

**TOWN OF MORRISON, COLORADO
REGULAR PLANNING COMMISSION MEETING
MORRISON TOWN HALL
110 STONE STREET
TUESDAY, JANUARY 9, 2024
6:00 PM**

NOTE: ALL AGENDA ITEMS ARE ELIGIBLE FOR DISCUSSION AND POSSIBLE VOTE BY THE PLANNING COMMISSION. ADDITIONAL ITEMS MAY BE ADDED & VOTED UPON)

1. CALL TO ORDER
2. ROLL CALL
 - Commission Chair: Jamee Chambers
 - Commissioners: Sharolyn Anderson
Petra Bute
Stacy Feehery
Maja Stefansdottir

 - Alternate Commissioners: Ambria Shorb
Shari Raymond
3. AMENDMENTS TO THE AGENDA
4. PUBLIC TO ADDRESS THE PLANNING COMMISSION
5. GENERAL BUSINESS
 - a. Comprehensive Plan Update
 - b. Morrison Mitigation Project Scoping Report Public Draft Discussion
6. APPROVALS OF MINUTES
 - a. December 12, 2023 Planning Commission Meeting
7. STAFF REPORTS
 - a. Town Planner
 - b. Town Manager
8. ADJOURNMENT

Reasonable accommodation will be provided upon requests for persons with disabilities. If you require any special accommodation in order to attend a Planning Commission meeting, please call the Town Clerk at 303-697-8749.
Next Regular Planning Commission meeting is Tuesday, February 13, 2024 at 6:00 P.M.

MEMORANDUM



Date: January 9, 2024
To: Morrison Planning Commission
From: Carrie McCool, Town Planner
Subject: Planner Report

COMPREHENSIVE PLAN UPDATE

The focus of the first Planning Commission meeting of 2024 is dedicated to obtaining feedback on potential changes to goals, policies, and actions of the **Growth and Small Town Design** element and to identify the remaining steps in the Comprehensive Plan update process along with a target adoption date.

Staff has provided the Growth and Small Town Design goals, policies, and actions in the table below for the Commission’s review and feedback. Please refer to the column on the right for staff comments to be discussed at the meeting. The 2015 introduction is also included below; however, staff envisions revisions to it once feedback is received on the goals, policies, and actions. Lastly, staff have attached the 2015 Land Use Plan Map and the Comprehensive Plan Map 5: Land Use Designations, which was updated back in September 2021 for your reference. We look forward to the Commission’s feedback and input at the meeting.

Growth and Small Town Design

Morrison’s population has remained fairly consistent over the past 30 years (See Table A below). The developed land area has also remained nearly the same over that time span. It should be noted that approximately 42% of Morrison’s current population are residents in the Bear Creek Nursing and Rehabilitation Center.

Table A

Morrison Population Table 1970 - 2020	
<u>Year</u>	<u>Population</u>
1970	439
1980	478
1990	465
2000	430
2007	417 est.
2010	428 est.*
2030	2,864 est.**

*Population estimate based on Jefferson County 10.6% annual population change
**Population estimate based on total “build-out” (2,300 Central/South Planning Areas)

Due to the predicted growth of the Denver metropolitan area over the next 20 years, Morrison is at a crossroads in terms of development and population growth. It has been noted that in the past the Town did not see residential growth as a primary goal, in fact wanting to stay as small a population as possible. Today, residents are comfortable with the current rate of growth in old town Morrison but noted that

development in the Rooney Valley is either slow or too slow. Because of the Town’s increased exposure due to C-470, Highway 285, the Alameda Interchange, and development east of the Hogback, Morrison is at a cusp of making major decisions related to development. Residents identified two areas for potential growth: Rooney Valley and along Highway 8 just south of the town. The abundant open space and small-town character are extremely important to Morrison’s residents and should be retained and enhanced when considering future development. It is also important to note that residents are accepting of more contemporary development patterns east of the Hogback, in the Rooney Valley, but prefer to preserve the rural character of the South Planning Area. Most survey respondents cited that proximity to public sewer and water service as the most important requirement for future growth.

Overwhelmingly, residents voiced their strong support of preserving community character, abundance of open space and trails, historic old town, independently owned businesses and unique architecture. The vast majority of residents that participated in the community workshops or sent in surveys spoke of the appreciation for Morrison’s strong sense of community. Preserving important historic structures, supporting individual and cultural expression, parks and open space connectivity and encouraging public art all contribute to a community’s unique identity.

They felt that the following qualities contribute to Morrison’s small-town feel:

- Rich history
- Isolated, yet close to the Denver metro area
- Strong community identity/Sense of community
- Size
- Caring community
- Good restaurants and shops (independently owned)
- Small incorporated town (local control)
- Safe, walkable community
- Scenic location, landscape and views

The challenge for the Town will be to maintain and enhance the characteristics that contribute to the small- town atmosphere while responding to development pressures. Morrison should grow responsibly and efficiently, considering the balance of economic, environmental concerns, as well as ensuring that development pays its way and supports the sustainability of the Town.

Goals, Policies, and Actions	Staff Comments/Where Covered Elsewhere in the Plan
GST GOAL 1: Grow with the intention of maintaining Morrison’s small-town atmosphere.	No recommended changes other than to consider replacing “atmosphere” with “character.”
Policy GST 1: Review annexation requests to ensure conformance with the Comprehensive Plan.	No recommended changes.
Action GST 1.1: Expand the annexation review criteria to encourage: <ul style="list-style-type: none"> • Consistency with the Comprehensive Plan goals and policies. 	No recommended changes.

Goals, Policies, and Actions	Staff Comments/Where Covered Elsewhere in the Plan
<ul style="list-style-type: none"> • Developments that benefit the Town economically and are consistent with the Land Use Map. • The efficient provision of public facilities and services. 	
<p>Action GST 1.2: Require annexation applications to include concept plans that conform with the intent of the Comprehensive Plan before annexing into Morrison.</p>	<p>No recommended changes.</p>
<p>Action GST 1.3: Encourage the areas that are designated as Agricultural/Rural Residential on the Land Use Map to provide a variety of housing types and lot sizes while conserving large amounts of open space.</p>	<p>No recommended changes.</p>
<p>Action GST 1.4: Foster cooperation with City of Lakewood and Jefferson County in establishing and/or updating intergovernmental agreements relating to issues such as: land use, open space, transportation, revenue sharing, provision of public facilities and services.</p>	<p>Now that Red Rocks Ranch has been disconnected from Morrison, the City of Lakewood should be deleted from consistent with how they were removed in the transportation element Action TP 1.4. Recommend fostering cooperation with Jefferson County; however, intergovernmental agreements between Towns and Counties are often limited to planning coordination (referral's), establishment of common development standards related to roads, drainage, and data sharing.</p>
<p>Policy GST 2: Adequate public facilities and services should be available to serve current and future residents in a cost-effective, efficient manner. Development should occur where it can be served by Town infrastructure.</p>	<p>Policy substantially addressed in Resilience and Sustainability Element.</p> <p>Policy RS 2: Accommodate new development or redevelopment without burdening the town's existing infrastructure.</p>
<p>Action GST 2.1: Adopt public facilities ordinance to establish a standard for the level of service that should be provided for all public facilities and services, including water, sewer, stormwater, parks, streets, trails, police, and fire protection prior to annexing new properties. Require development to pay its proportional share of expanding public facilities and services.</p>	<p>Action substantially addressed in the Resilience and Sustainability Element.</p> <p>Action RS 2.1: Require developers to bear the total costs to install all public improvements necessary to serve their development.</p> <p>Action RS 2.2: Require public improvements serving new development, both on-site and off-site, to be connected to the town's existing systems in such a way as to allow for the extension of the service(s) to adjoining parcels.</p>

Goals, Policies, and Actions	Staff Comments/Where Covered Elsewhere in the Plan
	Action RS 2.3: Review and update, as necessary, all public infrastructure-related sections of the Zoning and Land Development Code to require adequate public utilities, storm drainage facilities, and mitigation.
Action GST 2.2: Ensure that Morrison’s Capital Improvements Plan helps to promote the goals and strategies that are set forth in the Comprehensive Plan and that all public facilities are properly maintained and all residents and visitors receive quality public services.	Action addressed in Resilience and Sustainability Element. Action RS 1.1 Annually prepare and adopt a five-year capital investment plan for General and Utility fund programs. These programs will include vehicle and major equipment inventory, building development and maintenance investment, water and sewer infrastructure, streets, bridges, public property inventory, and investment schedules.
Action GST 2.3: Coordinate with the School District, Fire Protection District, Police, Public Works, Town Water and Town Utilities Department to review the public dedication standards and impact fees to ensure that they include adequate land for all public facilities including parks, trails, open space, schools, police and fire stations.	This action is very similar to Action GSTA 3.1 below. Article IV of the Subdivision Regulations is dedicated to public land dedication requirements that are aimed at providing for schools, parks, open space, and other public facilities. Guage support for a public safety impact fee.
Policy GST 3: Development should pay its share of the cost to provide needed public services, facilities and infrastructure.	Policy substantially addressed in Resilience and Sustainability Element. Policy RS 2: Accommodate new development or redevelopment without burdening the town’s existing infrastructure. Action RS 2.1: Require developers to bear the total costs to install all public improvements necessary to serve their development.
Action GST 3.1: Regularly evaluate dedication requirements, development fees and impact fees to ensure that development is paying its share of development expenses.	No recommended changes other than swapping it out with Action GSTA2.3 above, as this action is more simplified.
Policy GST 4: Maintain and enhance the Town’s character and sense of place as defined by its neighborhoods, districts, planning areas, corridors and edges.	This policy needs to be re-evaluated considering the actions are either addressed elsewhere in the Plan or contained in the Zoning and Land Development Code.
Action GST 4.1: Public spaces such as plazas, civic buildings, parks, gateways and landscaping should be integrated into the	Consider deleting as placemaking is addressed in the Old Town Historic Overlay District Guidelines

Goals, Policies, and Actions	Staff Comments/Where Covered Elsewhere in the Plan
<p>overall development pattern of the Town and be designed to be safe, attractive, functional and accessible.</p>	<p>and Standards. Additionally, Transportation Goal 2 addresses gateways and wayfinding.</p> <p>TP GOAL 2: Enhance the aesthetic image of Morrison by improving wayfinding and the appearance of gateway entries to Town.</p> <p>Policy TP 3: Develop and maintain the gateways into Morrison in an aesthetically pleasing manner, using natural and local resources, to create a favorable visual and unique impression for residents and visitors. Gateway entries will be developed at appropriate locations along roads, streets, and highways to identify the Town to visitors and residents.</p> <p>Action TP 3.1: Create welcoming entries into Morrison by improving the appearance of major intersections. Consider creating other gateway features at other entries into Town, including northbound Highway 8 and westbound Highway 74.</p> <p>Recreation and Tourism addresses beautification and landscaping in the context of economic development:</p> <p>RT GOAL 1: Create a robust and sustainable year-round local economy that leverages our physical assets, recreational opportunities, and historic character.</p> <p>Policy RT 1: Utilize our rich history, geology, area attractions, and natural environment to provide memorable experiences and attract visitors.</p> <p>Action RT 1.7: Implement big and small projects that improve the appearance, public facilities, and navigability around town like art installations, streetscape improvements, downtown restrooms, pedestrian and bike enhancements, and interpretive signage that celebrates Morrison's history.</p>
<p>Action GST 4.2: Doors, windows and porches, not garages or blank walls, will be the dominant features that are seen from</p>	<p>Consider deleting as transparency, building scale/massing, architecture, etc., are addressed in</p>

Goals, Policies, and Actions	Staff Comments/Where Covered Elsewhere in the Plan
the street. Buildings will be designed to be proportional to the street, with appropriate mass, bulk and height and setback.	the Old Town Historic Overlay District Guidelines and Standards.
Action GST 4.3: Attractive landscaping will be incorporated throughout the Town, and provide visual interest, screening of unsightly areas, enhance views, cover for wildlife, shade from the summer sun, and protection from the winter wind. Regionally appropriate plant materials will be encouraged, while the expansive use of mulches and non-living plant material should be discouraged.	This action is confusing as to who is tasked with attractive landscaping, etc. It might be getting at the need to update the landscape standards?
GST GOAL 2: Create a healthy balance between housing, employment, availability of goods and services, recreation and cultural opportunities within the community.	Consider refining/simplifying this goal to attain a balanced and appropriate distribution of land uses.
Policy GST 5: Evaluate projects with respect to magnitude, scale and diversity of project type so that no one project or combination of projects overtakes the character of the existing community.	Consider refining/simplifying this policy to provide directions and guide the actions of staff, developers, and policymakers necessary to achieve the goal. Consider “accommodate a balanced mix of employment, retail and commercial services that all residents to live, work, play, learn and conduct daily business in Morrison.” Or maybe maintain a high-quality life.
Action GST 5.1: Use the Land Use Plan Map as a general guide to land use decision-making. Evaluate development proposals in conjunction with the Land Use Plan Map to ensure there is a balance of land uses.	No recommended changes. Consider relabeling the updated Comprehensive Plan Map 5: Land Use Designations to Future Land Use Plan Map.
Action GST 5.2: Develop and adopt design guidelines for the Town and require all new development to comply with said guidelines.	Consider deleting unless there is support for adopting design guidelines for all parts of town. The Town adopted the Old Town Historic Overlay District standards and design guidelines and the following action in Historic Preservation addresses upholding them and monitoring their effectiveness. Action HP 1.3: Uphold and monitor the effectiveness of the Old Town Historic Overlay District standards and design guidelines.
Action GST 5.3: In cooperation with the City of Lakewood, develop and adopt design and development standards for the Rooney Valley.	Recommend deleting the reference to the City of Lakewood. Consider revising to state “continue to implement Plan Rooney Valley 2017 and the Joint Rooney Valley Development Standards.

Goals, Policies, and Actions	Staff Comments/Where Covered Elsewhere in the Plan
	Consider a new Action to Encourage Jefferson County to adopt and implement Plan Rooney Valley and the Joint Rooney Valley Development Standards.

Comprehensive Plan Update Remaining Steps

The table provided below lists the remaining action steps and their respective target completion dates. Please note that these dates are estimates, as they are dependent on the scheduling of development review projects that require time on the Planning Commission agendas and the limitation of 6 hours a week allocated to planning staff for general planning tasks.

