

COMMISSIONERS PROCEEDINGS 1

MEETING OF THE BOARD OF COUNTY COMMISSIONERS
Minutes of Meeting
June 17, 2025

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/89044888145> 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 16, 2025.

To participate in Public Hearings you may connect via Zoom Conferencing Access Information: <https://us02web.zoom.us/j/89044888145> listen via phone, please dial: 1-312-626-6799, Meeting ID: 890 4488 8145

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/89044888145> or to listen via phone, please dial: 1-312-626-6799, Meeting ID: 890 4488 8145

The Board of Morgan County Commissioners met Tuesday, June 17, 2025 at 9:00 a.m. Chairman Jon Becker, Commissioner Tim Malone and Commissioner Kelvin Bernhardt were in attendance. Chairman Becker asked Morgan County Undersheriff Jon Horton to lead the meeting in the Pledge of Allegiance.

Commissioner Kelvin Bernhardt moved to remove agenda item #8 (County ordinance in relation to Special Conditions for School Districts) from the agenda as the superintendents involved were not able to attend. He also moved to move the swearing in of Megan Andrews to the first item. Commissioner Malone seconded the motion. The motion passed 3-0.

Swearing in of Megan Andrews

Morgan County Sheriff, Dave Martin noted that he appreciates the opportunity to swear in the staff before the Commissioners. Megan Andrews was sworn in as a Patrol Deputy.

MORGAN COUNTY EMPLOYEE ANNIVERSARIES

1st and 2nd quarter 2025.

The Board recognized the following employees for their respective years of service to Morgan County:

***5 Years of Service**

Shauna Barbee	Sheriff
Jacqueline Moreno	Sheriff - Jail
Ryan Ruland	Ambulance
Michael Siedelberg	Ambulance
Mychael Thomas	Sheriff – Jail
Richard Vance	Road and Bridge
Carina Liebanos-Espinoza	Clerk and Recorder

***10 Years of Service**

Nicole Hay	Planning and Zoning
Veronica Gallegos-Cruz	Human Services
Alois Meier	Solid Waste
Carrie Schmeeckle	Human Services

***15 Years of Service**

Zachari Thomas	Sheriff
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***35 Years of Service**

John Kopetzky	Ambulance
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CITIZEN’S COMMENT

There was no citizen comment provided.

CONSENT AGENDA

1. Ratify the Board of County Commissioners approval of **BCC meeting minutes** dated May 20, 2025.
2. Ratify the Board of County Commissioners approval of **BCC meeting minutes** dated May 28, 2025.
3. Ratify the Board of County Commissioners approval of **BCC meeting minutes** dated May 30, 2025.
4. Ratify Chairman Jon Becker’s signature on **May 2025 Morgan County Warrants**, signed June 17, 2025.

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5. Ratify the Board of County Commissioners approval of **Request for Waiver of Rental Fees for Brush Chamber of Commerce**, signed June 20, 2025.
6. Ratify the Board of County Commissioners approval of **Contract 2025 CNT 046 Martin Marietta Materials, Inc.**, Term of Contract April 29, 2025 through October 31, 2025.
7. Ratify the Board of County Commissioners approval of **Contract 2025 CNT 047 Advance Service, Inc.**, Term of Contract June 1, 2025 through August 4, 2025.
8. Ratify the Board of County Commissioners approval of **Contract 2025 CNT 048 Moetivations, Inc.**, Term of Contract June 1, 2025 through December 31, 2025.
9. Ratify the Board of County Commissioners approval of **Contract 2025 CNT 049 American College of Cardiology Foundation**, Term of Contract June 3, 2025 until termination.
10. Ratify the Board of County Commissioners approval on **Assignment of Lease, Morgan County Partnership for Children and Families**. Term of Lease July 1, 2025 through November 30, 2025.
11. Ratify Chairman Jon Becker's signature on **Morgan County Public Trustee Report**, time period April, 2025 through May, 2025. Signed June 17, 2025.
12. Ratify the Board of County Commissioners approval on assignment of **Debt Collections to EMS[MC]** dated May 16, 2025. Client #240636, #243646, #243480, #243745, #242806H, #242340, #243850B, #243768C, #243684A, #243805, #250056, #243788, #243815, #242949, #242753, #243703, #243263, #250300, #243700, #243536, #243555, #242683B, #243239, #243635, #243392, #243673, #250414, #243120, #243756, #243690, #243570, #250010, #243582, #243585, #243835, #250006, #242746, #243768B.
13. Ratify the Board of County Commissioners approval on assignment of **Debt Collections to EMS[MC]** dated June 3, 2025. Client #242958B, #241874, #250184, #250269, #242780, #250065, #243020, #243729, #243026, #250205, #250221, #240116, #250183, #250467, #250985, #240705, #242005B, #250077, #242824, #242751, #250274, #242391, #250191, #243375, #250165, #250113, #250110, #243865, #240155, #250212, #243323, #250008, #250015A, #243523, #250188, #243862, #250109, #250290A, #243439, #240945, #240930, #240965, #241879A, #250235, #243841, #250231, #250067, #250440, #243578, #243099, #250101, #243584, #250628, #243157.
14. Ratify Chairman Jon Becker's signature on **Memorandum of Understanding – Annual Reaffirmation, The State of Colorado Department of Human Services**, Term of MOU July 1, 2025 through June 30, 2026.
15. Ratify Chairman Jon Becker's signature on letter to **Works Allocation Committee**. A mutual agreement between Kit Carson County Department of Human Services and Morgan County Department of Human Services for transfer of funds.
16. Ratify Chairman Jon Becker's signature on letter to **Works Allocation Committee**. A mutual agreement between Yuma County Department of Human Services and Morgan County Department of Human Services for transfer of funds.
17. Ratify Chairman Jon Becker's signature on **Secure Transportation Vehicle Permit** for Centennial Mental Health Center, Inc., Permit numbers 25-0617-01, 25-0617-02, 25-0617-03, 25-0617-04, 25-0617-05, 25-0617-06, 25-0617-07.
18. Ratify the Board of County Commissioners approval of **Child Support Purchase of Services Agreement** between the Board of County Commissioners of Washington County acting on behalf of the Washington County Department of Human Services and the Board of County Commissioners of Morgan County acting on behalf of the Morgan County Department of Human Services, Term of Agreement July 1, 2025 through June 30, 2026.

At this time, Commissioner Bernhardt made a motion to approve items 1-18 as presented; Commissioner Malone seconded the motion. The motion carried 3-0.

UNFINISHED BUSINESS

There was no unfinished business.

GENERAL BUSINESS AND ADMINISTRATIVE ITEMS

Consideration of Approval – Jackson Lake fireworks application, submitted by Margaret Journey

Commissioner Bernhardt presented the application submitted for a Fireworks Display Permit on July 5, 2025 with a rain date of July 6, 2025. The address for the fireworks display will take place is 25402 County Road 3 boat ramp/beach area west of the boat ramp.

Sheriff Martin noted that in the past, it has been a safe show and he had no issues.

Chairman Becker noted that all the paperwork was in order.

Commissioner Malone made a motion to approve the Fireworks Display Permit for Margaret Journey, President of Pirate Pyrotechnics for Jackson Lake Home Owners with Commissioner Bernhardt seconding the motion. The motion carried 3-0.

Consideration of Approval – Changes to the 2025 Morgan County Fee Schedule for Clerk and Recorder

Morgan County Clerk and Recorder, Kevin Strauch presented to the Board Changes to the 2025 Morgan County Fee Schedule. Clerk Strauch stated that with HB24-1269 Modification of Recording Fees passing in 2024 the recording fees will change from a per page recording fee to a flat fee of \$43.00 per document for all documents beginning July

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1st, 2025. The \$43.00 will consist of \$40.00 for the recording fee, \$2.00 for the Electronic Recording Technology Board surcharge and the \$1.00 is the Technology fee surcharge. With HB24-1269 it is stated that death records are exempt from standard recording fees, through surcharges may apply. The Electronic Recording Technology Board has agreed to waive their \$2.00 fee and as a department we will absorb the \$1.00 technology fee surcharge charge for over the counter and mail on all death records. The charge for death records that are submitted over the counter and mail there will be no charge, if death records are submitted electronically there will be the \$1.00 technology fee surcharge charged. The Uniform Commercial Code which are UCCs the fees will remain the same, which is 1-2 pages submitted is \$13.00, 3 or more pages is \$18.00 and if submitted electronically the charge is \$8.00.

