

**MORGAN COUNTY PLANNING COMMISSION**  
**July 8, 2024**

The Morgan County Planning Commission met on Monday, July 8, 2024, 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, Robert Pennington, Rob Chilson and Dave Musgrave were present. Pete Mercer attended via zoom and joined at 6:05 P.M. Nicole Hay, Planning Director, Cheryl Brindisi, Planning and Zoning Administrative Assistant, Jenafer Santos, Planning and Zoning Technician and Kathryn Sellars, Morgan County Attorney also attended. Karol Kopetzky attended via Zoom.

**APPROVAL OF AGENDA:**

It was moved by **Robert Pennington** and seconded by **Dave Musgrave** to approve the Agenda as presented. Motion passed 5-0.

**APPROVAL OF MINUTES:**

It was moved by **Robert Pennington** to approve the Minutes from the June 10, 2024 Planning Commission meeting. **Rob Chilson** seconded. Motion passed 4-0. Erik Mohrlang abstained.

**PROCEDURAL:** Chairman **Nathan Troudt** read the hearing process for tonight's meeting.

**OLD BUSINESS:** NONE

**NEW BUSINESS:**

**AMENDMENTS**  
**MORGAN COUNTY ZONING REGULATIONS**

The State has recently adopted rules regarding tiny homes and tiny houses. The County has seen increased inquiries into whether it allows these types of residences and the Morgan County Building Department has requested that amendments be made to the County's Zoning Regulations to clarify whether these residences would be allowed. Staff recommends allowing these residences within the current structure of uses in each zone district. Included with this staff report are redlines of the proposed changes as outlined below.

Planning Commission held a work session on these amendments on June 10, 2024 and made recommended revisions to the initial draft. Those revisions are highlighted

**Overview of proposed changes:**

1. **Definitions.** Addition of definitions for loft, tiny home and tiny house. Revision of Recreational Vehicle to include tiny homes.
2. **Tiny Home.** The proposed amendments will add requirements related to tiny homes. If the owners want to place the tiny home or put it on a permanent foundation, it will be subject to the same permitting as a manufactured home that is placed or is on a permanent foundation. If the tiny home remains on its wheels, it will be treated as a recreational vehicle. Colorado tiny homes will receive a metal plate insignia installed under the sink by the State Division of Housing.

When placed on or on a permanent foundation, the tiny home will also receive a metal plate installation insignia.

3. Tiny House. The proposed amendments will add requirements related to tiny houses. By definition, these dwellings are under 400 square feet, are constructed on a permanent foundation and will require a building permit meeting or exceeding the current adopted building code.

Nicole Hay  
Morgan County Planning Director

**PLANNING COMMISSION DISCUSSION:**

**Robert Pennington** asked how a grandfathered Tiny Home or Tiny House would be permitted if the State requirements allow for 2023 and newer?

**Nicole Hay** mentioned that it would be dependent on the circumstances.

**Kathryn Sellars** noted that it is possible to approve them through the Morgan County Building codes. There was discussion about Tiny Home Villages and Tiny House Subdivisions.

**PUBLIC COMMENT: NONE**

It was moved by **Erik Mohrlang** and seconded by **Dave Musgrave** to approve the zoning amendments for Tiny Houses and Tiny Homes as presented.  
Motion passed 6-0.

**The Planning Commission held a public work session on Natural Medicine following the public hearing.**

**Erik Mohrlang** motioned to adjourn the meeting. **Rob Chilson** seconded that motion.  
Motion passed 6-0.  
Meeting was adjourned at 6:53 P.M.

Respectfully Submitted,  
*Cheryl Brindisi*  
Planning and Zoning Administrative Assistant