manufactured home complies with all applicable regulations, the Building Official or Inspector may issue a certificate of occupancy for the manufactured home. No manufactured home without a certificate of occupancy may be occupied.

2-375 Installation Standards

- (A) Authority. Any manufactured home located in or relocated within the County shall bear a Housing and Urban Development (HUD) label, or verification of HUD compliance, and meet the following installation standards. The Building Official or Inspector may authorize the use of different materials or methods which will accomplish substantially the same result. The Building Department shall be authorized to act as the exclusive inspection agency for the County pursuant to the Colorado Division of Housing Manufactured Housing Installation Program.
- (B) Installation. Any installation of a manufactured home in the County shall be performed in strict accordance with the applicable manufacturer's installation instructions and these Zoning Regulations. Where the manufacturer's instructions are not applicable, installation shall be in accordance with the rules promulgated by the Colorado Division of Housing for the installation of manufactured homes. A copy of the manufacturer's instructions or the standards promulgated by the Colorado Division of Housing shall be available at the time of installation and inspection.
- (C) Skirting. All manufactured homes, which are not required to have a permanent foundation, shall be skirted with aluminum or other material (excluding untreated wood products) which is nonflammable, capable of withstanding hail and wind and approved by the County Building Department. All skirting shall be installed around the perimeter of a manufactured home to the ground level. Such skirting shall be completely installed prior to issuance of a certificate of occupancy. All skirting shall have one (1) or more openings constructed and located to allow convenient access to all points of utilities connections.

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(D) Foundations

- (1) Basement or crawlspace foundations and foundations for any manufactured structure that requires a Floodplain Development Permit shall be designed by an architect or engineer licensed by the State.
- (2) An architect or engineer licensed by the State may perform all foundation, perimeter drain, damp-proof, and concrete encased electrode inspections. If this option is used, setback and offset distances must first be approved by the Building Department, and a stamped letter from the architect or engineer must be received and approved by the Building Department prior to any other inspections on the home. This letter must state that the architect or engineer did perform the inspections and that the work is consistent with the design drawings for the foundation.
- (3) A permanent foundation is required where unstable or expansive soil conditions are encountered, for manufactured homes located in the floodplain or otherwise required by these Zoning Regulations.

2-380 Utilities and Minimum Interior Fixtures

- (A) All manufactured homes shall be connected to either an approved public or private sewage disposal system.
- (B) A licensed plumber, or owner if permissible, shall install all-natural gas, sewer, and water service lines; a licensed electrician, or owner if permissible, must install all electrical service connections. Electrical and plumbing installations must be approved by the State. The owner is responsible for obtaining those inspections and approval prior to the issuance of a certificate of occupancy by the Building Department. If owner intends to perform such electrical or plumbing work, the owner shall contact the State to ensure such work is permissible for owner to perform before undertaking such work.
- (C) Every manufactured home used as a dwelling unit shall be provided with a kitchen sink and a bathroom equipped with facilities consisting of a water closet, lavatory and either a bathtub or shower. Each sink, lavatory and either a bathtub or shower shall be equipped with hot and cold running water necessary for its normal operation.

MANUFACTURED HOME PARK DEVELOPMENT PERMIT

2-385 Purpose

The development of a new manufactured home park or expansion of a current manufactured home park shall require a manufactured home park development permit. This permit shall be only required for zones in which a manufactured home park is a use by right. For all other zones, development or expansion of a manufactured home park shall require the applicable permit if such use is allowed. No manufactured home placement permits shall be issued for installation of manufactured homes in a manufactured home park until the manufactured home park development permit has been approved.

2-390 Submittal Requirements

The submittal requirements in this Section may be waived or altered by the Planning Administrator at the Planning Administrator's sole discretion.

- (A) Completed application provided by the County, signed by all owner(s) of, or persons having an interest in the property subject to the application. If owner(s) will not be signing the application, written authorization for the agent to sign the application must be supplied with the completed application.
- (B) Application fee.
- (C) A general description of the request and the reasons for it, including a narrative description of how the request meets the criteria for a manufactured home park. The general description shall include plans for the operation and maintenance of the park.
- (D) Title commitment for the property issued within six (6) months previous to the submission of the application. If the application is incomplete, the County may require that the title commitment be updated.
- (E) Proof of an adequate supply of water in terms of quantity, quality, and reliability.
- (F) A listing of type and availability of utilities and services; including sewer, water, electrical, and fire protection to the manufactured home park including letters of commitment from providers of utilities and services serving the site or proof of ownership.
- (G) Discussion of any public improvements required to complete the project.
- (H) A plan map in accordance with the provisions of Sec. 2-470.
- (I) Any additional information required by the Planning Administrator.