Commissioner Bernhardt made a motion to approve the Changes to the 2025 Morgan County Fee Schedule for the Clerk and Recorder, as presented by Morgan County Clerk and Recorder, Kevin Strauch with Commissioner Malone seconding the motion. The motion carried 3-0.

Consideration of Approval - 2025 BCC 24 A Resolution adopting the rules of the 2025 Morgan County Fair.

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

RESOLUTION NO. 2025 BCC 24

**A RESOLUTION ADOPTING THE RULES AND REGULATIONS OF THE 2025 MORGAN
COUNTY FAIR**

WHEREAS, the Board of County Commissioners is the governing body for the Morgan County Fair, and

WHEREAS, it is necessary to establish the Rules and Regulations of the Morgan County Fair for the 2025 Morgan County Fair, and

**NOW BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MORGAN
COUNTY COLORADO**

1. The rules of the 2025 Morgan County Fair which are attached hereto are hereby adopted and shall apply to all participants in the 2025 Morgan County Fair.
2. Any alleged violations of the Rules of the 2025 Morgan County Fair shall be dealt with in accordance with Resolution 2004 BCC 32 concerning discipline for violation of County Fair Rules.

DATED this 17th day of June, 2025

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

s/Jon J. Becker
Jon J. Becker, Chairman

s/Timothy A. Malone
Timothy A. Malone, Commissioner

s/Kelvin S. Bernhardt
Kelvin S. Bernhardt, Commissioner

(SEAL)
ATTEST:
s/ Kevin Strauch
Kevin Strauch

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MORGAN COUNTYFAIR

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.

GENERAL RULES

1. ELIGIBILITY - Only bona fide Morgan County 4-H, FFA and FCCLA members are eligible to

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- 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 Monday, July 7, 2025, 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 9, 2025, 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 23, 2025. 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 12, 2025 through Tuesday, September 30, 2025. Premiums not picked up by **September 30, 2025** 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 26. 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, July 31, 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 30. 4-H and Open Class exhibits in the Event Center are released on Thursday, July 31, 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, July 31st. 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 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 2024 Morgan County Fair.

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- 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 30 or Thursday, July 31.
- 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, 2025 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 23, 2025, including garden and field crops and dog obedience records. Junior Division field crop and garden exhibits will be shown Saturday, July 26. 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 30, 8:00 p.m. -8:30 p.m. and July 31, 8:00 a.m. -10:00 a.m. and returned to the Extension Office by 12:00 p.m. Friday, August 8, 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 12:00 a.m. Monday, August 11.
- 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 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:

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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 2025to 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 via hard copy form by 4:00 p.m., Monday, July 7. Completed 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 theCounty 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 theirbody.
- 8. Livestock entries will be checked in with veterinarians and/or superintendents as follows: Friday, July 25, 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 26, Sheep 5:30 p.m. - 7:00 p.m.; Sunday, July 27, Swine 8:30 a.m. - 10:30 a.m. Beef and Dairy set up tack starting Saturday, July 26 at 2:00 p.m., BUT no animals will be allowed until Sunday, July 27, 1:00 p.m. - 2:00 p.m. and Monday, July 28, 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, 100to 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 thegroup 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 orpurposely 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 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

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- 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.
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:

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Horses	May 1, 2025	4:00 p.m.
Breeding Beef, Goats, Sheep	May 1, 2025	4:00 p.m.
Breeding Swine	May 1, 2025	4:00 p.m.
Dairy Cattle	May 1, 2025	4:00 p.m.
Market Goats	May 5, 2025	4:00 p.m.
Market Lambs	May 5, 2025	4:00 p.m.
Market Swine	May 5, 2025	4:00 p.m.
Breeding Rabbits, Poultry	June 1, 2025	4:00 p.m.
Market Rabbit	June 25, 2025	4:00 p.m.
Pen of Meat Poultry	June 25, 2025	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. To compete at the Morgan County Fair in the Ranch Horse Division, you must have passed Level II Ranch Horse levels test and attend at least one practice (with cows) and be signed off, for safety reasons by the Ranch Horse leaders. Youth must complete with the same horse they tested on at the Morgan County Fair.
10. In the Ranch Horse Show at the Morgan County Fair, contestants must show in all 4 classes in order to qualify for high point or reserve high point award.
11. 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 25. Weigh-in for market poultry will be from 7:30-8:30 a.m. on Friday, July 25.

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 a 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 25. Weigh-in for market rabbits will be from 7:30-9:00 a.m. on Friday, July 25.

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 25. Weigh-in for market goats will be from 5:30-7:00 pm on Friday, July 25.
13. Market goat show will start at immediately following the goat showmanship on Saturday, July 26.

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 26. Weigh-in for market lambs will be

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- from 5:30-7:00p.m. on Saturday, July 26.
17. No stalling of lambs until 5:30 p.m. on July 26, 2025, if pen is still occupied by goats.
 18. Market lamb show will start at 5:00 p.m. on Sunday, July 27.

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 27. All swine must be at the fairgrounds by 10:30 a.m. Sunday, July 27.
12. Swine show will start at 5:00 p.m. on Monday, July 28.

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 26, 2:00 p.m., BUT no animals will be allowed until Sunday, July 27, 1:00 pm - 2:00 pm. All beef entries must be at the fairgrounds by 9:30 a.m. on Monday, July 28.

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12. Weigh-in for market beef starts at 9:30 a.m. on Monday, July 29.

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 26, 2:00 p.m., BUT no animals will be allowed until Sunday, July 27, 1:00 pm - 2:00 pm. All dairy entries must be at the fairgrounds by 9:30 a.m. on Monday, July 28.
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 30.

ANIMAL HEALTH REGULATIONS

Superintendent - TBD

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 19, 7:00 a.m. for the Western and English Show. Gymkhana vet checks will be done Sunday, July 20, 7:30 a.m. Ranch Horse vet checks will be done Tuesday, July 22, 7:30 a.m. Horses must be checked before they may show.

LIVESTOCK: Vets will check Goats Friday, July 25; Sheep on Saturday, July 26. Other livestock will be checked Sunday, July 27 and Monday, July 28.

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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, July 31, 2025
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 **220 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 andthe Champion Catch- It Pen then the Reserve Grand Champion Meat Pen will be in the sale.

Single Fryer 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.

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

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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

2025 Open Home Economics Morgan County Fair

Entries: Thursday, July 24th, 2025, 7:00 p.m. to 8:00 p.m.
 Friday, July 25th, 8:00 – 11:00 a.m.
 Event Center, Morgan County Fairgrounds, Brush
Exhibits Open: Friday, July 25th, 7:00 p.m.

Judging begins at 12:00 p.m. on Friday, July 25th. The schedule is as follows:

12:00 pm	Food Preservation; Bakes Foods
12:00 pm	Quilting
12:00 pm	Hobby Crafts; Advanced Crafts
12:30 pm	Fine Arts
12:30 pm	Knitting/ Crocheting/ Tatting; Spinning and Weaving
1:00 pm	Clothing and Artistic Clothing; Needlework
1:30 pm	Photography

Clarifications, New Classes, or Other Changes by Department

Department 610 Quilting- Add 1 new class
Any Other Quilted Item Class was added.

Department 620 Food Preservation- Any Kind of Honey, Any Kind of Pie Filing, and Beets in Canned Vegetables were added.

Department 625 Baked Foods- Added 2 new classes
6 muffins were added to Youth Quick Bread.
Any Kind of Scones were also added.

Department 650 Photography- Added 6 new classes
Cityscapes, Signs, and Buildings Class,
Patriotic Class,
Abstract Class were all added to Color Digital Photography for both Adult and Youth.

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Jamie Dixon, of the CSU Extension Office, presented to the Board Resolution 2025 BCC 24, a Resolution Adopting the rules of the 2025 Morgan County Fair.

Commissioner Malone made a motion approve the corrected Resolution 2025 BCC 24, a Resolution adopting the rules of the 2025 Morgan County Fair as presented by Jamie Dixon, of the CSU Extension Office. Commissioner Bernhardt seconded the motion and motion carried 3-0.

Consideration of approval - Resolution 2025 BCC 25, A Resolution amending the Morgan County Zoning Regulations concerning variances and duties of the Board of Adjustment

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

RESOLUTION NO. 2025 BCC 25

**A RESOLUTION AMENDING THE MORGAN COUNTY ZONING REGULATIONS CONCERNING
VARIANCES AND DUTIES OF THE BOARD OF ADJUSTMENT**

WHEREAS, the County desires to amend the Morgan County Zoning Regulations to add a definition for bulk requirements and clarify the duties of the Board of Adjustment;

WHEREAS, on May 12, 2025, the Planning Commission held a duly noticed public hearing on the proposed amendments and recommended approval of the amendments;

WHEREAS, on May 28, 2025, the Board of County Commissioners held a duly noticed public hearing on the proposed amendments;

WHEREAS, all relevant and required provisions for amending the Morgan County Zoning Regulations have been complied with; 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 1-130 of the Morgan County Zoning Regulations is amended by the addition of a new definition to read as follows:

Bulk Requirements: Minimum lot size, maximum lot area per unit, minimum setbacks, minimum lot frontage width, maximum building height, fence height max, lot frontage limit, maximum coverage by structures, open space requirement, and any setbacks as defined in these Regulations.

Section 2. Section 5-150(B) of the Morgan County Zoning Regulations is amended to read as follows:

To hear and grant or deny variances from the bulk requirements as defined in Sec. 1-130 of these Regulations, and the floodplain regulations, as provided for in Sections 3-800 and 3-805 of these Regulations.

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APPROVED this 17th day of June, 2025.

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

s/Jon J. Becker
Jon J. Becker, Chairman

s/Timothy A. Malone
Timothy A. Malone, Commissioner

s/Kelvin S. Bernhardt
Kelvin S. Bernhardt, Commissioner

(SEAL)

ATTEST:

s/ Kevin Strauch
Kevin Strauch

Nicole Hay, Morgan County Planning and Zoning Administrator, presented to the Board Resolution 2025 BCC 25, a Resolution amending the Morgan County Zoning Regulations concerning variances and duties of the Board of Adjustment. Ms. Hay stated that the amendments to the Morgan County Zoning Regulations are concerning variances and the duties of the Board of Adjustment. The addition of “Bulk Requirements” definition and clarification of the powers and duties of the Board of Adjustment were considered by the Planning Commission at a public hearing held on May 12, 2025. The Planning Commission recommended approval. On May 28, 2025, the Board of County Commissioners reviewed and considered the same amendments and approved them on a vote 3-0. Resolution 2025 BCC 25 reflects the outcome of that hearing.

Commissioner Bernhardt made a motion to approve Resolution 2025 BCC 25, a Resolution amending the Morgan County Zoning Regulations concerning variances and duties of the Board of Adjustment. as presented by Nicole Hay, Morgan County Planning and Zoning Administrator. Commissioner Malone seconded the motion and motion carried 3-0.

Consideration of approval - Resolution 2025 BCC 26, A Resolution amending the Morgan County Zoning Regulations concerning Wireless Service Facilities

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

RESOLUTION NO. 2025 BCC 26

**A RESOLUTION AMENDING THE MORGAN COUNTY ZONING REGULATIONS CONCERNING
WIRELESS SERVICE FACILITIES**

WHEREAS, the County desires to amend the Morgan County Zoning Regulations to remove the permitted zoning districts from the regulations and add it to the use chart.

WHEREAS, on May 12, 2025, the Planning Commission held a duly noticed public hearing on the proposed amendments and recommended approval of the amendments;

WHEREAS, on May 28, 2025, the Board of County Commissioners held a duly noticed public hearing on the proposed amendments;

WHEREAS, all relevant and required provisions for amending the Morgan County Zoning Regulations have been complied with; 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 4-715(D) of the Morgan County Zoning Regulations is deleted in its entirety and the subsequent subsections are re-lettered accordingly.

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Section 2. The Use Table in Section 3-235 of the Morgan County Zoning Regulations is amended by the addition of Wireless Service Facility as a Use by Right within all zoning districts.

APPROVED this 17th day of June, 2025.

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

s/Jon J. Becker
Jon J. Becker, Chairman

s/Timothy A. Malone
Timothy A. Malone, Commissioner

s/Kelvin S. Bernhardt
Kelvin S. Bernhardt, Commissioner

(SEAL)
ATTEST:
s/ Kevin Strauch
Kevin Strauch

Nicole Hay, Morgan County Planning and Zoning Administrator, presented to the Board Resolution 2025 BCC 26, a Resolution amending the Morgan County Zoning Regulations concerning Wireless Service Facilities. Ms. Hay stated that the amendments to the Morgan County Zoning Regulations are concerning wireless service facilities. Moving the wireless service facilities permitted use from section 4-715(D) into the use table. This amendment was considered by the Planning Commission at a public hearing held on May 12, 2025. The Planning Commission recommended approval. On May 28, 2025, the Board of County Commissioners reviewed and considered the same amendments and approved them on a vote 3-0. Resolution 2025 BCC 26 reflects the outcome of that hearing.

Commissioner Malone made a motion to approve Resolution 2025 BCC 26, a Resolution amending the Morgan County Zoning Regulations concerning Wireless Service Facilities as presented by Nicole Hay, Morgan County Planning and Zoning Administrator. Commissioner Bernhardt seconded the motion and motion carried 3-0.

Consideration of approval - Resolution 2025 BCC 27, A Resolution amending the Morgan County Zoning Regulations to establish planned development zones, planned development overlay zones and associated standards

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

RESOLUTION NO. 2025 BCC 27

**A RESOLUTION AMENDING THE MORGAN COUNTY ZONING REGULATIONS TO ESTABLISH
PLANNED DEVELOPMENT ZONES, PLANNED DEVELOPMENT OVERLAY ZONES AND
ASSOCIATED STANDARDS**

WHEREAS, the County desires to amend the Morgan County Zoning Regulations to establish planned development zones, planned development overlay zones and associated standards and further revised the Zoning Regulations to provide clarity;

WHEREAS, on May 12, 2025, the Planning Commission held a duly noticed public hearing on the proposed amendments and recommended approval of the amendments;

WHEREAS, on May 28, 2025, the Board of County Commissioners held a duly noticed public hearing on the proposed amendments;

WHEREAS, all relevant and required provisions for amending the Morgan County Zoning Regulations have been complied with; 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 1-130 of the Morgan County Zoning Regulations is amended by the addition of the following definitions to be inserted in alphabetical order and to read as follows:

COMMISSIONERS PROCEEDINGS 19

Density: The number of units per acre (gross) on an entire site and/or on individual development parcels or as floor to area ratios for commercial, office and industrial uses. Such term should not be used in relation to animal unit density.

Developer: The subdivider, applicant, person, firm, partnership, joint venture, association or corporation participating as owner, promoter, developer, or sales agent in the planning, platting, development, promotion, sale or lease of lands which are subject to the provisions of the Zoning Regulations.

Drainage Plan: A plan that accounts for the increased run-off from a particular site as a result of development that is in excess of the historical flow of water off the site. A drainage plan must show how the excess run-off water will be directed and managed on the site so as not to cause harm to adjacent properties.

Planned Development: An area of land, controlled by one or more landowners, to be developed under unified control or unified plan of development for a number of dwelling units, commercial, educational, recreational, or industrial uses, or any combination of the foregoing, the plan for which does not correspond in lot size, bulk, or type of use, density, lot coverage, open space, or other restriction to the existing land use regulations.

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

Minimum processing fees for zoning amendments, rezoning and planned development rezoning, conditional and special use permits, variances, sign permits, 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 3. Section 2-510(A) of the Morgan County Zoning Regulations is deleted in its entirety and the subsequent subsections are to be re-lettered accordingly.

Section 4. Section 2-267 of the Morgan County Zoning Regulations is amended to read as follows:

For the purpose of establishing and maintaining sound, stable and desirable development within the County, the rezoning of land is to be discouraged and allowed only under circumstances provided for in these Regulations. This policy is based on the opinion of the Board that the County’s Zoning Map is the result of a detailed and comprehensive appraisal of the County’s present and future needs regarding land use allocation and other zoning considerations and, as such, should not be amended unless to correct manifest errors or because of change or changing conditions in a particular area or the County in general. The rezoning process shall not apply to Zoning Map amendments that have broad application and are in the nature of policy making by the County.

Section 5. Section 2-270(F) of the Morgan County Zoning Regulations is amended to read as follows:

A list of names and addresses of property owners within one thousand three hundred and twenty (1320) feet of the perimeter of the property or properties to be rezoned.

Section 6. Section 2-275(D) of the Morgan County Zoning Regulations is amended to read as follows:

Availability of Information. The proposed rezoning application, if applicable, and map shall be available for inspection at the Planning Department beginning fourteen (14) days prior to the Planning Commission hearing until the final decision by the Board.

Section 7. Section 2-280(A) of the Morgan County Zoning Regulations is amended to read as follows:

Publication in a newspaper of general circulation and on the Country’s website which shall remain posted through the conclusion of the hearing. Notice shall be in the form provided in Appendix A.

Section 8. Section 2-280(B) of the Morgan County Zoning Regulations is amended to read as follows:

The applicant shall be required to post notice on the property for which the rezoning is requested. Such notice shall consist of at least one (1) sign facing each public right-of-way adjacent to the property. Such sign(s) shall measure not less than twenty-four by thirty-six (24 x 36) inches. The size of the letters should be a minimum of two (2) inches high and such signs shall be erected on posts no less than four (4) feet above ground level. Such sign(s) shall read as indicated in Appendix A. Signs advertising the rezoning of the property must be photographed by the applicant and submitted to the Planning Department subject to the following requirements:

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Section 9. Section 2-280(C) of the Morgan County Zoning Regulations is amended to read as follows:

Mailed notice to property owners within one thousand three hundred and twenty (1320) feet of the perimeter of the property of properties to be rezoned.

Section 10. Section 2-285(B) of the Morgan County Zoning Regulations is amended to read as follows:

The rezoning is compatible with surrounding zone districts;

Section 11. Morgan County Zoning Regulations are amended by the addition of the new following section:

2-287 Rezoning to Planned Development

- (A) The rezoning procedure shall be used to amend the Official Zoning Map to rezone land to the planned development (“PD”) zone district or the planned development overlay (“PDO”) zone district. The PD and PDO zone districts provide for a development technique which is in the best interest of the County and will promote good design, enhancement of environmental amenities and increased efficiency of public and private services but also creates a development under unified control or a unified plan for residential, commercial, industrial, recreational uses, or any combination of the foregoing uses.
- (B) The standards and procedures provided in these Zoning Regulations concerning planned developments are intended to ensure integrated planning goals and objectives of the Comprehensive Plan for Morgan County, while allowing greater flexibility and innovations in development and site designs than is typically possible under the base zone district.
- (C) Planned Development and Planned Development Overlay Zone Districts
 - (1) Planned Development Zone District. Establishment of a PD zone district is intended to completely supplant zoning regulations as established in the base zone district regulations. Applicants are expected to provide all appropriate documents to establish regulations for the planned development zone district.
 - (2) Planned Development Overlay Zone District. The PDO zone district is intended to allow for deviations from the base zone district regulations but does not fully supplant the base zone district regulations.
- (D) Eligibility
 - (1) Minimum area to be eligible for rezoning to the PD or PDO zone districts is one-half (1/2) acre. Primarily residential developments must have a minimum of five existing or planned lots to be eligible for rezoning to a PD or PDO zone district. Rezoning to the PD or PDO zone districts is not required to subdivide land.
 - (2) Subdivision applications submitted concurrently or subsequent to the rezoning application to the PD or PDO zone districts must satisfy the above eligibility criteria.
- (E) Submittal Requirements. In addition to the submittal requirements of a rezoning application, an application for rezoning to the PD or PDO zone districts shall include the items in this Section. The submittal requirements in this Section may be waived or altered by the Planning Administrator in the Planning Administrator’s sole discretion. The Planning Administrator may request additional information if necessary to process the application and evaluate the application under applicable standards and criteria.
 - (1) A description of the character of the proposed development, the goals and objectives of the project, and explanation of the rationale behind the assumption and choices made by the applicant, and an explanation of the manner in which it has been planned to generally conform to Morgan County’s Comprehensive Plan. The description shall include a discussion of the project’s impact and influence on surrounding zone districts and existing uses.
 - (2) A general description and detailed studies, if required by the Planning Administrator, of the impact the project will have on public services. General description of the concept and method for providing utility services to the project; domestic water development and supply plan and description of water rights associated with the project. Underground utilities are favored for residential developments. Areas of particular interest are roads, schools, fire protection, and law enforcement. Information provided shall be detailed enough to permit the County, other local governments and agencies to evaluate the impact of the project on their ability to provide services.

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- (3) A development schedule detailing the timing of the installation and construction of public improvements and the phases of the development, if applicable. The phasing shall coordinate development of all land uses with the construction and installation of improvements in a timely fashion. All phases shall be adequately described and a map of the phases included if required by the Planning Administrator.
- (4) A development plan that formally establishes the standards and requirements for development within the entire property to be rezoned a PD or PDO zone district. The plan shall include but not be limited to the following, as applicable:
 - (a) The location, height and dimensions of each existing structure in the development and the uses to be contained therein.
 - (b) The boundary and the proper building setbacks and building area with reference to said boundary lines and to property lines, highways, or street rights-of-way.
 - (c) A list of all permitted, conditional and special use and any associated standards.
 - (d) A summary data chart indicting: size of the development, proposed population and dwelling unit density, various land uses within the approximate acres and percent of development. All density figures shall represent maximum numbers.
 - (e) Buffer requirements
 - (f) Parking requirements
 - (g) Sign regulations
 - (h) For planned developments in which maintenance of roads, common areas, open space, or facilities normally maintained by public entities are proposed to be maintained by homeowners' associations, or other non-governmental bodies, the applicant shall submit a maintenance plan. Maintenance plan shall include the following:
 - (i) Identification of present and proposed ownership for the facilities or areas included within the maintenance plan. In the case of condominiums, townhouses, or other multiple dwelling units, the method of conveying title and the land to be conveyed shall be noted;
 - (ii) Proposed method of guaranteeing maintenance;
 - (iii) Proposed form of unified control, which shall include identification and description of corporations, partnerships, trusts, owners associations, or other legal entities having the right to assess individual landowners within the development and identification of the method proposed to enforce required assessments;
 - (iv) Date of implementation of the provisions of the proposed method of guaranteeing maintenance. Appropriate recording of such documents and agreements as may be required shall be a condition of any plan approval;
 - (v) Cost of capital construction for proposed facilities, cost of maintenance for such facilities per year, amount proposed to be assessed to meet such expenses;
 - (vi) Proposed administration mechanism to ensure that maintenance is carried out as planned. In the County's discretion, suitable collateral to ensure that in case of discontinuance of control and maintenance, the County may, but shall not be required to, assume such duties as may be appropriate without additional cost to the taxpayer. Collateral shall be limited to an irrevocable letter of credit, or such other method of ensuring and guaranteeing such maintenance as may be approved by the Board.
 - (i) For PDO plan, the following information shall be included:
 - (i) a statement of the base zone district.
 - (ii) a clear description of deviations from the base zone district.
 - (j) For PD or PDO rezoning applications involving residential development, identification of any confined animal feeding operation, packing plant,

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slaughterhouse, or rendering plant located within one-thousand three hundred and twenty (1320) feet of any portion of the exterior boundary of the property to be rezoned. Distance to the confined animal feeding operation, packing plant, slaughterhouse, or rendering plant shall be measured from the property line of the planned development upon which the use is located.

- (k) A planned development map complying with the requirements of Sec. 2-460 and include the following information as applicable:
 - (i) The cover sheet shall include the title of the planned development.
 - (ii) Land use summary chart that identifies, by each land use type and subdistrict or area, the following (as applicable):
 - A. area and percent of total area.
 - B. number of lots.
 - C. number of dwelling units and types.
 - D. dwelling units per land use area.
 - E. square footage of non-residential.
 - F. total acreage and gross density.
 - G. parks and open space dedication total.
 - H. private parks and open space total.
 - (iii) General layout/location/area of land uses if planned development is divided into separate subdistricts or areas.
 - (5) Written confirmation from all utility providers of an ability to serve the development.
 - (6) Any general physiographic and environmental studies of the proposed site if required by the Planning Administrator. These may include but are not limited to:
 - (a) Wildlife report and/or wildlife impact mitigation plan.
 - (b) Revegetation and erosion control plan; this will be required if the undeveloped property is presently cultivated or does not have adequate ground cover.
 - (c) Floodplain studies and/or mitigation reports.
 - (d) Drainage plans showing runoff patterns and proposed drainage control structures or easements, prepared by a licensed Colorado engineer.
- (F) Review Procedure and Notice. Applications for rezoning to PD or PDO zone districts shall be subject to the review procedures in Sec. 2-275 and the notice requirements in Sec. 2-280. In addition, applications for rezoning to the PD zone district shall require referral to the following agencies:
 - (1) All necessary County departments, including but not limited to Public Works, Sheriff's Office, Ambulance Services, Emergency Management, and County Attorney.
 - (2) Northeast Colorado Health Department.
 - (3) Colorado Parks and Wildlife.
 - (4) Relevant public utility companies.
 - (5) The appropriate fire protection agency.
 - (6) The local soil conservation district.
 - (7) Municipalities and counties located within two (2) miles of the boundary of the area to be rezoned.
 - (8) Other agencies as deemed necessary by the Staff.
- (G) Review Criteria. The following criteria will be used by the County when reviewing an application for rezoning to a PD or PDO zone district and approval of the proposed plan:

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- (1) The proposed PD or PDO rezoning constitutes a unique and truly innovative project to be constructed within a reasonable period of time in relation to the project’s size and scope and which will be of economic benefit to Morgan County.
- (2) The proposed PD or PDO rezoning is found to be in general conformity with the County’s Comprehensive Plan.
- (3) The PD or PDO rezoning application complies with the Planned Development Standards in Secs. 3-500 through 3-590 as applicable.
- (4) The proposed PD or PDO zone district’s relationship to and compatibility with its surroundings, including whether proposed uses are commonly developed or are allowed land use adjacent to the area as a PD or PDO zone district.
- (5) Design and construction of the development shall include adequate, safe, and convenient arrangements for pedestrian circulation, roadways, driveways, off-road parking, and loading space, as applicable.
- (6) The development must have an adequate internal road circulation system. Public roads must serve all planning areas and meet construction standards as required by the County and adequately sized for emergency vehicles. The development shall also provide for adequate egress and ingress so as not to impede traffic along existing public roads. Each nonresidential structure or use in the development must provide off-road loading spaces, loading berths, utility service areas, or access for delivery and service vehicles. The road plan shall be prepared by a registered Colorado engineer.
- (7) That existing and proposed public services are adequate for the proposed development, and that proposed public services will be timely provided. Public services shall include any necessary utilities, emergency services or other government provided services.
- (8) There are demonstrated positive benefits to the County with the PD or PDO zone district classification versus a base district zone classification.
- (9) The PD or PDO development demonstrates uniform treatment of dwelling type, bulk, density and open space.
- (10) Allows innovations in development and renewal so that the growing demands of population may be met by greater variety and types, design and layout of buildings and the conservation, specialized interests and more efficient use of open space ancillary to said buildings.
- (11) Any PD or PDO rezoning application is subject to Sec. 6-150(C) of the County’s Subdivision Regulations.

(H) Post-Decision Actions

- (1) The applicant shall prepare all necessary final documents as required by the Board and Staff, as a result of the approval or conditional approval. Failure of the applicant to submit all necessary and executed final documents within six (6) months of adoption of the resolution approving or conditionally approving the application.
- (2) Upon submission of all final documentation in conformity with the approval or conditional approval and these Regulations, Staff shall record, at the applicant’s cost, the development plan and any associated documentation.

(I) Amendments to PD or PDO plans

- (1) Minor amendments may be approved by the Board of County Commissioners. Major amendments shall be required to comply with the submittal requirements and review procedures for planned development or planned development overlay applications, as applicable. The determination of whether an amendment is major or minor shall be made by the Planning Administrator according to this subsection (I).
- (2) Minor amendments shall include the following:
 - (a) Increases in density of up to fifteen (15) percent increase over the originally approved density.
 - (b) Reduction of less than fifteen (15) percent of areas reserved for the open space and recreation areas.
 - (c) Increases in the floor areas for non-residential uses by up to fifteen (15) percent.

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- (d) Increases in the total ground area covered by buildings up to fifteen (15) percent.
- (e) Reduction in the setbacks by up to twenty-five (25) percent.
- (f) Variance in the lot area requirements by up to twenty-five (25) percent.
- (3) Major amendments shall include any modification not considered a minor amendment.
- (4) Review Procedures for Minor Amendments
 - (a) Pre-application conference. Prior to submission of an amendment application, each applicant shall attend a pre-application conference with the Planning Department. After the pre-application conference, the Planning Department may provide the applicant with written comments regarding the proposed amendment 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 initial written comments, specifically noting any inadequacies in the submittal materials. Staff may request that the applicant make changes or clarifications to the submittal materials prior to review by the Board of County Commissioners. An incomplete submittal will not be processed.
 - (c) Availability of Information. The proposed amendment application shall be available for inspection at the Planning Department beginning fourteen (14) days prior to the Board hearing and until the final decision by the Board.
 - (d) Board Hearing. The Board shall hold a public hearing on the application. Notice of the public hearings shall be given in accordance with Sec. 2-280.
 - (e) Decision. Within fifteen (15) days of the closing of the public hearing, the Board shall render a decision on the application. The Board shall consider all evidence presented and make specific findings by resolution.
- (5) Criteria for Amendments. The criteria for an amendment to the PD or PDO plan are as follows:
 - (a) Consistent with the nature of the PD or PDO plan and compatible with the land uses and character of the PD or PDO plan.
 - (b) General conformity with the County’s Comprehensive Plan.
 - (c) Compliant with Planned Development Standards.
 - (d) Compatible with the health, safety, and welfare of the citizens of Morgan County.
- (6) Post-Decision Actions
 - (a) The applicant shall prepare all necessary final documents as required by the Board and Staff, as a result of the approval or conditional approval. Failure of the applicant to submit all necessary and executed final documents within six (6) months of the completion of the public hearing before the Board shall void the approval or conditional approval.
 - (b) Upon submission of all final documentation in conformity with the approval or conditional approval and these Regulations, Staff shall record, at the applicant’s cost, the amended development plan and approving documentation.

Section 12. Section 3-115 of the Morgan County Zoning Regulations is amended to read as follows and by deletion of the reference to Planned Development Zone:

In order to carry out provisions of these Regulations, Morgan County, Colorado, is hereby and in the future may be, divided into the following base zoning districts:

* * *

Section 13. Current sections 3-425 through 3-505 of the Morgan County Zoning Regulations are deleted in their entirety, including the heading “Planned Development Zone (PD)”.

Section 14. Sections 3-510, 3-515, and 3-520 of the Morgan County Zoning Regulations are renumbered, as applicable, and amended to read as follows:

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3-500 Applicability

The standards herein shall apply to PD and PDO zone districts, as applicable. An applicant shall consult with the Planning Department to determine which standards are applicable.

3-510 Density

The density of land uses within the PD or PDO District shall be compatible with other uses within the PD or PDO zone district and the surrounding area. Compatibility shall be determined by, but not limited to, type of land uses, access, buffering, availability of services and infrastructure.

3-520 Uses

- (A) Residential. Residential uses shall be designed and located to achieve an efficient and desirable use of land, and efficient and desirable use and placement of the necessary public and/or private infrastructure.
- (B) Non-Residential. Non-Residential uses shall be designed and located to achieve greater convenience to residential areas, efficient and desirable use of land, desirable use and placement of necessary public and/or private infrastructure, and to minimize the impact on transportation and drainage facilities.
- (C) Prohibited Uses. Uses expressly prohibited by the Zoning Regulations shall not be permitted in a PD or PDO zone district.
- (D) Use Permit. Use classifications (i.e., use by right, conditional use, special use, etc.) will be governed by the permitting procedures in the Zoning Regulations and may not be altered by the development plan.

Section 15. Sections 3-525, 3-535, 3-540, 3-545, 3-560, 3-565, and 3-575 of the Morgan County Zoning Regulations are deleted in their entirety.

Section 16. Section 3-530 of the Morgan County Zoning Regulations is amended to read as follows:

3-530 Open Space

- (A) Open space may be required by the County if the development is subject to the open space requirements in the County’s Subdivision Regulations. When not required by the County, open space may be provided within the PD or PDO zone district. The applicant may provide additional open space beyond any County requirements.
- (B) Streams, lakes, other bodies of water, slopes not in excess of thirty (30) percent, and floodplains may be included as open space. Parks with improvements shall be included in open space. Land areas containing identified geologic hazards may not be included in the open space amounts.
- (C) Any amount of common or public open space may be left in its natural state.

Section 17. Section 3-555 of the Morgan County Zoning Regulations is renumbered and amended by the to read as follows:

3-540 Circulation

- (A) Development within a PD or PDO zone district shall be designed and constructed to include adequate, safe, and convenient arrangement for vehicular circulation, off-street parking, and loading spaces. Vehicular circulation shall correlate with the external traffic system. Pedestrian circulation may be required to correlate to an external pedestrian system if one exists or is planned. All public roads shall be constructed as directed by the County based upon County standards or standards adopted by the Colorado Department of Transportation, in the County’s sole discretion. Paving is encouraged. The County may accept roads as public roads in its sole discretion and has no obligation to undertake maintenance responsibilities for any road.
- (B) If any bridges are to be constructed within the development on public or private roads, these shall be built at the developer’s expense to standards adopted by the Colorado Department of Transportation and in full compliance with the dredge and fill laws of local, state and federal jurisdictions.

