

ORDINANCE NO. 1203

AN ORDINANCE AMENDING PORTIONS OF THE CITY OF FORT MORGAN LAND USE CODE CONCERNING MINOR SUBDIVISIONS

WHEREAS, the City of Fort Morgan owns several parcels of property throughout the City of Fort Morgan which are typically used for economic development; and,

WHEREAS, in order to expedite economic development on properties, such as CentrePointe Plaza and others, the City desires to simplify the subdivision process for City-owned property; and,

WHEREAS, the purpose of having procedures in place for processing subdivisions is to ensure the purposes set forth in Section 20-1-30 of the City of Fort Morgan Land Use Code are met, including efficient and fiscally responsible growth and development consistent with the Comprehensive Plan; and,

WHEREAS, when the City of Fort Morgan is the owner of the property being subdivided through the minor subdivision process, the goals of the City are ensured to be met; and,

WHEREAS, the changes contemplated herein will simplify the process for City-owned property to simplify the subdivision process and further the goals of the City to be more business friendly and expand economic development.

NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF FORT MORGAN,

Section 1: The Fort Morgan Municipal Code Chapter 20, Article 3 Section 70, concerning Minor subdivision is hereby amended as reflected:

Sec. 20-3-70. - Minor subdivision.

(c) Final Plat.

(1) Purpose. The purpose of the final plat is to accomplish subdivision of land in conformance with all the applicable requirements and standards of the City and all recommendations made at sketch plan review.

(2) Submittal Requirements. a. Not more than six (6) months after submittal of a sketch plan, if applicable, the applicant shall file a sufficient number of copies, as determined by the Director, of the final plat application along with any additional information requested by the Director

for the proposed subdivision. b. Unless waived by the Director as provided herein, the application shall meet all the submittal requirements for a major subdivision final plat application under Paragraph 20-3-80(d)(2). The Director may waive any of the submittal requirements upon a determination that such information is inapplicable to the proposed subdivision or would not materially aid the City in its consideration of the application.

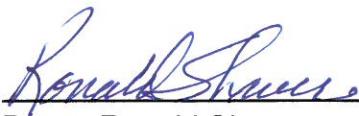
(3) Process. The final plat application shall be reviewed by the City in accordance with the Process Chart set forth in Section 20-3-30 EXCEPT IN CASES WHERE THE CITY OF FORT MORGAN IS THE OWNER OF THE ENTIRE PARCEL TO BE SUBDIVIDED, IN WHICH CASE ADMINISTRATIVE APPROVAL SIMILAR TO THAT OF PLAT CORRECTION/AMENDMENT AS SET FORTH IN SECTION 20-3-30 IS REQUIRED.

(4) Expiration. Approval of a final plat for a minor subdivision shall expire after twenty-four (24) months unless otherwise specifically provided at the time of final plat approval.

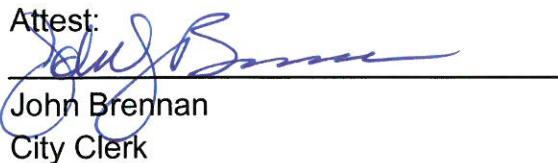
**INTRODUCED, READ, ADOPTED ON FIRST READING AND ORDERED
PUBLISHED** on the 2nd day of January, 2018.



THE CITY COUNCIL OF THE CITY OF FORT
MORGAN, COLORADO


By: Ronald Shaver
Mayor

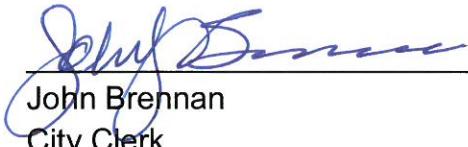
Attest:


John Brennan
City Clerk

PASSED, APPROVED AND ADOPTED ON FINAL READING AND ORDERED
PUBLISHED this 16th day of JANUARY, 2018.



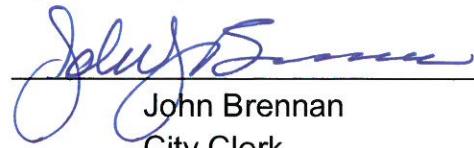
Attest:



John Brennan
City Clerk

STATE OF COLORADO)
COUNTY OF MORGAN) ss. **CERTIFICATE**
CITY OF FORT MORGAN)

I, John Brennan, the duly appointed, qualified Clerk of the City of Fort Morgan, Colorado, do hereby certify that the foregoing **Ordinance No. 1203** was, as a proposed Ordinance, duly and legally presented to the City Council of the City of Fort Morgan, Colorado, on the 2nd day of January, 2018. Said ordinance, as proposed, was duly read at length at said meeting, and thereafter the same was, on the 5th day of January, 2018, published in *The Fort Morgan Times*, a daily newspaper of general circulation published and printed in the City of Fort Morgan, Morgan County, Colorado. Said proposed ordinance was again taken up and read a second time, duly and legally, passed, approved and adopted at a regular meeting of the City Council held on the 16th day of January, 2018. Within five (5) days after its final passage, said **Ordinance No. 1203** was published in *The Fort Morgan Times*, a daily newspaper of general circulation published and printed in the City of Fort Morgan, Morgan County, Colorado.



John Brennan
City Clerk