

MORGAN COUNTY BOARD OF ADJUSTMENTS AND APPEALS
July 3, 2023 MINUTES

The Morgan County Board of Adjustments met on Monday, July 3, 2023, 5:30 p.m. in the Assembly Room of the Morgan County Administration Building. The meeting was called to order by Chairman Allyn Wind.

Board of Adjustment Members Chairman Allyn Wind, Charles Ruyle, Paula Keefe and Julie Padilla attended in person. Jason Enfante was absent. Also present were Nicole Hay, Planning Administrator and Jenafer Santos, Planning Technician. Morgan County IT Administrator, Karol Kopetzky attended via Zoom.

It is noted that this Board of Adjustments meeting for July 3, 2023 was held in person with an option to attend remotely through the Zoom platform.

APPROVAL OF MINUTES: June 20, 2023

It was moved by Charles Ruyle and seconded by Julie Padilla to approve the June 20, 2023 minutes as presented. Motion carried 4-0 to approve the minutes.

APPROVAL OF AGENDA:

It was moved by Paula Keefe and seconded by Julie Padilla to approve the agenda. Motion carried 4-0.

OLD BUSINESS: NONE

NEW BUSINESS:

Applicant: AGPROfessionals, Tim Naylor

Landowner: Bos Farms, LLC

A Variance to allow a Livestock Confinement Operation within 1,320 feet of an existing residence located on a separate parcel of land.

APPLICATION OVERVIEW:

Nicole Hay, Planning Administrator, read her file summary as follows:

OWNER: BOS Farms, LLC
APPLICANT: Tim Naylor - AGPROfessionals

On June 20, 2023, the Board of Adjustment held a public hearing on an application from AGPROfessionals for a variance to Section 3-650 Table 1, Note (d) of Appendix B, Zone District Bulk Requirements of the Morgan County Zoning Regulations regarding minimum setback for a residential structure to a confined animal feeding operation (CAFO) in the Agricultural Production zone district. The minimum setback from an animal confinement facility to an occupied structure is 1,320 feet. There is an existing home that is approximately 770 feet from the proposed footprint for the feeding operation.

The subject parcel of land is located in a part of the SE¼ of Section 20, the SW¼SW¼ of Section 21, the NW¼ of Section 28 and the N½NE¼ of Section 29, all in Township 3 North, Range 58 West of the 6th P.M., Morgan County, Colorado.

Resolution 2023 BOA 01 reflects the outcome of the hearing.

Nicole Hay
Morgan County Planning Administrator

BOARD DISCUSSION: NONE

Charles Ruyle motioned to approve Resolution 2023 BOA 01, a resolution that approves the Variance request reducing the required setbacks from a Confined Animal Feeding Operation from 1,320 feet to 770 feet to an occupied structure located in the E½ of Section 20, Township 2 North, Range 58 West of the 6th P.M., Morgan County, Colorado with a street address of 14505 Rd 14 Fort Morgan, Colorado.

Julie Padilla seconded the motion. Motion passed 4-0.

ADJOURN:

It was moved by Paula Keefe and seconded by Julie Padilla to adjourn the meeting. Motion passed 4-0. Meeting adjourned at 5:41 P.M.

Respectfully Submitted,
Jenafer Santos, Planning and Zoning Technician