Section 18. Section 3-580 of the Morgan County Zoning Regulations is renumbered and amended to read as follows:

3-550 Buffering and Screening

- (A) Uses, buildings or structures within the PD or PDO zone district that would not be considered compatible with other uses, buildings, or structures within and adjacent to the PD or PDO zone

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district shall be adequately buffered and screened to ensure their appearance and operation will be compatible to the surrounding uses.

- (B) Where a PD is adjacent to a railroad, state or federal highway right-of-way, a permanent open space at least thirty-five (35) feet in width shall be required as a setback from these rights-of-way line(s). This area shall be kept free of buildings, structures and parking and contain permanently maintained landscaping, unless screened or protected by natural features or fences or other types of barriers. Fences or barriers on the highway rights-of-way shall have a maximum height of three (3) feet.

Section 19. Section 3-585 of the Morgan County Zoning Regulations is renumbered and amended to read as follows:

3-560 Drainage and Utilities

The drainage plan shall include water quality features that improve the quality of stormwater runoff resulting from the impacts of site development. Detention basins or other suitable water quality features shall be designed to provide the required water quality capture volume to reduce the transportation of pollution and sediment into the South Platte River, its tributaries, or other established ditches and canals. The required water quality capture volume of a feature is based on the site's size and imperviousness. An accepted methodology for water quality feature design may be found in the Mile High Flood District Criteria Manual, Volume 3, Best Management Practices.

- (A) The drainage system shall be designed for the development by a registered professional engineer and shall be constructed in accordance with such design.
- (B) The drainage plan shall include techniques and measures to prevent erosion on the site as well as into the South Platte River, any of its tributaries, or other established ditches and canals during and after construction.
- (C) The storm drainage and run-off system is to be designed for sufficient capacity to store the runoff generated from the 1-hour, 100-year storm falling on the fully developed site that is in excess of the historic runoff resulting from the 1-hour, 100-year storm falling on the pre-developed site. All drainage construction areas are to be revegetated. Historic off-site flows may be diverted around the detention basin but may not be diverted onto adjacent properties during or after construction.
- (D) Final locations of connection points to existing utility (sewer, water, telephone, electricity, etc.) systems, both on or off the site and line layouts and sizes on the site are to be provided in coordination with responsible utility districts. All utility easements shall be dedicated to the proper utility providers.

Section 20. Section 3-570 of the Morgan County Zoning Regulations is amended to read as follows:

3-570 Maintenance Plans

Failure to maintain areas that are not maintained by public entities in a reasonable order and condition in accordance with the approved PD or PDO zone district may result in the County, at its own discretion, correcting the deficiencies as provided in C.R.S § 24-67-105(6)(c) and (d).

Section 21. Section 3-580 of the Morgan County Zoning Regulations is amended to read as follows:

3-580 Improvements Agreements

The developer shall be required to construct and install all necessary public improvements and enter into an improvements agreement to ensure all necessary facilities are constructed and installed in a timely manner. The improvements agreement, in a form provided by the County, shall include the following:

- (A) Such agreement shall, at a minimum, set forth:
 - (1) Construction specifications for required public improvements;
 - (2) A construction and completion schedule;
 - (3) Provide for security and guarantees concerning the timely and satisfactory completion of the improvements;
 - (4) Identify the terms and conditions for the approval of the improvements by the County or any applicable utility providers;
 - (5) A two-year warranty period during which all improvements be maintained by the developer at the cost of the developer until such improvements have been fully approved by the County or any applicable utility providers.

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- (B) An improvements agreement shall run with the land and bind all successors, heirs, and assignees of the owner.
- (C) Improvements agreements shall include a requirement for the posting of adequate financial security to ensure the timely, complete, and satisfactory construction or installation of all public improvements and infrastructure as called for in the agreement. Security shall be in an amount not less than one hundred fifteen (115) percent of the estimated cost of completion of all improvements or infrastructure and may be provided by letter of credit, cash escrow, or other financial instrument as approved by the County within its sole discretion.
 - (1) If a developer posts a letter of credit as security, it shall:
 - (a) Be irrevocable.
 - (b) Be for a term, inclusive of renewals, sufficient to cover the completion, maintenance and warranty periods.
 - (c) Require only that the County present the letter of credit with a demand and an affidavit signed by the Chair of the Board of County Commissioners attesting to the County's right to draw funds under the letter of credit.
 - (2) If a developer posts a cash escrow, the escrow instructions shall provide:
 - (a) That the developer shall have no right to a return of any of the funds except as provided in the agreement.
 - (b) That the escrow agent shall have a legal duty to deliver the funds to the County whenever the County presents an affidavit to the agent attesting to the County's right to receive funds, whether or not the developer protests that right.
- (D) Reduction of Security
 - (1) Upon preliminary approval of a public improvement or public infrastructure, the County shall release all but fifteen (15) percent of the total actual costs of construction and installation of all improvements, so long as the developer is not in default of any provision of the improvements agreement.
 - (2) The residual fifteen (15) percent retained by the County shall act as security for the developer's guarantee that the public improvements and infrastructure remain free of defect during the applicable warranty period. The developer may at any time during the preliminary approval or warranty period offer to provide a substitute or supplemental form of financial security to that security as originally posted with and/or retained by the County. The County may accept substitute or supplemental forms of security in its sole discretion.
- (E) Coordination with Subdivision Applications

If the land subject to the PD or PDO zone district will be subdivided and a subdivision application is submitted concurrently with the rezoning application, the County may delay the imposition of the requirement to enter into improvements agreement until final plat in accordance with the County's Subdivision Regulations.

Section 22. Section 3-590 of the Morgan County Zoning Regulations is amended to read as follows:

3-590 Enforcement

The provisions and standards of an approved and recorded PD or PDO plan is an extension of the Zoning Regulations and may be enforced in the same manner as these Zoning Regulations and through any method of enforcement under the law.

Section 23. Section 3-705 of the Morgan County Zoning Regulations is amended to read as follows:

- (A) All users of land in all Zones shall provide and maintain water detention facilities designed to detain the storm water runoff in excess of historic flow from the undeveloped site. Detention storage shall be provided by a method acceptable to the County and shall be designed on the basis of the following criteria:
 - (1) The detention pond shall be sized to store the stormwater runoff generated by the 1-hour, 100-year storm falling on the developed site that is in excess of the historic runoff rate of the 1-hour, 100-year storm falling on the undeveloped site. Historic is defined as an undeveloped site with two (2) percent imperviousness. At the County's discretion, a more stringent detention storage requirement may be imposed.

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- (2) Off-site flows may be routed over the detention pond spillway or routed around the pond.
- (3) Outlet structures shall be sized and structurally designed to release the post-development peak discharge runoff rate in excess of the historic runoff rate for the 1-hour, 100-year event without structural or hydraulic failure. Historic is defined in subsection (1) above. In the event where a more stringent release rate is imposed by the County, the outlet structure shall be sized and structurally designed for such rate.
- (4) An emergency spillway capable of conveying the 1-hour, 100-year storm peak discharge runoff draining into the detention pond shall be provided. The invert of the emergency spillway must be equal to, or above, the 100-year water surface elevation. The spillway shall be designed with effective erosion protection. Riprap shall be engineered and properly sized to prevent catastrophic erosion failure.
- (5) The elevation of the top of the detention pond embankment, except at the spillway, shall provide a minimum of 1-foot of freeboard above the 100-year water surface elevation in the detention pond.
- (6) The detention pond shall be designed to drain accordance with C.R.S. § 37-92-602(8), as amended.
- (B) Buildings, hard surfacing, alteration of historic drainage patterns, or construction of any surface that inhibits soil permeability requiring a building permit shall not be constructed until draining plans for such improvements are approved by County Staff.
- (C) Drainage plans are to be included with submittal documents when required by the Planning Administrator.
- (D) Exemptions from on-site flood control detention requirements may be granted by the County when one of the following circumstances exist:
 - (1) The total change in impervious area covers approximately ten thousand (10,000) square feet or less; or
 - (2) The site for which detention would be required is adjacent to a major drainageway where the ratio of major drainageway basin area to site is 1000:1 or more; or
 - (3) The site for which detention would be required drains into a publicly owned and maintained regional detention facility designed to accommodate flows from a fully developed basin, provided that adequate conveyance of 100-year developed flows from the site to the regional facility is provided; or
 - (4) Minor subdivisions that are not located in historically flood-prone areas or areas where drainage is substantially impaired by local topography or prior development.
- (E) Whether an exemption described in subsections (1) through (4) above should be granted shall be determined by the Planning Administrator, upon evaluation of the request by the County engineer with drainage expertise.
- (F) Qualification in any of the exemption criteria listed above does not preclude the requirement of a drainage plan in accordance with these Zoning Regulations. Furthermore, a flood control detention exemption does not grant an exemption from erosion and sedimentation controls, water quality treatment and best management practices, which shall be provided regardless of the size or location of the site.