ACTION STEPS	DATE
PC Review Growth and Small Town Design Goals, Policies, and Actions	January 9, 2024
Review/approve revisions to Growth and Small Town Design Goals, Policies, and Actions as provide feedback on Revised Introduction	February 13, 2024
Staff to compile full document for Final PC approval of text	March 2024
Plan layout mapping, images, graphics, tables	April 2024
PC Meeting on Public Draft for Referral	May 2024
Staff to Incorporate PC input on Public Draft for Referral	June 11, 2024
Public Draft Referral (30 Days)	July 11, 2024
Incorporate Final Community Input	August 2024
PC Adoption	September 10, 2024
BOT Adoption	September 17, 2024

MORRISON MAIN STREET REVITALIZATION PROJECT

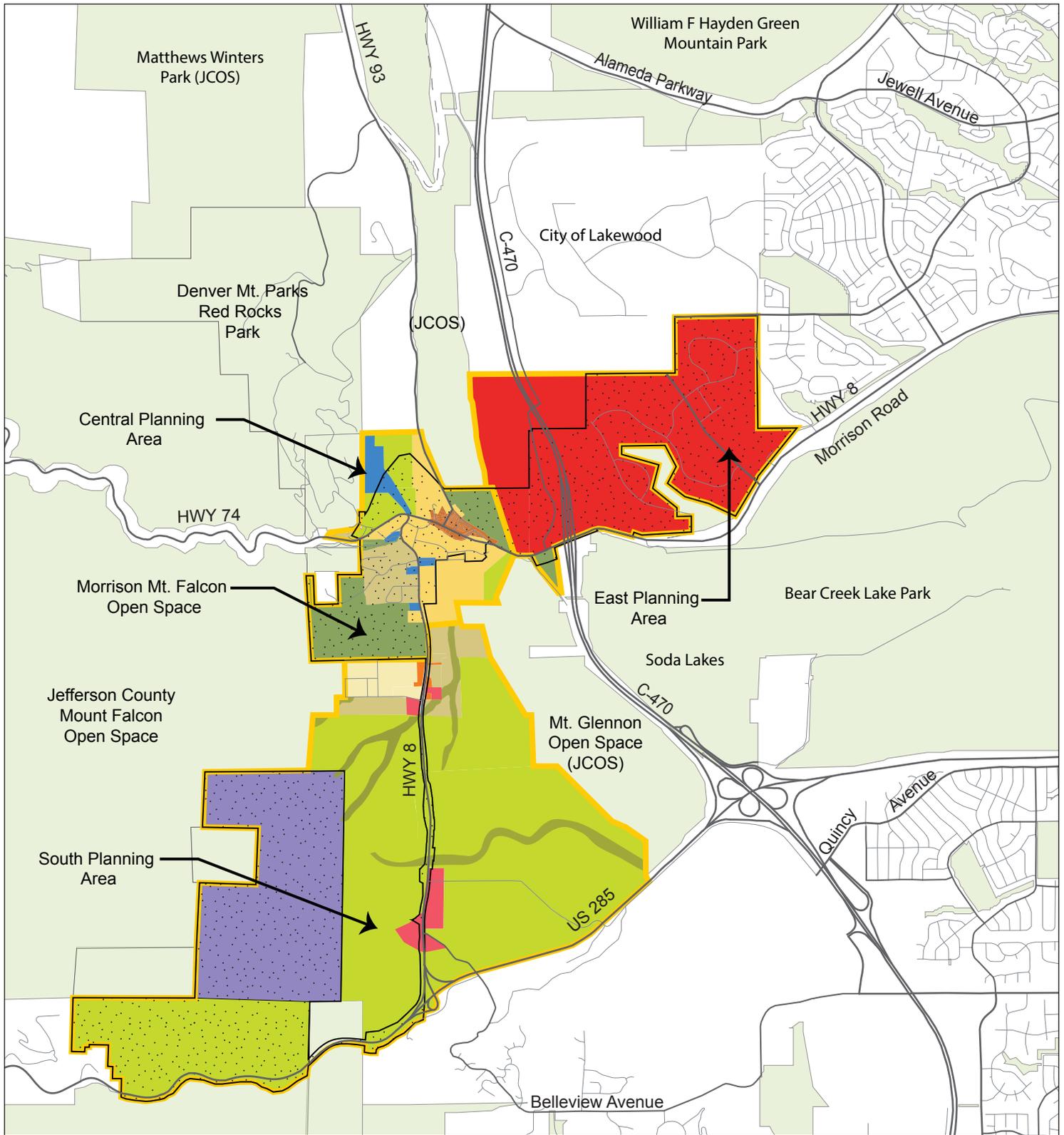
The Project Team is currently working on addressing community feedback and comments received from CDOT stemming from the meeting held CDOT held on November 16, 2023. Key comments to address relate to floodway analysis, potential easements, and right-of-way acquisition needs. Once these issues are addressed, the Project Team will be able to finalize the Preliminary Design that will be presented at Community Meeting 2 Preliminary Design. The community meeting will be posted on the Engage Morrison website, and we look forward to community feedback on the Preliminary Design of the pedestrian crossings.



BRIC PROJECT

The Project Team has researched past events, reviewed currently planned projects, and feedback from town residents and community stakeholders to develop the **Public Draft of the Mitigation Project Scoping Report**. The Report clearly prioritizes new mitigation projects to improve our resiliency. Please review the attached Report and be prepared to share any feedback you have at the Planning Commission meeting.



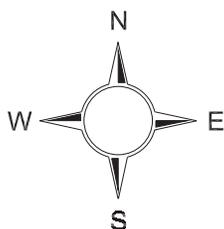


Town of Morrison - Amended Land Use Plan Map

Date: 11/23/15

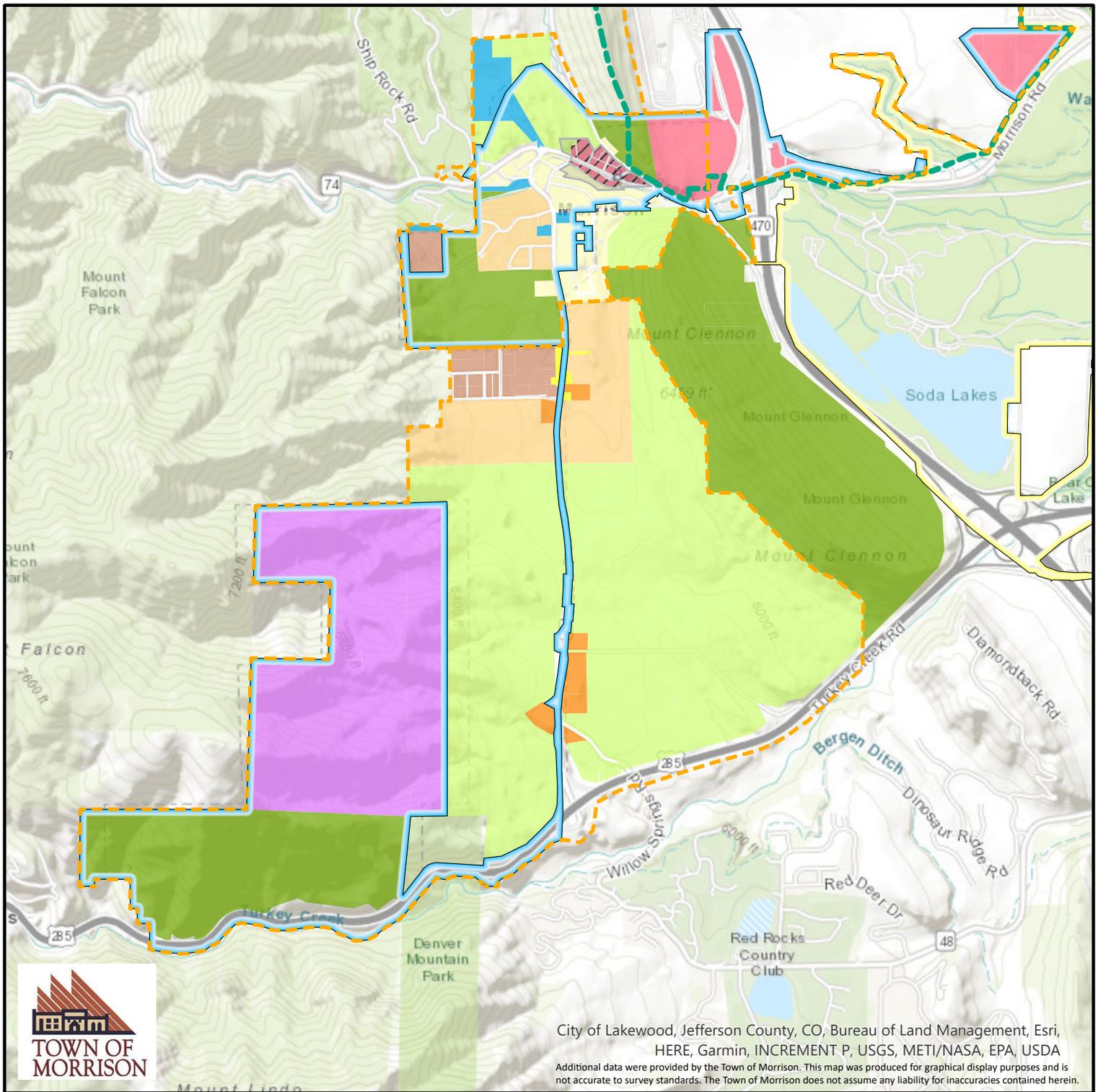
- Agricultural/Rural Residential (1DU/10 AC)
- Semi Rural Residential (1 DU/AC)
- Large Lot Residential (1-2 DU/acre)
- Low Density Residential (3-5 DU/acre)
- Neighborhood Residential (6-8 DU/acre)
- Commercial
- Mixed Use
- Mixed Use - Old Town
- Industrial
- Public/Quasi Public
- Park/Open Space

- Town Boundary
- Planning Area Boundary
- Riparian/Creek Corridor



Miles



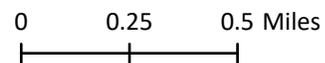


City of Lakewood, Jefferson County, CO, Bureau of Land Management, Esri, HERE, Garmin, INCREMENT P, USGS, METI/NASA, EPA, USDA
 Additional data were provided by the Town of Morrison. This map was produced for graphical display purposes and is not accurate to survey standards. The Town of Morrison does not assume any liability for inaccuracies contained herein.

	Town of Morrison Boundary		Agricultural/Rural Residential		Commercial
	Old Town Historic Overlay District		Semi-Rural Residential		Mixed Use
	Planning Areas		Large Lot Residential		Mixed Use-Old Town
	City of Lakewood Boundary		Low Density Residential		Industrial
	Rooney Valley IGA Boundary		Neighborhood Residential		Public/Quasi-Public
					Open Space

COMPREHENSIVE PLAN MAP 5: LAND USE DESIGNATIONS

22 September 2021



This tracking tool provides detail on projects and planning activities that are in process and includes recent projects that have been completed. Please feel free to contact Kara Winters, Town Manager at kara@morrisonco.us, anytime with any questions regarding current planning activities. The Board of Trustees, Planning Commission and Board of Adjustment acts on applications for land use approvals related to specific properties or developments. The type of review and decision-making by the local governing body is considered **quasi-judicial**. In an effort to ensure matters are properly considered, please remember to **refrain from engaging in discussion outside of the hearing of any pending land use application in which the local governing body (i.e., Planning Commission, Board of Trustees, or Board of Adjustment) sits in its quasi-judicial capacity**.

Project Name	Project Description	Project Location	Submittal Date	Approval Date	Project Status	Applicant	Waiting Applicant Response (Y/N)	Quasi-Judicial Status	Comments
Active Projects									
Morrison Carworks Certificate of Demolition	Demolish all existing buildings	319 Bear Creek Avenue	12/11/2023		Awaiting Formal Submittal (OTHOD Major Site Improvement, Land Disturbance Permit & Floodplain Development Permit)	Ross Bradley	Y	N (Until an app is received)	12/21/23 Comment issued; Three (3) land development applications are required: 1) Old Town Historic Overlay District Major Site Improvement 2) Land Disturbance Permit 3) Floodplain Development Permit
Market Street Hotel	Special Review to allow 12 Room Hotel and Restaurant	108 Market Street	10/6/2023		Awaiting Formal Submittal	Sean and Celeste Forey	Y	Y	10/12/2023 Pre-Application Meeting 10/20/23 Pre-App summary issued
Bandimere Property Annexation & Zoning	Annex 126 acres and zone to PUD or MU-CO	3051 S. Rooney Road	12/26/2023		Completeness Review	Vince Harris Baseline Engineering Corp	Y	Y	9/29/23 Pre-Application Meeting; Meeting summary issued 10/13/23 11/9/23 Community Meeting 6:30-8:30 Red Rocks Baptist Church 12/12/23 Rec'd notice formal app expected 12/22/23 12/26/23 Rec'd submittal; Completeness review comments due 1/17/24
Park of the Red Rocks Artesian Bottled Water Special Review	Special Review to allow commercial bottling of water	211 Bear Creek Avenue	6/20/2023		Awaiting Resubmittal	Jeff Bradley Bear Creek Development Corp.	Y	Y	6/22/23 Completeness review issued and sent on referral 7/11/23 Referral Response Summary Report 1 Issued
LivWell Site Development Plan	Site development of a retail marijuana store	16103 Morrison Road			Awaiting Submittal	Tom Seibert	Y	Y	9/7/23 Pre-Application Meeting 9/15/23 Pre-Application Meeting Summary issued
LivWell Variance Requests	Rear and side setback, fence, walls and retaining wall and permitted encroachment on setback space variances	16103 Morrison Road	11/6/2023		Drafting Findings for Lega Review	Jason Heard	N	Y	11/6/23 Application deemed complete; Referral comments due 11/20/23 11/15/23 Round 1 review comments issued 11/16/23 Rec'd Resubmittal 1; Comment due 12/1/23 1/3/24 BOA Public Hearing; Setback and Retaining Wall Variance approved; Screening Variance approved w/ Condition at time of SDP, the applicant shall submit a landscape design to include screening of parking with vegetation/plantings such as Hawthorn trees.
Forey/Leonard Spring St ROW Vacation	Right-of-Way Vacation	Spring Street	4/18/2023		Awaiting Response from Applicant	Sean and Celeste Forey John Leonard	N	Y	4/19/23 Completeness Review Comments Issued 5/30/23 Resubmittal; Application Complete and sent on referral 6/19/23 RRSR issued 6/22/23 Rec'd comments from W Metro fire and sent separately to applicants 12/1/23 Rec'd Resubmittal 1; Rec'd notice fees have been paid - referral Round 2 issued. 1/3/24 Round 2 Comments Issued
Red Hotel: 203&205 BCA Redevelopment Certificate of Demolition	Demolish existing buildings for the redevelopment to allow a 15 unit 3-Story B&B/Boutique Hotel with 1 st Floor Office	203-205 Bear Creek Avenue	1/30/2023	2/28/23 Approved w/ Condition	N/A	Root Architecture and Development	N	N	1/10/23 Pre-Application Meeting; 1/16/23 Mtg summary issued to applicants 1/30/23 Certificate of Demolition Application rec'd; Issued notice of submittal deficiencies 1/31/23 Deficiencies addressed; Routed for staff review 2/13/23 Comments issued 2/23/23 Resubmittal Rec'd - Comments adequately addressed