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2-395 Review Procedures

- (A) Pre-Application Conference. Prior to submission of a manufactured park development application, each applicant shall attend a pre-application conference with the Planning Department. After the pre-application conference, the Planning Department may furnish the applicant with written comments regarding the proposed use to inform and assist the applicant prior to the preparation of the application.
- (B) Review of Submission. Staff shall review the submittal materials within fifteen (15) working days and provide the applicant with the initial written comments, specifically noting any inadequacies in the submittal items. Staff may request that the applicant make changes or clarifications to the submittal information. An incomplete submittal will not be processed.
- (C) Decision. The Planning Administrator may approve, approve with conditions or deny the application. The decision of the Planning Administrator shall be provided to the applicant no later than two (2) business days from the date of the decision.

2-400 Review Criteria

- (A) All manufactured home parks must be adequately served by public or private utilities and have clear access to a developed public right-of-way.
- (B) All manufactured home parks must comply with all applicable provision of these Zoning Regulations.

Section 15. Section 3-115 of the Morgan County Zoning Regulations is amended to read as follows:

MH Manufactured Home Park Zone District

Section 16. Section 3-615(A) of the Morgan County Zoning Regulations is amended to read as follows:

- (A) Holding vaults of concrete construction with a minimum 1000 gallon capacity shall be permitted for individual sewage disposal as long as the system is installed and operated and the collected sewage is disposed of, in accordance with local and state health department standards, or, if such standards are unavailable, any appropriate applicable standards. These systems are considered temporary pursuant to the requirements of the local health department. No building, zoning or manufactured home placement permits will be issued unless the local health department has approved the proposed method of sewage disposal for the lot or unit. Recreation vehicles, existing mobile homes and manufactured homes may use chemical or other toilets approved by the local health department as long as the central sewage disposal facility approved by the state health department in 1976 or before remains in operation under a current state health department operation and discharge permit and a Morgan County Certificate of Designation.

Section 17. Sections 3-395, 4-595, 4-665, 4-670, 4-680, 4-685, 4-690, 4-695, 4-700, and Table 5 in Appendix B of the Morgan County Zoning Regulations are deleted in their entirety.

Section 18. Sections 3-375, 3-380, 3-385, and 3-390 of the Morgan County Zoning Regulations are amended to read as follows:

3-375 Purpose of Manufactured Home Zone

The Manufactured Home Zone provides a residential zone for manufactured home parks within unincorporated areas of Morgan County.

3-380 Manufactured Home Zone Uses-By-Right

- (A) Manufactured home parks.
- (B) Manufactured homes located in manufactured home park.
- (C) Accessory uses, buildings, and structures.
- (D) Home occupation.
- (E) Open space, parks, and playgrounds.
- (F) Public utility distribution mains and lines which are underground facilities.
- (G) Satellite dish antennas without towers.
- (H) 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.
- (I) Solar collector facilities as an accessory use only.

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(J) Building-mounted wind energy facilities (WEFs) as an accessory use only.

3-385 Manufactured Home Zone Conditional Uses

(A) Communication facilities not exceeding height limits.

3-390 Manufactured Home Zone Special Review Uses

(A) Central collection sewage treatment facilities.

(B) Water tanks and water treatment facilities.

Section 19. Sections 4-575 through 4-655 of the Morgan County Zoning Regulations are amended to read as follows:

MANUFACTURED HOME PARK REQUIREMENTS

4-575 Application

The provisions and regulations of this Section shall apply to the location and extension, use, and maintenance of all manufactured home parks. It shall be unlawful for any person to locate a manufactured home park within the unincorporated area of Morgan County except in compliance with these applicable standards. Manufactured home parks are prohibited in all zone districts with the exception of the Manufactured Home Park Zone District.

4-580 Minimum Standards

Sections 4-585 to 4-645 establish minimum standards governing necessary utilities and facilities and other physical improvements and conditions required to make manufactured home parks safe, sanitary, and fit for human habitation; articulate the responsibilities and duties of owners and operators of manufactured home parks and authorize the inspection of manufactured home parks.

