

**MORGAN COUNTY PLANNING COMMISSION
JUNE 11, 2018 MINUTES**

The Morgan County Planning Commission met on Monday, June 11, 2018 at 7:00 p.m. in the Assembly Room of the Morgan County Administration Building. Answering roll call was: Joe Ewertz, Bob Elrick, Robert Pennington, Dave Musgrave, Mike Bailey and Nathan Troudt. Also present were Pam Cherry, Planning Administrator; Jody Meyer, Planning Assistant; and Kathryn Sellars, Morgan County Attorney. Pete Krohn was absent.

The meeting was called to order by Chairman Joe Ewertz.

May 14, 2018 Minutes: **It was moved by Robert Pennington and seconded by Mike Bailey to approve the May 14, 2018 minutes as presented. Motion carried 6-0.**

Agenda: **It was moved by Bob Elrick and seconded by Nathan Troudt to approve the agenda as presented. Motion carried 6-0.**

NEW BUSINESS:

**APPLICANT: Todd and Francie Young
LANDOWNER: Todd and Monroe Young**

Todd and Francie Young were present to represent this application.

Pam Cherry, Planning Administrator, reviewed the file summary as follows:

This application is for a Minor Subdivision of a 2 acre property located at 4482 County Road U, Wiggins, CO 80654. It is located in the NW¼ or Section 26 Township 4 N, Range 60W of the 6th P.M. Morgan County, Colorado.

Todd and Monroe Young as landowners and Todd and Francie Young as applicants are requesting approval of the Minor Subdivision to create two lots from one 2.07 acre parcel. Two lots are proposed each being approximately one acre. Each lot will be for residential purposes in the Agriculture Production zone district. The new lot will install a new septic system. The 2 acre parcel currently has a 3/4" water tap; Morgan County Quality Water has approved the replacement of the existing 3/4" tap #0754 with two 5/8" taps, one for each lot.

The file contains all documentation required for a Minor Subdivision application. At the present time there are two residential structures on the two acre lot. The existing stick built home will be demolished to be replaced with a manufactured home on the proposed Lot 2. Access will be an existing driveway which has been approved by Road and Bridge. If at a future date, Morgan County Road and Bridge determines a culvert is needed for drainage, or an existing culvert needs repair, the landowner will assume all costs; and the culvert and driveway must meet Morgan County specifications.

All appropriate notice requirements have been completed with no comments received in favor and no comments in opposition. The site of the minor subdivision is not located within the 100-year floodplain. Subject property is located within the Wiggins Rural Fire District. Taxes are current.

Pam Cherry recommended approval of the Young Minor Subdivision.

Todd and Francie told the Planning Commission that they want to get back out to the farm to take care of parents.

PUBLIC COMMENT:

Favor: No one spoke in favor to this application

Against: No one spoke in opposition to this application.

PUBLIC COMMENT CLOSED

Water – Todd Young said the well on the property has been abandoned and capped. Morgan County Quality Water is the source of water for these lots.

It was moved by Mike Bailey and seconded by Dave Musgrave to recommend APPROVAL of this application for a 2-lot Minor Subdivision, named Young Minor Subdivision, of a 2 acre property located at 4482 County Road U, Wiggins, CO 80654, located in the NW¼ or Section 26, Township 4 N, Range 60W of the 6th P.M. Morgan County, Colorado, and send it on to the Board of County Commissioners. Motion carried 6-0.

APPLICANT: BG Land Company, LLC
LANDOWNER: BG Land Company, LLC

Gary Teague was present to represent this application.

Pam Cherry, Planning Administrator, reviewed the file summary as follows:

Application Overview

The property owner has submitted an application for a Special Use Permit for approval to operate an Agricultural Product Handling, Storage and Processing facility to include seed sales and distribution. The property is approximately 4 acres (less than 20 acres) and is located in the NW¼ of the NW¼ of Section 23, T4N, R59W of the 6th P.M., Morgan County, Colorado and addressed as 20998 County Road 10. The property is located in the Agriculture Production Zone District.

