

## PLAN MONITORING

Plan monitoring involves tracking progress for achieving the Plan’s goals, principally through the accomplishment of identified “catalyst” actions. The table below identifies timeframes for completing each catalyst action: short-term (one to three years), midterm (three to five years), or long-term (five years and beyond).

Catalyst Action	Completion Timeframe	Completion Date
Update subdivision regulations to address design standards, etc...	Short-Term	
Update zoning ordinance to address mixed uses in B-1 district...	Short-Term	
Update zoning ordinance to include “user-friendly” features, etc...	Short-Term	
Update zoning ordinance specify the residential district intent, etc...	Short-Term	
Update zoning ordinance to address principal and special uses, etc...	Short-Term	
Prepare FAA grant application for airport improvements...	Short-Term	
Update subdivision regulations to increase land dedication...	Short-Term	
Petition landowners adjacent to City R.O.W. for annexation...	Mid-Term	
Conduct a design competition to prepare concepts for city gateways...	Mid-Term	
Develop guidelines for installing signage to promote downtown...	Mid-Term	
Include east-west roadway connections in CIP...	Mid-Term	
Conduct and implement a Target Industry Marketing Study...	Mid-Term	
Adopt intergovernmental agreements for joint facility use...	Mid-Term	
Prepare a specific area plan for Riverside Park...	Mid-Term	
Hold periodic joint work sessions with MC Planning Commission...	Long-term	
Renovate the old power plant building...	Long-term	

## ACKNOWLEDGEMENTS

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# FORT MORGAN

## 2010 Comprehensive Plan Update

### PURPOSE OF THE PLAN

The Colorado Revised Statutes, Title 31, Article 23, Part 2, outlines the authority and duties of the City’s Planning Commission to make, amend and carry out a comprehensive plan for the physical development of Fort Morgan, Colorado.

The City of Fort Morgan has maintained a comprehensive plan since 1958. The 2010 City of Fort Morgan Comprehensive Plan (the Plan) is an update to the City’s 2003 Comprehensive Plan and focuses on:

- Identifying achievable goals;
- Determining key strategies, catalyst actions and policy directives to accomplish each goal; and
- Revising the future land use map to more effectively guide annexation and zoning decisions.

The Plan provides Fort Morgan with a broad policy tool for guiding decisions concerning land use and future growth, and serves as the foundation for land development regulations, capital improvement programming, and detailed planning studies.

### VISION STATEMENT

*We aspire to preserve Fort Morgan’s friendly, hometown atmosphere and be the city of choice for future generations by cultivating a healthy economy, superior neighborhoods, a vibrant downtown, and diverse recreational and cultural opportunities.*

### USE OF THE PLAN

Eight plan themes - Growth Management, Land Use, Community Character, Housing, Economic Development, Transportation, Community Facilities and Services, and Environmental Quality contain achievable goals, each with a supporting key strategy, catalyst action, and policy directive.

The Future Land Use map should be used in conjunction with the City’s Land Use Code and Official Zoning Map to guide the appropriate location, character, type and intensity of new development. The Plan is considered an advisory document only and is not binding on the zoning discretion of Fort Morgan. Although advisory, the Plan should function as the basis for project review recommendations.

The Plan should be consulted by City staff and the City Council when addressing land planning issues, outlining work programs, and preparing annual budgets. The Plan can also be used as supporting documentation for pursuing grants and other funding opportunities associated with accomplishing various community development objectives.



# PEOPLE PARTNERSHIP PROGRESS



## ENVIRONMENTAL QUALITY

### ACHIEVABLE GOAL 1

To protect and develop the South Platte River floodplain as an environmental and recreational resource.

#### KEY STRATEGY

Capitalize on the visibility and accessibility of the South Platte River floodplain from I-76.

#### CATALYST ACTION

Prepare a specific area plan for expanding, improving and marketing Riverside Park as an interstate recreational activity center.

#### POLICY DIRECTIVE

The City shall acquire easements and/or parcels for open space and trail extensions along the South Platte floodplain within its municipal growth area.

### ACHIEVABLE GOAL 2

To guide economically sensible practices in the development of environmentally sensitive lands, and the redevelopment of abandoned, underused, or blighted industrial property.

#### KEY STRATEGY

Link the passive recreational use of the South Platte River floodplain with leveraging the economic development potential of adjacent historic structures.

#### CATALYST ACTION

Renovate the old power plant building at Riverside Park and integrate the historic James Marsh Rainbow Arch Bridge as the gateway to Pawnee Buttes Scenic Byway and downtown Fort Morgan.