4-585 Dedication of Easements and Public Lands

The developer shall convey or dedicate any necessary easements as a condition of approval of the manufactured home park development permit.

4-590 Dimensional Standards

The standards in these Manufactured Home Park Requirements establish the dimensional standards for a manufactured home park and shall control over any other dimensional standards or bulk requirements in these Zoning Regulations. If dimensional standards are not addressed in these Manufactured Home Park Requirements, applicable standards in Zoning Regulations shall be applied to the extent that application does not create a conflict.

4-600 Site Area and Single Ownership

The site for a manufactured home park shall be a single parcel of land under single ownership. No minimum acreage is required, provided the density standards are satisfied. The owner of the manufactured home park need not own the manufactured homes located within each manufactured home space.

4-605 Utilities

Manufactured homes parks may utilize public sewer or private septic systems. The use of a private septic system requires the submission of documentation that the septic system will comply with the applicable law and regulations that the Health Department has preliminary approved the use of septic system. The use of public sewer system requires the submission of documentation that the public sanitation utility can serve the park. Manufactured home parks may utilize a public or private water supply. The use of private water supply shall require the submission of documentation that the water supply is adequate for all requirements imposed by the state regulatory agencies in its design. The use of public water system requires submission of documentation that the public water utility can serve the park. The property owner shall remain responsible for the operation and maintenance of any private septic system and/or private water system serving the park.

4-610 Density

The total density of a manufactured home park shall not exceed six (6) units per gross acre, and the density on any particular acre shall not exceed eight (8) units per acre.

4-615 Space Requirements

(A) Manufactured home spaces must be a minimum of four thousand (4,000) square feet. The dimensions of the space shall be such that the width is at least one-third (1/3) the depth, provided the width is no less than 50 (fifty) feet. Space requirements exclude parking.

(B) Each manufactured home space shall have two (2) parking spaces located within that space.

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- (C) Each manufactured home space shall have a number posted on the front portion of the space and visible from the adjacent roadway for addressing purposes.

4-620 Perimeter Setbacks

Each manufactured home park shall provide the following setbacks along the perimeter, which shall be landscaped and maintained, except for those portions used for ingress and egress. The setbacks in this Section shall be measured in accordance with Section 3-630 of these Regulations.

- (A) Abutting a state or federal highway or County road designated as major arterial – fifty (50) feet.
- (B) Abutting any public right-of-way other than (A) above – twenty-five (25) feet.
- (C) Abutting any exterior boundary other than (A) or (B) above – fifteen (15) feet.

4-625 Internal Setbacks

- (A) A manufactured home shall meet the following setbacks:
 - (1) Twenty (20) feet from any utility easement or, if no easement is recorded, a minimum setback of thirty (30) feet from the location of utility structure.
 - (2) Ten (10) feet from any accessory structure.
- (B) Encroachments into the internal setback shall be governed by Section 3-630 of these Regulations. The required area for each manufactured home space shall not include that additional area required for access roads, service buildings, recreation areas, office, and similar manufactured home park needs.
- (C) Distances from other structures, not addressed herein, shall be as specified in R302 of the IRC, adopted by the County.

4-630 Access and Interior Roads

- (A) The manufactured home park site shall have at least two (2) direct accesses to a public road pursuant to Colorado law, each of which shall be at least forty (40) wide. Access points to these roads shall be subject to review and approval by the County and the Colorado Department of Transportation where necessary.
- (B) Access to every manufactured home space shall be from internal roads. The manufactured home park shall be designed so that all manufactured home spaces and community buildings face onto an interior roadway.
- (C) Paved roads shall be required in manufactured home parks when the number of manufactured home spaces exceeds thirty (30). Paving shall be asphalt or concrete or equivalent material upon a stabilized base, according to current specifications of the County. All roads, required to be paved, must be paved and approved by the County prior to the issuance of any certificate of occupancy. Unless expressly accepted by the County, no interior roads shall become county roads.
- (D) The minimum travel lane width of all interior roads shall be twenty-four feet (24) with no on-road parking. If the on-road parking is required on one side of the road only, the minimum width of the road shall be thirty feet (30) measured from flow line to flow line. If on-road parking is required on both sides of the road, the minimum width of the road shall be forty feet (40) measured from flow line to flow line.

