



MORGAN COUNTY BOARD OF ADJUSTMENTS

DATE: **Tuesday, January 20, 2026**
TIME: **5:30 P.M.**
PLACE: **Assembly Room, 231 Ensign**
Option of remote attendance via ZOOM

To participate remotely you may connect via Zoom at:

<https://us02web.zoom.us/j/83077094673>

Join via audio:

+1 719 359 4580 US

Webinar ID: 830 7709 4673

All materials are available for inspection at the Planning Administrator's Office, 231 Ensign St., Fort Morgan, Colorado, during regular office hours.

AGENDA

1.) Regular Meeting

Roll Call
Agenda
Minutes from August 18, 2025

2.) Business Items

a) Elect a chair and vice chair.

3.) Public Hearings

a) **Applicants and Landowners:** David and Heather Richardson
Legal Description: Located in the SE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 17, Township 3 North, Range 59 West of the 6th P.M., Morgan County, Colorado aka 07919 Rd. P.6, Wiggins, CO 80654.
Request: A variance from the Mr. Ranch PD regarding the minimum setbacks by reducing the front setback from 70 feet to 55 feet to build a new shop.

b) **Applicants:** Abe and Melanie Johnson
Landowners: Abe and Melanie Johnson and Geoff and Chantil Taylor

Legal Description: Located in the NW $\frac{1}{4}$ of Section 25, Township 4 North, Range 58 West of the 6th P.M., Morgan County, Colorado. Also known as 104 Fairway Lane, Fort Morgan, CO 80701.

Request: Variances from Table 1 of Appendix B, Zone District Bulk Requirements of the Morgan County Zoning Regulations, regarding minimum setbacks by reducing one side setback from 10 feet to 6 feet and the other side setback from 10 feet to zero feet to build a new single family residence.

ADJOURN: