

# COMMISSIONERS PROCEEDINGS 1

## BOARD OF MORGAN COUNTY COMMISSIONERS

Minutes of Meeting

August 12, 2014

The Board of Morgan County Commissioners met on Tuesday, August 12, 2014 at 9:01 a.m. with Chairman Jim Zwetzig, Commissioner Brian McCracken and Commissioner Laura Teague in attendance. Chairman Zwetzig called the meeting to order with Rachel Alexander from the Fort Morgan Times leading the Pledge of Allegiance to the Flag.

### CONSENT AGENDA

Consideration of Approval of the Board of County Commissioners Meeting Minutes dated July 29, 2014 and August 5, 2014  
Ratify the Board of County Commissioners approval of the Enable Billing Early-Out Collections Proof for 8/4/14 assigning certain accounts to State of Colorado Central Collections  
Ratify the Board of County Commissioners approval of the Work Session Minutes for the month of July 2014

Commissioner Teague made a motion to approve all items on the Consent Agenda. Commissioner McCracken seconded the motion. Motion carried 3-0.

### GENERAL BUSINESS AND ADMINISTRATIVE ITEMS

#### **CONSIDERATION OF APPROVAL-CONTRACT-2014 CNT 109-VIAERO WIRELESS**

Commissioner McCracken made a motion to table Contract 2014 CNT when Morgan County Undersheriff Dave Martin is able to attend to present the contract. Commissioner Teague seconded the motion. Motion carried 3-0.

### COUNTY OFFICIAL AND DEPARTMENT HEAD REPORTS

Morgan County Clerk and Recorder Connie Ingmire presented to the Board the Morgan County Clerk and Recorder Bi-Annual Motor Vehicle Division Report from July 2012 to July 2014 noting in the Total Fees Collected category, the amount of fees collected in July 2012 was \$849,038.10 compared to \$758,183.63 fees collected in July 2014 as Maverick Stimulation sold out to Basic Energy in July 2012. Ingmire reported for State Tax Paid to the State and Cities category, as of July 2012 there was \$183,092.91 sales tax collected compared to \$266,539.78 sales tax collected in July 2014 noting in 2014 Basic Energy purchased equipment from out-of-state and out-of-country and the County collected sales tax at that time. Ingmire commented Basic Energy has been good for the County. Ingmire reported in July 2013 there were one thousand seven titles issued, one thousand six titles issued in July 2014, one thousand forty-one titles issued in August 2013 and seven hundred seventy-two titles issued in September 2013.

Morgan County Planning Administrator John Crosthwait presented to the Board the Morgan County Planning Department Report for the first half of 2014 reporting thirty-seven permits were issued for a total construction cost of \$3,656,747.00 and thirty-nine total zoning permits issued for a total construction cost of \$1,519,482.00. Crosthwait stated there were eight single family dwellings built for a total of \$2,075,200.00 with the average construction cost at \$259,400.00 compared to \$236,139.00 last year at this time. Crosthwait noted one manufactured home and two mobile home permits, four commercial permits, and seventeen roofing permits were issued.

Commissioners reviewed the calendar dated August 8, 2014 through August 19, 2014 with no changes.

### UNFINISHED BUSINESS

There was no unfinished business.

### CITIZEN'S COMMENT PERIOD

There were no citizen comments.

We hereby adjourn and are in recess at 9:11 a.m.

Respectfully submitted,

Dee Loose  
Deputy Clerk to the Board

**THE BOARD OF COUNTY COMMISSIONERS  
MORGAN COUNTY, COLORADO**

\_\_\_\_\_  
s/Jim Zwetzig  
Jim Zwetzig, Chairman

# 2 COMMISSIONERS PROCEEDINGS

s/Brian McCracken

Brian McCracken, Commissioner

s/Laura Teague

Laura Teague, Commissioner

(SEAL)

ATTEST:

s/ Connie Ingmire

Connie Ingmire, Clerk to the Board

## MORGAN COUNTY BOARD OF COMMISSIONERS August 12, 2014 MINUTES

The Morgan County Board of Commissioners met at their regular meeting on Tuesday, August 12, 2014 at 9:30 A.M. in the Assembly Room of the Morgan County Administration Building. Present were Commissioners Zwetzig, Teague and McCracken. Also present were John Crosthwait, Planning Administrator; and Jody Meyer, Planning Assistant, and Susan Bailey, Administrative Services Manager for Morgan County.