Section 24. Section 4-115 of the Morgan County Zoning Regulations is amended to read as follows:

A campground shall have a density of not more than fifteen (15) units per acre.

APPROVED this 17th day of June, 2025.

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

s/Jon J. Becker
Jon J. Becker, Chairman

s/Timothy A. Malone
Timothy A. Malone, Commissioner

s/Kelvin S. Bernhardt

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Kelvin S. Bernhardt, Commissioner

(SEAL)

ATTEST:

s/ Kevin Strauch

Kevin Strauch

Nicole Hay, Morgan County Planning and Zoning Administrator, presented to the Board Resolution 2025 BCC 27, a Resolution amending the Morgan County Zoning Regulations to establish planned development zones, planned development overlay zones and associated standards. Ms. Hay stated that the amendments to the Morgan County Zoning Regulations to establish planned development zones, planned development overlay zones and associated standards. The Board of County Commissioners held work sessions on April 8 and April 22, 2025. The Planning Commission recommended approval with recommended changes made at a work session held on April 28, 2025 and a public hearing held on May 12, 2025. On May 28, 2025, the Board of County Commissioners reviewed and considered the same amendments and approved them on a vote 3-0. Resolution 2025 BCC 27 reflects the outcome of that hearing.

Commissioner Bernhardt made a to motion approve Resolution 2025 BCC 27, a Resolution amending the Morgan County Zoning Regulations to establish planned development zones, planned development overlay zones and associated standards, as presented by Nicole Hay, Morgan County Planning and Zoning Administrator. Commissioner Malone seconded the motion and motion carried 3-0.

Consideration of approval - Resolution 2025 BCC 28, A Resolution granting a two-lot Minor Subdivision, known as Bellendir West Minor Subdivision

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

RESOLUTION 2025 BCC 28

A RESOLUTION GRANTING A TWO-LOT MINOR SUBDIVISION, KNOWN AS BELLENDIR WEST MINOR SUBDIVISION, LOCATED IN THE NW¼ OF SECTION 10, TOWNSHIP 4 NORTH, RANGE 57 WEST OF THE 6TH OF P.M., MORGAN COUNTY, COLORADO

WHEREAS, Timothy J. Bellendir and Marva L. Bellendir (the “Owners”) own property located in the NW¼ of Section 10, Township 4 North, Range 57 West of the 6th P.M., Morgan County, Colorado, (the “Property”);

WHEREAS, Timmy Bellendir and Bre Gilliland (the “Applicants”) applied for a two-lot minor subdivision pursuant to the County’s Subdivision Regulations (“Application”);

WHEREAS, on April 28, 2025, the Morgan County Planning Commission held a duly noticed public hearing on the Application;

WHEREAS, during the public hearing, the Planning Commission received testimony and evidence from the Applicants, Morgan County staff, and the public and recommended approval;

WHEREAS, on May 6, 2025, the Board of County Commissioners (“Board”) held a duly noticed public hearing on the Application;

WHEREAS, during the public hearing, the Board received testimony and evidence from the Applicants, 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. FINDINGS OF FACT

- The Board, having reviewed the application, all information provided and testimony heard, finds that:
- A. The application documents are complete and represent how the subdivision will be laid out including infrastructure, easements and access. A shared access acknowledgment has been signed and recorded in the records of the Morgan county Clerk and Recorder for the shared driveway off of County Road 21.
 - B. The subdivision is in conformance with the Morgan County Comprehensive Plan and there is access to established public infrastructure.
 - C. The subdivision is compatible with surrounding land uses.

2. GENERAL PROVISIONS

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- A. Any past, present, or future drainage problems on this site are the responsibility of the landowner and their successors and not that of Morgan County.
- B. Morgan County is not responsible for the quantity or quality of water supplied to this subdivision.

3. APPROVAL

The Board hereby approves the Bellendir West Minor Subdivision, located in the NW¼ of Section 10, Township 4 North, Range 57 West of the 6th P.M., Morgan County, Colorado.

DATED this 17th day of June, 2025.

THE BOARD OF COUNTY COMMISSIONERS
MORGAN COUNTY, COLORADO

s/Jon J. Becker
Jon J. Becker, Chairman

s/Timothy A. Malone
Timothy A. Malone, Commissioner

s/Kelvin S. Bernhardt
Kelvin S. Bernhardt, Commissioner

(SEAL)
ATTEST:

s/ Kevin Strauch
Kevin Strauch

Nicole Hay, Morgan County Planning and Zoning Administrator, presented to the Board Resolution 2025 BCC 28, a Resolution granting a two-lot Minor Subdivision, known as Bellendir West Minor Subdivision. Ms. Hay stated that on April 28, 2025, the Planning Commission held a public hearing on an application submitted by Timmy Bellendir and Bri Gilliland for a 2-lot Minor Subdivision to be known as Bellendir West Minor Subdivision, located in the NW1/4 of Section 10, Township 4 North, Range 57 West of the 6th PM, Morgan County, Colorado. The Planning Commission recommended approval on a vote of 6 in favor and 0 opposed, 1 member was absent. On May 6, 2025, the Board of County Commissioners considered the application and approved it on a vote of 3-0. Resolution 2025 BCC 28 reflects the outcome of that hearing.

Commissioner Malone made a to motion approve Resolution 2025 BCC 28, a Resolution granting a two-lot Minor Subdivision, known as Bellendir West Minor Subdivision., as presented by Nicole Hay, Morgan County Planning and Zoning Administrator. Commissioner Bernhardt seconded the motion and motion carried 3-0.

COUNTY OFFICIAL AND DEPARTMENT HEAD REPORTS

Commissioners reviewed weekly Road and Bridge Report for May 10, 2025 through May 16, 2025.

Chairman Becker noted that there are many new employees in the road and bridge department. He asked for patience with them as they learn their jobs. He asked if there are issues to call the commissioners.

Sheriff Martin noted that the new laws surrounding concealed handgun permits and the updated training requirements. He noted that if there are any renewals of permits, they will be accepted before July 1st. New applications would need to follow the new laws and have an eight-hour training class from a verified instructor.

Commissioners reviewed the calendar dated June 13, 2025 through June 24, 2025 with no changes. Commissioner Malone noted the county offices would be closed on Thursday for Juneteenth.

The meeting was adjourned temporarily to become the Planning and Zoning Board.

The meeting was rejoined at 12:30 p.m.

At this time, a motion was made by Commissioner Bernhardt to move into executive session for a conference with the County Attorney for the purpose of receiving legal advice on specific legal questions under C.R.S. §24-6-402(4)(b); concerning potential litigation. Commissioner Malone seconded the motion and motion carried 3-0.

At this time, the room was cleared and the executive session was held.

At 12:59 p.m. the tape was turned back on with Ms. Sellars attesting that the commissioners and herself as well as Planning and Zoning Director Nicole Hay participated in the executive session and asked that anyone that felt that

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the meeting went beyond the bounds of the Executive Session motion or that if any rules were violated to make a comment. None were made.

Being no further business the meeting was adjourned at 1:03 p.m.

Respectfully Submitted,

Kevin Strauch
Clerk to the Board

(Minutes ratified July 1st, 2025)

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

s/Jon J. Becker
Jon J. Becker, Chairman

s/Timothy A. Malone
Timothy A. Malone, Commissioner

s/Kelvin S. Bernhardt
Kelvin S. Bernhardt, Commissioner

(SEAL)
ATTEST:
s/ Kevin Strauch
Kevin Strauch

BOARD OF COUNTY COMMISSIONERS
PLANNING AND ZONING — MINUTES
TUESDAY, JUNE 17TH, 2025

Chairman Becker called the hearing to order at 9:48 a.m. on Tuesday, June 17, 2025 in the Assembly Room of the Morgan County Administration Building.

