



MORGAN COUNTY PLANNING,
ZONING & BUILDING DEPT.
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Morgan, Colorado 80701
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PERMIT # _____ - _____

Date Received _____ / _____ / _____	Received By _____
Application Fee: \$ _____	Ck/CC #: _____ Paid _____ / _____ / _____
PC Date: _____ / _____ / _____	BOCC Date: _____ / _____ / _____
100 Year Floodplain? <u>Y/N</u>	Taxes Current? <u>Y/N</u>

PLANNED DEVELOPMENT / PLANNED DEVELOPMENT OVERLAY APPLICATION

Landowners MUST Sign Application and Right to Farm Policy

APPLICANT(S)

Name _____
Address _____

Phone _____
Email _____

LANDOWNER(S)

Name _____
Address _____

Phone _____
Email _____

SURVEYOR

Name _____ Email _____
Address _____ Phone _____

PROPERTY LEGAL DESCRIPTION AND TECHNICAL INFORMATION

Address of Property (or general location if not yet addressed): **Attach extra pages if needed*

Parcel #: _____ - _____ - _____ Zone District: _____

S: _____ T: _____ R: _____ $\frac{1}{2}$ $\frac{1}{4}$ $\frac{1}{4}$

Total acreage in parcel: _____ Number of lots to be created: _____

Is property located within one thousand three hundred twenty (1320) feet of a confined animal feeding operation, packing plant, slaughterhouse or rendering plant? ☐ YES ☐ NO

PRESENT USE OF PROPERTY _____

PROPOSED USE OF PROPERTY _____

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED OR PROCESSED

PLANNED DEVELOPMENT REQUIRED ATTACHMENT LIST

Additional information may be required by staff

Application Fee:

☐ **Non-Refundable Application Fee**

**Additional fees and charges may be required pursuant to Section 2-160 of the Morgan County Zoning Regulations. Applicant will be responsible for any legal fees after the first 3 hours.*

Project Narrative:

☐ **Narrative to include:**

- ☐ A general description of the request and the reasons for it, a description of any future development plans, and a description of how the request meets the criteria for Planned Developments in the Morgan County Zoning Regulations.
- ☐ Names, addresses, and phone numbers of the property owner(s), applicant(s), and/or representatives
- ☐ Names and addresses of the property owners within one thousand three hundred and twenty (1320) feet of the perimeter of the property/properties to be rezoned
- ☐ A description of how the request may impact adjacent uses and integrate with existing zone districts
- ☐ A description of the character of the proposed development, the goals and objectives of the project, an explanation of the rationale behind the assumption and choices made by the applicant, and explanation of how it will generally conform to the Morgan County Comprehensive Plan
- ☐ A discussion of the project's impact and influence on surrounding zone districts and existing uses
- ☐ A general description and detailed studies of the impact the project will have on public services, if applicable
- ☐ A general description of the concept and method for providing utility services to the project domestic water development and supply plan and description of water rights associated with the project
- ☐ A statement of the base zone district [PDO]
- ☐ A clear description of deviations from the base zone district [PDO]
- ☐ A development schedule detailing the timing of the installation and construction of public improvements and the phases of the development, if applicable

Plans/Maps:

- ☐ **Plat (Survey) Map** per requirements set forth in Morgan County Zoning Regulations in Sec. 2-460 and must also include the following, as applicable
(SUBMIT ELECTRONICALLY)
 - ☐ Area and percent of total area
 - ☐ Number of lots
 - ☐ Number of dwelling units and types
 - ☐ Dwelling units per land use area
 - ☐ Square footage of non-residential
 - ☐ Total acreage and gross density
 - ☐ Parks and open space dedication total
 - ☐ Private parks and open space total
 - ☐ General layout/location/area of land uses if planned development is divided into separate subdistricts or areas
- ☐ **Improvement Location Certificate**, if applicable including setbacks of existing structures, wells and septic system
 - ☐ Include any easements required for the project – widths and other pertinent information (May be required to supply copies of easement agreements)
- ☐ **Maintenance Plan** for roads, common areas, open space, or facilities

Plans/Maps:

☐ **Improvements Agreement**

- ☐ **A Development Plan** that formally establishes the standards and requirements for the development within the entire property to be rezoned to a PD/PDO. This plan shall include but not be limited to the following items in as applicable;
 - ☐ The location, height and dimensions of each existing structure in the development and the uses to be contained therein
 - ☐ The boundary and the proper building setbacks and building area with reference to said boundary lines and to property lines, highways, or street rights-of-way
 - ☐ A list of all permitted, conditional, and special use and any associated standards
 - ☐ A summary data chart indicating: Size of development, proposed population and dwelling unit density, various land uses within the approximate acres and percent of development
 - ☐ Buffer requirements
 - ☐ Parking requirements
 - ☐ Sign regulations
- ☐ **Physiographic & Environmental Studies** that may include but are not limited to, if applicable:
 - ☐ **Wildlife Report and/or Wildlife Impact Mitigation Plan**
 - ☐ **Revegetation and Erosion Control Plan** (This will be required if the undeveloped property is presently cultivated or does not have adequate ground cover)
 - ☐ **Floodplain Studies and/or Mitigation Reports**
 - ☐ **Drainage Plans** showing runoff patterns and proposed drainage control structures or easements, prepared by a licensed Colorado engineer.

