

MORGAN COUNTY PLANNING COMMISSION
May 11, 2020 MINUTES

The Morgan County Planning Commission met on Monday, May 11, 2020, at 7:00 p.m. in the Assembly Room of the Morgan County Administration Building. Answering roll call was: Mike Erker, Nathan Troutd, Terry Rutenbeck, Robert Pennington, Mike Bailey, Pete Mercer and Clay Miller. Also present were Pam Cherry, Planning Administrator, Jody Meyer, Planning Assistant, Shannon Shields, Planning Clerk; and Kathryn Sellars, Morgan County Attorney. Also present was Karol Kopetsky, Morgan County IT Administrator.

The meeting was called to order by Chairman Nathan Troutd.

It is noted that this Planning Commission meeting for May 11, 2020 will be held remotely by using Zoom Application.

Approval of Minutes: 4-13-20

It was moved by Robert Pennington and seconded by Mike Bailey to approve the 4-13-20 minutes as presented. Motion carried 5-0. Pete Mercer recused himself because he was not at the last meeting.) Mike Erker was not completely hooked up to zoom when vote was taken.

Approval of Agenda:

It was moved by Clayton Miller and seconded by Terry Rutenbeck to approve the Agenda as presented. Motion carried 6-0. Mike Erker was not completely hooked up to zoom when vote was taken.

Nathan read the review process for tonight's meeting.

NEW BUSINESS:

APPLICANT: Harrison Homes, LLC

LANDOWNER: David A Baugh, James D Baugh, Marguerite D Baugh (deceased)

Daniel Harrison from Harrison Homes, LLC, was present to represent this application.

Pam Cherry read her file summary as follows:

This application is for the Baugh Minor Subdivision, Second Filing in the SW¹/₄ of Section 26, T5N, R60W of the 6th P.M. Morgan County, Colorado. The property is located on County Road Z.5 about midway between County Roads 4 and 5. The property is currently undeveloped and the lots will become residential lots in the Agriculture Production zone district.

Harrison Homes, LLC as applicant is requesting approval of a minor subdivision that will plat 7.818 acres into three lots, Lot 1 is 2.968 acres, Lots 2 and 3 are each 2.425 acres. The lots are being subdivided from an existing 227 acre parcel identified as 0971-260-00-005. There are no existing structures on the property subject to subdivision, nor any structures within the Agriculture Production setbacks.

In reviewing an application for a minor subdivision the Planning Commission and the Board of County Commissioners shall apply the following criteria as listed from Section 8-195 of the Morgan County Subdivision Regulations:

- (A) Whether the application documents are complete and present a clear picture of how the subdivision is to be laid out including all infrastructure, easements, and access.

The application documents are complete

	Lot 1	Lot 2	Lot 3
Water	Quality Water Tap 2276	Quality Water Tap 2277	Quality Water Tap 2278
Septic	NE Colo Health – no objection – new septic	NE Colo Health – no objection – new septic	NE Colo Health – no objection – new septic
Access (3)	Road and Bridge – ok new	Road and Bridge – ok new	Road and Bridge – ok new
Fire	Wiggins Rural Fire	Wiggins Rural Fire	Wiggins Rural Fire
Soil map	Provided	Provided	Provided
Ext Svc	No AU proposed at this time	No AU proposed at this time	No AU proposed at this time
Minerals	Notification in process	Notification in process	Notification in process
R-T-F	Complete	Complete	Complete

- (B) Whether the proposed subdivision is consistent with the Morgan County Comprehensive Plan. The subdivision is located in the northwest planning area.
Chapter 2.II.C. 1., County Wide
Goals: Encourage the development where the proposed development is compatible with existing land uses – other exempted properties, minor subdivisions and small acreage properties are in the area.
There is access to existing infrastructure, Quality Water and County Road.
- (C) Whether the proposed subdivision is compatible with surrounding land uses and is adequately buffered as needed.
All properties adjoining this proposed subdivision are zoned Agriculture Production.
- To the north, across County Road Z is a 105 acre property owned by C&C Farms that is farmed. Buffer is created by the road and distance.
This property and additional property to the south is 200 acres and is farmed. Distance provides a buffer from the agriculture uses.
To the east are other subdivisions and an exemption that are used as family home sites, buffering is not necessary.
To the west is an exemption that is a residential use, buffering is not necessary.