Project Name	Project Description	Project Location	Submittal Date	Approval Date	Project Status	Applicant	Waiting Applicant Response (Y/N)	Quasi-Judicial Status	Comments
Red Hotel: Special Review, OTHOD Major Improvement, SDP, Floodplain Dev Permit, Lot Consolidation	Redevelopment to allow a 15-room boutique hotel and rooftop patio with 1 st Floor Office; Consolidate Lots 6 and 7 into one lot	203-205 Bear Creek Avenue	6/27/2023		Resubmittal Review	Root Architecture and Development	N	Y	6/30/23 Completeness Review 1 issued 7/14/23 Completeness Submittal 2 and comments issued same day 7/19/23 Resubmittal - Application substantially complete and issued referral 8/16/23 RRSR Issued (Round 1) 9/01/23 Resubmittal (Round 2) rec'd and sent on referral 9/30/23 RRSR issued (Round 2) 10/9/23 Resubmittal (Round 3) rec'd and sent on referral; 10/11/23 Rec'd and routed revised Lighting Plan 10/26/23 RRSR issued (Round 3) 11/2/23 Rec'd Resubmittal (Round 4) 11/14/23 PC Hearing continued to 12/12/23; BOT continued to 01/2/24 12/1/23 Rec'd Public Hearing Plan (Round 5) set for PC Packets 12/7/23 Rec'd request for a continuance from applicant; 12/12/23 PC Continued to 2/13/2024; 1/2/2024 BOT Public Hearing Continued to 3/5/2024 12/29/23 Resubmittal (Round 6) Rec'd and sent on referral; Comments due 1/16/24
The Cow OTHOD & Bldg Permit 23MORR-00007	Screening of Rooftop HVAC Equipment per 2/24/2023 Findings and Order 60 days to complete/accurate permit application; Approved permit needs to be submitted by March 27, 2023, and the completion of the installation shall be completed by July 24, 2023	316 BCA	6/22/2023		Approved w/ Conditions 9/18/23	Jeff Bradley Bear Creek Development Corp.	Y	N	2/24/23 Design Direction Submittal #1; 2/28/23 Issued Review Comments/Redlines #1; Rec'd preliminary structural sheet 3/10/23 Bldg Official comments #2 issued on structural sheet 3/23/23 Design Direction Submittal #2 (Conceptual) 3/31/23 Issued Review Comments/Redlines #3 4/3/23 Mtg w/ Project Architect 5/11/23 Rec'd update email from Mr. R Bradley for Prosecutor's response. 6/22/23 Submittal rec'd 6/27/23 Comments issued on building materials (43% open) 6/28/23 Rec'd 2nd version of screen materials (0% open) 6/29/23 Staff on site review of screen materials. 7/5/23 Issued comments to submit bldg application/plans that reflect the 2nd version of screen materials for Bldg Dept review 7/31/23 Town review comment issued on Permit 23MORR-00007; Prosecutor filed Motion to Impose as Court Ordered deadlines have been missed 9/7/23 Rec'd resubmittal (Round 2) 9/18/23 Building Permit approval issued w/ Special Inspection Form required; Construction to commence
Bldg Permit 18-MORR-00006 (Rev 5 approved 10/18/2021) Violations: Site & Façade Improvements (Old Post Office/Bike Shop)	18-MORR-00006 Violations: NEC Sec230.70(A(1), and IBC Sec 105.4	300 Bear Creek Avenue	9/19/2022		Awaiting response from applicant on Stop Work Order; Old Town Historic application and Minor SDP Amendment Submittal or Build out of project per 2018 permit	Jeff Bradley Bear Creek Development Corp.	Y	N (Until an application is received)	5/24/23 Stop Work Order issued. 9/20/23 Arraignment 9/21/21 Judge issued Findings of Fact and Conclusions of Law - Defendant guilty on all counts 10/11/23 Sentencing hearing; Imposed \$53,000 fine w/ suspended \$50,350 fine if revised electrical plans are submitted and approved and \$2,680 (\$2,650 fine & \$30 court cost) are paid by 11/8/23; Status Review hearing set for 11/8/23; Incomplete electrical revisions submitted 10/12/23 Completeness Review Comments issued 10/24/23 Revision 5a Approved - Electrical 11/6/23 Inspected/approved and electrical meter released 1/3/24 Corres w/ Owner Attorney re: reiterating process to lift Stop Work Order

Project Name	Project Description	Project Location	Submittal Date	Approval Date	Project Status	Applicant	Waiting Applicant Response (Y/N)	Quasi-Judicial Status	Comments
Bear Creek Redevelopment Site Development Plan (Ozzi's Redevelopment)	SDP and Old Town Historic Overlay District Major Site Improvement for Mixed Use (Restaurant/MF/office) Floodplain Development Permit	101-109 Bear Creek Avenue	5/6/2022		Post Approval Actions	Oswald and Doris Lehnert Benjamin Gray	N	N/A (SDP & Major Site Improv Approved)	5/10/22 Application deemed complete and sent on referral 6/17/22 Referral Response Summary Report Issued Round 1 8/16/22 Rec'd Resubmittal (Round 2 Review) and Floodplain Development Permit (FDP) application (Round 1) 9/23/2022 Referral Response Summary Report Round 2; Floodplain Dev Permit Round 1 Issued 10/24/22 Post-Referral Meeting 1/9/23 FDP Resubmittal 2 1/18/23 FDP Comments Issued Round 2 5/3/23 SDP, OTHOD, FDP Resubmittal received 5/26/23 Referral Response Summary Report Round 3 Issued 6/23/23 Rec'd 4th Round resubmittal; Comments due 7/10/23 6/29/23 Rec'd revised submittal materials 7/19/23 Referral Response Summary Report Round 4 Issued 7/26/23 Post-Referral Meeting 4 8/14/23 Rec'd Resubmittal (Round 5 Review) 9/12/23 PC Public Hearing - Approved w/ Conditions 10/3/23 BOT Public Hearing - Approved with Conditions
Morrison Main Street Revitalization Project	Design and construct safe, high-comfort, accessible, and compliant pedestrian crossings at South Park Avenue, Mill Street, and Market Street along Bear Creek Avenue (SH 8)	Community-Wide	5/1/2023	June 2024 Grant Deadline for Construction to be completed	Preliminary Design Phase	N/A	N/A	N/A	7/11/23 Public Outreach Plan Finalized 7/19/23 Engage Morrison website launched - Traffic Calming Survey released 7/24/23 Stakeholder/small group meeting prep 8/2/23 Community Meeting 1 - Project Kick-Off 8/6/23 Traffic Calming Survey closes; Summary issued 8/16/23 Regional Assets/Businesses and Land Use Group Stakeholder Meeting 8/17/23 Public Safety, Utility Providers and High Occupancy Building Group Stakeholder Meeting 8/29/23 Business Owners, Public Safety Stakeholder Meeting 10/17/23 FIR (30%) plan set submittal to CDOT 10/31/23 Rec'd CDOT comments 11/16/23 FIR meeting w/ CDOT; Awaiting final FIR meeting comments from CDOT 1/2024 Project Team addressing CDOT comments, Floodway analysis and easement/ROW acquisition needs
BRIC Project Building Resilient Infrastructure and Communities	Mitigation Project Scoping Report (MPSR) prioritize mitigation projects to build increased resiliency of the town from natural and human-caused hazards	Community-Wide	5/1/2023	Final Plan, MPSR and Town Approval 11/2023	Public Draft Posted for Comment	N/A	N/A	N/A	7/8/23 Public Opinion Survey released 7/19/23 Engage Morrison website launched 7/26/23 Stakeholder/Town Meetings prep 8/2/23 Community Mtg 1 - Project Overview, Hazards and Areas of Concern in Tandem with Main St. Revitalization Project 8/10/23 Town Staff Meeting #2 8/14/23 Public Input Survey closes 8/16/23 Regional Assets/Businesses and Land Use Group Stakeholder Meeting 8/17/23 Public Safety, Utility Providers Stakeholder Meeting 8/29/23 Business Owners, Public Safety Stakeholder Meeting 8/30/23 Flooding and Watershed Stakeholder Meeting 9/14/23 Town Staff Meeting #4 10/20/23 BRIC Report 50% Draft completed 12/20/23 Public Draft Mitigation Report Issued for comments 1/9/24 PC Review of Public Draft Mitigation Report

Project Name	Project Description	Project Location	Submittal Date	Approval Date	Project Status	Applicant	Waiting Applicant Response (Y/N)	Quasi-Judicial Status	Comments
Comprehensive Plan Update	2015 Amendment	Community-Wide	N/A	TBD	Drafting CP Content	Town	N/A	N/A	1/10/23 PC review of Recreation and Tourism element introduction 2/14/23 PC final review of Recreation and Tourism element and creation of one Resiliency element (combination of Public Improvements, Water and Wastewater Resources, Resources and Environment and Public Safety) 3/7/23 PC Review of public infrastructure overview for new Resiliency & Sustainability element 5/9/23 PC Review Resiliency & Sustainability element - Goals and Policies review 6/13/23 Resiliency & Sustainability Intro and PTOS analysis review 7/11/23 PTOS element eliminated w/ relevant actions incorporated into Resiliency & Sustainability and Rec & Tourism; Initial review of Transportation Plng element 8/8/23 PC Review Transportation Plng element Staff analysis 10/10/23 PC Review of Transportation element 11/14/23 PC Meeting Continued to 12/12/23 12/12/23 RED Hotel public hearing; Growth & Small Town Design scheduled for 1/9/23 PC agenda 1/9/24 PC Review of Growth & Small Town Design goals, policies and actions
Referrals									
Red Rocks Centre ODP Amendment and Subdivision Preliminary Application (Case #23-113968 PA)	Pre-App to discuss amending the Red Rocks Centre ODP and potential subdivision of vacant land.	West corner of S. McIntyre St and W. Morrison Rd	8/14/2023		Awaiting Resubmittal	Matthew Karney	N	N	8/23/23 Referral comment due 9/5/23 BOT review of draft referral response 9/6/23 Referral response issued
Red Rocks Ranch Subdivision, Filing No. 2, Tracts A and B (Case # 22-132335PF)	Preliminary and Final Plat to subdivide the property into 479 lots for single family detached and attached units.	West corner of S. McIntyre St and W. Morrison Rd	3/16/2023		Awaiting resubmittal re: utility comments from Mt. Carbon	Nathan Seymour	Y	N	Comments issued April 5, 2023 7/11/23 Rec'd Resubmittal; Comments due 7/26/23 8/1/23 Requested extension for civic (utility) review 8/2/23 P&Z and Engineering/District comment issued 11/17/23 Resubmittal Rec'd; Comments due 11/17/23 11/16/23 Comment response letter issued
Administrative Review to Red Rocks Ranch Subdivision Filing 2 (Case #23-107908AR)	Administrative Review to provide a temporary emergency access road between W. Cornell Ave. and W. Yale Ave. on S. McIntyre Street.	South McIntyre Street between W. Cornell Avenue and W. Yale Avenue	4/19/2023		Awaiting Resubmittal	Lindsey Wire	Y	N	Comments issued May 3, 2023
Red Rocks Ranch Subdivision, Filing No. 2, Tracts A and B (Case # 23-105128 ASR)	Alternative Standard Request to allow no curb, gutter and sidewalk for a number of proposed private streets/alleys serving the single family detached alley products and attached townhomes within the development	Southwest of W. Yale Ave and South Indiana Street	4/3/2023		Awaiting Resubmittal	Nathan Seymour	N	N	Comments issued April 24, 2023

Project Name	Project Description	Project Location	Submittal Date	Approval Date	Project Status	Applicant	Waiting Applicant Response (Y/N)	Quasi-Judicial Status	Comments
Code Enforcement									
Smith Residence	Work without a permit; Attached warehouse use in the R1 Zone district	201 South Park Avenue			Response to Notice of Violation/Chance to Cure under review	Kevyn Smith	Y	N	8/11/23 Site inspection on work w/out a permit, warehouse use in the R1 zone district; No documentation from homeowner received on existing conditions 10/18/23 Notice of Violation/Chance to Cure issued (Violation 10-1E-6 accessory structure and use that is not incidental or subordinate to the main SFR use of property in the R1 zone district) 11/1/23 Mtg w/ Owners 11/3/23 Response to Notice of Violation/Chance to Cure 11/6/23 Rec'd formal complaint against town management 11/17/23 Town Attorney response issued
Hungry Goat Code Violation re: Lack of Screening of HVAC Equipment & Signage	Mechanical equipment not screened and signage installed w/out a permit	102 Market Street	11/28/2022		Awaiting Sign Variance Application	Krista Gaasvig	Y	N	11/28/2022 Notice of Violation Issued 12/8/22 Follow up email to owner re: HVAC equipment, ICW and sign permit installed without permit; Owner installing screening to match materials and colors of building 1/18/23 Mtg w/ Owner re: screening extension required and is in progress per ICW notes/conditions; Provided Beso ILC for freestanding sign location to address sign permit comments. 3/1/23 ILC completed that depicts sign in the ROW; Encroachment permit application anticipated 3/6/23. 5/12/23 Owner awaiting updated ILC expected week of May 15th. 5/26/23 Received ILC and freestanding sign elevation; 6/13/23 Comment issued; Deadline to provide completion date of screening by 6/20/23 6/29/23 On site mtg to review ROW encroachments depicted on ILC and signage (variance request expected). Completed inspection of HVAC screening for sign off 7/14/23 Granted 30-day extension to submit variance & ROW encroachment permit (deadline 8/14/23) 8/14/23 Rec'd submittal Letter from Applicant re: ILC; Awaiting variance application
Cow Screening of Rooftop HVAC Equipment Code Violation	Design Review for Screening of Rooftop HVAC Equipment	316 BCA	Existing screening removed 2018; Initial Code Enforcement complaint 12/14/2018		Case Closed Out	Jeff Bradley Bear Creek Development Corp.	Y	N	1/25/23 Trail (Case #097895) Owner found Guilty and levied \$2,650 fine with \$1,050 suspended on the condition that 1) A complete/complying permit application is submitted within 30 days (2/24/23) and 2) Order is complied with within 180 days. 9/22/23 Trial on Motion to Impose Suspended Fine - Stipulation approved by the Court to forgo the collection of the \$1650 fine on the condition that Defendant completes all work outlined in permit issued on 9/18/23 within 120 days. Should the work not be completed within 120 days, Defendant shall remit payment of the \$1650 no later than January 31, 2024 by 3:00 pm. 9/22/23 Court hearing - Agreed to stipulation that included forgoing collection of the \$1,650 fine but work must be completed in 120 days (by January 20, 2024) 11/6/23 Special Inspection&Observation approved 12/27/23 Construction completed and inspected
Tap on the Rocks Screening of Rooftop Equipment Code Violation (22-MORR-00013)	Rooftop equipment screening installed without building or P&Z approval	408 BCA	Rooftop equipment not screened per Sec. 10-1N-9; Initial Code Enforcement Complaint 9/26/2022		Track removal of fence design rooftop equipment screening and meeting w/ Owner and Project Architect re: façade improvements	Spencer Davis	Y	N	9/26/2022 Notice of Violation Issued 4/10/23 Overview of bldg permit and Old Town Historic P&Z review process issued; Deadline for submittal 5/10/23 6/6/23 Follow up w/ Bldg Owner re: no records of bldg permits for existing rooftop equipment, request mtg to develop Code Compliance strategy moving forward; Provided 6/9/23 deadline to respond 10/9/23 Mtg w/ Owner re: proposed facade improvements and removal of fence design rooftop equipment screening by 10/31/2023 10/24/23 90% removal of fence design screening; 10/26/23 Applicant considering facade improvements; Issued pre-app mtg over to applicant