Ownership:

- ☐ **Current Title Commitment** (within 6 months) of all parties to be rezoned

Technical:

- ☐ **Right to Farm Policy** signed by all Landowners (Attached)
- ☐ **Written confirmation from all utility providers** of an ability to serve the development
- ☐ **Pre-Application Conference**
- ☐ **Proof of Current Paid Taxes**
- ☐ **Financial Surety**, if applicable
- ☐ **Statement of Authority**, if applicable
- ☐ **Posted Public Notice Verification**, if applicable
 - Notarized affidavit with photographs from a distance & close up**
(Must be submitted prior to Planning Commission hearing and prior to Board of County Commissioners hearing)
- ☐ **# Of Digital Applications:** _____ ☐ **# of Paper Applications:** _____
- ☐ **Recording Fees:** *All recording fees will be collected at the **conclusion** of all hearings. Made payable to Morgan County Clerk & Recorder*

Additional Information Required by Staff:

*Title to any or all Planned Development cannot be transferred until all required documents have been recorded in the Morgan County Clerk and Records Office.

LANDOWNER AND APPLICANT STATEMENTS

I hereby certify that to the best of my knowledge, the information contained within this application package is true and correct.

*Applications will **not** be accepted for properties which are not current in their property taxes.*

Application must be signed by applicant and landowner as it appears in title insurance.

Applicant Signature Date

Landowner Signature Date

Applicant Signature Date

Landowner Signature Date

MORGAN COUNTY RIGHT TO FARM POLICY

Morgan County is one of the most productive agricultural counties in Colorado. Ranching, farming, animal feeding, and all agricultural activities and operations in Morgan County are integral and necessary elements of the continued vitality of the County's economy, culture, landscape, and lifestyle. Over 70% of the County's acreage is devoted to farming and raising livestock with over 700 farms. The agricultural products produced by those farms create millions of dollars of market value. Morgan County recognizes the importance of agricultural operations as necessary and worthy of recognition and protection and supports policies to maintain the high-quality rural character of the County.

Living in Morgan County requires residents to accept the effects of agriculture and rural living as part of daily life. Agricultural users of the land are not expected to change their long-established agricultural practices to accommodate the intrusions of residential activities into a rural area. These effects may include noise from tractors, equipment, and aerial spraying at any time; dust from animal pens, field work, harvesting, and use of gravel roads; odor from confinement animal feeding operations, silage and manure; smoke from ditch burning; flies and mosquitoes; the use of pesticides and fertilizers; and movement of livestock or machinery on public roads. Under Colorado law, these activities are not considered nuisances and are protected.

Residents must also accept that public services in rural areas are different than urban or suburban areas. Specifically, regular road maintenance may be less available and may be at a lower level. In certain circumstances, the standard for maintenance may be determined on whether the road is passable and usable and not whether the road surface is rough. County gravel roads, no matter how often they are maintained, will not provide the same kind of surface expected from a paved road and will not support travel at the recommended speed. Further, the County may permit certain road maintenance activities by agricultural producers or other industries to allow those commercial activities to continue when County resources are unavailable due to other road issues or events. The County considers these activities to be integral to the protection of agricultural operations in Morgan County.

In addition, in Morgan County, utility services may be nonexistent or subject to interruption; law enforcement, fire protection and ambulance service will have considerably longer response times; and snow may not be removed from County roads for several days after a major snowstorm. The County prioritizes snow removal as it deems necessary.

People are exposed to different hazards in a rural setting than they are in an urban or suburban area. Farms, ponds, irrigation ditches, electrical service to pumps and oil field equipment and operations, noxious weeds, livestock, and territorial animals may present real threats to people. It is necessary that all activities are supervised for both the protection of the people and protection of agricultural activities and owners may need to fence property to ensure a safe environment.

All County residents are encouraged to learn about their rights and responsibilities and to act as good neighbors and citizens of Morgan County. This includes but is not limited to obligations under Colorado State law, including but not limited to, the Colorado Fence and Right to Farm laws, and Morgan County Zoning Regulations regarding maintenance of fences, controlling weeds, and keeping animals under control. Residents are responsible for understanding and accepting the implications of living in a rural agricultural area.

Information regarding these topics may be obtained from the Morgan County Extension Office and Planning and Zoning Department.

RECEIPT AND STATEMENT OF UNDERSTANDING

I hereby certify that I have read and understood the Morgan County Right to Farm Policy. I further state that I am aware and acknowledge that the conditions of living in a rural area, primarily used for agricultural production, and that I understand these activities are protected under Colorado law and are not considered a nuisance.

Signature

Date

Signature

Date

Printed Name

Printed Name

Address

Address

Adopted by the Morgan County Board of County Commissioners by Resolution 2025 BCC 21