#### POLICY DIRECTIVE

The City shall pursue public/private partnerships, grant funding, and other opportunities to relocate park department operations and redevelop the old power plant building site.

## GROWTH MANAGEMENT

### ACHIEVABLE GOAL 1

To guide new development to sites with available infrastructure and support redevelopment opportunities within existing City boundaries.

#### KEY STRATEGY

Use capital improvement programming, land use regulations and economic incentives to encourage infill development and redevelopment activity.

#### CATALYST ACTION

Update the City subdivision regulations to address design standards, improvement guarantees, condominium subdivisions, vested property rights, subdivision definitions, and administrative provisions and procedures.

#### POLICY DIRECTIVE

The City shall review and periodically update its development fee schedules, performance bonding requirements, and fiscal impact review procedures to ensure that the costs of serving new development are not borne by existing City residents.

### ACHIEVABLE GOAL 2

To accommodate population and economic growth via the logical extension of municipal boundaries where the City has the fiscal capacity to provide services.

#### KEY STRATEGY

Annex enclaves and areas bounded by City rights-of-way to ensure better delivery of infrastructure and services

#### CATALYST ACTION

Petition unincorporated landowners adjacent to existing City rights-of-way (priority 1 areas) for annexation.

#### POLICY DIRECTIVE

The City shall consider annexation of properties contiguous to City boundaries consistent with the annexation priorities identified on the Future Land Use Map.

## TRANSPORTATION

### ACHIEVABLE GOAL 1

To provide an efficient, safe and connected roadway network which meets the access and circulation needs of Fort Morgan.

#### KEY STRATEGY

Update the City's Master Street Plan to prioritize the design and construction of east-west connections within Fort Morgan.

#### CATALYST ACTION

Include the design and construction of east-west roadway connections south of Railroad Avenue in the City's 2011-2015 capital improvement program.

#### POLICY DIRECTIVE

The City shall annually prepare and update a capital improvement program that schedules roadway improvements prioritized within the City's Master Street Plan.

### ACHIEVABLE GOAL 2

To develop the Fort Morgan municipal airport as a community and public transportation resource.

#### KEY STRATEGY

Leverage funding opportunities by implementing the recommendations of the FAA Master Plan.

#### CATALYST ACTION

Prepare a federal grant application to construct the additional runway and taxiways identified in the FAA Master Plan.

#### POLICY DIRECTIVE

The City shall work with the Fort Morgan Airport Advisory Board to obtain funding for airport improvements identified within the FAA Master Plan.

## COMMUNITY SERVICES & FACILITIES

### ACHIEVABLE GOAL 1

To provide an adequate level of service, infrastructure and facilities that serve public needs.

#### KEY STRATEGY

Explore opportunities with service district providers to more cost-effectively serve local residents.

#### CATALYST ACTION

Adopt intergovernmental agreements with public entities (Morgan County Community College, the Morgan County School District RE-3, etc.) that provide for joint utilization of facilities.

#### POLICY DIRECTIVE

The City shall consider the use of special districts to finance public improvements only if municipal services are not available.

### ACHIEVABLE GOAL 2

To develop parks, trails and sport facilities that serve the diverse recreation needs of Fort Morgan's residents.

#### KEY STRATEGY

Foster the development of a City-wide parks system based on national level of service standards.

#### CATALYST ACTION

Update the City subdivision regulations to increase the land dedication requirements for parks, trails and open space.

#### POLICY DIRECTIVE

The City shall promote the continued development and maintenance of a neighborhood, community and regional park system that serves the passive and active recreational needs of Fort Morgan's residents and visitors.



## COMMUNITY CHARACTER

### ACHIEVABLE GOAL 1

To sustain Fort Morgan's heritage as the regional agricultural and economic center of northeastern Colorado.

#### KEY STRATEGY

Establish community gateways for rural US 34 corridor (I-76 Exit 75), SH 52/Main Street corridor (I-76 Exit 80) and the Barlow Road business industrial corridor (I-76 Exit 82).

#### CATALYST ACTION

Conduct a design competition to prepare entry feature concepts for each community gateway.

#### POLICY DIRECTIVE

The City shall work with the Colorado Department of Transportation, adjacent property owners and design professionals to create community gateway features at major interchange entry points into Fort Morgan.

### ACHIEVABLE GOAL 2

To enhance the viability of downtown Fort Morgan as the cultural and economic center of the community.

#### KEY STRATEGY

Implement the National Trust for Historic Preservations' Main Street Four Point Approach (Organization and Management, Promotions, Design, and Economic Restructuring) as recommended by the Colorado Community Revitalization Association for downtown Fort Morgan.

