



MORGAN COUNTY PLANNING
 ZONING & BUILDING DEPT.
 231 Ensign, P.O. Box 596
 Fort Morgan, Colorado 80701
 PHONE (970)542-3526
 FAX (970)542-3509

EMAIL: permits_licensing@co.morgan.us

WSB PERMIT # _____

Date Received	___ / ___ / ___	Received By	_____
App Fee \$	_____	Ck/CC #:	_____
		Paid	___ / ___ / ___
100 Year Floodplain?	<u>Y/N</u>	Taxes Current?	<u>Y/N</u>
Approved SUP #:	_____	Resolution #:	_____

WIND, SOLAR, & BESS CONSTRUCTION PERMIT APPLICATION

(To be used as an application for construction of Wind, Solar, & BESS Projects)

Landowner MUST Sign Application and Right to Farm Policy

APPLICANT

LANDOWNER

Name _____

Name _____

Address _____

Address _____

Phone () _____

Phone () _____

Email _____

Email _____

BRIEF DESCRIPTION OF APPLICATION INCLUDING ACRES USED & TOTAL MEGAWATTS

CONTRACTOR * Contractor MUST carry a current Morgan County Contractor's License

Contractor Name _____ - If Subcontracting, write SELF

Phone () _____ Email _____

PROPERTY LEGAL DESCRIPTION

Address (if available):

S: ___ T: ___ R: ___ _____ 1/2 _____ 1/4 _____ 1/4 Property Size _____ (sq. ft. or acres)

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

Subdivision: _____ Lot #(s): _____

SEE REQUIRED ATTACHMENT LIST ON BACK OF THIS PAGE.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED OR PROCESSED.

SPECIAL USE PERMIT REQUIRED ATTACHMENT LIST

Fee:

- Non-Refundable Permit Fee (\$1000 per Megawatt)**

**Additional fees and charges may be required pursuant to Section 2-160 of Morgan County Zoning Regulations. Applicant will be responsible for any legal fees after the first 5 hours.*

Map & Plans:

- Site Map** must show all existing/proposed structures and setbacks from all property lines as per Morgan County Zoning Regulations, Section 2-410
- Solar**
 - Location and description of current land use, including agricultural use, dwelling units, microwave communication links and airports.
 - Clearly identified boundary lines and dimensions of the site where the proposed solar collector facility will be located.
 - Project area boundary and approximate size of the site where the proposed solar collector facility will be located, in acres or square feet.
 - Location of all proposed structures and facilities, including the location and dimensions for each solar panel in the proposed solar collector facility, including
 1. Setbacks for each solar panel from property lines.
 2. Setbacks of all accessory buildings and structures.
- Wind**
 - Location and description of current land use, including agricultural use, dwelling units, microwave communication links and airports.
 - Clearly identified boundary lines and dimensions of the site where the proposed WEF will be located.
 - Project area boundary and approximate size of the site where the proposed WEF will be located, in acres or square feet.
 - Location of all proposed structures and facilities, including the location and dimensions for each wind turbine in the proposed WEF, including:
 1. Setbacks for each wind turbine from property lines.
 2. Setbacks of all accessory buildings and structures.
- Final Drawing:** A schematic drawing showing the solar panels. [**Solar**]
A schematic drawing showing the wind turbine and range of dimensions, including system height, rotor diameter, hub height, and rotor ground clearance. [**Wind**]
Electrical Diagram [**BESS**]
- Final Decommissioning Plan** – In accordance with Section 4-835 [**Solar**]
In accordance with Section 4-910 [**Wind**]
In accordance with Section 4-870 [**BESS**]

- Final Geotechnical Report – Including the following: [Solar, Wind]**
 - Soils engineering and engineering geologic characteristics of the site based upon on-site sampling and testing.
 - Foundation and tower systems design criteria for all proposed structures
 - Slope stability analysis.
 - Grading criteria for ground preparation, cuts and fills, and soil compaction.