- 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. Section 3-175(EE) (Parcels smaller than 20 acres) lists seed sales as a conditional use and will also be permitted under this Special Use permit.

This application includes a small scale, pilot program for research and development to identify the most efficient ways to process industrial hemp into commercially viable products including fabrics, hempcrete, paper, particle board, animal bedding and more. Industrial hemp can be used in its entirety stalk, seed and flower; seed will be tested for attributes that will be best suited for the local climate. In addition, hemp oil will be produced on the property. This permit will be applicable to product handling, storage and processing of any agricultural product (not restricted to hemp) permitted in Morgan County. The property is zoned “A” Agriculture Production Zone District.

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 Northwest Planning area. Goal*

- Encourage the preservation of agricultural production land to ensure continuation of this important industry.*
- (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.
The survey plat submitted with this application indicates that an existing building is encroaching onto a neighboring property owned by Wiggins Farms, LLC and is not in compliance with the Agriculture Production zone rear setback which is 20 feet. The applicant is working with Wiggins Farms to obtain a lease agreement for this portion of the property until such time that a permanent solution is accomplished.
 - (D) All on and off-site impacts have been satisfactorily mitigated either through agreement, public improvements, site plan requirements or other mitigation measures.
This use of this facility was previously agricultural in nature, storage and packaging of agricultural products, potatoes and onions. There will be approximately ten employees and onsite parking is available.
 - (E) The special use proposed has been made compatible with the surrounding uses and adequately buffered as determined by the County.
The agriculture nature of the proposed Special Use is compatible with surrounding uses, buffering from adjacent Agriculture Production zoned property is not necessary.
 - (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 regulations, whichever is the strictest. *This operation will be required to obtain necessary permits from state or federal agencies and remain in compliance with any requirements.*
 - (G) The special use proposed is not planned to be developed on a non-conforming parcel. *A search for an exemption plat for this parcel was not located. With the adjustment of the property boundary with Wiggins Farms, the property will be in compliance.*
 - (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. *Expansion of agriculture related businesses in the County is necessary to increase and broaden the employment opportunities and the economy in Morgan County.*
 - (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. *The applicant has submitted Colorado Division of Water Resources permit #28171 as a domestic well. Reclassification of the well through CDWR may be required. As of the date of this report, no comment has been received.*

Public Comments/Concerns

Wiggins Farms, LLC, the property owner to the south of this parcel, called regarding an existing encroachment from a building located on this parcel. The owner is working with Wiggins Farms, LLC to cure the encroachment through a lease and exemption plat. Wiggins Farms, LLC also indicated they are not concerned about being able to negotiate this agreement with the owner.

Analysis

(A) Compliance with Comprehensive Plan

The project is in compliance with the Morgan County Comprehensive Plan and will diversify the economy to broaden business employment opportunities. The proposed use is compatible with existing land uses and there is an existing access to County Road 10. Morgan County Road and Bridge has approved the location.

Comprehensive Plan - Chapter 6: Land Use Planning: Section VI - Agriculture is a highly valued resource in Morgan County. Conservation of agricultural resources and land is paramount and such land and resources must be protected from adverse impacts resulting from uncontrolled and undirected business, commercial, industrial and residential uses. Agriculture areas are established to maintain and promote agriculture as an essential industry in Morgan County. Agriculture zones are established to provide areas for the conduct of agriculture activities and activities related to agriculture and agricultural production with the interferences of other incompatible uses.

GOAL: The County will encourage the preservation of agricultural enterprises when considering growth and changes in land use.

Policy 10: The County will protect existing agricultural operations, allowing them to continue, while directing growth so as not to restrict private property rights.

The processing of raw products into marketable byproducts may be considered an activity related to agriculture. Seed processing requires a conditional use, though is an activity related to agriculture. Sugar beet processing is an agriculture related activity, slaughter houses are agriculture related activities. All of which require special permitting. Throughout the county there are properties that conduct various agriculture related activities that have been in operation for many years, before zoning. When these operations expand or change each will be required to come into compliance zoning regulations through applying for and obtaining the appropriate permit.