All appropriate notice requirements have been completed with no comments received as of May 1, 2020. Twenty-five property owners within 1,320 feet were notified of the application; there have not been comments, either in favor or opposed. There has been no opposition received from referral agencies.

Daniel Harrison of Harrison Homes explained there are 3 lots with 3 single residences and 3 garages - one each lot. Mike Erker was concerned with start of construction. Mr. Danielson explained his plans on having windbreaks installed.

Robert Pennington asked if Weldon Ditch had been contacted. Daniel Harrison said yes they were contacted and Daniel Harrison said they are planning on moving structures more to the west. There will not be any basements and the ground will be raised some.

OPEN PUBLIC COMMENT.

Those in favor: No one was present to speak in favor of this application.

Those in opposition: No one was present to speak in opposition of this application.

CLOSE PUBLIC COMMENT.

Robert Pennington asked about driveway access. He has the permits necessary from the road and bridge. Pam Cherry said they were sent referral letters also.

It was moved by Terry Rutenbeck and seconded by Pete Mercer to recommend approval of this application and send it to the Board of County Commissioners. Motion carried 7-0.

APPLICANTS: Epic Design for Toby Eisenach, Toby’s Oil Field Services
LANDOWNERS: Leif Stephens

Laurie and George Cromwell from Epic Design and Toby Eisenach of Toby’s Oil Field Services were present to represent this application along with Leif Stephens as landowner.

Pam Cherry read her file summary as follows:

Application Overview

Leif Stephens as landowner and Toby Eisenach – Toby’s Oil Field Services as applicant have submitted an application for a Special Use Permit for approval to operate a shop and heavy equipment parking and maintenance facility including associated storage of oil field equipment and fuel. The property is zoned Agriculture Production and is 4.89 acres, located in Section 1, Township 3 North, Range 60 West of the 6th P.M. Morgan County, Colorado addressed as 17500 Highway 39, Wiggins, CO.

- a. Pursuant to Section 2-325, any use, not designated as a Use by Right, Accessory Use, Conditional Use and Use by Special Review or not otherwise prohibited in a particular zone, may be approved as a Use by Special Review pursuant to the criteria and procedures as established by these Regulations.
- b. Pursuant to Section 3-175, Parcels smaller than 20 acres does not list storage of oil field equipment and maintenance as a Use by Right, Conditional Use or Use by Special Review.

Criteria – Special Use Permits

The following criteria are to be used by the Planning Commission and the Board of County Commissioners when reviewing an application for a Special Use Permit.

- (A) The use and its location as proposed are in conformance with the Morgan County Comprehensive Plan. The property is located in the northeast planning area.

Chapter 2

2.II.A - Economic Development

Goal – Diversify the economy in Morgan County to broaden business employment opportunities for residents and to further economic growth.

This project will support economic development by providing a location for storage of oil field equipment when it is not being used on location.

2.II.C

Goal - To encourage development where it is in proximity to the activity centers, compatible with existing land use, and there is access to established public infrastructure.

There is adjacent Agriculture Production zoning to the north, east and west of the property. Commercial zoning is directly to the south. The property is located adjacent to existing infrastructure, roads and Morgan County Quality Water will monitor water use for the potential to upgrade to a commercial tap. The project is compatible with the adjacent commercial use to the

south. The applicant has proposed to construct fencing adjacent to Agriculture Production properties as well as add some trees to the landscape which will provide buffering.

Goal - The County will encourage the preservation of agriculture production lands in balance with pressure for land use changes to higher intensity development.

Goal – Improve Morgan County’s image by dealing with community design issues in relation to land use.

Because this project is adjacent to commercial zoning commercial uses will expand while preservation of the adjacent Agriculture Production zoning is preserved.

