

**TOWN OF MORRISON, COLORADO  
REGULAR PLANNING COMMISSION MEETING  
MORRISON TOWN HALL  
110 STONE STREET  
TUESDAY, JANUARY 10, 2023  
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

6. APPROVALS OF MINUTES

a. November 8, 2022 Regular Planning Commission Meeting  
b. November 22, 2022 Special 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 14, 2023 at 6:00 P.M.

## MEMORANDUM

Date: January 10, 2023  
To: Morrison Planning Commission  
From: Carrie McCool, Town Planner  
Subject: Planner Report



### COMPREHENSIVE PLAN UPDATE

The November Planning Commission was dedicated to reviewing and refining draft goals, policies, and actions of the newly created Recreation and Tourism element of the Comprehensive Plan. The updated text below reflects Commissioner feedback including:

1. Removed “all” from Action RT 1.2 to allow flexibility as to which events to evaluate annually.
2. Removed “retail” from habit-changing events to increase focus on both retail and community events.
3. Provided sample sidebars to add examples of day tripper events and activities, habit-changing events, and our recreation and open space partners rather than listing them in the actions text. Please note, the Comprehensive Plan will be in InDesign (a graphic program). As such, the final sidebars will have a graphically exciting look and feel.
4. Revised Action RT 2.3 to include Dinosaur Ridge Discovery Center as a foundation to participate with in developing financial support and increased public awareness through marketing activities.
5. Revised Action RT 2.4 to Add “other non-profits” to the list of organizations to collaborate with on hosting tours and activities in Morrison.
6. Revised Action RT 4.2 to eliminate the preparation of an ADA compliant Mobility Plan and replace it with “evaluate existing and potential trails and sidewalks” for safe and convenient movement in/out of residential areas. Also added town parks to the list to evaluate.
7. Added a new Action 4.7 to address the idea to secure an easement on the west lawn of the Nursing Home to expand community events programming.

Now that the goals, policies, and actions have been solidified, staff has crafted a draft introduction in red below that we’re hoping the Commission will find correlates to goals, policies, and actions. We look forward to the Commission’s feedback and input on the draft introduction at the meeting.

### Recreation the Tourism

In Morrison, recreational amenities, regional area attractions, unique physical assets, and historic character are essential components that provide excellent quality of life for residents and present increased opportunities to draw visitors to the town. Public open spaces, including Jefferson County open spaces, Bear Creek Lake Park, Denver Mountain Parks, and a natural community separator, the Hogback, almost completely surround the Town. Residents also enjoy access to historic Old Town Morrison, our stunning natural environment with immense geological, paleontological, and astrological resources, and regional area attractions like the Morrison Natural History Museum, Red Rocks Amphitheatre, Bandimere Speedway, and the Dinosaur Ridge Discovery Center. Linking these

resources, assets, and area attractions represents a substantial foundation for a robust tourist economy.

The Recreation and Tourism element promotes our historic, natural, and recreational assets in collaboration with our partners, community organizations, and volunteers to broaden the recognition of Morrison’s assets in the regional market to create a sustainable year-round local economy. This element also aims to support our businesses and nurture our historic downtown by bringing awareness of assets through wayfinding, increased trail connectivity, outreach/education, marketing campaigns, and targeted signature events and activities. In achieving our goals and aspirations, we will contribute to the quality of life of Morrison residents both directly, by providing increased access to recreational and educational opportunities, and indirectly, by contributing to the economic health of the Town through income generated by the tourism industry.

**RT GOAL 1: Create a robust and sustainable year-round local economy that leverages our physical assets, recreational opportunities, and historic character.**

**Policy RT 1: Utilize our rich history, geology, area attractions, and natural environment to provide memorable experiences and attract visitors.**

**Day Tripper Events and Activities**

- Pre or Post Concert Events
- Ghost Tours
- Star Gazing Events
- Pre or Post Christmas in Color Events
- Historic Preservation Month

**Action RT 1.1:** Compile an inventory of natural and built area assets, attractions, events, and historic resources to develop targeted events and activities for day trippers throughout the calendar year.

**Action RT 1.2:** Evaluate events annually for quality and economic impact, focusing on attracting visitors in the off-season.

**Action RT 1.3:** Continue to support ProMo.

**Action RT 1.4:** Continue to support efforts to become an International Dark Sky Community.

**Action RT 1.5:** Create a volunteer program to retain, recruit, and celebrate volunteers for participation in advisory boards, committees, community events, and activities.

**Action RT 1.6:** Develop habit-changing events to foster a sense of community and support businesses.

**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.

**Action RT 1.8:** Expand the town wayfinding program to guide residents and visitors to our businesses, area attractions, historic, cultural, and recreational assets. The expanded program should be designed for all modes of travel and include travel distances.

**Our Habit-Changing Events**

- Third Thursdays
- Antique Showcases
- Farmers Markets
- Guided Business Tours
- “Local Only” Events
- Progressive Dinners

**Policy RT 2:** Develop partnerships with others in Jefferson County and the region to promote our businesses, community events, and activities.

**Action RT 2.1:** Establish marketing campaigns and strategies to broaden the recognition of Morrison in the regional market.