Recommendation

Pam Cherry recommended the Planning Commission recommend approval of the Special Use Application subject to the following conditions:

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.

Gary Teague explained this site used to be a potato facility then an onion processing facility. Mr. Teague explained there are four branches of processing: developing seeds, take out pits which are used to make plastic harder, oils, and solids. They process about 100 lbs. a day. They test seed varieties, handle sorting and check germ rates. Gary gave a more detailed presentation and lots of questions were asked by the Board members. He talked about THC levels and Gary said this is regulated by the Department of Ag.

Joe Ewertz asked about the Special Use request for: “product handling, storage and processing of “any agricultural product (not restricted to hemp)”. Gary Teague did not see any concern with this request and said the permit goes with the land. Robert Pennington was concerned and thought the permit should go to the operator; that their name should be on the application also.

Joe Ewertz asked about growing marijuana. Pam Cherry said the Special Use Permit states “any agricultural

product” permitted in the County. In Morgan County marijuana is not allowed.

PUBLIC COMMENT:

Favor: No one spoke in favor to this application
Against: No one spoke in opposition to this application.

PUBLIC COMMENT CLOSED

Nathan Troudt asked about soils in the area and if they are suited to the area. Gary Teague is not sure and is hopeful it will fit on dry land. It is strictly organic, dry lab, and nothing goes to waste.

Regarding the existing encroachment from a building located on this parcel, Mr. Teague said a survey has been started and they are waiting on it.

It was moved by Bob Elrick and seconded by Nathan Troudt to recommend APPROVAL of this Special Use Permit by BG Land Company, LLC to operate an Agricultural Product Handling, Storage and Processing facility to include seed sales and distribution located in the NW¹/₄ of the NW¹/₄ of Section 23, T4N, R59W of the 6th P.M., Morgan County, Colorado and addressed as 20998 County Road 10, and send it on to the Board of County Commissioners subject to the following condition:

- 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.**

Motion carried 6-0.

APPLICANT: Carmen Arevalo
LANDOWNER: Moreno Racing, Inc.

Carmen Arevalo-Villalobos and Hector Villalobos of Moreno Racing; Corando Lozano, Conifer, Colorado; and Scott Lucas of R&R Engineering were present to represent this application.

Pam Cherry, Planning Administrator, reviewed the file summary as follows:

Application Overview

The applicant, on behalf of the owner, has submitted an application for a Special Use Permit for approval of a Race Track, Race Horse Training and Event Facility. The property is located in the SW¹/₄ and the W¹/₂ of the SE¹/₄ of Section 11, T5N, R57W of the 6th Principal Meridian, west of County Road 23, and approximately 1/2 mile south of County Road DD (28026 County Road 23). The property is 240 acres and located in the Agriculture Production Zone District.

Pursuant to Section 3-175(B) animal training, breeding and boarding facilities are conditional uses on properties greater than 20 acres. Morgan County Zoning Regulations do not address the horse racing or event facility portion of the application. The applicant proposes to hold one racing event/one day per month on a Saturday or Sunday where attendance is anticipated to be 600 and parking for an estimated 200 vehicles is necessary. Pursuant to Section 2-325 of the Morgan County Zoning Regulations, any use, not designated as a Use by Right, Accessory Use, Conditional Use, Use by Special Review or not otherwise prohibited in a particular zone, may be approved as Use by Special Review pursuant to the criteria and procedure as established by these Regulations.

The applicant has proposed to widen and construct a 300' northbound left turn lane off of County Road 23 to the property to alleviate traffic congestion on days when horse racing events are held. To mitigate impacts on event days the applicant had proposed to:

1. Utilize water trucks for dust mitigation on Roads 23, 24 and Y.
2. Provide additional security and traffic control.
3. Contract with Morgan County Sheriff's Department to have an officer present during events.
4. Hire crews to monitor and pick up trash onsite and nearby roadways.