The hearing was called to order by Chairman Commissioner Zwetzig.

**NEW BUSINESS:**

### AMENDMENTS TO THE MORGAN COUNTY ZONING AND SUBDIVISION REGULATIONS

John Crosthwait presented the following amendments and recommended approval:

The Amendments to the Morgan County Zoning and Subdivision Regulations relating to the Restriction of Further Subdivisions of land was considered by the Morgan County Planning Commission on March 11, 2013. At that time the Planning Commission did not pass the Amendments. The Board of County Commissioners heard the Amendments at their public meeting and tabled the matter and suggested that the Amendments be brought back to the Planning Commission at a later date.

The Amendments brought before you at this time are the same as previously.

Morgan County Zoning Regulations – Delete- Chapter 5, Section 5-120 Restricts the further Subdivisions of Land for which a variance has been permitted to minimum lot size cannot be further subdivided by any means for a period of five years from the date of the Variance.

Morgan County Subdivision Regulations, Minor Subdivisions –Delete - Chapter 8, Section 8-110 Restricts the further Subdivision of land created by a minor subdivision cannot be further subdivided by any means for a period of ten years from the date of the approval of the minor subdivision.

Morgan County Subdivision Regulations – Delete- Chapter 9 Subdivision Exemption Regulations Section 9-185 Restricts the further subdivision of land created by Exemption from Subdivision Regulations cannot be further subdivided by any means for a period of ten years from the date of the approval of the Exemption.

John Crosthwait told the Board he did call Joe Ewertz who voiced his strong opposition to these amendments.

John Crosthwait said the Planning Commission made a concession to the amendments; instead of deleting them entirely, they voted to have the variance to minimum lot size go from 5 years to 3 years, minor subdivisions go from 10 years to 5 years; and Exemptions go from 10 years to 5 years.

John said the goal for restrictions on further subdivisions was to encourage long range planning. He thought we needed to be very astute in long term planning and he supports the Planning Commission recommendations. He noted that the applications can still go through him at his discretion. He said if a subdivision was to create an additional lot, it would go back through the whole process.

Commissioner Zwetzig was concerned with the regulations allowing a person to get a variance to a regulation in order to skirt what was intended.

Commissioner Teague believes in the need to consider all subdivision applications. There was more discussion regarding the discretion of the Planning Administrator and what other future administrators may do.

# COMMISSIONERS PROCEEDINGS 3

There was no one present to speak in favor or in opposition to these amendments.

It was moved by Commissioner Teague and seconded by Commissioner McCracken to approve Resolution #2014BCC26 amending the Zoning Regulations as follows:

**Morgan County Zoning Regulations: Delete Chapter 5, Section 5-120 Restricts the further Subdivisions of Land for which a variance has been permitted to minimum lot size cannot be further subdivided by any means for a period of five (5) years from the date of the Variance.**

Commissioner Teague noted this will remove any opposition on the variance to the five and ten year subdivision restrictions. Motion carried 3-0. See following resolution:

**MORGAN COUNTY, COLORADO  
BOARD OF COUNTY COMMISSIONERS**

**RESOLUTION NO. 2014 BCC 26**

**A RESOLUTION AMENDING THE MORGAN COUNTY ZONING REGULATIONS TO ELIMINATE THE PROHIBITION ON SUBDIVISIONS OF PROPERTY WITHIN FIVE YEARS OF THE ISSUANCE OF A MINIMUM LOT SIZE VARIANCE FOR THE PROPERTY**

WHEREAS, the Board of County Commissioners of Morgan County has adopted the Morgan County Zoning Regulations to protect the public health, safety and welfare;

WHEREAS, the Board of County Commissioners may make amendments to the Morgan County Zoning Regulations upon its own motion or upon petition of the Morgan County Planning Commission;

WHEREAS, the Board of County Commissioners has determined that it is in the best interest of the County to amend the existing zoning regulations to eliminate the five-year waiting requirement for subdivisions of land that is found in Section 5-120 of the Morgan County Zoning Regulations; and

WHEREAS, the Board of County Commissioners has complied with all relevant provisions of the Morgan County Zoning Regulations, as well as the requirements of C.R.S. § 30-28-116, for amending the Morgan County Zoning Regulations.