Project Name	Project Description	Project Location	Submittal Date	Approval Date	Project Status	Applicant	Waiting Applicant Response (Y/N)	Quasi-Judicial Status	Comments
Prestige Care Center of Morrison (formally Bear Creek Center; Genesis Health Care)	Property maintenance concerns, landscaping, utility screening and dilapidated fencing	150 Spring Street	10/19/2021	3/14/2023 Lighting Inspection passed	Dumpster reconfiguration under construction	Andrea (New Director) Kevin Kravetsky	Y	N	3/14/23 Lighting inspection passed and lighting complaint closed out; Open items remain on dumpster and dilapidated fencing 4/10/23 Rec'd submittal for dumpster enclosure construction 4/19/23 P&Z comments issued - SDP compliance required or submit an SDP amendment 4/10/23 Rec'd invoice of work proposed on dumpster enclosures 4/19/23 Comments issued 5/8/23 Redlines on SDP rec'd 5/22/23 Comments issued - proposed changes trigger SDP amendment 5/23/23 applicant to move forward with dumpster redesign per governing SDP
Holcim (previously Aggregate Industries)	PUD Compliance	Morrison Quarry	N/A		Awaiting Lighting Plan Submittal and Revised Phase III Drainage Report	Neil Whitmer	Y	N	11/2/21 BOT withdrew of Notice of Protest with provisions that the remaining compliance issues under the PUD to be resolved no later than February 28, 2022 2/15/22 BOT Action on PUD Compliance: Approval of Drainage Report and granted an extension from 2/28/22 deadline to address remaining compliance issues by the end of May, 2022. 5/18/23 Reclamation Site Visit - In general, reclaimed areas are in compliance with the PUD, DRMS requirements and are working to complete some of the areas that had been left unattended in the south quarry 6/2/23 Rec'd Light Trespass and Glare Analysis dated 6/22/2022 and 5/20/2022 7/15/23 Issued Reclamation Compliance Status and Lighting Review Comments; Lighting Plan due on 8/14/23 9/23/23 Rec'd Phase III Drainage Report 10/12/23 Town Engineer issued minor comments on Phase III Drainage Plan and issued reminder that lighting compliance remains unresolved; Request status on the Lighting Plan submittal



Town of Morrison Mitigation Project Scoping Report (PUBLIC DRAFT 12-12-23)

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Background

The Town of Morrison is prone to hazards. In the past two years, residents of Morrison have experienced flooding, wildfire, large hail, extreme drought, temperatures ranging from 100° F to -18° F, and, of course, a pandemic. All of this has occurred on top of the constant problem of expansive soils and the looming hazard posed by four large dams that exist higher in the watershed.

Reducing the risks posed by hazards is critically important, but a substantial challenge for a community of fewer than 400 residents. Fortunately, funding programs exist to help communities like Morrison prepare for hazards. In fact, this study is the result of a 2023 funding grant to the Town of Morrison from FEMA's Building Resilient Infrastructure and Communities (BRIC) program to fund a project for the specific purpose of helping Morrison access those funding programs. This project is referred to in this report as the Mitigation Scoping Project.

A key premise of our project design is that co-developing hazard mitigation projects with widespread community¹ involvement is most likely to identify projects that will be realized, are most satisfying to the community, and ultimately the most effective use of resources to mitigate hazard impacts. Identifying hazard mitigation projects from a non-community focused, engineering perspective may provide a mathematically optimal risk reduction, but ultimately be disappointing to the community and less effective. As a guiding principle, the Town of Morrison Mitigation Project Scoping Study is meant to identify the 'right' answers, not the 'best' answers.

This report is the main product of the project and has three goals.

1. To document community views and ideas regarding hazard concerns and mitigation project ideas.
2. To prioritize projects that improve the Town's resilience to hazards and meet the goals established in the recently adopted Hazard Mitigation Plan.
3. To position the Town of Morrison favorably to pursue funding for top-priority projects. This includes providing a preliminary benefit-cost analysis (BCA) and providing guidance for pursuing appropriate funding sources for the top two priority projects.

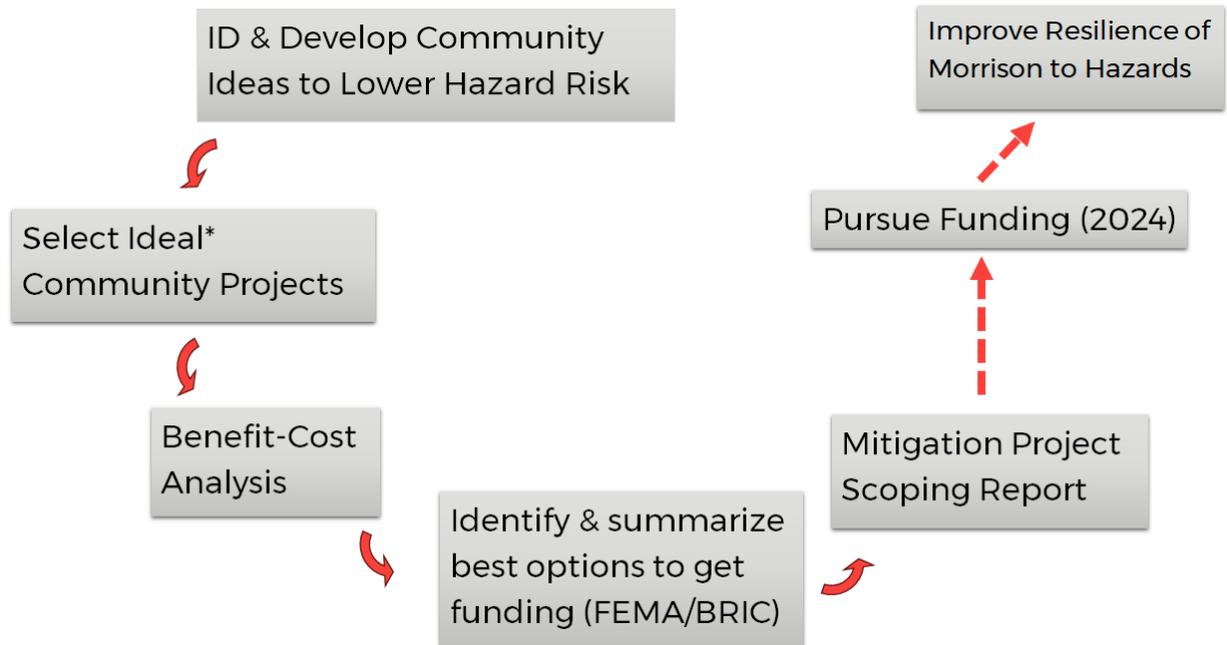
Study Approach

The Mitigation Scoping Project supports a greater strategy to pursue funding for hazard mitigation projects in 2024 (Figure 1), ultimately making the Town more resilient to hazards. The five-step approach taken in this project is to co-develop and prioritize hazard mitigation project ideas and provide the most favored projects an excellent grounding to win funding in the near future (2024). First, the project identifies and develops ideas within the community to mitigate hazard risks. Second, the project guides selection of two ideal projects. Third, a formal benefit-cost analysis is provided for these two projects. Documenting the benefits and costs of a project in advance of applying for funding can enhance the probability of winning funding. The fourth step in this project is to identify and summarize

¹ In this report, the term *community* refers broadly to all entities relevant to the Town of Morrison. This includes Town staff, residents, utilities, businesses, other governments and their agencies.

suitable options to fund the two selected projects. The final step is to document the project in this final report to serve as a reference for future hazard mitigation pursuits by the Town of Morrison.

Figure 1 Study approach



Scoping Project Development Process

Building, coordinating, and facilitating a team responsible for the Scoping Project was an important first step. Initially, the team consisted of the Town of Morrison Town Manager, Town Planner, and an IMEG Corp consultant acting as the Town Engineer. In addition, WSP USA Environment and Infrastructure Inc. (WSP) was contracted to facilitate the project and contributed a Project Manager, Engineer, and Hazard Mitigation and Resilience Specialist to the team. This group of six people is referred to in this report as the Scoping Team.

The Scoping Team coordinated the participation of key Town of Morrison Departments of Administration, Building, Public Works, and Police in addition to the Town’s contracted engineering and planning support. WSP was responsible for project management, conducting the general research, developing the prioritization matrix, and providing all deliverables, including this final report, referred to here as the Mitigation Project Scoping Report.

As an initial task, the Scoping Team reviewed the current Capital Improvement Plan and the current Hazard Mitigation Plan, Annex F of the Jefferson County Hazard Mitigation Plan. The value of these reviews was to gain a foundational understanding of the hazard risks faced in the Town of Morrison and existing proposed actions or projects to mitigate those risks. The Hazard Mitigation Plan provided the

information needed to engage the community, form the right questions, and provide context to judge views on hazards and mitigation projects.

Scoping Team Meetings

The Scoping Team met in person four times during the project (Table 1). The purpose of these meetings was to provide updates on project developments, coordinate upcoming project activities, and to revise and discuss hazard concerns and project ideas as the project progressed. The final meeting of the Scoping Team was used to refine and help prioritize mitigation project ideas using a ‘project board’ exercise, which is discussed further in the Section titled, *Initial Estimate of Project Resilience Benefits*

Table 1 Community Engagement

Engagement	Dates			
Scoping Team/Town Staff meetings	6/8/2023 Kickoff/Getting Organized/Listening Session	7/7/2023 and 7/21/2023 Coordination on public meeting with Main Street Revitalization	8/10/2023 Areas of Concern/Project Identification	9/13/2023 ² Project Refinement and Prioritization
BRIC and Main Street Revitalization Website	7/9/2023 – Current			
Public survey	7/12/2023 – 8/14/2023			
Public meeting		8/2/2023		
Stakeholder meetings	8/16/2023 Parks and Open Space	8/17/2023 Public Safety and Utilities	8/29/2023 Businesses and high occupancy buildings	8/30/2023 Watershed and floodplain

Community Engagement

The community of Morrison, Colorado was engaged broadly. The Scoping Team engaged the community through public meetings, a webpage, publicly accessible survey, and meetings with specifically targeted stakeholders³. In addition, a draft of this report was made available for public review in December 2023

² Participation in the 9/13/2023 Scoping Team meeting was expanded beyond the typical Scoping Team meetings and included the Town of Morrison Utility Director, the Streets & Grounds Director, and the Chief of Police.

³ The term *stakeholders* refers to entities with a concern for hazard mitigation in the Town of Morrison, not including the public or Town of Morrison staff.

prior to finalization. This allowed the public a final opportunity for input including soliciting insight on the top two projects that will receive a benefit-cost analysis and preparation for pursuing funding opportunities in 2024 and beyond.

Webpage and Community Survey

The Scoping Team engaged the community of Morrison, Colorado to learn how the public views hazards and especially their biggest concerns and ideas for how to make hazards less impactful. The Scoping Team created a webpage (<https://engagemorrison.morrisonco.us/engagemorrison-morrisonco-us-2>) to engage the public and motivate participation in the project. A survey on the topics of hazard concerns and ideas for mitigating hazard impacts in Morrison was developed and provided on the webpage (Figure 3, Table 2).

The public survey was open from 7/12/2023 – 8/14/2023. A total of 42 responses were received. Of these, 38 eight of respondents identified as Morrison residents and 4 identified as Morrison business owners. One respondent identified as being in both groups. This is an outstanding response rate, considering the 2020 census reported only 396 residents in Morrison. The results of the survey were shared with the Scoping Team and with stakeholders at meetings to inform the process. A summary of the results is included in Appendix B.

Figure 2 Screen capture of project webpage.
<https://engagemorrison.morrisonco.us/engagemorrison-morrisonco-us-2>