- Final Water and/or Wind Erosion Control Plan**
- Final Fire Mitigation Plan**
- Final Specification Sheet**
- Final Emergency Operation Plan**
- Final Maintenance Plan**
- Final Drainage Plan**

- Utilities/Access:**
- Water System - If Applicable [Solar, Wind]**
 - Septic System - If Applicable [Solar, Wind]**
 - Ditch Company- Proof of contact if there is a ditch on or next to subject property**
 - Utility Interconnection or Crossing Certification**
 - Road Agreement to comply with Section 4-825 and to include: [Solar, Wind]**
 - A map showing which County roads will be used during construction.
 - A pre-construction baseline survey of County roads to be used during construction to document their pre-construction condition.
 - A mitigation plan to address traffic congestion and potential impacts to County roads to be used during construction.
 - A legally binding agreement between the applicant and the County that requires the applicant to return any County roads to their pre-construction baseline condition.

- Miscellaneous:**
- Right to Farm Policy** signed by Landowner(attached)
 - Liability Insurance**
 - Contact Information of system installer(s) and the owner/operator(s)** including name(s), phone number(s) and email(s)
 - ____# Paper Application sets**
 - ____Digital Copy of Application** (One sided only)
 - Additional Information required by staff:**

APPLICANT & LANDOWNERS **MUST** SIGN APPLICATION ON NEXT PAGE



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MORGAN COUNTY RIGHT TO FARM POLICY / NOTICE

Morgan County is one of the most productive agricultural counties in Colorado. Ranching, farming, animal feeding, and all other manner of 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. Morgan County specifically recognizes the importance of agricultural operations as necessary and worthy of recognition and protection.

Landowners, residents and visitors must be prepared to accept as normal the effects of agriculture and rural living. These may include noise from tractors, equipment, and aerial spraying sometimes at night or in the early morning; dust from animal pens, field work, harvesting, and gravel roads; odor from animal confinement operations, silage and manure; smoke from ditch burning; flies and mosquitoes; the use of pesticides and fertilizers, including aerial spraying; and movement of livestock or machinery on public roads. Under the provisions of the State of Colorado's "Right to Farm" law (Section 35-3.5-101 and following, C.R.S.), all normal and non-negligent agricultural operations may not be considered nuisances.

Also public services in a rural area are not at the same level as in an urban or suburban setting. Road maintenance may be at a lower level, mail delivery may not be as frequent, utility services may be nonexistent or subject to interruption, law enforcement, fire protection and ambulance service will have considerably longer response times, snow may not be removed from county roads for several days after a major snow storm. First priority for snow removal is that school bus routes are normally cleared first.

Children are exposed to different hazards in a rural setting than they are in an urban or suburban area. Farm and oilfield equipment, ponds, and irrigation ditches, electrical service to pumps and oil field operations, high speed traffic, noxious weeds, livestock, and territorial farm dogs may present real threats to children. It is necessary that children's activities be properly supervised for both the protection of the children and protection of the farmer's livelihood.

All rural residents and property owners 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 and Morgan County Zoning Regulations regarding maintenance of fences, controlling weeds, keeping livestock and pets under control. There may be provisions of which you are unaware. For example, because Colorado is a Fence Law State, owners of property may be required to fence livestock out.

Information regarding these topics may be obtained from the Colorado State University Cooperative Extension Office and the County Planning and Zoning Department, and County Attorney.

RECEIPT AND STATEMENT OF UNDERSTANDING

I hereby certify that I have received, read, and understood the Morgan County Statement of Policy and Notice regarding Right to Farm.

I further state that I am aware that the conditions of living in an unincorporated area are different than living in a town or city and that the responsibilities of rural residents are different from urban or suburban residents. I understand that under Colorado law that a pre-existing, non-negligent agricultural operation may not be considered a public or private nuisance.

Signature	Date
Printed Name	
Address	

To Be Signed by Landowner

Adopted by the Morgan County Board of County Commissioners by Resolution #96BCC41 on July 23, 1996 and amended by Resolution 2008 BCC 34 on September 2, 2018.