Chairman Jon Becker, Commissioner Kelvin Bernhardt, and Commissioner Tim Malone were present. Planning Administrator Nicole Hay, Planning Technician Jenafer Santos, Attorney Kathryn Sellars and IT Director Karol Kopetzky were also present.

OLD BUSINESS: Continued Hearing from May 28th, 2025 — Regulation Amendments regarding Solar Collector Facilities, Battery Energy Storage System Facilities, and Wind Energy Facilities

DISCUSSION:

Administrator Hay briefly described all items that were needed for discussion from the continuation of the May 28, 2025 hearing. Those items included: Addressing defensible space for solar collector facilities and battery energy storage systems, container standards, incident reporting, notification language, fence standards, fire district options, and wind height setbacks.

Chairman Becker stated he would like to clarify who determines what the affected area is for an incident. He also stated they are looking at the after-action reports and decide whether a hearing is required or a report from a licensed P.E. would be sufficient. With defensible space, he believes that fencing should be clean. He believes that if they are not going into a fire district, an agreement must be made with the fire district.

PUBLIC COMMENT OPEN:

Jeremiah Garrick, Community Engagement & Strategy Manager with COSSA addressed at 1536 Wynkoop St Suite 104, Denver, clarified that they are requesting that a licensed fire protection engineer should be the ones to sign off on the after-action report. He also stated the after action report being completed in 30 days would be too short of a time frame, and COSSA is suggesting 90 days. The defensible space should also only be required for a BESS facility. As long as the BESS system is certified UL 9540 and following NFPA 855, there should be no issues with the containers being adequate.

Taylor Henderson, Outshine Energy addressed at 191 University Blvd Suite 444, Denver wanted to clarify that the defensible space wouldn't be required under the entire solar collector facility.

Drew McMann, representing ACM Energy, addressed at 1312 17th Street, Denver added clarifying comments in regards to the defensible space.

Andy Blum, Fire Protection Engineer with Fire & Risk Alliance addressed at 7640 Standish Pl, Rockville MD, spoke about the NFPA 855 and what it requires in regards to defensible space. He mentioned that when there is an incident, there are multiple parties that are involved with the incident. The general industry practice is to shut down the portion that is affected. If containers are connected electrically, they shut down all containers that are connected electrically. They also potentially shut down containers that are in close physical proximity.

Commissioner Bernhardt asked if there are built in safety features to shut down other things that need to be shut down?

Andy Blum stated yes there are.

Commissioner Malone asked if there is an incident, how soon would a P.E. be on site to determine shutdown?

Andy Blum answered that typically the owner/operator has a personnel on the site as well. It depends on the company, but there are many 24/7 companies that have someone to contact. Within a few hours to the next day.

Chairman Becker asked what wind speeds they take into consideration?

Andy Blum answered that they do, and explained further.

Chairman Becker asked if there are any incidences of any type of ground contamination?

BOARD OF COUNTY COMMISSIONERS
PLANNING AND ZONING — MINUTES
TUESDAY, JUNE 17TH, 2025

Andy Blum said they have not detected contaminated water or contaminated soils with a fire.

Chairman Becker asked if there is a need to worry with any soil or water contamination with hail damage on the solar panels?

Andy Blum answered that panels don't have anything that would be free flowing that would leach out when there is damage to them.

Commissioner Malone asked if they have had any disposal concerns?

Andy Blum answered that there is a lot of materials within the panels that are useful, so they don't generally end up in the landfill. There are recycling facilities specific to solar and battery systems.

Chairman Becker asked Andy Blum how major incidents are normally handled in other Counties?

Andy Blum is not seeing them brought back to the Board. There is a public outreach that is done.

Hans Rodvik, Xcel Energy addressed at 1500 6th Ave Greeley, commented that they are bringing on sheep to graze the site for vegetation control and the fences need to be maintained and cleaned.

PUBLIC COMMENT CLOSED:

BOARD OF COUNTY COMMISSIONER DISCUSSION:

Chairman Becker stated that the BESS should have a defensible space of 200 feet, and have some sort of gravel to be used. There should not be a defensible space for the solar facility, but the area within the setbacks must be maintained.

Attorney Sellars asked if the Board would like language that if the applicant puts up fencing it needs to be maintained and kept clear.

The Board collectively answered yes.

Chairman Becker liked the proposed language of the BESS fencing. All containers are to be certified under the UL 9540 standards.

Commissioner Malone was in favor of the 3 calendar day clarification as opposed to the 3 business days.

Chairman Becker was fine with Andy Blum's language for the shutting down of the affected area. He asked what happens when there are incidents that have not been reported or shut down, what is the recourse?

Attorney Sellars said a hearing a revocation of their permit. They Board is the authority for that.

Chairman Becker asked whose discretion it would be for the approval of the re-opening of the site?

Attorney Sellars said it can be the Planning Department, or it can be a combination of the Planning Department and the County's Consultant.

Attorney Sellars clarified that there would not be a hearing before the Board, the final after-action report will entail confirmation from the owner/operator and licensed engineer that everything has been complied with and the County would then be allowed to inspect that through their own consultant to inspect that. Ultimately the Planning Department would be the ones to sign off on the reopening of the site.

Chairman Becker noted that this would only be for effected portions of the site.

The Board went into discussion regarding the wind setbacks, and ultimately decided no change to the Zoning Regulations was necessary.

Commissioner Bernhardt motioned to continue the public hearing with public comment to the next Board of County Commissioners hearing on July 1, 2025.

Commissioner Malone seconded.

Motion carries, 3-0.

OLD BUSINESS: Continued Hearing from May 28th, 2025 — Regulation Amendments regarding Subdivisions

DISCUSSION:

BOARD OF COUNTY COMMISSIONERS
PLANNING AND ZONING — MINUTES
TUESDAY, JUNE 17TH, 2025

Attorney Sellars briefly described all items that were needed for discussion from the continuation of the May 28, 2025 hearing. Those items included: subsequent minor subdivisions subject to major subdivision regulations, limitations on double frontage instead of prohibiting, process for a private community sewer and maintenance, shared access covenants, and shared driveways of major subdivisions.

There was a lengthy discussion on how back to back minor subdivisions should be handled. Property rights should be taken into account, while still following our Subdivision Regulations.

Chairman Becker believes that it should be an administrative decision to decide if a minor subdivision should be subject to a major subdivision if it has been done within 5 years.

The Board liked the option of limiting the number of adjoining minor subdivisions, or minor subdivisions connected through common infrastructure within a quarter section for a period of 5 years.

Commissioner Bernhardt stated there should be an appeals process if an applicant disagrees with the Planning Administrators decision.

The Board suggested to keep the current language in the Subdivision Regulations regarding double frontage.

Chairman Becker to ask to have the last sentence of Section 4-110(F).

In regards to the private community sewer, Chairman Becker wanted to add language mentioning the County does not regulate those systems after the approval of the design by the Health Department. There were no oppositions to the suggested language.

Chairman Becker stated there should be something in writing with a shared access to clearly show maintenance of said access.

Attorney Sellars asked if we put in this in the Regulations, would we get rid of the shared access acknowledgement?

Chairman Becker stated yes, and the covenants would be required for shared accesses.

Attorney Sellars suggested still having a plat note to link the two.

The Board collectively agreed that for major subdivisions, the County could permit shared driveways under any circumstance or only specific circumstances.

PUBLIC COMMENT OPEN: None

PUBLIC COMMENT CLOSED:

BOARD OF COUNTY COMMISSIONER DISCUSSION:

Commissioner Malone motioned to continue public hearing for the Subdivision amendments related to major and minor subdivisions and miscellaneous amendments to definitions and references to standards to the next Board of County Commissioners hearing on July 1st, 2025.

Commissioner Bernhardt seconded.

Motion carries, 3-0.

Being no further business, there was a recess at 12:44 p.m. to go into an executive meeting.

Respectfully Submitted,

Jenafer Santos

Planning Technician

(Minutes ratified July 1st, 2025)

BOARD OF COUNTY COMMISSIONERS
PLANNING AND ZONING — MINUTES
TUESDAY, JUNE 17TH, 2025

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

s/Jon J. Becker

Jon J. Becker, Chairman

s/Timothy A. Malone

Timothy A. Malone, Commissioner

s/Kelvin S. Bernhardt

Kelvin S. Bernhardt, Commissioner

(SEAL)

ATTEST:

s/ Kevin Strauch

Kevin Strauch