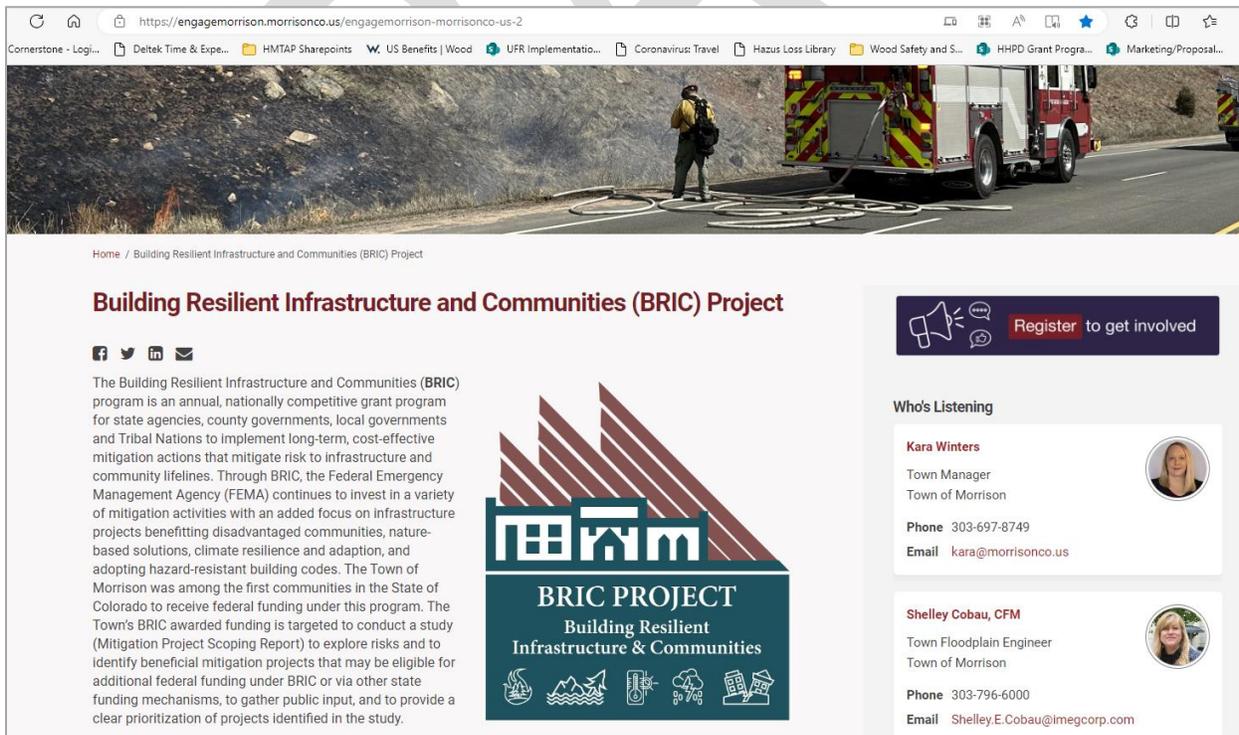


Figure 3 Screen capture of online survey

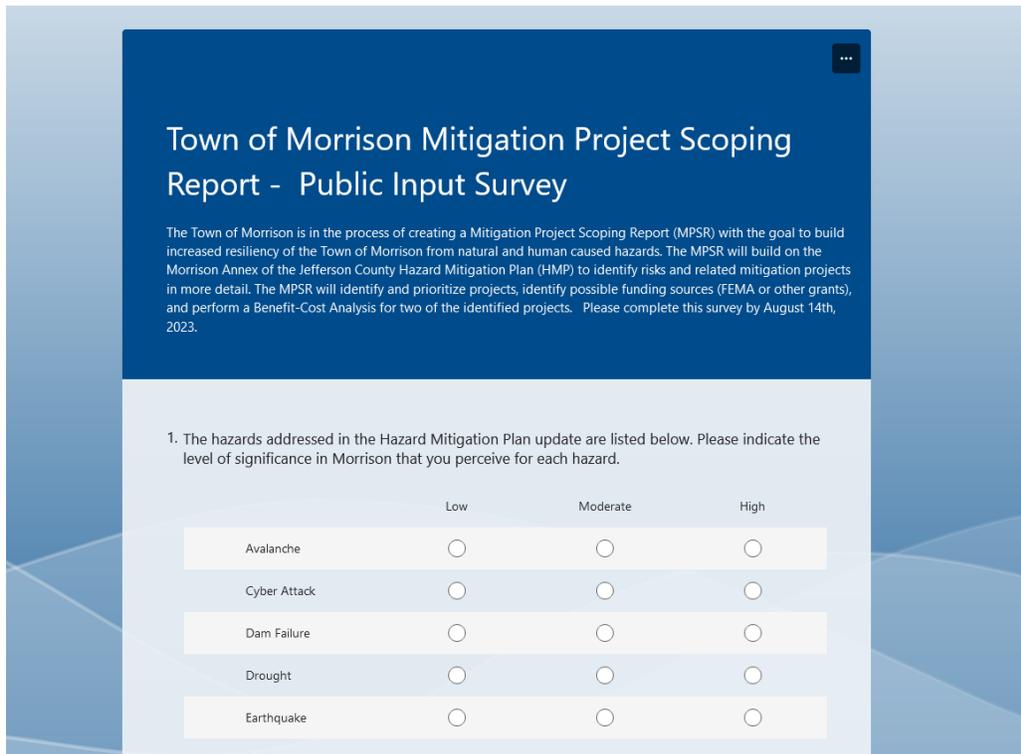


Table 2 Survey questions

Survey Questions	
1	The hazards addressed in the Hazard Mitigation Plan update are listed below. Please indicate the level of significance in Morrison that you perceive for each hazard. < 18 hazards listed, each rated low / moderate / high >
2	How many times has a natural hazard disrupted your daily life in the last five years? < four options provided: 0 / 1-2 / 3-5 / more than 5 >
3	Do you have any specific areas of concern related to hazards, public safety, or town infrastructure? < space provided or written response >
4	The following types of general mitigation actions may be considered in Jefferson County. Please indicate the types of mitigation actions that you think should have the highest priority in the Town of Morrison? < 18 mitigation actions listed, response yes/no >
5	Please comment on any other pre-disaster mitigation actions that the Town of Morrison's planning committee should consider for reducing future losses caused by hazards. < space provided or written response >

Table continued on next page

Survey Questions

- | | |
|----------|--|
| 6 | Please comment on any other pre-disaster mitigation actions that the Town of Morrison's planning committee should consider for reducing future losses caused by hazards.
< space provided or written response > |
| 7 | What is your relationship to the Town of Morrison, CO?
< options provided for Morrison Resident / Morrison Visitor / Morrison Business Owner / Other > |
| 8 | If a resident, how long have you lived in the Town of Morrison, CO?
< options provided for less than 1 year / 1-5 years / 5-10 years / Over 10 years / not a resident > |

Public Meeting

The scoping team also engaged the community through a public meeting (Table 1). The meeting was held jointly with another major Town improvement project, the Morrison Main Street Revitalization Project, to improve attendance and participation in both projects. The public meeting was explained and announced on the web page, by email, phone calls, and direct interaction with the community. Presentations given at the meeting introduced and described the project, promoting the project webpage and community survey. The role of public participation was discussed, including the community survey, the opportunity to comment on the draft report later in the project, directly contacting project members, and how to receive regular updates through email and the project website. Public comments relevant to the project included a question about if utility undergrounding was being considered, to which the answer was yes. Rockfall near the intake of the Town's water supply was brought up as a concern. Another comment was to make sure that public input is heard and incorporated. Website traffic and especially a strong response rate to the survey, fully 10% of all Town Residents participated, are outcomes from these engagements.

Stakeholder Engagement Meetings

Potential stakeholders were initially identified by Town Staff and subsequently divided into groups who were targeted for involvement by WSP staff. The stakeholders were selected to represent a cross-section of the community and those who may be affected or have an interest in the project.

The stakeholders were grouped into the following categories:

- **Public safety**
 - West Metro Fire Protection District
 - JeffCo Sheriff's Office
 - City of Lakewood (warning systems)
 - Colorado Rangers (assist with police surge)
 - Colorado Sheriff's Posse
- **Parks and Land Use**
 - Red Rocks (Denver Mountain Parks)
 - Jeffco Open Space
- **High Occupancy Buildings**

- School
 - Nursing home
- **Utility Providers**
 - Xcel
 - Centurylink
 - Comcast
- **Business and Industry**
 - Aggregate Industries (quarry)
 - Local businesses, merchants and restaurants
- **Watershed and Flood Organizations**
 - Bear Creek Watershed Association (coordination to reduce ladder fuel in Bear Creek Watershed)
 - Mile High Flood District
 - Colorado Water Conservation Board
 - Army Corps of Engineers
- **Other organizations**
 - Team Rubicon
 - Ciderfest committee

The Scoping Team met in person with various stakeholder groups four times during the study (Table 1). Meetings were announced through multiple channels, including posting on the BRIC project page of the Engage Morrison website, Morrison Planning Commission and Board of Trustees meetings, and directly contacting stakeholders by email, phone calls, and in-person interaction, especially from Town of Morrison staff. The engagement meetings gathered information on many perspectives that complimented the resident viewpoint captured by the survey results.

The stakeholder engagement meetings were highly effective at stimulating discussion and generating project ideas relevant to hazard mitigation. Many hours of discussion helped identify community concerns and then ideas for projects to address those concerns. In addition, basic details of the engagement meetings are provided in an appendix, including invitation and attendance lists and meeting outcomes.

Identification of Mitigation Projects

Prior to the final meeting with Town staff, the Scoping Team reviewed all data collected and identified 34 project ideas that were suggested in the engagement process (Table 3). Project ideas generally related to three hazards, flood, wildfire, and water supply, and two aspects of hazard management, evacuation and the resilience of emergency operations during a hazard event. The Scoping Team assigned these 34 projects a 2-part identifier. The first part is a one or two letter designation of the hazard or aspect of hazard management it is intended to address. For example, the identifier “F” was applied to projects intended to address flooding. The second part of the project identifier is a unique number assigned to projects within each group. For example, there were 11 projects identified that are intended to address the flood hazard. These 11 projects were assigned numbers 1-11, resulting in the 2-part identifiers F1, F2, F3, ... up to F11.

Table 3 Mitigation project ideas

Hazard Topic & Project Code	Project	Source of Project Idea	Potential EHP Concerns ^{4,5}	Potentially Fundable Through BRIC or HMA	Potentially Fundable Through Other Sources
Flooding (F)					
F1	Stormwater Master Plan	Town HMP	N		x
F2	Relocate Town buildings and equipment out of flood areas to site at Mt Falcon	Town HMP	Y	x	
F3	Reevaluate Bear Creek and Mt Vernon Creek floodplains with new Hydrology and Hydraulics (H&H) study	Meetings & Survey	Y	x	x
F4	Continuity of Operations Plan (COOP; DOLA)	Meetings & Survey	Y		x
F5	Drainage improvement or flood protection for businesses on east end of Town	Meetings & Survey	Y	x	x
F6	Operations and Maintenance Plan for drainage systems to reduce potential for clogging during hail and intense rain events	Meetings & Survey	Y		x
F7	Stream restoration – widen Bear Creek, improve floodway storage, add beautification to make it an attraction	Meetings & Survey	Y	x	x
F8	Beaver deceivers on Bear Creek and Mt Vernon Creek	Meetings & Survey	Y		x
F9	Restoration of retaining wall through Morrison Park (flooding concern)	Meetings & Survey	Y	x	x
F10	Explore capacity expansion for Genesee Dam for flood mitigation	Meetings & Survey	Y		x
F11	Silver Jackets-funded detailed flood risk assessment study	Meetings & Survey	Y		x

Table continued on next page

⁴ EHP = Environmental & Historic Preservation. A ‘Y’ indicates the potential for significant issues were discovered after applying the FEMA EHP tool to project ideas. In general, projects affecting floodplains, structures, construction, modifying physical things, vegetation, or wildlife habitat all trigger some EHP concern.

⁵ Generally, there are not EHP concerns for studies or planning projects. However, any activities identified in the resulting study or plan would likely have EHP concerns. EHP concerns are flagged as all federally funded projects will undergo a review for possible environmental impacts.

Hazard Topic & Project Code	Project	Source of Project Idea	Potential EHP Concerns ^{4,5}	Potentially Fundable Through BRIC or HMA	Potentially Fundable Through Other Sources
Transportation/Evacuation (TE)					
TE1	Transportation Master Plan updates	Town HMP	Y		x
TE2	Pedestrian safety projects including walkway from school to museum by Highway 8	Town HMP, CIP ⁶	Y		x
TE3	Critical Infrastructure Bridge Projects Spring Street Bridge / Middle Street Alley Bridge Morr-Canon Street Bridge / Morr-South Park Avenue Historic Bridge	Town HMP, CIP	Y	x	x
TE4	ADA compliance/accessibility	Meetings & Survey	Y		x
TE5	Identification of evacuation routes/plans - Elementary school and nursing home	Meetings & Survey	Y		x
Wildfire (WF)					
WF1	Underground or reinforcement of utility lines to prevent wildfire ignitions	Meetings & Survey	Y	x	
WF2	Incentivize use of fire-resistant materials	Meetings & Survey	Y	x	
WF3	Determine locations for pressure regulating valves (PRV)	Meetings & Survey	Y		
WF4	Participate in Wildfire Ready Watersheds project with partners (new program funded by Colorado Water Conservation Board)	Meetings & Survey	Y		x

Table continued on next page

⁶ CIP = 5-year Capital Improvement Plan & Utility Fund, see p. 23-25 of the Town of Morrison Fiscal Year 2023 Budget

Hazard Topic & Project Code	Project	Source of Project Idea	Potential EHP Concerns ^{4,5}	Potentially Fundable Through BRIC or HMA	Potentially Fundable Through Other Sources
Public Safety & Operational Resilience (OR)					
OR1	Police radios need booster	Meetings, CIP	N	x	
OR2	Mutual aid agreements	Meetings & Survey	Y		
OR3	Dam Emergency Action Plan updates and exercises for upstream (Aggregate Industries Reservoir, Genesee Dam, Evergreen Dam)	Meetings & Survey	Y		
OR4	Tabletop exercises ⁷	Meetings & Survey	N		
OR5	Warning system updates and partnerships (Lakewood, West Metro Fire)	Meetings & Survey	Maybe. Yes if modifying physical assets	x	
Water (W) Includes drought, water security, infrastructure hardening					
W1	Water Master Plan update	Town HMP	Y		x
W2	Bore to reservoir	Meetings & Survey, CIP	Y		x
W3	Mitigate rockfall hazard at water intake	Meetings & Survey	Y	x	x
W4	Engineering/Geology study of geological hazards on cliffs along water line in Bear Creek Canyon to identify potential mitigation measures	Meetings & Survey	Y	x	x
W5	Additional reservoir to augment water supply	Meetings & Survey	Y	x	x
W6	Create pipe network/interconnect to Green Mountain's water system as redundancy	Meetings & Survey	Y	x	x

Table continued on next page

⁷ A tabletop exercise is an informal, discussion-based session in which a team discusses their roles and responses during an emergency, walking through one or more example scenarios. Also see <https://tinyurl.com/52esp8bd>.

Hazard Topic & Project Code	Project	Source of Project Idea	Potential EHP Concerns ^{4,5}	Potentially Fundable Through BRIC or HMA	Potentially Fundable Through Other Sources
Wastewater (WW)	Includes severe weather, hailstorm, flood, drought, cascading public health, and environmental hazards				
WW1	Wastewater Master Plan update	Town HMP	Y		x
WW2	Smart lids or lined manholes	Meetings & Survey	Y		
WW3	Covering over or diversion wall around digestors to decrease the potential for rainfall runoff creating overflow	Meetings & Survey	Y	x	x
Abbreviations					
BRIC Building Resilient Infrastructure and Communities. FEMA funding program.					
HMA Hazard Mitigation Assistance. A group of FEMA funding programs which includes BRIC and the Hazard Mitigation Grant Program (HMGP).					
CIP Capital Improvement Plan					

Project Ranking

The Mitigation Scoping Project generated a substantial amount of project ideas from the combination of Town staff, stakeholder, and public meetings/input. The next step was to prioritize project ideas relative to addressing hazards of concern and cost-benefit to the community, as well as identify those most likely projects to be candidates for outside resilience grant funding from BRIC or other sources.

Hazard Concerns

In this report, concern for each hazard is proportional to the risk of damage or loss of life caused. Risk is the product of the expected exposure to a hazard and the expected damage caused by exposure. Hazards that occur frequently, cause widespread exposure, and cause catastrophic damage have the greatest risk. Fortunately, hazards tend to not be high in all these categories. In practice, the level of risk posed by hazards can be complex and counter intuitive. Hazards that are typically considered to be minor, but happen regularly to wide areas can cause a greater risk of damage than hazards that are considered to be catastrophic, but happen rarely or only in a limited area.

The Morrison Annex of the Jefferson County HMP evaluated the risk of each hazard facing the Town and rated them as high, medium, and low. The HMP found hazards causing a high amount of risk for Morrison are flood and severe winter storms. The latter is an interesting case, in that it was not perceived as a major hazard concern in the survey and meetings. However, this hazard occurs frequently, across the entire area, and cumulatively causes a lot of damage and disruption. Lightning, hailstorms, wildfire, dam failure, and earthquake cause a medium amount of risk for Morrison. These ratings were used to help prioritize mitigation projects. Based on the public survey hazards of highest concern included wildfire, hail, drought, and windstorms.

Initial Estimate of Project Resilience Benefits

To refine the large list of projects and rank their relative merits, WSP developed a resilience benefit matrix. This matrix was transcribed onto a project board (Figure 4) to help develop an initial estimate of the cost and benefit of each project idea. The project board was a presentation-size sheet of paper with a drawn 3x3 grid having the vertical axis labeled as “cost (low-medium-high)” and the horizontal axis labeled as “relative benefits (low-medium-high).” The WSP members on the Scoping Team then wrote the two-part project identifier for each project onto a small post-it note and placed the project on the 3x3 grid according to their professional judgment.

The project board was presented in the final meeting on 9/13/23 to stimulate discussion on the projects. Instructions were presented to the meeting participants (Town staff) that defined the ratings of project costs and benefits (see Table 4). The post-it notes were rearranged during the meeting as the participants discussed each project. Figure 4 provides a photograph of the final project board. The results were used to help prioritize mitigation projects.