#### CATALYST ACTION

Establish signage committee and develop goals and guidelines for installing promotional signage from interstate to downtown Fort Morgan.

#### POLICY DIRECTIVE

The City shall work with the Downtown Business Association, property owners, tenants, residents, community groups and outside organizations to implement the National Trust for Historic Preservations' Main Street Four Point Approach for downtown Fort Morgan.

## HOUSING

### ACHIEVABLE GOAL 1

To achieve a sufficient mix of housing types and densities that meets the needs of all current and future Fort Morgan residents.

#### KEY STRATEGY

Encourage innovative site planning and mixed use development.

#### CATALYST ACTION

Update the City's zoning code to specify the intent of each residential district, eliminate cumulative uses in high density residential districts, and establish PUD and other code provisions that provide for a variety of residential building forms.

#### POLICY DIRECTIVE

The City shall use its zoning authority to ensure an adequate supply of housing choices that accommodates Fort Morgan's residential population.

### ACHIEVABLE GOAL 2

To protect and enhance the stability of Fort Morgan's existing neighborhoods.

#### KEY STRATEGY

Educate all residents about City ordinances and their importance in protecting the public health, safety and welfare.

#### CATALYST ACTION

Update the City zoning ordinance to address principal and special uses, "cumulative" uses, planned unit development, district standards, home occupations, and non-conforming uses.

#### POLICY DIRECTIVE

The City shall protect residential development from encroachment by incompatible land uses.

## ECONOMIC DEVELOPMENT

### ACHIEVABLE GOAL 1

To provide higher paying job opportunities for all residents.

#### KEY STRATEGY

Attract additional major employers to the Fort Morgan Industrial Park and adjacent industrially-zoned properties.

#### CATALYST ACTION

Conduct and implement a Target Industry Marketing Study.

#### POLICY DIRECTIVE

The City shall work with the Morgan County Economic Development Corporation and industrial park property owners to facilitate the infill and expansion of industrial uses.

### ACHIEVABLE GOAL 2

To achieve a sufficient mix of economically viable commercial retail, office and residential development that sustains downtown Fort Morgan and meets the needs of its citizens and visitors.

#### KEY STRATEGY

Extend downtown Fort Morgan from Platte Avenue to I-76.

#### CATALYST ACTION

Update the City zoning ordinance to address the mixed use nature of the B-I business district.

#### POLICY DIRECTIVE

The City shall work with the Downtown Business Association and Main Street property owners to extend downtown corridor improvements north of Beaver Avenue.

## LAND USE

### ACHIEVABLE GOAL 1

To establish a review system that provides for efficient, orderly and compatible land development.

#### KEY STRATEGY

Consolidate the City's land development regulations into a single chapter of the municipal code.

#### CATALYST ACTION

Update the City's zoning and subdivision regulations to include such "user-friendly" features as review process charts, district standards tables, and permitted and special use matrices.

#### POLICY DIRECTIVE

The City shall maintain an Official Zoning Map that accurately reflects existing zoning and rezoning of property in Fort Morgan.

### ACHIEVABLE GOAL 2

To work in cooperation with Morgan County, special districts and other public agencies to address land use development and service issues of mutual concern.

#### KEY STRATEGY

Pursue an intergovernmental agreement with Morgan County that addresses the municipal growth area, joint development review, consistent design standards, annexation priorities, interim provision of services, and resource sharing.

#### CATALYST ACTION

Schedule periodic joint work sessions with the Morgan County Planning Commission.

#### POLICY DIRECTIVE

The City shall coordinate its review of proposed land subdivision and/or development applications with Morgan County that are located in the unincorporated portion of the City's municipal growth area.



**2010  
Comprehensive  
Plan Update  
Future Land Use Map**

**LEGEND**

- AGRICULTURAL**
- RURAL RESIDENTIAL**
- RESIDENTIAL COMMUNITY**
- DOWNTOWN BUSINESS**
- GENERAL BUSINESS**
- INDUSTRIAL**
- INSTITUTIONAL**
- BUSINESS PARK**
- PARKS & OPEN SPACE**

- TRAILS**
- GATEWAY**
- Airport**

- 1st Annexation Priority**
- 2nd Annexation Priority**
- 3rd Annexation Priority**

- Existing City Boundary**
- Municipal Growth Area**

0 500' 1,000' 2,000'  
0 1/4 Mile 1/2 Mile

Adopted - September 17, 2010

PLAN TOOLS LLC

