



MORGAN COUNTY BOARD OF ADJUSTMENTS

DATE: Monday, August 18, 2025
TIME: 5:30 P.M.
PLACE: Assembly Room, 231 Ensign Street – B Level
Option of remote attendance via ZOOM

To participate remotely you may connect via Zoom at:

<https://us02web.zoom.us/j/89875224414>

Join via audio:

+1 719 359 4580 US

Webinar ID: 898 7522 4414

Documents pertaining to the above identified matters are on file in the Planning Administrator's Office, 231 Ensign St., Fort Morgan, Colorado, during regular office hours. Twenty-four hours prior to the meeting, the Board of Adjustments meeting packet is available here: morgancounty.colorado.gov.

AGENDA

1) Regular Meeting

Roll Call

Agenda

Minutes from 2/18/2025

2) Public Hearings

1. **Applicant:** No Problem Electric Corp

Landowner: Timmerman Cattle

Legal Description: Located in the NW¼ of Section 4, Township 3 North, Range 55 West, north of Highway 34 and in the W½ of Section 33, Township 4 North, Range 55 West of the 6th P.M., Morgan County, Colorado aka 32295 US-34, Brush, CO 80723.

Request: A variance from Section 4-825 (B)(1) in regards to the requirements of the Morgan County Zoning Regulations, that accessory ground mounted solar collectors shall be located in a side or rear yard only. Consideration of decision – Resolution 2025 BOA 002

2. **Applicant:** Industrial Tower West-Teresa Sweigart

Landowner: Morgan County

Legal Description: Located in the SW¼ of Section 14, Township 4 North, Range 57 West of the 6th P.M., Morgan County, Colorado aka 21448 CO RD 22, Fort Morgan, CO 80701.

Request: A variance from Table 1 of Appendix B, Zone District Bulk Requirements of the Morgan County Zoning Regulations, regarding maximum building height of 100 feet for a new 112-foot tower and reducing the front setback from 30 feet to 20 feet for replacement of an existing wireless service facility. Consideration of decision – Resolution 2025 BOA 003

ADJOURN: