

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

**RESOLUTION NO. \_\_\_\_  
2017 BCC**

**A RESOLUTION AMENDING THE MORGAN COUNTY ZONING  
REGULATIONS REGARDING THE APPLICABILITY OF ZONING  
PERMITS**

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 and clarify the applicability of the zoning permit requirement under the Morgan County Zoning Regulations;

WHEREAS, the Planning Commission has considered the amendment set forth herein and recommended \_\_\_\_\_; and

WHEREAS, the Board of County Commissioners, after a duly noticed public hearing on \_\_\_\_\_, considered any public testimony and the Planning Commission recommendation and finds that the amendment is in the best interests of the citizens of Morgan County.

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

1. Section 1-320 of the Morgan County Zoning Regulations is hereby deleted.
2. Section 2-100 of the Morgan County Zoning Regulations is hereby deleted amended to read as follows:

No building, structure, or land shall be used, and no building or other structure shall be erected, reconstructed, or structurally altered except in conformance with these Zoning Regulations.

3. Section 2-135 of the Morgan County Zoning Regulations is hereby renamed and amended to read as follows:

**2-135 Permits Required**

A building permit, zoning permit, or mobile home placement permit shall be required prior to structural construction in all zone districts in Morgan County for structures

that are roofed and 120 square feet and larger. Zoning permits shall be required for uses by right as provided for in Sec. 2-290 of these Regulations. All applications for building permits, zoning permits and mobile home placement permits shall include:

\* \* \*

4. Section 2-290 of the Morgan County Zoning Regulations is hereby amended to read as follows:

All uses-by-right that are not subject to the County's building or mobile home placement permit requirements, require a zoning permit for use or operation.

5. Section 2-335 of the Morgan County Zoning Regulations is hereby renamed and amended to read as follows:

**2-335 May Apply for Permit**

The approval of a Special Use Permit by the Board of County Commissioners allows the applicant to apply for any permit required pursuant to Sec. 2-135 of these Regulations.

6. Section 2-400 of the Morgan County Zoning Regulations is hereby amended to read as follows:

The public hearing before the Board of Commissioners is quasi-judicial in nature and the Board is to consider evidence presented and make findings in regard to the use permit or amendment. Findings are to be made in regards to the criteria listed for zoning amendment or permit types. Testimony may be required to be given under oath.

7. Section 3-790(E) of the Morgan County Zoning Regulations is hereby amended to read as follows:

(E) Time limits for the development of various uses in a floodplain will be the same as those attached to any use, building, zoning or other development permits issued.

8. Section 6-115 of the Morgan County Zoning Regulations is hereby amended to read as follows:

(A) The Administrator shall not issue any building or zoning permit unless the plans for the proposed erection, construction, reconstruction, movement, alteration, or use fully conform to all applicable provisions of these Regulations.

(B) All building and zoning permits shall be issued in conformance with the provisions of these Regulations and shall be valid for a period of time not exceeding twenty-four (24) months from the date issued.

(C) A fee shall be charged in conjunction with issuing the building permit or zoning permit and shall be set by the Board of County Commissioners.

APPROVED this \_\_\_\_ day of \_\_\_\_\_, 2017.

BOARD OF COUNTY COMMISSIONERS  
MORGAN COUNTY, COLORADO

\_\_\_\_\_  
James P. Zwetzig, Chairman

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Laura D. Teague, Commissioner

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Mark A. Arndt, Commissioner

ATTEST:  
(SEAL)

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Susan Bailey, Clerk to the Board