- (B) All the application documents are complete and present a clear picture of how uses are to be arranged on the site or within Morgan County.
- (C) The Site Plan conforms to the district design standards of these Regulations.
- (D) All on and off-site impacts have been satisfactorily mitigated either through agreement, public improvements, site plan requirements or other mitigation measures.
- (E) The special use proposed has been made compatible with the surrounding uses and adequately buffered as determined by the County.
The project as proposed will include landscaping and fencing along the property boundaries that will serve as additional buffer to adjacent Agriculture Production zones. Buffering on the south side of the property is not necessary due to being adjacent to Commercial zoning.
- (F) The special use poses only the minimum amount of risk to the public health, safety and welfare as set by federal, state or county regulation, whichever is the strictest.
- (G) The special use proposed is not planned to be developed on a non-conforming parcel.
The property was created by exemption and is conforming.
- (H) The applicant has adequately documented a public need for the project, all pertinent technical information, adequate financial resources to implement it, and has paid all fees and review costs levied by the County for application processing and review.
Storage is necessary for oil field equipment as oil production has recently declined.
- (I) For any special use requiring a supply of water that the applicant has demonstrated a source of water which is adequate for the proposed use in terms of quantity and reliability and in the case of human consumption, quantity, quality, and reliability.
There is an existing Morgan County Quality Water tap on the property that will be monitored for possible increase to a commercial tap.

Comments

1. On the drawing show location, size and screening for trash receptacle.

Recommendation and conditions

Suggested conditions if Planning Commission recommends approval to the County Commissioners:

1. The applicant shall obtain necessary permits and comply with the requirements and conditions of those permits as determined by other governmental agencies with jurisdiction over this operation.
2. Add location and screening for trash receptacle.

Pam Cherry said she did not receive any correspondence in favor of this application. There was one objection letter from Stephen Smith, Wiggins, CO that was received at 6:00 P.M. tonight. Pam Cherry read the letter into the records.

George Cromwell from Epic Design, 17108 Co Rd 25, Fort Morgan, Colorado, representing this application stated the following: Mr. Eisenach employs 7 people. Toby Eisenach owns 4 rigs. Mr. Cromwell reviewed the background of the company and noted that this location was near Hwy 39 and made accessibility to the site a much shorter distance. Oil is kept in containers; no well on site, very sandy soil. It is about 1/3 mile from the Wiggins bus garage. The business is still going and Mr. Eisenach is trying to make things work. Mr. Cromwell said he can't address the letter of concern to Mr. Smith as he does not know the facts of this letter.

Mr. Leif Stephens, landowner, 329 E. Platte Ave., Fort Morgan CO 80701, said he first built the shop for his use. He rented space to Toby Eisenach. There is a well on the remainder of Mr. Stephens' property and he wants to live out there. The Application states everything is in compliance.

George Cromwell – all permits are okay. Pam Cherry said they were not finalized yet. Mr. Cromwell stated that Mr. Eisenach does a lot of business in Morgan County and spends money in Morgan County. The site has trees that are planted and it looks nice.

Mr. Stephens said the letter of objection from Mr. Smith has nothing to do with Toby's business.

Toby Eisenach said this business started as a mom-pop business 40 years ago. The money stays here and is spent here. They get equipment ready to work in the oil fields.

Robert Penning asked about access to the property off of Hwy 39 saying it needed to be for commercial use. Pam Cherry said CDOT issued a permit to allow access for 20 trips personal use and 30 trips a day for the repair side of the land use.

Robert Pennington asked about Quality Water use. Mr. Leif Stephens said he bought a residential tap. Laurie Cromwell explained its use is looked at by volume. It will be monitored by Quality Water and audit of the property.

There was discussion of the adjoining property to the south being zoned "C" Commercial.

OPEN PUBLIC COMMENTS:

In Favor:

1. Desiree Garside, 12932 Co Rd W.5, Weldona, CO 80653 explained that Toby Eisenach used to run this business out where she lives now on Co Rd W.5. His place was always very organized because he had pride in his business. He was an ideal neighbor.
2. Aaron Columbia, 16610 Co Rd 7, Wiggins, CO 80654 – He spoke to Toby Eisenach's good character, and his supportive efforts in Morgan County. He has not caused any issues and wants to do the right thing. The parcel is not overrun – it is not a junkyard. He only sees improvement to what he has done to the property.
3. Leif Stephens, 329 E. Platte Ave, Fort Morgan, Colorado 80701, landowner, said Toby Eisenach added the building to the parcel and it looks great.

