

**MORGAN COUNTY PLANNING COMMISSION
FEBRUARY 10, 2025**

The Morgan County Planning Commission met on Monday, February 10, 2025, at 6:00 P.M. in the Assembly Room of the Morgan County Administration Building. The meeting was called to order by Chairman Nathan Troudt.

Chairman Nathan Troudt, Vice Chairman Erik Mohrlang, Dave Musgrave, Britt Dinis, Rob Chilson, Robert Pennington and Julie Padilla were present. Nicole Hay, Planning Director, Cheryl Brindisi, Planning and Zoning Administrative Assistant, Jenafer Santos, Planning and Zoning Technician and Karol Kopetzky, IT Specialist attended.

APPROVAL OF AGENDA:

It was moved by **Dave Musgrave** and seconded by **Britt Dinis** to approve the Agenda as presented. Motion passed 7-0.

APPROVAL OF MINUTES: Minutes from January 21, 2025.

It was moved by **Erik Mohrlang** and seconded by **Rob Chilson** to approve the Minutes as presented. Motion passed 7-0.

NEW BUSINESS:

NYH Solutions-Rezone

PROCEDURAL: Chairman Nathan Troudt read the hearing process for the meeting.

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

**APPLICANTS: NYH Solutions – Ashley and Robert Farnam
LANDOWNER: The Hill Event Center, LLC - Ashley and Robert Farnam**

NYH Solutions has submitted an application to rezone a parcel of land in the SW1/4 of Section 31, Township 4 North, Range 55 West of the 6th PM, Morgan County, Colorado. Addressed as 29870 US Highway 6, Brush, CO 80723. The permitted area is approximately 47.8 acres, in the Brush Rural Fire Protection District, and is currently zoned Agricultural/Agri Business.

The request is to rezone the property from Agricultural/Agri Business to Commercial. This property formerly housed a livestock auction facility, a restaurant, and different retail shops. The Applicant desires to rezone the property to allow for more commercial opportunities, including possibly a general community space with a potential restaurant, outdoor entertainment space and eventually a firearm and archery range for youth programs and law enforcement agencies.

In addition to the rezoning application, packets for the Planning Commission include referral responses from Xcel Energy and the City of Brush.

Review

In reviewing these applications, the Planning Commission and Board of County Commissioners are required to make a finding that the criteria for Rezoning in Section 2-285 of the Morgan County Zoning Regulations have been satisfied.

Section 2-285 Special Use Permit Criteria:

- (A) The rezoning is consistent with the provisions of the Morgan County Comprehensive Plan. The property is located in the southeast planning area.

Chapter 2 – Plan Summary

A – Economic Development

Goal – Diversify the economy in Morgan County to broaden business employment opportunities for residents and to further economic growth.

Rezoning the historic property will allow for diverse land use opportunities for the community.

- (B) The rezoning is compatible with surrounding zone districts.
The parcel to the north is zoned commercial, property to the east and south is zoned Agricultural Production, the Brush Airport property to the west is zoned Light Industrial, and the other property to the west is zoned Agricultural/Agri Business. With this mix of surrounding zoning, commercial zoning is compatible.
- (C) It is in the best interests of or furthers the health, safety, or general welfare of the citizens of Morgan County; and either:
- (1) Conditions in the area of the proposed rezoning or in adjacent areas have changed or are changing to such a degree as to warrant the rezoning; or
 - (2) The property was zoned in error under the current zoning.

The area has changed and is moving away from solely Agricultural/Agri Business uses and into an area diverse with commercial and industrial uses. Rezoning creates an area of economic development in the County.

Nicole Hay,
Morgan County Planning Administrator

PLANNING COMMISSION DISCUSSION:

Robert Pennington asked Nicole to clarify section (C)(2) of her File Summary, “The property was zoned in error under the current zoning.”

Nicole Hay explained that the portion of her File Summary that addresses Roberts question is part of the two options of criteria to be considered for a rezone.

Dave Musgrave asked for clarification of Section (B) in Nicole’s File Summary concerning the airport property next to the Hill Event Center.

Nicole Hay explained this in further detail.

NYH Solutions – Ashley and Robert Farnam, 29870 Hwy 6, Brush, CO 80723, presented this application to the Planning Commission.

PLANNING COMMISSION DISCUSSION:

Rob Chilson asked for more details on the future proposed shooting facility.

Robert and Ashley Farnum explained the potential for various shooting sports in further detail.

Nicole Hay reiterated that this application is being heard strictly concerning the rezone and not proposed projects for this facility at this time. Nicole also explained the historical background of the zoning of the property.

PUBLIC COMMENT OPEN

IN FAVOR: **Danny Blake, 29580 Hwy 6, Brush, CO 80723**, one of the partners of The Hill Event Center stated that he has a lot of history with the previous property. He would like to see the property continue to benefit the community as much as possible.

Monty Torres, City of Brush Administrator, expressed that the City of Brush is in favor of the rezone of this property. He also explained the City of Brush's correlation with the water line that runs through the property via a private line. The City of Brush is currently working on a new water line agreement for the future maintenance of the water line.

Robert Farnum noted that he has been in contact with the City of Brush and will work on an agreement with them. He also added background information regarding the water line.

Dave Musgrave asked if they knew where the waterline is located?

Robert Farnum explained that they knew of the water lines location and they also have the easement.

Robert Pennington asked if the driveway was shared?

Robert Farnum explained that they are working with Nicole regarding the driveway.

Nicole Hay explained the driveway in further detail.

Ashley Farnum also explained the driveway in further detail.

IN OPPOSITION: None

PUBLIC COMMENT CLOSED

It was moved by **Erik Mohrlang** to recommend approval of this application to the Board of County Commissioners.

Dave Musgrave seconded the motion.

Motion passed 7-0.

This application will move on to the Board of County Commissioners hearing on Tuesday, March 4, 2025 at 9:00 A.M.

Robert Pennington motioned to adjourn the meeting.

Dave Musgrave seconded that motion.

Motion passed 7-0.

Meeting was adjourned at 6:35 P.M.

Respectfully Submitted,

Cheryl Brindisi

Planning and Zoning Administrative Assistant