

| PLANNING COMMISSION 6:00 P.M. | JUNE 10, 2024 |
AMDENDMENTS TO THE MORGAN COUNTY ZONING REGULATIONS

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AMENDMENTS SUMMARY



**MORGAN COUNTY PLANNING COMMISSION
AMENDMENT SUMMARY
May 31, 2024
June 10, 2024 (meeting date)**

**AMENDMENTS
MORGAN COUNTY ZONING REGULATIONS**

The purpose of these amendments is to update the County's regulations to add above ground fuel storage tanks. They would be added as a use by right as an accessory use in the Agricultural Production Zone (A) for both parcels larger than 20 acres and parcels 20 acres and smaller, Agriculture/Agri-Business Zone (AB), Commercial Zone (C), Light Industrial Zone (LI), and Heavy Industrial Zone (HI). Currently, above ground fuel tanks are not addressed in the Zoning regulations and they are important to farming and business operations. The amendments include a proposed total limit of 40,000 gallons. This could be any combination of number of tanks and tank capacity. Staff is open to any suggestions regarding this number. An approved zoning permit and compliance with the adopted Building and Fire Codes will be required.

Nicole Hay
Morgan County Planning Director

PROPOSED ZONING REGULATION AMENDMENTS

ZONING REGULATIONS – ABOVE GROUND FUEL STORAGE TANKS

AGRICULTURE PRODUCTION ZONE (A)

3-170 Agriculture Zone Uses-By-Right

Parcels Larger Than 20 Acres Accessory Uses (F) – *New Subsection (8)*

(8) Above ground fuel storage tanks with an approved zoning permit and in compliance with the requirements of the applicable adopted building and fire codes. No more than 40,000 gallons of fuel storage may be on a single lot. The total volumetric limit may be contained in an unlimited number of tanks.

3-170 Agriculture Zone Uses-By-Right

Parcels 20 Acres and Smaller Accessory Uses (D) – *New Subsection (4)*

(4) Above ground fuel storage tanks, with an approved zoning permit and in compliance with the requirements of the applicable adopted building and fire codes. No more than 40,000 gallons of fuel storage may be on a single lot. The total volumetric limit may be contained in an unlimited number of tanks.

AGRICULTURE / AGRI-BUSINESS ZONE (AB)

3-190 Agriculture / Agri-Business Zone Uses-By-Right

Accessory Uses (F) – *New Subsection (11)*

(11) Above ground fuel storage tanks, with an approved zoning permit and in compliance with the requirements of the applicable adopted building and fire codes. No more than 40,000 gallons of fuel storage may be on a single lot. The total volumetric limit may be contained in an unlimited number of tanks.

COMMERCIAL ZONE (C)

3-315.5 Commercial Zone Uses-By-Right

New Subsection – Accessory Uses (V)

(V) Accessory Uses

(1) Above ground fuel storage tanks, with an approved zoning permit and in compliance with the requirements of the applicable adopted building and fire codes. No more than 40,000 gallons of fuel storage may be on a single lot. The total volumetric limit may be contained in an unlimited number of tanks.

LIGHT INDUSTRIAL ZONE (LI)

3-335.5 Light Industrial Zone Uses-By-Right

New Subsection – Accessory Uses (T)

(T) Accessory Uses

(1) Above ground fuel storage tanks, with an approved zoning permit and in compliance with the requirements of the applicable adopted building and fire codes.

ZONING REGULATIONS – ABOVE GROUND FUEL STORAGE TANKS

No more than 40,000 gallons of fuel storage may be on a single lot. The total volumetric limit may be contained in an unlimited number of tanks.

HEAVY INDUSTRIAL ZONE (HI)

3-355.5 Heavy Industrial Zone Uses-By-Right

New Subsection – Accessory Uses (R)

(R) Accessory Uses

(1) Above ground fuel storage tanks, with an approved zoning permit and in compliance with the requirements of the applicable adopted building and fire codes. No more than 40,000 gallons of fuel storage may be on a single lot. The total volumetric limit may be contained in an unlimited number of tanks.

NOTIFICATION

**NOTICE OF PUBLIC HEARING
MORGAN COUNTY PLANNING COMMISSION
JUNE 10, 2024 AT 6:00 P.M.
VIRTUAL AND IN PERSON IN THE ASSEMBLY ROOM, MORGAN COUNTY
ADMINISTRATIVE BUILDING, 231 ENSIGN, FORT MORGAN, COLORADO**

Notice is hereby given that on the date and time above (or as soon as possible following the scheduled time) and at the location above, or at such time and place as this hearing may be adjourned, the Morgan County Planning Commission will conduct public hearings on the following proposed **Amendment to the Morgan County Zoning Regulations**:

- 1) **Zoning Amendment:** An amendment relating to the allowance of above ground fuel storage tanks as a use by right in the Agriculture Production Zone.

THE COUNTY WILL CONTINUE TO OFFER THE OPTION TO ATTEND MEETINGS REMOTELY. IF YOU HAVE ANY QUESTIONS REGARDING ATTENDING THE MEETING, PLEASE CONTACT THE PLANNING OFFICES AT 970-542-3526.

To participate remotely you may connect via Zoom at:

<https://us02web.zoom.us/j/82695985521>

Or Telephone:

Dial:

+1 719 359 4580 US

Webinar ID: 826 9598 5521

The proposed amendments are available for inspection at the Planning Administrator's Office, 231 Ensign Street, basement, Fort Morgan, Colorado, during regular office hours. At the time of hearing, opportunity will be given for public comment in support of or in opposition to the amendments.

Nicole Hay _____

Nicole Hay

Morgan County Planning Administrator

Published: May 25, 2024

NOTICE OF PUBLIC HEARING
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JUNE 10, 2024 AT 6:00 P.M.
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COUNTY ADMINISTRATIVE BUILDING, 231 ENSIGN, FORT MOR-
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Nicole Hay
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Morgan County Planning Administrator

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Prairie Mountain Media, LLC


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County of Morgan
State of Colorado

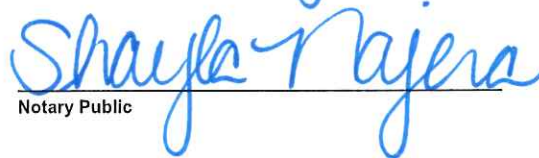
The undersigned, Agent, being first duly sworn under oath, states and affirms as follows:

1. He/she is the legal Advertising Reviewer of Prairie Mountain Media LLC, publisher of the *Fort Morgan Times*.
2. The *Fort Morgan Times* is a newspaper of general circulation that has been published continuously and without interruption for at least fifty-two weeks in Morgan County and meets the legal requisites for a legal newspaper under Colo. Rev. Stat. 24-70-103.
3. The notice that is attached hereto is a true copy, published in the *Fort Morgan Times* in Morgan County on the following date(s):

May 25, 2024


Signature

Subscribed and sworn to me before me this
25th day of May, 2024.


Notary Public

(SEAL)

SHAYLA NAJERA
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20174031965
MY COMMISSION EXPIRES July 31, 2025

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