NOW THEREFORE BE IT RESOLVED by the Morgan County Board of County Commissioners as follows:

Section 1. Chapter 5 of the Morgan County Zoning Regulations is hereby amended by the deletion of Section 5-120 as follows:

**~~5-120 - Restrictions on Future Subdivision of Land~~**

~~No parcel of land for which a variance to minimum lot size has been granted by the Board of County Commissioners or the Planning Administrator may be divided by any means for a period of five (5) years from the date of the variance.~~

APPROVED this 12<sup>th</sup> day of August, 2014

**THE BOARD OF COUNTY COMMISSIONERS  
MORGAN COUNTY, COLORADO**

\_\_\_\_\_  
s/Jim Zwetzig  
Jim Zwetzig, Chairman

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s/Brian McCracken  
Brian McCracken, Commissioner

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s/Laura Teague  
Laura Teague, Commissioner

# 4 COMMISSIONERS PROCEEDINGS

(SEAL)

ATTEST:

s/ Connie Ingmire  
Connie Ingmire, Clerk to the Board

It was moved by Commissioner Teague and seconded by Commissioner McCracken to approve Resolution #2014BCC27 amending the Subdivision Regulations as follows:

**Morgan County Subdivision Regulations, Minor Subdivisions: Delete Chapter 8, Section 8-110 Restricts the further Subdivision of land created by a minor subdivision cannot be further subdivided by any means for a period of ten (10) years from the date of the approval of the minor subdivision.**

**Morgan County Subdivision Regulations: Delete Chapter 9 Subdivision Exemption Regulations Section 9-185 Restricts the further subdivision of land created by Exemption from Subdivision Regulations cannot be further subdivided by any means for a period of ten (10) years from the date of the approval of the Exemption.**

Same comments apply as above stated from Commissioner Teague. Motion carried 3-0. See following resolution:

## RESOLUTION 2014 BCC 27

### A RESOLUTION AMENDING THE MORGAN COUNTY SUBDIVISION REGULATIONS TO MODIFY THE PROHIBITION ON RESUBDIVISIONS WITHIN TEN YEARS OF A PREVIOUS SUBDIVISION APPLICATION FOR THE SAME LAND

**WHEREAS**, the Board of county Commissioners of Morgan County has adopted the Morgan County subdivision Regulations to protect the public health, safety, and welfare, and

**WHEREAS**, the Board of Commissioners may make amendments to the Morgan County Subdivision Regulations upon its own motion or upon petition of the Morgan County Planning Commission, and

**WHEREAS**, the Board of County Commissioners has determined that it is in the best interest of the County to amend the existing subdivision regulations pertaining to the requirements for resubdivisions of land to modify the ten-year waiting requirement for resubdivisions of land that is found in a number of locations in the Morgan County Subdivision Regulations to a 5-year waiting period, and

**WHEREAS**, the Board of County Commissioners has complied with all relevant provisions of the Morgan County Subdivision Regulations, as well as the requirements of C.R.S. § 30-28-133, for amending the Morgan County Subdivision Regulations.

### NOW THEREFORE BE IT RESOLVED BY THE MORGAN COUNTY BOARD OF COUNTY COMMISSIONERS:

Section 1. Chapter 8 of the Morgan County Subdivision Regulations is hereby amended by the modification of Section 8-110 as follows:

#### 8-110 RESTRICTION ON FUTURE SUBDIVISIONS OF LAND

No lot created pursuant to these minor subdivision regulations may be further divided by any means for a period of five (5) years after the date of approval of the minor subdivision.

Section 3. Chapter 9 of the Morgan County Subdivision Regulations is hereby amended by the Modification of Section 9-185 as follows:

#### 9-185 RESTRICTIONS ON FUTURE SUBDIVISIONS OF LAND

No parcel for which an exemption from subdivision regulation has been granted may be further divided whether by subdivision, variance, planned development, or any other legal process for a period of five (5) years after the date the exemption was granted.

DATED this 12<sup>th</sup> day of August, 2014

# COMMISSIONERS PROCEEDINGS 5

## THE BOARD OF COUNTY COMMISSIONERS MORGAN COUNTY, COLORADO

\_\_\_\_\_  
s/Jim Zwetzig  
Jim Zwetzig, Chairman

\_\_\_\_\_  
s/Brian McCracken  
Brian McCracken, Commissioner

\_\_\_\_\_  
s/Laura Teague  
Laura Teague, Commissioner

(SEAL)

ATTEST:

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s/ Connie Ingmire  
Connie Ingmire, Clerk to the Board

### RE-ZONING OF PROPERTIES DISCONNECTED BY THE TOWN OF WIGGINS

John Crosthwait said the Town of Wiggins, through Ordinances done in 2013, disconnected parcels from the Town. As this is a rare occurrence and through attorney research, the County is adding these parcels back into the County. He noted that all landowners of the proposed rezoning were present at the Planning Commission hearing who recommended approval of this rezoning. John said Ray was the only landowner who turned in a rezoning survey map. John said the County is not accepting/rezoning the school property that was inadvertently de-annexed from the Town of Wiggins.

John Crosthwait reviewed the following parcels that were de-annexed by the Town of Wiggins and that wanted to be re-zoned into the County:

#### **Thomas Annexation No. 1**

As recorded Town of Wiggins Ordinance NO. 01-13 Disconnecting Certain Lands from the Town of Wiggins and Recorded at Reception No. 886574

RWT Excavating and Demolition, LLC, Henry and Michelle Ojida, and School District RE 50-J being landowners.

Part of the E1/2 of Section 15, Township 3 North, Range 60 West of the 6<sup>th</sup> P.M. Morgan County, Colorado. Requesting Morgan County Rezoning to prior County Zoning of "A" Agriculture

John noted the Town levy connects to the Town property so there is a continuous leg between properties.

#### **Thomas Annexation No. 2**

As recorded Town of Wiggins Ordinance NO. 02-13 Disconnecting Certain Lands from the Town of Wiggins and Recorded at Reception No. 886575

Raymond W. and Marilyn J. Thomas, Richard W. and Brooke A. Thomas, and RWT Excavating & Demolition, LLC (Raymond W. Thomas and Darrel Adolf were previous owners) being landowners.

Part of the SE1/4 of Section 15 and the SW1/4 of Section 14, Township 3 North, Range 60 West of the 6<sup>th</sup> P.M., Morgan County, Colorado. Requesting Morgan County Rezoning to prior County Zoning of "A" Agriculture.

#### **Ruyle Family Annexation**

As recorded Town of Wiggins Ordinance NO. 08-13 Disconnecting Certain Lands from the Town of Wiggins and Recorded at Reception No. 885315

Ronald A. Ruyle, Charles W. Ruyle, Richard Ruyle, and Bernice Muilenberg being landowners.

A parcel of land in the S1/2 of Section 11, Township 3 North, Range 60 West of the 6<sup>th</sup> P.M., Morgan County, Colorado. Requesting Morgan County Rezoning to prior County Zoning of "A" Agriculture.

#### **RPK Enterprises, LLC**

As recorded Town of Wiggins Ordinance NO. 08-13 Disconnecting Certain Lands from the Town of Wiggins and Recorded at Reception No. 885315

RPK Enterprises being landowners

Tracts 1 and 2, Wiggins Industrial Park – First Amendment, being a replat of a portion of Wiggins Industrial Park, located in part of the E1/2 of Section 11, Township 3 North, Range 60 West of the 6<sup>th</sup> P.M., Morgan County, Colorado. Requesting Morgan County Rezoning to prior County Zoning of "LI" Light Industrial.

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John recommended approval of all property addressed above. John noted that the survey for Thomas annexation No. 2 included the E1/2 of Co Rd 4 which then pulled in part of Section 14, Township 3 North, Range 60 West of the 6<sup>th</sup> P.M. He said Co Rd 4 will be returned to County jurisdiction along with Co Rd Q in the RPK Enterprises and Ruyle Family rezoning.

There was no public comment and it is noted that Ray Keefe of RPK Enterprises, LLC was present for this hearing.

It was moved by Commissioner McCracken and seconded by Commissioner Teague to approve Resolution #2014BCC28 for rezoning of Thomas Annexation No. 1, Thomas Annexation No. 2, and Ruyle Family Annexation to be rezoned back to "A" Agriculture Zoning, and RPK Enterprises, LLC to be rezoned to original zoning of "LI" Light Industrial. Motion carried 3-0. See following Resolution:

## RESOLUTION 2014 BCC 28

### A RESOLUTION APPROVING THE REZONING OF PROPERTIES DISCONNECTED FROM THE TOWN OF WIGGINS

**WHEREAS**, on August 12, 2014 the Board of County Commissioners of Morgan County, Colorado held a public hearing pursuant to the Morgan County Zoning Regulations, on the disconnection of properties from the Town of Wiggins, and

**WHEREAS**, the notice of the public hearing was properly published, and

**WHEREAS**, there was public comment accepted on the rezoning, and

**WHEREAS**, the Board of County Commissioners received the testimony of the Morgan County Planning Administrator, and

**WHEREAS**, the Morgan County Planning Commission recommended approval of the rezoning, and

### NOW, BE IT RESOLVED BY THE MORGAN COUNTY COMMISSIONERS OF MORGAN COUNTY, COLORADO

#### 1. APPROVAL:

The following changes to the official zoning maps of Morgan County are hereby adopted:

**PROPERTY KNOWN AS THOMAS ANNEXATION NO. 1**, now disconnected from the Town of Wiggins, Colorado

Rezone to the prior County Zoning (A) Agriculture

#### LEGAL DESCRIPTION:

That part of the E1/2 of Section 15, Township 3 North, Range 60 West of the 6<sup>th</sup> P.M., Morgan County, Colorado, described as commencing at the point of intersection of the West line of the Original Town of Wiggins, Colorado and the South right of way line of the Burlington Northern Railroad and considering the South line of said right of way bearing S59°25'48"W as recorded on that Map of Annexation to the Town of Wiggins, Colorado, dated May 1, 1990 with all other distances and bearings relative thereto; thence S59°25'28"W along said South right of way line 796.29 feet; thence S29°50'08"E 12.64 feet; thence S06°20'25"W 198.32 feet; thence S59°20'25"W 198.32 feet; thence S59°16'43"W 573.78 feet; thence S06°05'24"W 1102.97 feet; thence S05°53'34"E 11.28 feet; thence S85°31'27"E 2270.20 feet; thence N04°17'34"E 362.89 feet; thence S85°31'28"E 30.0 feet; thence N04°17'34"E 440.0 feet; thence N85°31'28"W 1167.0 feet; thence N04°29'06"E 1405.68 feet to the point of beginning.

**Except**; a parcel within the aforementioned legal description of the Property known as the Thomas Annexation NO. 1 which is owned by Morgan County School district RE50J, and recorded at Reception #755191 at Book 994 Page 646, and shall remain annexed to the Town of Wiggins, and more particularly described as follows:

That part of the Thomas Annexation NO. 1 to the Town of Wiggins, Colorado, described as commencing at a point 40.0 feet South and 30 feet West of the E1/4 corner of Section 15, Township 3 North, range 60 West of the 6<sup>th</sup> P.M., and point being on the South line of Fifth Avenue as dedicated on the said Thomas Annexation NO. 1, and 40.0 feet South of the South line of the Original Town of Wiggins, Thence South parallel to and 30 feet West of the East line of the SW1/4 of Section 15, 640.0 feet; Thence West parallel to and 680.0 feet South of said South line of the Original Town of Wiggins 1137.0 feet; Thence North parallel to and 1167.0 feet West of said East line of said SW1/4, 640.0 feet to a point on said South line of said Fifth Avenue, said point being 40 feet South of the Southwest corner of said original town of Wiggins; thence East along said South line of Fifth Avenue 1137.0 feet to the point of beginning, containing 16.71 acres, more or less.