4-635 Walkways

Paved walkways at least three feet (3') wide shall be provided from all manufactured home spaces to service buildings and other community areas, and along all access roads, when the number of manufactured home spaces in the manufactured home park exceeds thirty (30). Walkways shall be hard surfaced with concrete or asphalt. Off-street parking or fences shall not obstruct walkways. Gravel may be used in manufactured home parks of less than forty (40).

4-640 Accessory Buildings

Accessory buildings and structures to manufactured homes in a manufactured home park are limited to garages, storage structures, and carports. All accessory buildings and structures shall conform to the building code. Accessory buildings or structures not adequately covered by the building code shall be subject to the provisions of the National Fire Protection Association's Standard for Manufactured Housing, "Manufactured Homes Accessory Buildings and Structures," NFPA No. 501A. Arrangement of manufactured homes and accessory buildings or structures on the site shall not restrict reasonable access to the site by emergency personnel.

4-645 Storage

- (A) Storage underneath a manufactured home is not permitted.

COMMISSIONERS PROCEEDINGS 27

(B) A separate centralized storage area(s) for campers, trailers, RVs, boats, motor homes, etc. is required in the manufactured home park at an amount equal to one hundred (100) square feet per each manufactured home space. Such area(s) shall be hard surfaced and be screened with a six-foot (6') high solid fence or suitable opaque landscaping.

Section 20. Sections 3-170(B) and (F)(2), Parcels Larger Than 20 Acres, of the Morgan County Zoning Regulations, are amended to read as follows:

(B) One (1) single-family dwelling per lot.

(F)(2) One (1) additional single-family dwelling.

Section 21. Section 3-170(B), Parcels 20 Acres and Smaller, of the Morgan County Zoning Regulations, is amended to read as follows:

(B) One (1) single-family dwelling per lot.

Section 22. Section 3-175(F), Parcels Larger Than 20 Acres, of the Morgan County Zoning Regulations is amended to read as follows:

(F) Up to two (2) additional dwelling units.

Section 23. Sections 3-175(L) and (W), Parcels Larger Than 20 Acres, of the Morgan County Zoning Regulations are deleted in their entirety and the remaining subsection renumbered accordingly.

Section 24. Section 3-175(H), Parcels 20 Acres and Smaller, of the Morgan County Zoning Regulations is amended to read as follows:

(H) One additional dwelling unit.

Section 25. Sections 3-175(M) and (X), Parcels 20 Acres and Smaller, of the Morgan County Zoning Regulations are deleted in their entirety and the remaining subsections renumbered accordingly.

Section 26. Section 3-180(X) of the Morgan County Zoning Regulations is amended to read as follows:

(X) Two-family dwelling, as the only residential structure, site built or manufactured home on a permanent foundation. Each unit must be served by its own septic and water supply unless under common ownership.

Section 27. The following sections of Morgan County Zoning Regulations are amended to read as follows:

3-190(F)(9) Two single family dwellings per lot.

3-210(A) Single family dwelling, one per lot.

3-250(A) One (1) single-family dwelling per lot.

3-255(A) Multi-family dwellings up to three dwelling units.

3-260(A) Multi-family dwellings with more than three dwelling units, including but not limited to apartment buildings, condominiums, and town homes.

3-270(A) Two-family dwellings, one per lot.

3-270(E) Single-family dwellings and manufactured homes on permanent foundations (one per lot).

3-300(K) Single family dwellings, one per lot.

3-320(A) Single-family dwellings, site built or manufactured home on a permanent and engineered foundation, one per lot.

Section 28. Sections 3-190(F)(2); 3-195(M) and (Q); 3-215(G) and (O); 3-220(B); 3-235(G) and (L); 3-240(C); 3-255(I) and (L); 3-270(B); 3-295(B); 3-305(C); 3-320(K); and 3-340(E) of the Morgan County Zoning Regulations are deleted in their entirety and remaining subsections renumbered accordingly.

Section 29. The following provisions of Table 1, Appendix B of the Morgan County Zoning Regulations are amended as follows with the remainder of Table 1 unchanged:

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Zone District Code Letter:	MH c
Design Standards	
1. Minimum Lot Size	See Regulations
2. Minimum Lot Area Per Unit (MF Only)	See Regulations
3. Minimum Setbacks (feet)	For each space from space boundary
Front	15
Side	10
Rear^f	10
4. Minimum Lot Frontage Width (feet)	See Regulations
5. Maximum Building Height (feet)	
SFU	30
Others	30
6. Fence Height Max. (feet)	6
Lot Frontage Limit	3
See Sec. 3-640	
7 Maximum Lot Coverage by Structures %	N/A
8. Open Space Requirement %	N/A

APPROVED this 4th day of June, 2024.