Against:

1. Stephen Smith, 5597 Co Rd S, Wiggins, CO 80654 – wrote the opposition letter that Pam Cherry read into the hearing tonight. He did not personally comment at the zoom meeting (he was listening to the meeting however and stated he had nothing to say).

It was moved by Robert Pennington and seconded by Pete Mercer to recommend approval of this application and to send it to the Board of County Commissioners. Motion carried 7-0.

APPLICANTS: Robert and Wendy Danielson
LANDOWNERS: RWD Properties, LLC

Rob and Wendy Danielson, landowners, were present to represent this application.

Clayton Miller, Planning Commission, recused himself from hearing the Danielson's Special Use application.

Pam Cherry read her file summary as follows:

Application Overview

This application was originally scheduled to be considered at the April 13 meeting of the Planning Commission and was continued to May 11.

The property owners have submitted an application for a Special Use Permit for approval to operate a 12 space RV Park in the Agriculture Production Zone District. The property is approximately 5.387 acres (less than 20 acres) in the S½ of Section 29, Township 4 North, Range 56 West of the 6th P.M. Morgan County, Colorado and addressed as 25449 County Road T, Brush, Colorado.

- a. Pursuant to Section 3-180, Campgrounds and Recreational Vehicle Parks are a Use by Special Review in the Agriculture Production zone district.

The property was granted Conditional Use Permit #2014-15 to allow for a commercial shop and the parking a fleet of 5 trucks, when not in use. The permit also allows for a couple of offices, a break room and a couple of bathrooms within the 9,600 sq ft shed on the property. This permit, if granted, will cover all uses on the property. If the application is denied, Conditional Use permit #2014-15 will remain in place to allow the shed to remain.

There have been a number of objections from property owners in the vicinity of the RWD property. Letters and email received are attached. The reasons for objections include:

1. Agriculture community, RV park in with farm ground not appropriate use.
2. Privacy.
3. Twelve spaces for employees of RWD and other overnight or longer term guests.
4. Personal safety and safety of area properties.
5. Residents of park will outnumber the neighbors
6. Complaints about farming activities.
7. Traffic increase.
8. Zoning does not allow industrial RV park in agriculture area.
9. Slow farm traffic on same roads with faster traffic.
10. Change invites more change. Maintain agriculture where soils are rich and provide crops.
11. Decrease in property values.
12. Safety of farmers, runners and bikers on area roads including Road T.
13. Possibility of becoming eye sore and a nuisance over time.

Campground Regulations

Beginning with Section 4-100 of the zoning regulations there are specific criteria established for the review of campgrounds.

Section 4-100 Applicability and Permit

Campgrounds (including recreation vehicle or RV parks) shall be allowed as a special review use. Submission requirements as set forth in Section 2-460 and following of these Regulations. *The application shall include tenant rules and regulations. Please provide a document outlining rules of the park.*

Section 4-105 Site Selection Criteria

Zoning and health regulations must be considered. Site providing shade trees are advantageous. Site shall be well drained or exposed to flooding, fire or safety hazards and shall not be exposed to chronic nuisance such as noise, smoke or fumes. Landscape plan shall be included. *Submit updated drainage plan) and landscape plan that detail buffers and screening.*

Section 4-110 Minimum Site Area

Required minimum 2 acres.

The entire site is 5.387 acres, show acreage that is designated for RV park use.

Section 4-115 Density

Campground shall have a gross density of not more than 15 units per acre.

Show acres dedicated for RV park use – calculate the number of units per acre.

Section 4-120 Setbacks Perimeter

Perimeter setbacks which shall be landscaped and used for no other purpose.

B. Abutting public right-of-way – 25 feet

A front setback of 59', to RV spaces, from the centerline of Road T meets the 25' setback requirements.