Figure 4 Project Prioritization board

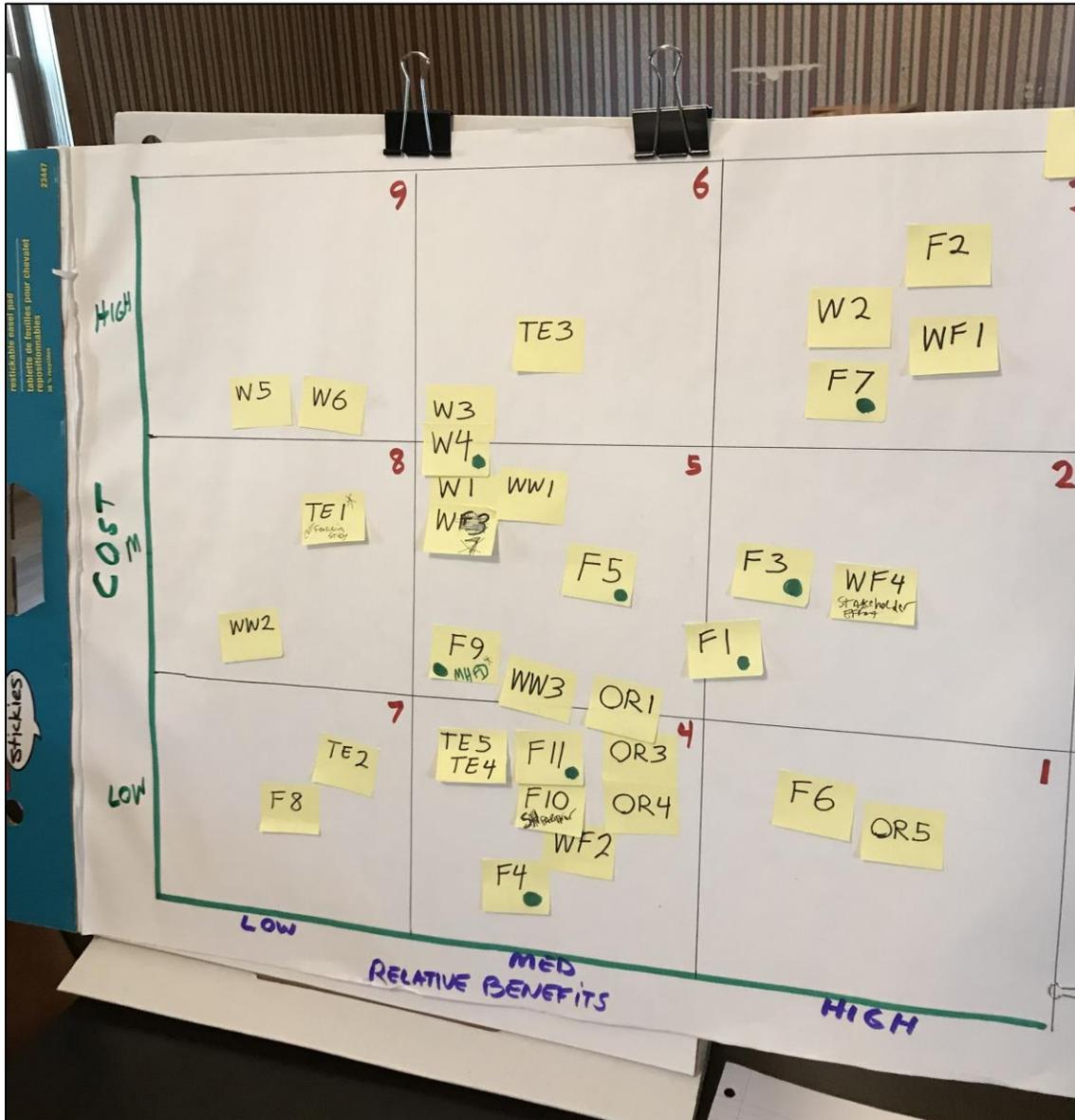


Table 4 Project board instructions

Rate the 'benefits' and 'costs' of each project according to the following rating criteria	
Relative Resilience Benefits:	
<i>Low</i>	
	<ul style="list-style-type: none"> • Addresses single, lower significance hazard
	<ul style="list-style-type: none"> • Tangential losses avoided
<i>Medium</i>	
	<ul style="list-style-type: none"> • Addresses multiple or higher significance hazard
	<ul style="list-style-type: none"> • Life safety considerations
	<ul style="list-style-type: none"> • Some tangible losses avoided
	<ul style="list-style-type: none"> • Study that helps further define/quantify risk
<i>High</i>	
	<ul style="list-style-type: none"> • Addresses high significance hazard(s)
	<ul style="list-style-type: none"> • Life safety considerations
	<ul style="list-style-type: none"> • Protects key infrastructure
	<ul style="list-style-type: none"> • Ancillary community benefits
	<ul style="list-style-type: none"> • High tangible losses avoided
Relative Costs: May have cost offset by grants	
<i>Low</i>	
	<ul style="list-style-type: none"> • Little to no cost or staff time
	<ul style="list-style-type: none"> • Less than \$50k
<i>Medium</i>	
	<ul style="list-style-type: none"> • \$50-\$500k
<i>High</i>	
	<ul style="list-style-type: none"> • \$500k+

Initial Project Prioritization

Initial prioritization of the project ideas was based on the highest cost-benefit estimate and the hazards of greatest concern. The resilience benefit rating is according to the red numerals in the project board boxes in Figure 4. The bottom-right box is #1, the highest score possible. The right-middle box is #2 and is the next highest score. Where multiple projects appear in one square, the right-most project is scored higher. The 10 highest scoring projects are listed in Table 5. One project, W2 Bore to the reservoir, originally was rated among the top 10 projects. However, this project was removed since this is already a planned and funded Town project.

There is likely to be considerable interest in all potential mitigation projects, as well as entities willing to take an active role as a partner in the potential mitigation projects. This interest is described as *stakeholders* and *partnerships*, respectively, in Table 5. Contact information for potential partners is provided in Appendix A.

Table 5 Preliminary top 10 projects

Project Code	Project	EHP Concerns	Funding Sources Possible	Likely Stakeholders ⁸	Potential Public & Private Partnerships ⁹	Comments
OR5	Updates/upgrades to the current hazard warning system and partnerships	Maybe. Only if building & modifying physical assets.	BRIC/HMA	Residents, visitors, businesses	Jeffco Emerg Mgmt. & Preparedness Lakewood Office. of Emerg Mgmt. West Metro Fire Colo State Patrol	For example, update plans for triggering system or public education of what alarm sounds mean.
F6	Operations & Maintenance Plan for drainage systems to reduce clogging drains during hail and intense rain events	N	Local General Funds/Staff Time	Businesses and residents of Morrison	Mile High Flood District	Stormwater infrastructure is vulnerable to clogging with leaves and other material mobilized by hail and rain.
WF4	Participate in a Wildfire Ready Watershed Project for the Bear Creek Watershed to assess the susceptibility of Morrison, its water resources, and critical infrastructure to post-wildfire impacts and advance a plan with mitigation strategies to minimize these impacts.	Y	Colorado Watershed Restoration Grants	People & businesses in the Bear Creek watershed, all municipalities, many agencies	Jefferson Conservation District Foothills Fire & Rescue West Metro Fire Bear Creek Watershed Association Evergreen Metro District Trout Unlimited Denver Mountain Parks Northern Colorado Fireshed Collaborative	Wildfire in the watershed above Morrison was a consistent concern in public and stakeholder meetings. The Colorado Water Conservation Board created the Wildfire Ready Watersheds Program to implement Senate Bill 21-240. Supports efforts to reduce wildfire risk.
F3	Reevaluate Bear Creek and Mt Vernon Creek floodplains with new Hydrology and Hydraulics (H&H) study	Y	MHFD, BRIC/HMA and others	residents & businesses in potential floodplain areas	Mile High Flood District Colorado Water Conservation Board	Would update previous studies, may also identify flood mitigation options.
F1	Stormwater Master Plan	Y	BRIC, MHFD	Residents and businesses in	Mile High Flood District	This could potentially be combined with F3.

⁸ Stakeholders are defined as people or entities affected or with an interest in the issues involved.

⁹ Partnerships are defined as people or entities with a desire to be involved or facilitate this activity. In this table all partnerships are also stakeholders.

Project Code	Project	EHP Concerns	Funding Sources Possible	Likely Stakeholders ⁸	Potential Public & Private Partnerships ⁹	Comments
				floodplain areas of Morrison or areas of poor drainage	Colorado Water Conservation Board Trout Unlimited.	
WF1	Underground or reinforcement of utility lines to prevent wildfire ignitions and urban conflagrations	Y	Xcel Energy, BRIC/HMA, US Dept of Energy Grid Resilience and Innovative Partnerships program (GRIP), Local utility district (if formed)	Businesses, residents & visitors of surrounding areas Possible statewide/national interest	Xcel Energy, Transmission Planning State of Colo Public Utilities Commission Jefferson County Planning & Zoning Div Foothills Fire & Rescue West Metro Fire	Cost is complex issue. Up front cost is high, long term maintenance costs are low. Additional, non-hazard related benefits to the community exist. Wildfire-reduction benefits are still not likely to exceed the costs. Creation of an Underground Utility District has been investigated by the Town. Ordinance in place for new construction.
F2	Relocate Town buildings and equipment out of flood areas to site at Mt Falcon	Y	BRIC/HMA Great Outdoors Colorado (GoCo) DOLA, General funds, Jefferson County Open Space	residents, Jeffco Open Space, evacuation area/resilience hub could be of interest to high occupancy buildings (nursing home, school)	Jeffco Open Space	Morrison's Town Hall (including Municipal Court) and Town Shop (Public Works - Streets, Grounds & Buildings) is currently situated in the historic downtown area, within the 1% Annual Chance floodplain, less than 500' from a regulatory floodway. This location has presented challenges for the Town and equipment are not readily accessible in all conditions. Relocation effectively eliminates flood risk and would ensure continuity of Town services including the Municipal Court and meetings

Project Code	Project	EHP Concerns	Funding Sources Possible	Likely Stakeholders ⁸	Potential Public & Private Partnerships ⁹	Comments
						of various boards and commissions. Equipment necessary for flood response and recovery is stored in the shop; relocation would protect equipment from damage/loss from flooding. The relocated area could also function as a 'resilience hub' with evacuation center and other public event space.
F7	Stream restoration – widen Bear Creek, improve floodway storage, add beautification to make it an attraction.	Y	BRIC/HMA & other grant programs GoCo	Businesses and visitors frequenting the downtown area	Colorado Trout Unlimited Mile High Flood District	High ancillary benefit to community. EHP considerations.
OR4	Hold Periodic tabletop emergency exercises to enhance operational resilience and preparedness	N	Staff time, DHSEM	Businesses and residents, surrounding governments, utilities.	Jefferson County Emergency Management Lakewood Office. of Emerg Mgmt. West Metro Fire Colo State Patrol Denver Mountain Parks Colorado DHSEM MHFD	Could exercise various scenarios including wildfire with evacuation, flood, severe weather etc.
OR3	Dam Emergency Action Plan updates and exercises	N	Colorado Dam Safety Program DHSEM Dam owners	Residents, businesses. Dam operators, government agencies.	State of Colorado Dam Safety Program All under OR4, OR5 Possible: Bear Creek Watershed Association	

Selection of Top Two Projects

The list of top 10 projects was submitted to the Town of Morrison for further consideration. Top projects were prioritized based on community input and to maximize the probability of developing a successful funding application within the next two years. Considerations included:

- Potential for project to win funding
- Potential for stakeholder participation
- Potential for public-private partnerships
- Ancillary benefits to the community, beyond hazard mitigation

Following the Town of Morrison review, the top two projects were selected:

- 1) Underground or reinforce utility lines to prevent wildfire ignitions (WF1)
- 2) Relocate buildings out of flood areas - Mt Falcon municipal building relocation (F2)

Underground or reinforce utility lines to prevent wildfire ignitions

The motivation behind undergrounding utility lines was once to improve aesthetics; powerlines are simply unsightly. In some cases, the rationale to underground is more pragmatic. In particular, windstorms and blizzards tend to topple trees that then fall onto overhead powerlines. This can lead to widespread tree-damage to the distribution system, power outages that last days, and uncomfortably high repair costs. Undergrounding simply leads to more resilient power service. Overhead powerlines can also be deadly and inconvenient. Undergrounding dramatically improves these drawbacks. All of these reasons have led to almost all new power lines being installed underground.

In recent years, the motivation for undergrounding utility lines has shifted to preventing the ignition of wildfires. High winds and powerlines are common sources of wildfires. High winds are commonly blamed for damaging power-line equipment or toppling trees into it, sparking a fire. But the same high winds that start these fires are effective at spreading the resulting blaze rapidly. The issue has been most studied in the state of California. A 2022 report by the California State Auditor found utility-caused wildfire to be alarmingly common (Figure 5), and the cause of six of that state's largest 20 wildfires since 2015, including the Camp Fire that destroyed the City of Paradise, killed 85 people, and destroyed more than 18,000 structures. Power provider Pacific Gas & Electric (PG&E) was forced into bankruptcy due to the billions of dollars of liability for the wildfires their power equipment has caused in recent years.



Figure 5 Utility-caused wildfires in California, 2015-2020

Image source: Figure 5 in Auditor of the State of California, 2022, Electrical system safety: California’s oversight of the efforts by investor-owned utilities to mitigate the risk of wildfires needs improvement. Available at <http://www.auditor.ca.gov/reports/2021-117/supplemental-fire-incident.html>.

Figure data from CPUC utility-reported fire incident data. An interactive tool to view details about each fire event is available at <http://www.auditor.ca.gov/reports/2021-117/supplemental-fire-incident.html>.

The hazard is less studied, but no less real, in other states. In Oregon, power provider PacifiCorp has recently agreed to pay or has been ordered to pay nearly \$400 million to settle claims its power equipment caused wildfires that destroyed more than 100 homes. Additional lawsuits are ongoing or pending. The August 8, 2023, wildfires in Maui killed 115 people, destroyed over 2,000 homes, and are suspected of being started by powerlines. If found liable, Hawaiian Electric will likely be forced into bankruptcy.

Recent examples of powerline-caused wildfire closer to home are unfortunately not difficult to find. The December 2021 Marshall Fire near Boulder destroyed or damaged more than 1,000 homes, killed two people and a large number of family pets.¹⁰ Investigators and experts have concluded the most likely cause of one of the two ignitions that later merged was hot particles discharged from Xcel Energy powerlines during extremely high winds.

In March 2023, high winds brought down a powerline near Matthew Winters Park and ignited a wildfire that quickly spread up and over the Hogback at Dinosaur-Ridge, a couple miles north of Morrison's Town center.¹¹ Fire evacuation notices were issued for the neighborhoods of Solterra and Red Rocks Ranch, as well as the middle of the Town of Morrison. Nobody was hurt and no structures were damaged in this fire, but it serves as an uncomfortable reminder of the dangers of power-line ignited wildfire. A photograph taken during this fire is found on the cover of this report.