**PROPERTY KNOWN AS THOMAS ANNEXATION NO. 1**, now disconnected from the Town of Wiggins, Colorado

# COMMISSIONERS PROCEEDINGS 7

Rezone to prior County Zoning (A) Agriculture

## LEGAL DESCRIPTION:

A parcel of land located in the Southeast Quarter (SE1/4) of Section Fifteen (15), and the South West Quarter (SW1/4) of Section Fourteen (14), Township Three North, Range Sixty West of the Sixth P.M., county of Morgan, State of Colorado and being more particularly described as follows;

Beginning at the Southeast Corner of Section 15 and assuming the South line of said SE1/4 to bear North 86°31'25" West with all bearings here in relative thereto:

Thence North 86°31'25" West along said line a distance of 2348.21 feet to the East line of a parcel of land described in the Town of Wiggins Flood Protection Annexations to the Town of Wiggins, Colorado, dated May 1, 1990; Thence along said East line in the following four courses and distances; Thence North 03°38'59" East a distance of 345.14 feet; Thence North 43°59'32" East a distance of 302.92 feet; Thence North 00°20'05" East a distance of 798.45 feet; Thence North 06°03'37" West a distance of 505.01 feet to the South line of Thomas Annexation NO. 1, dated December 9, 1994; Thence along said Thomas Annexation the following four courses and distances; Thence South 85°39'30" East along said line a distance of 2269.93 feet to the West right of way line of Morgan County Road 4; Thence North 04°09'31" East along said line a distance of 362.89 feet; Thence South 85°39'31" East a distance of 30.00 feet to the East line of said SE1/4; Thence North 04°09'31" East along said line a distance of 440 feet; Thence South 85°50'29" East a distance of 30.00 feet to the East right of way of Morgan County Road #4; Thence South 04°09'31" West along said line a distance of 2638.99 feet; thence North 85°50'29" West a distance of 30.00 feet to the point of beginning.

**ALL PORTIONS OF MORGAN COUNTY ROAD 4 WITHIN THE LEGAL DESCRIPTIONS OF THOMAS ANNEXATION NO. 1 AND THOMAS ANNEXATION NO. 2 ARE NOW INCLUDED INTO THE MORGAN COUNTY ROAD SYSTEM AND THE JURISDICTION OF MORGAN COUNTY**

**PROPERTY KNOWN AS RUYLE ANNEXATION (Ronald A Ruyle, Charles W. Ruyle, Richard Ruyle, and Bernice Muilenberg (Ruyle Family) AND RPK ENTERPRISES, LLC ANNEXATION (Raymond and Paula Keefe) now disconnected from the Town of Wiggins, Colorado**

Rezone Ruyle property to prior Morgan County Zoning "A" Agriculture and Rezone RPK property to prior County Zoning "LI" Light Industrial.

## LEGAL DESCRIPTION:

That part of Sections 11 and 14, Township 3 North, Range 60 West of the 6<sup>th</sup> P.M., Morgan County, Colorado described as:

Beginning at the Southeast corner of said section 11, thence S89°16'44" W along the South line of said Section 11 a distance of 1320.00 feet to the point of beginning; Thence S 00°33'04" E a distance of 30.00 feet to a point on the South right of way line of First Avenue (Morgan County Road Q); thence S 89°16'44" W along said right of way line a distance of 2535.60 feet to a point on the present Town limits of the Town of Wiggins; Thence N 18°25'16" W along the East line of North Ridge Addition as Recorded in Book 5 at Page 63 and along said Town limits a distance of 456.99 feet to a point on the Southerly right of way line of the Burlington Northern Railroad; Thence N 34°59'16" W along said right of way line and along said Town limits a distance of 50.00 feet; Thence N 54°54'34" E continuing along said right of way line and said Town Limits a distance of 700.00 feet, said point being designated as Point "A"; Thence N 54°54'34" E continuing along said right of way a distance of 3251.09 feet to the Northwest corner of Wiggins Industrial Park as recorded in Book 5 at Page 33; Thence N 90°00'00" E along the North line of Wiggins Industrial Park a distance of 896.34 feet extending to a point on the Easterly right of way line of State Highway 52; Thence S 00°13'00" W along said right of way line a distance of 250.58 feet; Thence S 11°32'00" W along said right of way line a distance of 305.90 feet; Thence S 305.90 feet; Thence S 00°13'00" W along said right of way line a distance of 1457.00 feet; Thence N 90°00'00" W along the Easterly elongation of the North line of a parcel of land recorded in Book 898 at Page 109 a distance of 1360.00 feet; Thence S 00°33'04" E along the West line of said parcel a distance of 676.73 feet to the true point beginning not including that part described as follows:

Beginning at the aforementioned Point "A"; Thence N 35°05'26" W a distance of 200.00 feet to a point on the Southerly right of way line of State Highway 6; Thence N 54°54'34" E along said right of way line a distance of 3251.09 feet; Thence S 35°05'26" E a distance of 200 feet to a point on the Southerly right of way line of the Burlington Northern Railroad; Thence S 54°54'34" W along said right of way line a distance of 3251.09 feet to the point of beginning;

And except the following parcel as recorded in Book 1064 at Page 626, described as follows:

Beginning at the Southeast Corner of said Section 11: thence S 89°16'44" W a distance of 1432.66 feet; thence N 00°43'16" a distance of 30.00 feet to a point on the North right of way line of First Avenue (Morgan County Road Q), said point being the true point of beginning; Thence continuing N 00°43'16" W a distance of 222.30 feet; Thence S 27°00'44" W a distance of 305 feet, to a point on the North right of way line of First Avenue (Morgan county road Q); Thence N 89°16'44" along said North right of way line a distance of 364.24 feet to the true point of beginning.

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ALL PORTIONS OF MORGAN COUNTY ROAD Q WITHIN THE LEGAL DESCRIPTIONS OF THE RUYLE AND RPK ANNEXATIONS ARE NOW INCLUDED IN THE MORGAN COUNTY ROAD SYSTEM AND THE JURISDICTION OF MORGAN COUNTY

## 2. FINDINGS OF FACT:

- a. The rezoning is in conformance with the Morgan County Zoning Regulation specifically:
  - i. The rezoning will establish and maintain sound, stable and desirable development within the County.
  - ii. The rezoning is the result of a comprehensive and detailed appraisal of the County's present and future needs.
  - iii. The rezoning is the result of the Disconnection actions by the Town of Wiggins, and the rezoning of the aforementioned properties will return to the prior zoning issued by Morgan County.
- b. The development, economic, and social conditions in the areas rezoned warrant the rezoning.
- c. The rezoning will further the best interests of the health, safety, and welfare of the citizens of Morgan County.

Specific locations can be found on the official Zoning Maps located in the Planning and Zoning Department.

DATED this 12<sup>th</sup> Day of August, 2014

### THE BOARD OF COUNTY COMMISSIONERS MORGAN COUNTY, COLORADO

\_\_\_\_\_  
s/Jim Zwetzig  
Jim Zwetzig, Chairman

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s/Brian McCracken  
Brian McCracken, Commissioner

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s/Laura Teague  
Laura Teague, Commissioner

(SEAL)

ATTEST:

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s/ Connie Ingmire  
Connie Ingmire, Clerk to the Board

There being no further business, the meeting was adjourned.

Respectfully submitted,

Jody Meyer, Planning Assistant

### THE BOARD OF COUNTY COMMISSIONERS MORGAN COUNTY, COLORADO

\_\_\_\_\_  
s/Jim Zwetzig  
Jim Zwetzig, Chairman

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s/Brian McCracken  
Brian McCracken, Commissioner



# COMMISSIONERS PROCEEDINGS 9

s/Laura Teague

Laura Teague, Commissioner

(SEAL)

ATTEST:

s/ Connie Ingmire

Connie Ingmire, Clerk to the Board