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

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

s/ Jon J. Becker
Jon J. Becker, Commissioner

s/ Gordon H. Westhoff
Gordon H. Westhoff, Commissioner

(SEAL)

ATTEST:

s/ Kevin Strauch
Kevin Strauch

Nicole Hay, Morgan County Planning and Zoning Administrator, presented to the Board Resolution 2024 BCC 25, a Resolution Amending the Morgan County Zoning and Subdivision Regulations Concerning Mobile and Manufactured Homes, Manufactured Home Placement Permits, Manufactured Home Park Development Permits, The Manufactured Home Zone District, and Residential Building in Specific Zones. Ms. Hay stated the amendments to the Morgan County Zoning and Subdivision Regulations are concerning mobile and manufactured homes, manufactured home placement permits, manufactured home park development permits, the manufactured home zone district, and residential building in specific zones. The Planning Commission recommended approval with recommended changes made at a work session held on February 12, 2024 and a public hearing held on April 8, 2024. On April 18, 2024, the Board of County Commissioner reviewed and considered the same amendments including the recommended changes and approves them on a vote 3-0. Section (A)(2) (top of page 3) of this resolution is language pertaining to recreational vehicles being used as a temporary dwelling unit. This is allowed in certain zone districts with a temporary use permit for recreational vehicles. The permit may be issued in increments of 30 days up to a maximum of 6 permits for a total of 180 days. Section 9(A)(3) was added to clarify that recreational vehicles in the Jackson Lake Village zone district would not be subject to the temporary use permit as they are already a use-by-right. Recreational vehicles within campgrounds or RV parks are also not subject subsection A(2). Resolution 2024 BCC 25 reflects the outcome of that hearing.

Commissioner Becker made a to motion approve Resolution 2024 BCC 25, a Resolution Amending the Morgan County Zoning and Subdivision Regulations Concerning Mobile and Manufactured Homes, Manufactured Home Placement Permits, Manufactured Home Park Development Permits, The Manufactured Home Zone District, and Residential Building in Specific Zones as presented by Nicole Hay, Morgan County Planning and Zoning Administrator. Commissioner Westhoff seconded the motion and motion carried 3-0.

COMMISSIONERS PROCEEDINGS 29

Consideration of Approval – 2024 BCC 26 A Resolution Amending the Morgan County Fee Schedule for Planning Services by the Adoption of New Fees

MORGAN COUNTY, COLORADO
BOARD OF COUNTY COMMISSIONERS

RESOLUTION NO. 2024 BCC 26

A RESOLUTION AMENDING THE MORGAN COUNTY FEE SCHEDULE FOR PLANNING SERVICES BY THE ADOPTION OF NEW FEES

WHEREAS, the Board of County Commissioners adopted new regulations concerning temporary uses for recreational vehicles;

WHEREAS, the Board of County Commissioners desires to adopt application fees for applications associated with these uses.

NOW THEREFORE BE IT RESOLVED by the Morgan County Board of County Commissioners as follows:

Section 1. The following application fees are hereby adopted and shall be added to the Morgan County Fee Schedule for Planning Services:

- Temporary Use (Recreational Vehicle as Dwelling Unit with no valid building permit) -**
\$5.00 per each 30 day permit
- Temporary Use (Recreational Vehicle as Dwelling Unit with a valid building permit)-** \$30.00
per each 6 month permit

Section 2. The Fee Schedule shall be amended to reflect that the fees adopted in this Resolution control over any general application fees adopted by the Board of County Commissioners.

APPROVED this 4th day of June, 2024.

THE BOARD OF COUNTY COMMISSIONERS
MORGAN COUNTY, COLORADO

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

s/ Jon J. Becker
Jon J. Becker, Commissioner

s/ Gordon H. Westhoff
Gordon H. Westhoff, Commissioner

(SEAL)
ATTEST:

s/ Kevin Strauch
Kevin Strauch

Nicole Hay, Morgan County Planning and Zoning Administrator, presented to the Board Resolution 2024 BCC 26, a Resolution Amending the Morgan County Fee Schedule for Planning Services by the Adoption of New Fees. Ms. Hay stated Resolution 2024 BCC 26 would amend the Morgan County Fee Schedule for Planning Services to add application fees: A temporary use permit for recreational vehicles being used as a temporary dwelling unit without a valid building permit would be \$5.00 per each 30-day permit. A temporary use permit for recreational vehicles being used as a temporary dwelling unit with a valid building permit would be \$30.00 per each 6-month permit.