Mitigation options for powerline-ignitions of wildfire can be temporarily unpleasant in the short term, and expensive over the long term. One option is to simply turn off power during high winds. This is largely effective as demonstrated by the implementation of the Public Safety Power Shutoff practice in recent years in California, but enormously disruptive to lives and businesses in the area. Another option is to insulate overhead powerlines. This comes at considerable cost and is only partially effective. In lay terms, it can be thought of as an intermediate to the safest option, which is undergrounding utility lines. The cost of undergrounding is commonly cited at between \$1 million and \$6 million per mile, a daunting number for a town the size of Morrison. One upside in terms of cost is that long-term maintenance costs are much lower and power service can be more reliable, partly because trees are far less likely to fall over and damage utility equipment. The City of Fort Collins, who has undergrounded their utility lines, touts this in their business strategy to lure companies to the city. Even on 'blue sky days,' undergrounding presents a safer alternative to the electrocution hazard of overhead power lines and the physical hazard of vehicle collisions with power poles. The aesthetics of undergrounding go beyond removing unsightly wires. The ability to have mature trees where powerlines once stood is not to be overlooked. Undergrounding also dramatically reduces the financial liability of causing destructive wildfires. The math on this benefit is evolving. Consider the recent costs of utility-caused wildfire and the ongoing deterioration of wildfire-friendly climate and forest conditions. The liability issue may be tipping the benefit-cost balance in favor of undergrounding. The liability-avoidance issue has led PG&E, who is now emerging from bankruptcy, to commit to undergrounding 10,000 miles of powerlines in the next decade.

From a human perspective, benefit-cost analysis can seem impersonal and insensitive. Benefit-cost analysis has a difficult time capturing the value of preventing tragedies. For example, the loss of family pets to wildfire is negligible to the financial analysis, but hardly so in the minds of people. The emotional impacts of wildfire-associated job loss or the loss of social connections when forced to relocate after a fire are all costs that are difficult to adequately capture in benefit-cost analyses. Perhaps unsurprisingly, communities across the west are committing to undergrounding.

¹⁰ Marshall Fire Investigative Summary and Review, 2023. Downloaded 12/11/23 at <https://assets.bouldercounty.gov/wp-content/uploads/2023/06/marshall-fire-investigative-summary.pdf>.

¹¹ Tweet from West Metro Fire, 3/31/2023. <https://twitter.com/WestMetroFire/status/1642004177403674625>

The task of undergrounding utility lines in Morrison is complex. Physically, there is a lot of shallow bedrock in Morrison that will make installation difficult. A strategy for pursuing undergrounding must be decided and committed to. There are legal complications to address, such as implementation of suitable public policy and ordinances to facilitate the undergrounding strategy. In terms of financing, the cost seems daunting for a town of fewer than 400 residents. There may be ways to capture shifting political priorities toward preventing wildfire. Alternatives, such as insulating overhead power lines, are an option that may be worth considering. Other pragmatic actions may provide more immediate risk reduction. For example, participating in the Wildfire Ready Watershed Project, a new program funded by CWCB and Project WF4 in Table 5, is also worthy of consideration. Participating in the Wildfire Ready watershed project may also provide a means for funding the work to document a justification for undergrounding, a plan to do so, and precipitate political interest in funding the work.

If political will and public support is sufficient, paths may exist to overcome the challenges to undergrounding. Case studies of other cities that have undergrounded utilities provide a sense of the magnitude and best paths to success. Fort Collins, for example, formally committed to undergrounding in 1989 and took 18 years to complete the task. This community benefitted from ordinances forcing new utility lines underground, and for municipal ownership of the power distribution system. The former law was passed in 1968 and reduced the magnitude of undergrounding, while the latter empowered the city to act and allowed them to internalize the benefits of doing so. The City of Colorado Springs also benefits from 1970's legislation to force new utility lines underground and has approximately 20 percent of its powerlines overhead. This city is presently in the early stages of committing to undergrounding all power lines, at a cost of over \$2 billion.

Case studies of undergrounding utility lines for smaller cities do exist, even within Colorado, and they have moved much faster than the Fort Collins example. In 2019, the City of Cherry Hills Village completed a utility-undergrounding project in the Charlou Park neighborhood. This particular project is intriguing for its innovative approach to financing the project. In April of 2015, the City adopted a suite of ordinances and policy to facilitate utility undergrounding. Among other details, the ordinances required new utility lines to be installed underground and codified assistance with undergrounding within the public right-of-way. The new policy was to assist citizens with forming Special Improvement Districts intended to underground utility lines on private property, and then to assist with tax collection to enable such projects. Special improvement districts are essentially a mechanism to allow citizens to tax themselves to fund projects to improve their community, in this case to underground utility lines. The long-term assurance of continued tax revenue opens options for borrowing money to fund projects in the short-term.

Before long, citizens stepped forward and formed an Improvement District in the Charlou Park neighborhood and taxed themselves for the purpose of undergrounding their utility lines. Where utility lines were within the public right-of-way, the city kicked in funding from a fund set aside for undergrounding. The entire process, from adoption of the 2015 policy, to the completion of

undergrounding, took less than 5 years. Details of the Cherry Hills Village undergrounding are available in the Colorado Public Works Journal¹² and a 2019 City Council meeting agenda and attachments¹³.

Outside funding opportunities have increased with the passing of the Bipartisan Infrastructure Law, the Department of Energy Grid Deployment Office (GDO) is administering a \$10.5 billion Grid Resilience and Innovation Partnerships (GRIP) Program to enhance grid flexibility and improve the resilience of the nation's power grid against growing threats of extreme weather and climate change. Up to \$3.9 billion is going to be available nationwide for this funding opportunity. The first step of the application process are concept papers, due January 12, 2024. This potential source of funding should be investigated by the Town of Morrison.

Relocate Town buildings and equipment out of flood areas to site at Mt Falcon

Relocating the municipal building from the Bear Creek floodplain to an area near the base of Mt. Falcon would remove the risk of flooding and have other ancillary benefits. Morrison's Town Hall is currently situated in the historic downtown area. Presently, there is a significant flood risk to Town operations in this building. In a major flood, Town operations including Municipal Court would be severely disrupted. In addition, the Town Shop (Public Works - Streets, Grounds & Buildings) is currently situated in the 1% Annual Chance floodplain and houses heavy equipment necessary for flood response and recovery. These location have presented challenges for the. The aftermath of a flood would involve continuing disruption, costly cleanup, and repair to the building itself. Following that, the Town would be in the same vulnerable position after a major flood as they are now. Moving Town operations and equipment out of the flood zone would remove that risk. Mitigation options to reduce the risk at the present location likely exist, but they are also likely to be prohibitively expensive.

A project to relocate from the floodplain is envisioned as a relocation of activities presently taking place in the municipal building, not a project to physically lift, move, and reposition the building itself. Likely, this project would entail construction of a new facility in a suitable, nearby location. In concept, the Town would be left with the asset of the historic Town Hall building, that they could repurpose or perhaps sell for a suitable use to help offset the cost. The relocation of the Town's fundamental operations to a new building will not only provide a safe place for day-to-day operations for Town staff and equipment, but can act as an emergency/evacuation shelter in times of catastrophic flooding. The Town would partner with Jeffco Open Space to augment parking at this facility to add additional parking for Jeffco's Mt. Falcon Open Space, which will directly improve Open Space access for emergency response. The relatively new concept of "resilience hubs" may be considered in the context of the relocation. Resilience Hubs are defined by the Urban Sustainability Directors Network (USDN) as "community-serving facilities augmented to support residents and coordinate resource distribution and services before, during, or after a natural hazard event." The intent of the Morrison relocation project could prove to be broader than just flood mitigation in this context.

¹² Jay Goldie (2020) Creating an Improvement District to Underground Utilities, Colorado Public Works Journal, Fall-Winter Issue, p. 57. Available at: <https://coloradopublicworksjournal.com/32-Fall-Winter-2020/56/>.

¹³ City of Cherry Hills Village (2019) City Council Agenda and attachments, Tuesday, July 16, 2019. Available at: <https://www.cherryhillsvillage.com/AgendaCenter/ViewFile/Agenda/07162019-632>.

Other High Priority Projects

In addition to the two previous projects the Town of Morrison also considers the following to be of highest priority.

Reevaluate Bear Creek and Mt Vernon Creek floodplains with new Hydrology and Hydraulics (H&H) study

With Morrison's location at the confluence of Bear Creek and Mt Vernon Creek a more detailed Hydrology and Hydraulics study could help refine the identification of flood risk with anticipated depths of flooding at various recurrence intervals. This could inform risk and potential flood mitigation options. The Mile High Flood District has been identified as a potential partner on this effort in 2023. This project could also inform the development of a detailed stormwater master plan.

Stormwater Master Plan

In addition to riverine flooding the Town has issues with stormwater runoff and ponding that has caused flooding in downtown business during heavy rain and hail events. A Stormwater Master Plan would identify the problem area and potential mitigation options, laying out a path forward to alleviate recurring flooding and drainage issues.

Wildfire Ready Watershed

Given the history of wildfires in Colorado it is just a matter of time before one impacts the Bear Creek Watershed above Morrison. The post-wildfire impacts on infrastructure and natural resources have been extensive in other areas of Colorado, including significant sedimentation in Strontia Springs Reservoir from the Hayman Fire that affected the nearby South Platte watershed. The Colorado Water Conservation Board created the Wildfire Ready Watersheds Program to implement Senate Bill 21-240 in 2021. The program is designed to assess the susceptibility of Colorado's water resources, communities, and critical infrastructure to post-wildfire impacts. Once the hazard is better understood, the program assists communities in planning and implementing mitigation strategies to minimize these impacts. The Wildfire Ready Watershed program aligns perfectly with Morrison as wildfire in the watershed above the Town was a consistent concern in public and stakeholder meetings. The CWCB has funding through its Colorado Watershed Restoration Grants for these efforts on a rolling basis beginning in January 2023 until all funds are obligated. Funds are still available as of December 2023. This would be a multi-stakeholder effort and a key aspect would be to find, and partner with, the entity that would spearhead the effort. Several potential stakeholders are identified in Table 5. The Mt Vernon Creek Watershed should also be considered in this study due to the existing flood risk that could be exacerbated by wildfire.

Selection of Projects for Benefit-Cost Analysis

Public Review Draft NOTE: Despite the tentative selection of a 'top two projects,' the Scoping Team chose to utilize the public draft review as an opportunity to further educate the community on the options available and allow one final opportunity for input before two projects are selected for Benefit-Cost Analysis. It is important for readers to comment on which project(s) they would most like to have undergo a formal benefit-cost analysis. If the community generally agrees with the Town-selected top

two projects, it will serve to further document the effectiveness of stakeholder engagement in the Town of Morrison Mitigation Project Scoping Report.

The current study is committed to doing a preliminary, screening level BCA benefit-cost analysis for up to two projects. Benefit cost analysis is an exercise commonly used to justify and prioritize a mitigation project. The process itself is described by FEMA at <https://www.fema.gov/grants/tools/benefit-cost-analysis>, and is a technical task of thinking through a project from the perspectives of financial costs and the value of risk reduction provided. Having a completed benefit-cost analysis can enhance the likelihood of a project winning grants and provides opportunity to pursue some funding sources opportunistically. In order for the Town to pursue FEMA HMA or BRIC funds, most applications require a benefit cost ratio of one or greater to be considered for funding. The purpose of the preliminary BCA would be to determine if the projects are considered potentially eligible for funding through FEMA. If cost effectiveness challenges are determined to exist, then the Town may elect to find alternative funding sources.

Placeholder for results of preliminary BCA

Future Steps

Identifying and prioritizing hazard mitigation projects is an important step for Morrison, but making Morrison more resilient to hazards depends on what happens next. Following the Town of Morrison Mitigation Project Scoping Report, the next step is to implement the recommendations and pursue funding grants for mitigation projects. The highest priority projects identified have been matched to grant or outside funding opportunities which, if successful, should reduce or eliminate the financial burden on the Town of Morrison. A likely funding source to pursue may be FEMA's BRIC program, but many other funding programs exist, and matching each program to ideally-suited projects and gathering support and partnerships with others is an important part of the process (see table 5 and Appendix A). Ultimately, making Morrison more resilient to natural hazards and reducing hazard risks will depend on forward progress on implementing mitigation projects, maintaining them, and simultaneously building operational resiliency. Considerable local leadership, stakeholder partnerships, and community buy-in will be needed to navigate these waters in the coming years.

Appendix A - Contact Information for Potential Project Partners

- OR3 Dam Emergency Action Plan updates & exercises
- State of Colorado Dam Safety Program, Division 1, Golden location. Jim Kirch, Dam Safety Engineer, 614-975-2623
 - All under OR5, *Hazard Warning System & Partnerships*
 - All under OR4, *Tabletop exercises*
 - Possible: Bear Creek Watershed Association, 303-638-4931

- OR4 Tabletop exercises
- Colorado Division of Homeland Security and Emergency Management. 720-852-6600
 - All under OR5, *Hazard Warning System & Partnerships*
- OR5 Updates/upgrades to the current hazard warning system and partnerships
- Jefferson County Emergency Management & Preparedness, 303-271-4900
 - City of Lakewood Office of Emergency Management, 303-987-7118
 - West Metro Fire, 303-989-4307
 - Colorado State Patrol, 303-239-4500
- F1 Stormwater master plan
- Colorado Water Conservation Board, 303-866-3441
 - Mile High Flood District, 303-455-6277
- F2 Relocate buildings out of flood areas
- Jefferson County Open Space – 303-271-5925
- F3 H&H study for Bear Creek & Mt. Vernon Creek floodplains
- Same as F1
- F6 Operations & Maintenance Plan for drainage systems to reduce clogging drains during hail and intense rain events
- Mile High Flood District, 303-455-6277
- F7 Stream restoration – widen Bear Creek, improve floodway storage, add beautification to make it an attraction
- Colorado Trout Unlimited, 303-440-2937
 - Mile High Flood District, 303-455-6277
- WF1 Underground or reinforce utility lines to prevent wildfire ignitions
- Xcel Energy, Transmission Planning, 303-562-8560
 - State of Colorado Public Utilities Commission, 303-894-2000
 - Jefferson County, Planning & Zoning Division, 303-271-8700
 - Foothills Fire & Rescue, 303-526-0707

- West Metro Fire, 303-989-4307

WF4

- Jefferson Conservation District 720-661-1738
- Northern Colorado Fireshed Collaborative nocofireshed@gmail.com
- Foothills Fire & Rescue, 303-526-0707
- West Metro Fire, 303-989-4307
- Jefferson County Wildfire Commission, 303-271-8525
- Bear Creek Watershed Association, 303-638-4931
- Evergreen Metropolitan District, 303-674-4112, option 5
- Potentially: Colorado Trout Unlimited, 303-440-2937
- Potentially: City of Denver, Mountain Parks, 720-865-0900

DRAFT

Appendix B – Public Survey Results

The following is a summary of all public survey comments received. This is to provide more meaningful results and to protect the identity of survey participants. The number in parentheses (#) indicates the number of similar responses.

