



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

PERMIT # _____ - _____

Date Received ____ / ____ / ____ Received By _____
App Fee \$ ____ Ck/CC #: ____ Paid ____ / ____ / ____
Minor Amend Fee: \$ ____ CK/CC #: ____ Paid ____ / ____ / ____
Recording Fee \$ ____ Ck/CC #: ____ Paid ____ / ____ / ____
PC Date: ____ / ____ / ____ BOCC Date: ____ / ____ / ____
100 Year Floodplain? Y/N Taxes Current? Y/N

SPECIAL USE PERMIT APPLICATION

(Also to be used as application for Amendments to Existing Special Use Permits)

Landowner **MUST** Sign Application and Right to Farm Policy

APPLICANT

Name _____

Address _____

Phone (____) _____

Email _____

LANDOWNER

Name _____

Address _____

Phone (____) _____

Email _____

BRIEF DESCRIPTION OF APPLICATION

PROPERTY LEGAL DESCRIPTION

Address (if available):

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

Property Size ____ (sq. ft. or acres)

Parcel #: ____ - ____ - ____

Zone District: ____

Subdivision: _____

Lot #(s): _____

Is property located within 1320' (1/4 mile) of a livestock confinement facility? Y/N

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 Application Fee**

**Additional fees and charges may be required pursuant to Section 2-160 of Morgan County Zoning Regulations*

Project Narrative: ☐ **Narrative– Including the following:**

- ☐ Project Description
- ☐ Purpose of request
- ☐ How this proposal complies with the Morgan County Comprehensive Plan
See: <https://morgancounty.colorado.gov/sites/morgancounty/files/Comprehensive-Plan-2008.pdf>
- ☐ How this project/proposed use meets the criteria for Special Use Permit pursuant to Sec. 2-395 of the Zoning Regulations
- ☐ How the project/proposed use meets any specific criteria related to the project/proposed use. *See Morgan County Zoning Regulations Chapter 4-Supplementary Regulations, including but not limited to: Campgrounds, Livestock Confinement, Kennels, Outdoor Shooting Ranges, Home Occupations, Oil and Gas, Mobile Home Parks, Wireless Service Facilities, Solar, Wind and BESS*
- ☐ How project will relate to or impact existing adjacent uses
- ☐ All off-site impacts and proposed mitigation measures
- ☐ Development or implementation schedule of project
- ☐ Proposed length of time the permit, if applicable
- ☐ Discussion of any public improvements required to complete the project

Environmental Impacts: ☐ Discuss any environmental impacts the Special Use will have on the following and the proposed mitigation measures:

- | | | | |
|--------------------------------------|-----------------------------------|--|--|
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Dust | <input type="checkbox"/> Existing Vegetation | <input type="checkbox"/> Land Forms |
| <input type="checkbox"/> Noise | <input type="checkbox"/> Odor | <input type="checkbox"/> Storm Water Runoff | <input type="checkbox"/> Water Resources |
| <input type="checkbox"/> Wetlands | <input type="checkbox"/> Wildlife | <input type="checkbox"/> Visual Amenities | <input type="checkbox"/> Other _____ |

Map & Plans: ☐ **Special Use Map** meeting the requirements of Sec. 2-420 and any specific map requirements for the proposed use including but not limited to: *Campgrounds, Livestock Confinement, Kennels, Outdoor Shooting Ranges, Home Occupations, Oil and Gas, Mobile Home Parks, Wireless Service Facilities, Solar, Wind and BESS. Sample Map attached to application for reference*

☐ **Drainage/Run-Off Control Plan** may be required if the Planning Administrator determines that the use or building meets one of the following criteria:

- (1) The accessory use or building may have a drainage impact on adjacent properties;
- (2) The accessory use or building may have a drainage impact on adjacent right of ways;
- (3) The accessory structure is 5000 square feet or larger.

- ☐ **Decommissioning Plan** [Wind, Solar, BESS]
- ☐ **Geotechnical Report** [Wind, Solar]
- ☐ **Maintenance Statement** [Wind, Solar, BESS]
- ☐ **Water and/or Wind Erosion Control Plan** [Wind, Solar]
- ☐ **Fire Mitigation Plan** [BESS]
- ☐ **Specification Sheet** [BESS]
- ☐ **Emergency Operation Plan** [BESS]

Ownership: ☐ **Current title insurance commitment (last 6 months)**
☐ **Mineral Rights Holders Notification**
☐ **Notice to FFA & Approval Letter** [Wind]
☐ **Notice to Operator of Communication Link (if applicable)** [Wind]
☐ **Proof of current paid taxes**

Utilities/Access: ☐ **Water tap (Will Serve letter or proof of access to a well)**
☐ **Sewer (Septic Permit, Will Serve Letter from NCHD or proof of other public system)**
☐ **Electric (Electric bill or letter of commitment from electricity provider)**
☐ **Driveway Permit from CDOT or Morgan County Road & Bridge (If required by staff)**
☐ **Ditch Company- Proof of contact if there is a ditch on or next to subject property**
☐ **Architecture Control Approval (if applicable)**
☐ **Utility Interconnection or Crossing Certification** [Wind, Solar]
☐ **Road Agreement** [Wind, Solar]
☐ **Electrical Diagram** [BESS]

Vested Rights: ☐ **Vesting Rights** (Optional). If applying for vested rights with special use application, the following must be submitted:

- ☐ Period of time Vesting Rights are requested
- ☐ Development schedule including timeline and phases
- ☐ Reason for request
- ☐ Other pertinent factors concerning the development
- ☐ Additional application fee for vesting rights application

Miscellaneous: ☐ **Right to Farm Policy** signed by Landowner(attached)

☐ **Liability Insurance for Solar, Wind and/or BESS projects**

☐ ____# **Paper Application sets**

☐ ____**Digital Copy of Application** (One sided only)

☐ **Posted Public Notice Verification:**

- ☐ Notarized affidavit with photographs from a distance & close-up

This must be submitted PRIOR to Planning Commission hearing and PRIOR to Morgan County Board of Commissioners hearing

☐ **Additional Information required by staff:**

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

APPLICANT & LANDOWNER'S STATEMENT

I certify that the information and exhibits I have submitted are true and correct to the best of my knowledge. Application must be signed by landowners as shown on title insurance/commitment.

Applicant Signature

Date _____

Landowner Signature _____

Date _____

Applicant Signature

Date _____

Landowner Signature

Date _____



MORGAN COUNTY, PLANNING, ZONING & BUILDING DEPT.

231 Ensign, P.O. Box 596

Fort Morgan, Colorado 80701

PHONE (970) 542-3526 FAX (970) 542-3509

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

To Be Signed by Landowner

Printed Name

Address

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, 2008.

SPECIAL USE MAP EXAMPLE

Setback Boundary

W

20'

75'

25'

25'

Property Line

S

110'

Proposed
Shed
25' x 30'

30'

N

Existing Structure-
Home

10'

Existing Driveway

Right of Way Line

Measure Setbacks from Right of Way line or ROW easements

30'

County Road 26

E

