

**MORGAN COUNTY BOARD OF COUNTY COMMISSIONERS
MEETING WITH PLANNING COMMISSION AND BOARD OF ADJUSTMENTS
MONDAY MAY 1, 2017 6:00 P.M.**

Those in attendance:

Board of County Commissioners – Jim Zwetzig, Laura Teague, Mark Arndt

Planning & Zoning Dept. – Pam Cherry, Planning Adm., Jody Meyer, Laurie Cromwell

Attorneys – Jeff Parker and Kathryn Sellars

Planning Commission – Joe Ewertz, Pete Krohn, Bob Elrick, Robert Pennington, Dave Musgrave,
and Nathan Trout

BOA – Dwight Miller, Viola Bristol, Charlie Ruyle, Mike Erker

Commissioner Jim Zwetzig introduced the parties that were present. This meeting is being recorded.

Planning Commission concerns:

Enforcement of existing regulations (junk yards, trees in right-of-ways are unsafe).

Residences being built in shops (which may put 2 residences on a parcel)

Animal unit density

Hwy 52 south of Wiggins

Prairie dogs

Noxious weeds

Abandoned homes – do follow-up

Access – get okayed from the County

Covenants – Jeff Parker noted that the Planning Commission does not enforce covenants

Discussion:

Laura Teague noted that enforcements are complaint driven. To do site visits would not be cost effective. The county cannot afford an enforcement officer. It is a balancing act. Joe Ewertz said people do not like to have to sign a complaint form. Process was discussed. Joe Ewertz asked about notifying lien holders of the parcel in question might be more effective.

Snyder: There were more complaints after the clean-up letter went out.

Kevin Lamb property: Jeff Parker explained the circumstance to the Boards and the process this enforcement was going through.

Planning Commission thought it would be good to know about active enforcements. Jim Zwetzig thought they could look into that.

Trees: Laura Teague said they are trying to take care of those issues.

Noxious Weeds: It might be possible to spray the weeds and then put a lien on the taxes. Laura Teague explained how the pest control districts worked noting there was one in Wiggins area and one in the Fort Morgan area.

Prairie Dogs: The State Land Board will help pay for bait on prairie dogs.

Jim Zwetzig noted the new County Web page which shows the new Mapper on line and shows the taxing districts maps.

Drainage was discussed.

Comprehensive Plan: Updating the Comp Plan, which is an advisory/regulatory document, was discussed and noting that it has to be heard by the Planning Commission and the County Commissioners. This process to update the Comp Plan was taken to Wiggins area, Brush, Hillrose, Fort Morgan to make sure there was input from municipalities. Zwetzig said it was time to re-do this plan and we should look into grants. It might be a good idea to use past Planning Commission members when re-doing this plan.

Incomplete Applications: There was discussion on procedure for applications.

Variance Setbacks: More discussion on what is appropriate to approve and whether the Planning Administrator can approve administratively. Jeff Parker stated that a "Variance should be the exception not the Rule". Discussion on setting precedence and having each applicant follow the criteria as stated in the regulations.

Training for the Boards: Everyone thought it was a good idea.

Deed restrictions: We need to start recording the BOA Resolutions so it carries on to a particular parcel.

Amendments: Discussion on whether the Boards wanted to adopt new amendments all at one time or take care of them one at a time as it would come up. Robert Pennington was in favor of taking care of the amendments as they come in.

Impact fees: Are applied generally to development. Need to study to justify fees.

Definition of Grandfathered parcels or uses: Jeff Parker explained the term and said you can't make something MORE non-conforming,

FEMA: Jim Zwetzig noted there has been a re-study of the FIRM maps and rates. The appeal period will end on May 22, 2017 (people were given a 90-day period to appeal). He said we have to use the most restrictive elevation.

Meeting adjourned at 8:30 pm

Jody Meyer,
Planning Assistant, Morgan County Planning Department.