Commissioner Westhoff made a motion to approve Resolution 2024 BCC 26, a Resolution Amending the Morgan County Fee Schedule for Planning Services by the Adoption of New Fees as presented by Nicole Hay, Morgan County Planning and Zoning Administrator. Commissioner Becker seconded the motion and motion carried 3-0.

Consideration of Approval of Waiver of RFP Process and Approval of Construction Contract 2024 CNT 066 with Martin Marietta Material, Inc. for Various Road Work and Improvements.

Morgan County Public Works Director, Bruce Bass presented to the Board Consideration of Approval of Waiver of RFP Process and Approval of Construction Contract 2024 CNT 066 with Martin Marietta Material, Inc. for Various Road Work and Improvements. Mr. Bass stated that the reason for this waiver is to increase the existing bid to include an extra mile of road that is currently on the 2025 road plan. This will lock in the current price. He noted this

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is one of the worst sections of Road 24 and that the company is already scheduled to work in the area. It also includes an extra culvert. This will result in an additional cost of \$246,341.

Chairman Arndt noted that this would help with mobilization of the staff in case of an emergency in 2025.

Commissioner Becker made a motion to approve the Waiver of RFP Process and Approval of Construction Contract 2024 CNT 066 with Martin Marietta Material, Inc. for Various Road Work and Improvements for an additional amount of \$246,341 as presented by Morgan County Public Works Director, Bruce Bass. Commissioner Westhoff seconded the motion and motion carried 3-0.

Consideration of Approval – JACKSON LAKE FIREWORKS APPLICATION, submitted by Margaret Journey.

Margaret Journey, President of Pirate Pyrotechnics for Jackson Lake Home Owners Association presented the application submitted for a Fireworks Display Permit on July 6, 2024 with a rain date of July 13, 2024. The address for the fireworks display will take place is 25402 County Road 3 boat ramp/beach area west of the boat ramp. Ms. Journey has provided the necessary application for this permit with exceptions regarding the liability insurance requirement which will be submitted at the beginning of July.

Ms. Journey noted that this is a private event and not open to the public.

Commissioner Westhoff made a motion to approve the Fireworks Display Permit with Commissioner Becker seconding the motion. The motion carried 3-0.

COUNTY OFFICIAL AND DEPARTMENT HEAD REPORTS

Morgan County Clerk and Recorder, Kevin Strauch noted that the ballots for the 2024 June Primary and Vacancy were mailed the previous day and that ballot boxes are now open at Brush City Hall, Wiggins Town Hall, and the Morgan County Administrative Building.

Commissioners reviewed the calendar dated May 31, 2024 through June 11, 2024 with no changes.

Respectfully Submitted,

Kevin Strauch
Clerk to the Board

(Minutes ratified June 18th, 2024)

THE BOARD OF COUNTY COMMISSIONERS MORGAN COUNTY, COLORADO

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

s/ Jon J. Becker
Jon J. Becker, Commissioner

s/ Gordon H. Westhoff
Gordon H. Westhoff, Commissioner

(SEAL)

ATTEST:

s/ Kevin Strauch
Kevin Strauch

PUBLIC HEARING

Chairman Arndt called the hearing to order at 9:45 a.m. on Tuesday, June 4, 2024 in the Assembly Room of the Morgan County Administration Building.

Chairman Mark Arndt, Commissioner Gordon Westhoff and Commissioner Jon Becker were present in person. Planning and Zoning Administrator Nicole Hay, Planning and Zoning Administrative Assistant Cheryl Brindisi, and IT Specialist Karol Kopetzky were also present. Morgan County Attorney Kathryn Sellars attended via ZOOM.

NEW BUSINESS: Special Use Permit

APPLICATION:

Applicants: Zoltan Szabo

Landowners: Zoltan and Eva Szabo

Legal Description: A parcel in the S $\frac{1}{2}$ N $\frac{1}{2}$ of Section 24, Township 3 North, Range 56 West of the 6th P.M., Morgan County, lying east of Highway 71, also known as 14540 Hwy 71, Brush, CO 80723.