The event center will be developed in phases over a number of years to support quarter horse training, racing, and the race track. A previous owner of the property had constructed the race track and the two existing barns will serve as stables. Future phases of development may include the addition of a pool for horse exercise, grandstands, public restrooms, additional parking, onsite road improvements, additional stables and an improved horse racing track. The initial phase of construction is expected to take 18 months. Future phases may require an amendment to the Special Use Permit prior to development and construction.

When events are held, the applicant will bring in water stations and provide portable restroom facilities. There is the potential for crowd noise on event days. There is overhead electric service and a well onsite. The track boundary is located approximately 950 feet for the property owner to the north, 1,450 feet from the property owner to the east, 2,210 feet from the property owner to the west, and 218 feet from the property to the south. There is an existing septic system onsite.

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 in the North Central Planning Area with a goal of encouraging the preservation of agricultural production land to ensure continuation of this important industry. Horse race events will be held one day a month and will preserve the agricultural land.

(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.

The file was complete and all documentation provided meets requirements.

(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 applicant has mitigated off site impacts. A left turn lane from County Road 23 will be constructed; dust will be mitigated on County Road 23 on event days using water trucks.

(E) The special use proposed has been made compatible with the surrounding uses and adequately buffered as determined by the County. The closest property line from the racing area is approximately 218 feet from the south property line. No additional buffering is necessary.

(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 regulations, whichever is the strictest. The applicant has proposed mitigation measures to address impacts.

(G) The special use proposed is not planned to be developed on a non-conforming parcel. The parcel is about 240 acres and is conforming.

(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. Racing events held last year were well attended indicating a public need for the project. Applicant has provided proof of adequate financial resources to implement the plan, paid fees and review costs.

(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. Applicant proposes to provide water stations for each event.

Public Comments/Concerns

Racing events held on the property in mid-2017 caused concern with area property owners and other Morgan County residents and solutions proposed by the applicant:

1. Public accesses resulting from heavy traffic queuing, access to adjacent properties, impedance to farm equipment to access private lands.

Applicant proposes to construct a 300' left turn lane (west) so farm equipment is able to proceed without encountering traffic delays.

2. Traffic control – Direct traffic to and from project site – parking control

Applicant proposes to hire traffic flaggers on days when events are held. Traffic travelling south is not anticipated to cause or encounter congestion. Addition of a 14' wide 300' long turn lane for northbound traffic will alleviate traffic congestion.

4. Maintenance of public roadways – rutting due to heavy traffic

Applicant proposes to repair ruts, provide millings/gravel for roadway repair, addition of culverts to access point to maintain natural drainage paths across the roadways

5. Dust control from heavy traffic on dirt roadways

Dust suppression with water trucks or other approved alternatives

6. Life safety – fire control and fire department site access

Fire department official in attendance during events that will be paid for by the applicant, fire suppression devices onsite as determined by the fire marshal

7. Life safety – preventing illegal activities

Attendance by area law enforcement officers that will be paid for by the applicant

8. Trash disposal services

Trash disposal services to be provided onsite for events, clean-up details will be paid by the applicant for adjacent roadways.

Analysis

Surrounding properties are zoned Agriculture Production. The property has been used for horse racing in the past. Expansion of the event facility is a possibility in future phases of development. This is an unpopulated area of the county and interference with other property owners and their activities have been mitigated with roadway improvements to be constructed solely at the cost of the applicant and activities to be performed by the applicant on event days. The application states that County Road 23 will be widened to accommodate a left turn lane to the property and it will be watered on event days to reduce dust. Private security and trash pickup and removal will be conducted on event days. These mitigation measures should resolve concerns by other citizens in the area.

The project is in compliance with the Morgan County Comprehensive Plan and will diversify the economy to broaden business employment opportunities. The proposed use is compatible with existing land uses and there is access to existing County Road 23, is proposed to be modified as described above. Morgan County Road and Bridge has approved the location and a 60' width for the proposed driveway and recommends that watering of County Road 23 from County Road Y north to the site is sufficient dust mitigation.

