

MORGAN COUNTY PLANNING COMMISSION
January 13, 2020 MINUTES

The Morgan County Planning Commission met on Monday, January 13, 2020 at 7:00 p.m. in the Assembly Room of the Morgan County Administration Building. Answering roll call was: Robert Pennington, Allyn Wind, Pete Mercer, Nathan Troutt, Dave Musgrave, Mike Bailey and Clay Miller. Also present were Pam Cherry, Planning Administrator, Jody Meyer, Planning Assistant; and Shannon Shields, Planning Clerk; and Morgan County attorney, Kathryn Sellars. It is noted that the recording system was not recording this meeting, so no tape is on file.

The meeting was called to order by Chairman Nathan Troutt.

Approval of December 9, 2019 Minutes:

It was moved by Pete Mercer and seconded by Clay Miller to approve the December 9, 2019 minutes as presented. Motion carried 7-0.

Approval of Agenda:

It was moved by Robert Pennington and seconded by Pete Mercer to approve the Agenda as presented. Motion carried 7-0.

NEW BUSINESS:

1. Proposed Amendments to the Morgan County Zoning Regulations regarding Recreation Vehicles, mobile homes and temporary uses.

Kathryn Sellars - Reviewed her Morgan County Memorandum for Zoning Regulations, Use of Recreational Vehicles. There was discussion on the “conversion” of an RV to MH. Ms. Sellars said an RV is not permitted as a dwelling unit in any zone. An RV used for dwelling – there is no conversion.

Mike Bailey – when an RV is on site, who enforces, Pam?

Kathryn Sellars – we rely on citizens; it doesn’t have to be in the form of a complaint form. Kathryn said it would go through a zoning enforcement process.

Nathan Troutt – concerned about not knowing when RV is there.

Mike Bailey – living in an RV has him worried about enforcement. Would the process be on the landowner or RV owner?

Robert Pennington – Maybe get RV rental permit for 3 months which would need restrictions to this.

Kathryn Sellars – Part of the process would be to get a Court Order to remove the RV and charge owner of the property and collect through taxes.

Mike Bailey – what about dumping of sewage and water issues.

Kathryn Sellars – We could reach out to Quality Water and NECHD.

Clay Miller – There needs to be better wording and it needs to be more restrictive.

Kathryn Sellars –It is 3???? months right now; should it be longer? **PAM I THINK it was 6 MONTHS RIGHT NOW**

Mike Bailey – Lowering the fee would help.

Pam Cherry – A Special Use is a \$500 fee. No new fee is proposed.

Pete Mercer – Said to table until we hear from Quality Water or NECHD.

PUBLIC COMMENT: No public attendance on this amendment.

It was moved by Pete Mercer to table this matter until we hear from the Northeast Colorado Health Department and/or from Morgan County Quality Water in writing. Motion died for lack of no second.

Discussion followed.

It was then moved by Pete Mercer to approve this Proposed Amendment to the Morgan County Zoning Regulations regarding Recreation Vehicles, mobile homes and temporary uses with the condition of clarification???????????? Lower fee- lower MCHD and Quality Water - internal.????

It was seconded by Clay Miller. Motion carried 7-0.

2. Proposed Amendments to the Morgan County Subdivision Regulations related to school site dedications and determination of fee in lieu.

3. Kathryn Sellars reviewed her memorandum regarding the proposed Amendments to **Zoning** Regulations related to school site dedications and determination of fee in lieu. (take acreage or fee in lieu). Wiggins **School** is asking for these fees. We need to look at restructure of this policy. This amendment lightens up wording and the basic plan does not include the Exemption or Replats processes. The School has to show that this subdivision is affecting them and how it contributes to the problem. We would have to refer to school district for review.

Nathan Troudt – pay taxes for city school, use roads etc. – developer pays up front

Kathryn Sellars – Right now it is loosely worded – clean up the process and follow statute.

Dave Musgrave – wording in Regulation (B) Road and Streets says to “encourage” etc. take that wording out and be more specific.

There was discussion on impact fees and fair market value.

It was moved by Mike Bailey and seconded by Dave Musgrave to approve these Proposed Amendments to the Morgan County Subdivision Regulations related to school site dedications and determination of fee in lieu as presented. Motion carried 7-0.

OTHER MATTERS:

1. Review of Commercial and Industrial Uses

Pam Cherry had made a spread sheet of the Commercial and Industrial Uses and wanted input from the Planning Commission if they wanted to keep uses where they were or move them to a different use category. Pam thought there should be more uses by right in these zones. **She asked the Planning Commission to take this spread sheet home and review it for discussion at the next meeting.**

2. Review of Colorado Water Law????? as requested by Planning Commission

Kathryn Sellars handed out information on _____? I did not get a copy of what she handed out. Kathryn Sellars – mistaken (A) ?????

Any help on this would be great. I have nothing to fall back on here.

It was moved by Robert Pennington and seconded by Pete Mercer to adjourn this meeting at 8:35 pm. Motion carried 7-0.

Jody Meyer
Planning Assistant

ACCEPTED AND APPROVED BY THE PLANNING COMMISSION THIS ___ day of _____, 2020 by _____, Planning Commission Chair.