Request: Special Use Permit to utilize an existing building on the property for secure public indoor storage of vintage and collector cars.

APPLICATION OVERVIEW:

Planning Administrator Nicole Hay read her file summary as follows:

APPLICANT: Zoltan Szabo

LANDOWNER: Zoltan and Eva Szabo

This application is for a Special Use Permit to utilize an existing building on the property for secure indoor storage of vintage and collector cars. The permitted area is located in a part of the S $\frac{1}{2}$ N $\frac{1}{2}$ of Section 24, Township 3 North, Range 56 West of the 6th P.M., Morgan County, Colorado, aka 14540 Highway 71, Brush, CO 80701.

This request is to allow indoor public storage of approximately 30 to 35 vintage/collector cars in an existing 6000 square foot building. The property is zoned Agriculture Production and is in the Brush Fire District. Commercial vehicle storage facilities are not a designated use by right, conditional use, or special use under the Morgan County Zoning Regulations in the applicable district and therefore, require a special use permit pursuant to Sec. 2-375.

In reviewing this application, the Planning Commission and Board of County Commissioners are required to make a finding that the criteria for granting a Use by Special Review in Section 2-395 of the Morgan County Zoning Regulations has been met.

Section 2-395 Special Use Permit Criteria:

- A. The use and its location as proposed are in conformance with the Morgan County Comprehensive Plan. Specifically:

The property is located in the southeastern planning area as defined by the Morgan County Comprehensive Plan. In this area Comprehensive Plan goals include:

Encourage the preservation of agricultural production land to ensure continuation of this important industry. The facility will not impact and therefore preserve the agricultural economic base historically attributed to the area.

- 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.
There is access to public infrastructure. The project is designed for long-term storage; therefore, no additional road or traffic impacts are expected.
- E. The special use proposed has been made compatible with the surrounding uses and adequately buffered as determined by the County.
There is only one residence located on 40 acres adjacent to the east of this property. Other adjacent uses include pasture ground.
- F. The special use poses only the minimum amount of risk to the public health, safety and welfare as set by either federal, state or county regulation, whichever is the strictest.
The proposed special use will not increase the risk to public health, safety or welfare.
- G. The special use proposed is not planned to be developed on a non-conforming parcel.
The proposed Special use is located on a conforming parcel.
- 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.
- I. For any special use requiring a supply of water for human consumption that the applicant has demonstrated a source of water which is adequate for the proposed use in terms of quantity, quality, and reliability. For any special use which does not require a supply of water for human consumption, an adequate source of water for the proposed use in terms of quantity and reliability must be obtained prior to commencement of the use.
The proposed special use does not require water.

This application was considered by the Planning Commission in a public hearing on May 13, 2024.

The Planning Commission recommended approval on a vote of 5 in favor and 0 opposed, 2 members were absent.

Nicole Hay,
Morgan County Planning Administrator

DISCUSSION: Board of County Commissioners to applicant:

At this time, Chairman Arndt asked the applicant if there is anything they would like to add to the application. Zoltan Szabo presented this application to the Board of County Commissioners.

PUBLIC COMMENT OPEN: None
PUBLIC COMMENT CLOSED:

BOARD OF COUNTY COMMISSIONER COMMENTS:

Commissioner Westhoff commented that he thought the indoor storage for classic cars was a good idea.

Commissioner Westhoff motioned to approve the Special Use permit as presented.

Commissioner Becker seconded the motion.

Motion carries 3-0.

Chairman Arndt noted for the record that he did not ask the applicant to state his name, Zoltan Szabo, before proceeding with the application presentation.

NEW BUSINESS: 3-Lot Minor Subdivision

APPLICATION:

Applicants: Tammy and Ralph L. Beauprez Jr. and Donna Beauprez

Landowners: Fort Morgan Farms, LLC

Legal Description: 3-Lot Minor Subdivision. The total acreage being divided into 3 Lots is 8.25 acres. Lot 1 will be 1.81 acres and is vacant. Lot 2 will be 2.51 acres and has a single-family residence. Lot 3 will be 3.92 acres and currently has grain bins and outbuildings.

Request: A parcel of land located in the NW¹/₄ of Section 36, Township 4 North, Range 60 West of the 6th P.M., Morgan County, Colorado. Also known as 5420 County Road T, Wiggins, CO 80654.