Recommended Conditions

1. At the applicant's sole expense construction of the left turn lane as recommended in a traffic letter dated April 18, 2018 is required to be constructed prior to an event being held. The owner shall coordinate with Morgan County Road and Bridge Department and comply with all requirements of that Department.
2. On event days the applicant, at its sole expense, shall provide adequate dust control on County Road 23 from Road Y north to the property entrance on event days.
3. The Applicant, at its sole expense, shall provide adequate trash collection and disposal for events, including trash collection along County Roads in the vicinity of the property. All trash must be collected and properly disposed of within 24 hours following the conclusion of an event.
4. Fire control shall be conducted in accordance with recommendations of the Fire Marshall.
5. Adequate law enforcement and/or security shall be provided during each event, at the sole expense of the owner.
6. Private traffic control shall be provided for each event, at the sole expense of the owner.

Applicant presentation

Carmen Arevalo-Villalobos of Moreno Racing gave an overview of the project stating they now own a new facility called Diamond D Ranch in Texas. They are asking for 30 horses right now, a place to train them, to hire local people and use local hotels and restaurants in the area.

Corando Lozano explained they want to bring horses here and work them. They want to have exercise pools and train quarter horses on a 500 yard track. They want to hire groomers and cleaners. Water trucks will be on site and he explained that the altitude builds stamina. They hope to build up a good reputation. Thirty horses would come from Arapahoe and they would use 15 of those for events with a maximum head count of 80 horses. Betting is not allowed, nor is firearms. They will have 28 security guards on site.

Corando further explained that the horses race together in training facility. The facility would be open from 8 am to 5 pm. An ambulance would be on site during events.

Roads Issues:

Pam said Road and Bridge has no problem with watering of the road and working with them. Applicants have a lot of equipment of their own and are willing to work with the sheriff on security. Events per year: 1 a month or 12 a year. There will not be an onsite residence. They are looking to be a good training facility. No alcohol is allowed.

PUBLIC COMMENTS:

In Favor:

Joel Hernandez from Austin, TX is looking forward to this facility.

Jr. Krien, Fort Morgan, CO owns adjoining property to this track and he didn't have a problem with the proposed facility.

In Opposition:

Kelly Carmin, lives south of this site on Co Rd 23, Fort Morgan, CO. His concerns were trash and traffic - bottles and cans were all over near his residence. As he watched traffic go by, he said there needs to be some dust control. He wondered where the water is coming from. He thought the turn lane was a bad idea. People also came onto his property because they accidentally made a wrong turn.

Gilbert Hal Brown, Greeley, CO owns land near this site. He is opposed to this application and was concerned with trash, beer cans, traffic, and lack of fire protection, needs more security than planned. They tore up ground – need of a protection plan. They should look at the fairgrounds facility. Use of the parcel for 12 times could cover June, July and August (once a week).

Bill McConnell, Fort Morgan, CO lives about a mile away and rents ground near this site. There is an existing track on this parcel. Applicants have moved a lot of dirt and have dug holes all over. They have torn up about 30-40 acres. He is concerned with this being in the Agriculture District Zone.

Martin Christensen, Co Rd 23, Fort Morgan, CO, lives about 6 miles south of this site, however he rents pasture ground near there. The applicant would need a good supply of water. He is not opposed to this application but for taking in to account the neighbors he rents the pasture from.

CLOSE PUBLIC COMMENTS

Fire Concerns: Corando Lozano state they applicant plans on having a couple of water tankers on site. They want to gravel the parking lot or put it to grass. He also explained that the horses can't race every week; they need to have some down time.

Hector Villalobos, Moreno Racing, explained what is planned for the soil/fire concern. They will have two water trucks available and that should help with dust control. Hector said the pool facility will be made of concrete. They have a well and will reuse and purify the water. They plan on using port-a-lets from the City.