C. Abutting exterior boundary 15' setback is required when not abutting residential zone.

On the west side of the property please designate the distance from the property line to the first RV space. It is in excess of 47.8 feet and is in compliance.

Section 4-125 Campground Space Requirements

Minimum space requirement are 1,250 square feet and not less than 25 feet wide.

The spaces shown on the site plan are 22.6 x 50 feet for a total of 1,130 square feet. Each space must be enlarged to meet the 25 foot width requirement which will meet the 1,250 square foot minimum size as required by the regulations.

Interior Setbacks

A. Side setback of camping unit not less than 7.5 feet from side lot line.

Show on the site plan a RV pad that meets setback requirements.

B. Front setback of camping unit not less than 10' from front lot line.

Show on the site plan a RV pad that meets setback requirements.

C. Rear setback of camping unit not less than 5' from rear lot lines.

Surfaced area requirement of 10x40 feet for each unit.

Each space shall have a 10x40 foot concrete or asphalt pad for each unit, the camping unit shall be parked entirely on the pad. Provide a gravel patio area adjacent to the surfaced parking area for each unit. Suitable ground cover shall be provided for all other areas of the space. Show these areas on the site plan.

Tent camping areas

None proposed

Section 4-130 Access and Interior Roadways

A. Interior roadways shall not be less than twenty four feet in width, with minimum 50' radius cul-de-sacs.

Label radius of corners adjacent to roadways.

B. Roadways shall be surfaced with gravel, asphalt, or concrete.
Designate by legend and on the drawing what surface finish is to be used in which locations.

Section 4-135 Walks and Lighting

A. Walkways shall be a minimum of four feet wide and have a minimum two-inch gravel surface.
*If walkways are proposed indicate the location, for example, walkway to dumpster.
Streets and walkways shall be lighted with maximum spacing of 500'.
Show proposed lighting on plan.*

Section 4-140 Open Space and Recreation Areas

A. Each campground shall provide an amount not less than 15% of the gross campground area for private recreation and/or open space.
An open area is indicated on the plan. Is this intended to be the Open Space/Recreation area? Label the plan appropriately, also include the percentage of the total acres for the RV park (only the area permitted for the RV special use).

Section 4-145 Service Buildings

A. Campgrounds shall be provided with one or more service building adequately equipped with flush type toilet, lavatories, showers and laundry facilities meeting minimum health department standards. Such buildings shall be well lighted and well ventilated with screened openings.
Add a service building to the plan, include plans for this building.

4-150 Maximum Residency

A. No RV or other recreational camper shall be allowed to occupy a space for a period exceeding sixty days unless otherwise approved by the Board of County Commissioners.
Add a note to the plan.

4-155 Water Supply

An accessible, adequate, safe and potable supply of water under pressure shall be provided in each campground. Spaces in the campground shall be limited to the quantity of water available to supply each space with the minimum requirements.
Quality Water has approved a commercial tap for the RV park.

Section 4-160 Sewage Disposal

A. Each campground shall provide sufficient facilities at sanitary station for the purpose of removing and disposing of wastes from holding tanks in a clean efficient and convenient manner.
An engineering report from Harris Engineering was provided to show the size of system that would be needed. Provide a permit from Northeast Colorado Health Department for an appropriate system.

B. Each sanitary station shall consist of a drainage basin constructed of impervious material containing a disposal hatch and self-closing cover and related washing facilities.
Provide approved plans from CDPHE or Northeast Colorado Health Department.

C. This disposal hatch of sanitary station units shall be connected to the park sewage disposal system. Related facilities required to wash holding tanks and the general area of the sanitary station shall be connected to the campground water supply system.
Provide approved plans from CDPHE or Northeast Colorado Health Department.

D. Sanitary stations shall be approved by the State Department of Health and the local health department.
Provide approved plans.

Section 4-165 Electricity and Phone

A. All spaces in a campground shall be provided with an electrical outlet supplying at least 110, or 110/220 volts.

Provide documentation from electric provider.

B. One public telephone shall be provided at the service building.

With the wide use of cell phones, this requirement will be waived.