Do you have any specific areas of concern related to hazards, public safety, or town infrastructure?	Please comment on any other pre-disaster mitigation actions that the Town of Morrison's planning committee should consider for reducing future losses caused by hazards
<p>Fire (11)</p> <ul style="list-style-type: none"> • High winds • Vegetation: overgrown, dry and rotting limbs and dry weeds on South Park Avenue, cheatgrass in the Red Rocks Vista Drive and the Canyon Vista Drive neighborhoods • Above ground power lines, old overhead Xcel power lines need undergrounding • Wildfires caused by careless hikers at Mt. Falcon 	<p>Fire</p> <ul style="list-style-type: none"> • Remove wildfire fuels especially brush and dead trees along Bear Creek • Establish fire breaks • Bury power lines • Extreme wildfire risk and lack of mitigation in mount falcon park. • What is the wildfire plan? • More emphasis from the town on creating defensible space and education for town residents might help reduce our vulnerability to wildfire losses <ul style="list-style-type: none"> ○ Wildfire information/education
<p>Flooding (10)</p> <ul style="list-style-type: none"> • Flood and debris flow on Bear Creek could create debris dams on our bridges causing residential and commercial property destruction, knotweed blocking Bear Creek drainage facilities • Inadequate storm sewer infrastructure • Much of Morrison is in the floodway/floodplain. There have been about 25 floods since the 1860's causing 45 deaths. • Flood risk: keeping ditches, culverts and other waterways clear of debris • Where I live, 601 BC Avenue, front drainage ditch, no Hwy 74 drainage, flood water into my property. 	<p>Flood</p> <ul style="list-style-type: none"> • Properly grade pavement shoulders to direct storm water into existing drainage ditches. Keep ditches clear. Ensure culverts aren't obstructed. • Flood protection and mitigation • Move Town equipment sheds out of the floodway • Give more information on mitigation efforts, whether past, current, or future • Storm water drainage, stream restoration, flood mitigation, evacuation route • Removal of largest blockage in floodway - Canon St. bridge to prevent flooding of multiple homes on Canon St, South Park Ave, Bear Creek Ln in a 40yr flood. The 100yr flood line is more than 7" above the bridge. The 2013 35yr flood came within 18" of hitting the bridge and flooding homes in these areas. • Maintain the stream to help reduce the risk of flooding • Improved waterway
<p>Transportation (8)</p> <ul style="list-style-type: none"> • Too many potholes, road erosion issue especially on HWY8 west side, 	<p>Transportation</p> <ul style="list-style-type: none"> • Red Rocks Concerts have lots of people and they drive lots of cars. I think we should be thinking of ways to deal with that.

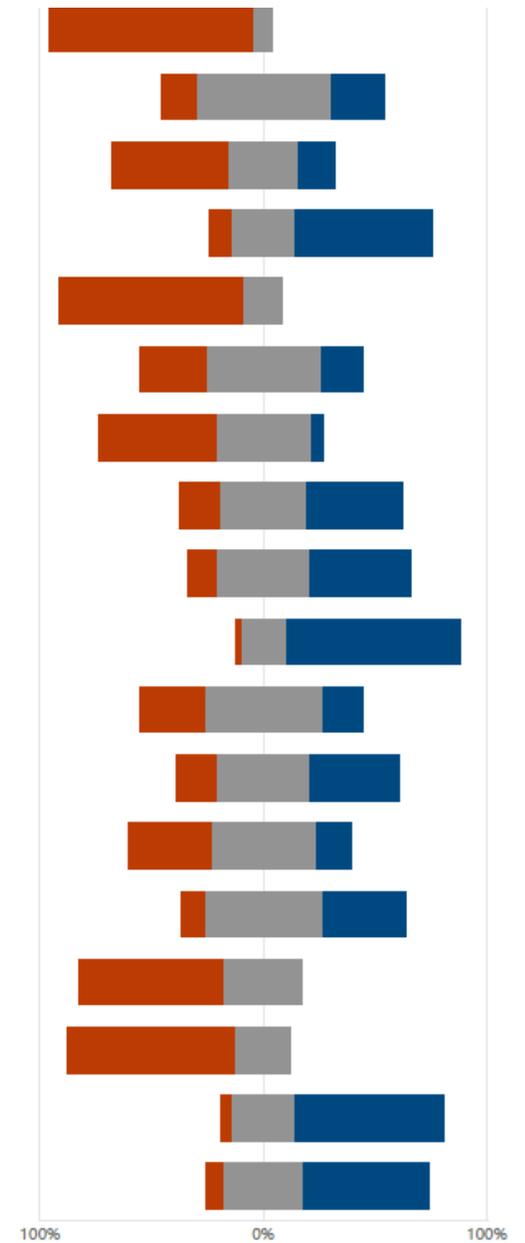
Do you have any specific areas of concern related to hazards, public safety, or town infrastructure?	Please comment on any other pre-disaster mitigation actions that the Town of Morrison's planning committee should consider for reducing future losses caused by hazards
<ul style="list-style-type: none"> • Spring Street bridge • Traffic • sidewalk to the museum • Exit plan and maintaining clear roads for residents in event of weather hazard • Lack of facilities for pedestrians and bicyclists, and connectivity to existing facilities 	<p>A pedestrian footbridge over Bear Creek at Canon St would not only lower flood risk, it would improve traffic and pedestrian safety. The bridge is adjacent to a large intersection, it is often used as a shortcut around traffic congestion by people in a hurry using excessive speed, it crosses the bike path, the bridge has large chunks of concrete falling off, and Metro West will not use the bridge even in emergencies.</p>
<p>Water supply/infrastructure (7)</p> <ul style="list-style-type: none"> • The raw water intake from Bear Creek is in a terrible location for flooding, landslide, fire • PFAS (forever chemicals in our drinking water) • Drinking water purity <p>Drought conditions, over commitment of water -- Water Security</p>	<p>Water Supply</p> <ul style="list-style-type: none"> • Need to consider water conservation • Ensure dams upstream of downtown are updated, maintained and inspected • Limit how many taps we give to developers outside of our immediate vicinity • We need to preserve our water resources rather than view them as a "commodity" to sell to developments
<p>Criminal activity (3)</p> <ul style="list-style-type: none"> • Crime related to outside influences 	<p>Safety</p> <ul style="list-style-type: none"> • Removal of brush, weeds and junk from numerous unkempt private properties • Local evacuation location that is safe from cold, fire and flood • Provide information on who to call for various disaster situations • Maintain the emergency alert/warning alarm in town
<p>Hailstorm (2)</p> <ul style="list-style-type: none"> • Alerting 	<ul style="list-style-type: none"> • Post-disaster dump stations to assist with speedy clean-up (0 comments)
<p>Power grid outages (0 comments)</p>	<p>Local area with connectivity during hazards (0 comments)</p>
<p>Extremely deep snow (0 comments)</p>	<p>Checklists for each type of disaster (0 comments)</p>
<p>Windstorms (0 comments)</p>	
<p>Air quality (0 comments)</p>	

1. The hazards addressed in the Hazard Mitigation Plan update are listed below. Please indicate the level of...

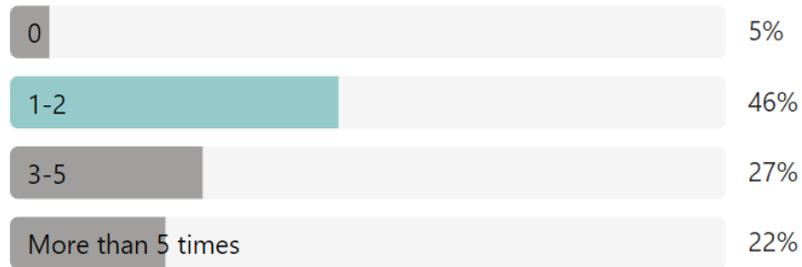
Low Moderate High



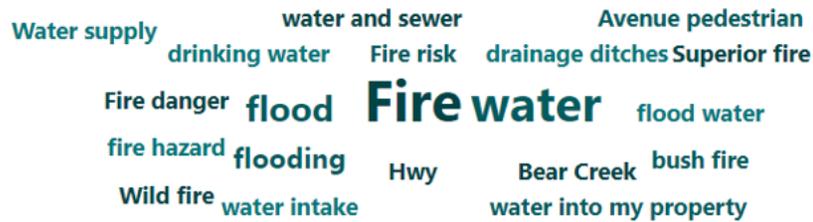
- Avalanche
- Cyber Attack
- Dam Failure
- Drought
- Earthquake
- Erosion and Deposition
- Expansive Soils
- Extreme Temperatures
- Flood
- Hailstorm
- Landslides, Debris flows, Rockfalls
- Lightning
- Pandemic/Public Health
- Severe Winter Storms
- Subsidence
- Tornado
- Wildfire
- Windstorm



2. How many times has a natural hazard disrupted your daily life in the last five years?



3. Do you have any specific areas of concern related to hazards, public safety, or town infrastructure?



5. Please comment on any other pre-disaster mitigation actions that the Town of Morrison's planning committee...



TOWN OF MORRISON
PLANNING COMMISSION REGULAR MEETING
JANUARY 9, 2024
PLANNING COMMISSION ACTION FORM

SUBJECT: Approval of Minutes

PROCEDURE: Approve Minutes

TOWN ATTORNEY REVIEW: Yes No

TOWN MANAGER: Yes No

MOTION: Motion to approve the December 12, 2023 Planning Commission Minutes.

**TOWN OF MORRISON
PLANNING COMMISSION
REGULAR MEETING OF THE PLANNING COMMISSION
TUESDAY, DECEMBER 12, 2023
6:00 P.M.**

Call to Order. Chairperson Chambers called the Planning Commission Meeting to order at 6:00 P.M.

Roll Call. Chairperson Chambers, Commissioners Sharolyn Anderson, Petra Bute, Maja Stefansdottir, and Alternate Commissioner Shari Raymond were present. Commissioner Stacy Feehery and Alternate Commissioner Ambria Shorb were absent. A quorum was established.

Staff Present. Kara Winters (Town Manager), and Ariana Neverdahl (Town Clerk).

Amendments to the Agenda. None.

Public Meeting. Special Review approval for a hotel and other incidental commercial uses inside the principal building, a Site Development Plan, and Old Town Historic Overlay District Major Site Improvement for property at 203 and 205 Bear Creek Avenue, Morrison, Colorado 80465- Continue Hearing to February 13, 2024.

Chairperson Chambers called the Public Meeting to Order at 6:03 P.M.

A motion was made by Commissioner Anderson to continue the Public Hearing for Special Review approval for a hotel and other incidental commercial uses inside the principal building, a Site Development Plan, and Old Town Historic Overlay District Major Site Improvement for property at 203 and 205 Bear Creek Avenue, Morrison, Colorado 80465 to February 13, 2024. The motion was seconded by Commissioner Stefansdottir. All members present voted aye. The motion carried.

Chairperson Chambers closed the Public Meeting at 6:04 P.M.

Public to Address the Planning Commission. No oral report.

General Business.

International Dark Sky Discussion. Commissioner Anderson addressed the Planning Commission and reviewed the remaining criteria needed for the International Dark Sky Certification. Commissioner Anderson highlighted the need for a lighting inventory that list the location, owner and operator of all Town lights.

Commissioner Stefansdottir asked if the inventory will include residential housing. Commissioner Anderson informed the Commission that the lighting inventory is related to public and utility lighting.

Commissioner Anderson stated that she would like to have involvement from Town residents and work with them to educate and help reduce the light pollution in Town. Commissioner Anderson suggested having a committee pass out postcards informing residents and local establishments about the Five Principles for Outdoor Lighting; use light only when needed, direct light so it falls only where needed, low level lighting, use light only when it is needed and use warmer color lights where possible.

Commissioner Anderson stated a requirement of the application is to have a lighting ordinance. The Town currently has a lighting ordinance the Town will need to make a couple of small changes to the ordinance. In addition to the lighting ordinance the Town will need to map and measure Town lights.

Commissioner Bute asked who will be completing the application for the Town. Commissioner Anderson stated the online application process has been simplified. Commissioner Anderson asked the assistance of the Planning Commission on talking to local establishments on making sure all of their signs and lights comply with the Town's lighting ordinance. Town Manager Winters suggested dividing up the remaining requirements amongst the Committee.

Chairperson Chambers asked what the application timeline is. Commissioner Anderson stated that having access to a GIS system would help the process of mapping Town lights for the application and would allow the application to be completed faster. Town Manager Winters stated she will work with Town Staff on granting access to the Town's GIS system to the Dark Sky Committee.

Chairperson Chambers suggested revisiting the application and updating the Town's lighting ordinance at the March 12, 2024 Planning Commission meeting.

Alternate Commissioner Raymond asked if flood lights will be required to comply with the Town's ordinance. Commissioner Anderson stated that flood lights will need to comply with the Town's lighting ordinance and mentioned that motion sensor flood lights work the best.

Commissioner Stefansdottir asked if the volume of lumens will be measured for the application. Commissioner Anderson stated lumens will be measured for the application and are included in the five key points for outdoor lighting.

Approval of Minutes.

A motion was made by Commissioner Stefansdottir to approve the November 14, 2023 Planning Commission Minutes. The motion was seconded by Alternate Commissioner Anderson. All members present voted aye. The motion carried.

Staff Reports.

Town Planner. Commissioner Raymond and Stefansdottir voiced frustration over the Traffic Calming Survey for the Morrison Main Street Revitalization, and stated participants were not given the option to select none of the proposed plans. Town Manager Winters stated that the Board will make the final decision, the final decision will be based on the design proposal, community and stakeholder feedback. Town Manager Winters informed the Commission there will be a Community Meeting in January on the proposed plans, this will be another opportunity for the community to provide their feedback.

Town Manager. Town Manager Winters updated the Commission on the BRIC Grant Project, the project is anticipated to be completed in January of 2024. A draft report will be sent out for community feedback. Town Manager Winters stated the Board of Trustees can approve the report as is or ask for items to be revised or removed.

Commissioner Bute asked if the Commission will review the Red Hotel application in February of 2024, and what the role of the Planning Commission will be. Town Manager Winters stated the Planning Commission will make a recommendation to the Board, and the Planning Commission is the approval body.

Commissioner Anderson asked about the Forey/Leonard Spring St. Right of Way Vacation. Chairperson Chambers stated the application was submitted for an excess of public right of way to be turned over to private property owners. Chairperson Chambers stated the Board of Trustees will review the application.

Commissioner Anderson asked if the demolition application for the Red Hotel was quasi-judicial. Town Manger Winters stated the demolition application was not quasi-judicial.

Commissioner Raymond asked if there is an expected date for when the Comprehensive plan will be completed. Town Manager Winters stated the Comprehensive plan will be on the January Agenda for the Commission. Town Manager Winters also stated she asked the Board if they wanted Town Staff to apply for a grant to help complete the comprehensive plan, the Board decided to not apply for a grant and continue forward with the Planning Commission completing the Comprehensive Plan.

Commissioner Anderson asked how the Planning Commission can help complete the Comprehensive Plan. Town Manager Winters stated she will ask the Town Planner and email the remaining steps out to the Planning Commission as well.

Adjournment. Chairperson Chambers adjourned the meeting at 6:57 p.m.

TOWN OF MORRISON

Jamee Chambers, Chairperson

ATTEST:

Ariana Neverdahl, Town Clerk