Bob Elrick asked why they have these events. He understands people like to watch racing. Hector said it is usually a family event.

Nathan Troutd said it sounded like trash was a problem. Mr. Lozano said they will make sure they have a crew to handle this. There is an admission charge but it depends – they pay the trainers to come to the event, but charge the spectators. Out of State trainers may get reimbursed.

Joe Ewertz said an advantage would be the people who would use restaurants and hotels.

Bob Elrick asked if they needed a permit to move dirt.

If enforcement is necessary:

The board thought the applicant should be contacted to give the owners a chance to correct their concerns. Hector Villalobos wants to be a good neighbor. They would be open from 8am to 5 pm and have cleanup from 5pm to 10 pm. No camping, will use a chain linked fence, trash barrels available, and will have locked gates.

Also, Pam Cherry can do a cease and desist order if needed.

Conditions: The Planning Commission discussed giving the applicant 3 years and then have them come back for a review. Corando stated that a five-year review is preferable because of all the expense being put into this project. Discussion on putting up directional signs – applicant said they could do that.

Robert Pennington thought the training idea is a good use of the property.

Carmen Arevalo said no fireworks are allowed around the horses.

It was moved by Bob Elrick and seconded by Robert Pennington to recommend APPROVAL of this Application for a Special Use Permit, Applicant being Carmen Arevalo and Landowner being Moreno Racing, Inc., for a Race Track, Race Horse Training and Event Facility and send it on to the Board of County Commissioners with the conditions listed below. The property is located in the SW¹/₄ and the W¹/₂ of the SE¹/₄ of Section 11, T5N, R57W of the 6th Principal Meridian, aka 28026 County Road 23, Fort Morgan, CO 80701.

- 1. At the applicant's sole expense construction of the left turn lane as recommended in a traffic letter dated April 18, 2018 is required to be constructed prior to an event being held. The owner shall coordinate with Morgan County Road and Bridge Department and comply with all requirements of that Department.**
- 2. On event days the applicant, at its sole expense, shall provide adequate dust control on County Road 23 from Road Y north to the property entrance on event days.**
- 3. The Applicant, at its sole expense, shall provide adequate trash collection and disposal for events, including trash collection along County Roads in the vicinity of the property. All trash must be collected and properly disposed of within 24 hours following the conclusion of an event.**
- 4. Fire control shall be conducted in accordance with recommendations of the Fire Marshall.**
- 5. Adequate law enforcement and/or security shall be provided during each event, at the sole expense of the owner.**
- 6. Private traffic control shall be provided for each event, at the sole expense of the owner.**

DISCUSSION: The Board members discussed two additional conditions:

- 1. Permit four events this year**
- 2. Post directional signage on event days.**

Mike Bailey wanted to give them 5 years and then come back in for the review.

Bob Elrick wanted to add "If no major opposition is determined by the Planning Administrator then permit would become permanent.

New Conditions from Planning Commission:

- 7. Return in 5 years (from date of approval) for review. If no major non-compliance issues, then Special Use permit shall become permanent as is determined by the Planning Administrator.**
- 8. Maximum of 4 events this year.**
- 9. Directional signage to be posted for events.**

Planning Commission unanimously recommended approval of this application subject to the conditions to be referred to the Board of County Commissioners.

Amendments to Zoning Regulations

1. Proposed amendments to the Morgan County Zoning Regulations regarding Chapter 4 - Oil and Gas Drilling and/or Production, Sections 4-455 through 4-495.

Pam Cherry handed out new comments received from Colorado Petroleum Council. The Board wanted time to review these comments and wanted to table this matter.

It was then moved by Nathan Troudt and seconded by Bob Elrick to TABLE the proposed Amendment to the Morgan County Zoning Regulations regarding Chapter 4 - Oil and Gas Drilling and/or Production, Sections 4-455 through 4-495 until June 18, 2018 meeting at 7:00 pm. Motion carried 6-0.

There being no further business, the meeting was adjourned.

Respectfully submitted,

Jody Meyer, Planning Assistant