Section 4-170 Solid Waste Disposal

A. The storage, collection and disposal of solid wastes in the campground shall be so managed as to create no health hazards, rodent harborage, insect breeding areas, accident hazards, or air pollution. All refuse shall be stored in fly tight, water tight, rodent proof containers which shall be provided in sufficient number and capacity to prevent any refuse from overflowing or blowing away. Satisfactory container racks or holders shall be provided at permanent locations convenient to campground spaces, in areas screened by appropriate landscaping features.

Show location and screening proposed for trash dumpsters.

Section 4-175 Dedication of Easements and Public Lands

If applicable submit warranty deeds or show on site plan.

Show and add label to site plan to dedicate 30' of County Road T right-of-way.

Criteria – Special Use Permits

The following criteria are to be used by the Planning Commission and the Board of County Commissioners when reviewing an application for a Special Use Permit.

- (A) The use and its location as proposed are in conformance with the Morgan County Comprehensive Plan. The property is located in the northeast planning area.

Chapter 2

2.II.A - Economic Development

Goal – Diversify the economy in Morgan County to broaden business employment opportunities for residents and to further economic growth.

This project will support economic development by providing places for workers to live that is reasonably priced. The Black Gold Energy shop is located upon the same property and will provide a place for employees and others that work or travel through Morgan County to live and stay on a temporary basis.

Goal – Encourage infill in existing business and industrial subdivisions.

This project could propose to locate in a more suitable location. When the pre-application meeting was held a different location near Stub's was going to be utilized, but cost was prohibitive. That location would have been more suitable for an RV park.

2.II.C

Goal - To encourage development where it is in proximity to the activity centers, compatible with existing land use, and there is access to established public infrastructure.

This project is located adjacent to existing infrastructure, roads and Morgan County Quality Water, a commercial tap has been approved. The project is not compatible with the surrounding agriculture uses. The applicant has proposed to construct a fence adjacent to County Road T.

Goal - The County will encourage the preservation of agriculture production lands in balance with pressure for land use changes to higher intensity development.

This project does not encourage the preservation of agriculture production lands. It will create an area where the land use change will increase the intensity of land use and the density of the area, creating more demand on public infrastructure.

Goal – Improve Morgan County’s image by dealing with community design issues in relation to land use.
While the surrounding agricultural uses provide a natural buffer to area farming operations, it will have an impact on the residential uses for owners of the farm ground. Often the sort of use that is proposed for this property results in the creation of a nuisance that may be required to be addressed through enforcement.

- (B) All the application documents are complete and present a clear picture of how uses are to be arranged on the site or within Morgan County.
- (C) The Site Plan conforms to the district design standards of these Regulations.
- (D) All on and off-site impacts have been satisfactorily mitigated either through agreement, public improvements, site plan requirements or other mitigation measures.
The project as proposed will include landscaping and fencing along Road T that has been proposed. Fencing and distance will serve as a buffer to other area properties. In addition the landscape will provide visual amenities for people staying there and those that live and farm in the area.
- (E) The special use proposed has been made compatible with the surrounding uses and adequately buffered as determined by the County.
Distance and landscape will provide buffering.
- (F) The special use poses only the minimum amount of risk to the public health, safety and welfare as set by federal, state or county regulation, whichever is the strictest.
Level of risk based on increase in traffic to the property is difficult to measure, though increased traffic will increase risk to farmers that use the road for transport of equipment and other normal traffic upon the road in the area. The Northeast Colorado Health Department has approved an appropriately sized septic system to be located on the property.
- (G) The special use proposed is not planned to be developed on a non-conforming parcel.
The property was created by exemption.
- (H) The applicant has adequately documented a public need for the project, all pertinent technical information, and adequate financial resources to implement it, and has paid all fees and review costs levied by the County for application processing and review.
There are other RV parks in nearby counties that are full and have waiting lists for spaces. There is a need for recreational vehicle parking in Morgan County, and pursuant to Section 4-150 the maximum length of time that an RV would be allowed to occupy a space would be 60 days, unless otherwise approved by the Board of County Commissioners.
- (I) For any special use requiring a supply of water that the applicant has demonstrated a source of water which is adequate for the proposed use in terms of quantity and reliability and in the case of human consumption, quantity, quality, and reliability.
Morgan County Quality Water has approved a commercial tap for this project.