APPLICATION OVERVIEW:

Planning Administrator Nicole Hay read her file summary as follows:

APPLICANT: Tammy and Ralph Beauprez

LANDOWNER: Fort Morgan Farms, LLC

This application is for a 3-lot Minor Subdivision of 8.25 acres located in the NW¹/₄ of Section 36, Township 4 North, Range 60 West of the 6th P.M., Morgan County, Colorado. Also known as 5420 County Road T, Wiggins, CO 80654. The property is zoned Agriculture Production.

Lot 1 will be 1.81 acres, Lot 2 will be 2.51 acres and Lot 3 will be 3.92 acres. Lot 1 is currently vacant, Lot 2 has an existing residence, and Lot 3 currently has grain bins and out buildings.

Section 8-195 of the Morgan County Subdivision Regulations requires review of the listed criteria and compliance to be determined prior to approval of the proposed subdivision.

In reviewing an application for a minor subdivision, the Planning Commission and the Board of County Commissioners shall apply the following criteria as listed from Section 8-195 of the Morgan County Subdivision Regulations:

- (A) Whether the application documents are complete and present a clear picture of how the subdivision is to be laid out including all infrastructure, easements, and access.
The application documents are complete:
- 1) Northeast Colorado Health Department has issued a letter regarding onsite wastewater treatment systems on Lots 1 thru 3.
 - 2) According to Morgan County Quality Water, there is a 2 tap equivalent in the existing meter. This means they can split the taps apart and install meters on Lots 1 and 3. Lot 2 will continue to be served by a well. Due to building setbacks the well is located on Lot 3, there is a well maintenance easement dedicated.

- 3) All lots have permitted access off of County Road T. There is also an access easement being dedicated on all 3 lots for grain deliveries due to tight turn arounds.
 - 4) Property is located in the Wiggins Fire District.
 - 5) Soil map was provided by the Natural Resources Conservation Service.
 - 6) The applicant notified the mineral rights owners.
 - 7) Right to Farm notices were signed by the property owner and provided with the application.
- (B) Whether the proposed subdivision is consistent with the Morgan County Comprehensive Plan. *The subdivision is located in the northwest planning area.*
Chapter 2, Plan Summary
Goal: Section 2.C.1- To encourage development where proposed development is compatible with existing land uses and access to public infrastructure is established.
- Lot 1 is currently vacant, Lot 2 has an existing residence, and Lot 3 currently has grain bins and out buildings. Large parcels used as single family home sites surrounded by farmland are in the area. There is access to County Road T, Morgan County Quality Water, and Morgan County REA.*
- (C) Whether the proposed subdivision is compatible with surrounding land uses and is adequately buffered as needed.
- All properties adjoining this proposed subdivision are in the Agricultural Production District. To the north, there are large parcels with single family residences and farmland. To the south and east is farm ground. Buffer is created by the road and/or distance.*

Planning Commission Meeting

This application was considered by the Planning Commission in a public hearing on May 13, 2024.

The Planning Commission recommended approval on a vote of 5 in favor and 0 opposed, 2 members were absent.

Nicole Hay
Morgan County Planning Administrator

DISCUSSION: Board of County Commissioners to applicant:

At this time, Chairman Arndt asked the applicant if there is anything they would like to add to the application. Tammy and Ralph L. Beauprez Jr. presented this application to the Board of County Commissioners.

PUBLIC COMMENT OPEN: None

PUBLIC COMMENT CLOSED:

BOARD OF COUNTY COMMISSIONER COMMENTS:

Commissioner Westhoff asked the applicants if the intention to create this Minor Subdivision was to build another house on Lot 1?

Ralph Beauprez Jr. explained the reasoning to subdivide this parcel into 3 Lots was due to the other lots inability to join together.

Commissioner Becker motioned to approve the Minor Subdivision permit as presented.

Commissioner Westhoff seconded the motion.

Motion carries 3-0.

Being no further business, the meeting was then adjourned.

Respectfully Submitted,
Cheryl Brindisi
Planning and Zoning Administrative Assistant

(Minutes ratified June 18th, 2024)

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

_____ s/ Mark A. Arndt

Mark A. Arndt, Chairman

_____ s/ Jon J. Becker

Jon J. Becker, Commissioner

_____ s/ Gordon H. Westhoff

Gordon H. Westhoff, Commissioner

(SEAL)

ATTEST:

_____ s/ Kevin Strauch

Kevin Strauch