Comments

1. On the drawing add information required from Chapter 4 listed above.
2. Objections from landowners in the area about long term impacts, increased traffic, trash, etc. See attached objection documentation.

Recommendation and conditions

Suggested conditions if Planning Commission recommends approval to the County Commissioners:

1. The applicant shall obtain necessary permits and comply with the requirements and conditions of those permits as determined by other governmental agencies with jurisdiction over this operation.
2. Site Plan is to be resubmitted to show required Chapter 4 information.
3. Submit preliminary plans for onsite lighting and service buildings.
4. Provide update to the drainage plan to accommodate additional drainage developed as a result of increased lot coverage by RV's and crushed asphalt drives and pad surfaces.

Wendy and Rob Danielson, 25945 Co Rd T, Brush, CO 80723 – Wendy said this is not an RV Park for their employees. She presented a slide show covering different portions of the Special Use permit– see attached. Wendy Danielson said according to Mr. Wernsman the drainage was okay with the RV's. The Camp Agreement is not a lease. There should be more discussion about this. Rob Danielson noted that his current shop located on the same site is very high end; you can eat off the floor; it is pristine; he added porches to the building and has an old country theme. The opposing letters have been addressed.

Nathan Troudt asked if they personally talked to people in the area. Rob Danielson said they did talk to Dave and LaRue Kendrick. Danielsons told them they would really only see one RV. There will be evergreen trees and post and rail fence or other privacy fence that is eye appealing. Wendy Danielson said the petitions that were sent out against this application did not have all the correct information when passing this around to other people.

Nathan Troudt asked about interfering with farming practices. Would they be willing to sign a Right to Farm Policy. Wendy didn't think that would be a problem. They want this use to be an asset.

OPEN PUBLIC COMMENT

Favor: No one present on zoom spoke in favor of this application.

Opposition:

1. **Dave and LaRue Kendrick**, 25372 Co Rd T, Brush, live directly across from proposed site. Dave Kendrick said this is an ag community. This would be a total change for the area. The campers would not understand dirt/farming. Traffic is a concern. Dave and LaRue Kendrick were told by Danielsons their employees would be living there. LaRue Kendrick was concerned about re-sale of their own land with the RV park there. Lighting was another concern.
2. **Diane Sprague, Brush, CO 80723** was objecting to this application and concerned about setting a precedent. RV park – change zoning to commercial.
3. **Mitch Bostrom**, 25028 Co Rd T, Brush, CO 80723, landowners directly to the west of the site. We could not connect with Mitch Bostrom on Zoom – comments were too broken up.
4. **Clayton Miller**, 407 Everett St., Brush, CO 80723 as a Brush citizen was concerned with location, size, parking, added vehicles, traffic, and the impact on rural farming.

CLOSE PUBLIC COMMENT

Robert Pennington, Planning board, asked about the request for two new driveways plus one going to the shop already. Can this be redesigned? Rob Danielson thought one way in and one way out would be the easiest. There will not be any employees in the RV Park – it will not be used that much.

Pete Mercer, Planning Board, asked about commuter vehicles and the lighting. Rob Danielson said there is enough room for them to park. The lighting will face straight down. They will use rock pillars – won't see from road. Night lights will be 4' off the ground pedestal, low voltage.

Pete Mercer asked about maintenance and dumping of sewer. Rob Danielson said no sewage will be brought in – will be manicured ground. Wendy Danielson this is temporary use because the utilities can always be pulled out and maybe a new home could be built there.

It was moved by Robert Pennington and seconded by Mike Erker to recommend DENIAL of this application and send it on to the Board of County Commissioners noting this use does not fit on the same parcel or in this neighborhood. Motion carried 6-0. It is noted that Clay Miller had recused himself from hearing this application.

It was moved by Mike Erker to adjourn this meeting and seconded by Robert Pennington. Motion carried 7-0.

Jody Meyer
Planning Assistant