**Action RT 2.2:** Work with partners to cross-promote our community, businesses, events, and activities.

**Action RT 2.3:** Encourage and work with the Morrison Natural History Museum and Dinosaur Ridge Discovery Center to develop a more active role for the Foundations' participation in developing financial support for the Museum and Discovery Center and increase public awareness through marketing activities.

**Action RT 2.4:** Collaborate with area universities and other non-profit organizations to host geology, paleontology, ornithology, or astronomy tours and activities in Morrison.

**Policy RT 3:** Support existing businesses and expand economic development efforts east of the Hogback to expand the Town's tax base.

**Action RT 3.1:** Connect with businesses to identify needs and concerns regularly and often.

**Action RT 3.2:** Foster a collaborative working relationship between the town and business, arts, cultural and historic interests, particularly in relation to town events and activities.

**Action RT 3.3:** Encourage an art in public places program and encourage business owners to participate.

**Action RT 3.4** Collaborate with businesses to develop a resident card program.

**Action RT 3.5:** Conduct a land inventory and identify developable commercial property east of the Hogback for recruiting businesses that will expand the Town's tax base.

**Action RT 3.6:** Work with our partners to implement economic development programming, including business recruitment, business attraction, and marketing strategies.

**Action RT 3.7:** Review and update the MU-CO Mixed Use-Commercial Office and MU-C Mixed Use zone district regulations to remove regulatory barriers from desired commercial uses east of the Hogback.

**RT GOAL 2: Leverage town and area recreation amenities to attract visitors to town while maintaining our resident's high quality of life.**

**Policy RT 4.1:** Develop and maintain trail connections to town and area parks and open spaces that link Old Town to year-round recreation and our businesses.

**Action RT 4.2:** Evaluate existing and potential trails and sidewalks for safe and convenient movement in/out of our residential areas to Old Town, town parks, surrounding areas, and area attractions.

**Action RT 4.3:** Continue to improve pedestrian safety with crosswalk ramps that meet ADA requirements and evaluate opportunities for bicyclists.

**Action RT 4.4:** Develop park programming for Mt. Falcon and Morrison Parks to accommodate town events and activities.

**Action RT 4.5:** Implement free Wi-Fi in town.

**Action RT 4.6:** Continue to implement the Community Trails Master Plan.

**Action RT 4.7:** Explore the possibility of securing a use easement on the west lawn of the Nursing Home property to expand community events programming.

**Policy RT 5:** Collaborate with our partners to coordinate and provide resources for mutually beneficial projects, activities, and events.

**Action RT 5.1:** Work with the Historic Preservation Commission to strategically incorporate historical aspects of the town into signage at parks and along trails.

**Action RT 5.2:** Work with our recreation and open space partners to implement projects, explore grant funding opportunities, and develop annual work plans to facilitate the completion of projects.

Our Recreation and  
Open Space  
Partners

- Jefferson County Open Space
- Denver Mountain Parks
- Lariat Loop Historic and Scenic Byway organization
- Colorado Department of Transportation
- Bike Jeffco

**PROJECT TRACKING CHART**

Attached is an updated ***Project Tracking Chart***. 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, anytime with any questions regarding current planning activities.

**Morrison Project Tracking Chart**

**December 2022**

Project Name	Project Description	Project Location	Submittal Date	Approval Date	Project Status	Applicant	Town Contact	Applicant Contact	Waiting on Response from Client? (Y/N)	Comments
<b>Active Projects</b>										
Old Town Historic Overlay District Review (Old Post Office/Bike Shop)	Site Improvement modifications to add outdoor seating, increase in area of occupancy, adding trash dumpster and enclosure (6' tall fence), and order kiosk. Façade Improvements include removal of ATM and door to ATM, wood panel replacement, modifications to drive thru window on west elevation, add new door, sidelight window on east elevation, add new mechanical equipment on south elevation and rooftop equipment	300 Bear Creek Avenue	9/19/2022		Awaiting Minor SDP Amendment Submittal		Kara Winters <a href="mailto:kara@morrisonco.us">kara@morrisonco.us</a>	Jeff Bradley	Y	10/31/22 Building and P&Z Comments issued 11/14/22 Rec'd resubmittal with SDP Amendment 2 for staff review 11/28/22 Review completed – Issued submittal requirements for Minor SDP Amendment 2 to be reviewed/approval by Planning Commission 11/29/22 Resubmittal received with the exclusion of required Minor SDP Amendment application materials 12/6/22 Provided clarification to applicant that minor SDP Amendments are adjustments which do not impact more than 10% of any element or of a portion of a development for which an approved SDP exists; Awaiting SDP Amendment submittal
Long Ranch Annexation and Zoning	Annexation of 0.746 acres and Zoning to R-1	915 Bear Creek Avenue	8/22/2022	11/1/22	Post Approval Actions	Charles & Pam Nathan for Sally Long Trust	Kara Winters <a href="mailto:kara@morrisonco.us">kara@morrisonco.us</a>	Jamee Chambers	N	9/6/2022 BOT accepted Annexation Petition (Resolution 2022-09) and set public hearing for October 18, 2022 9/20/22 BOT rescheduled the date for public hearing and adopted Resolution 2022-10 setting a public hearing on November 1, 2022 9/26/2022 Rec'd Zoning application to R-1; Sent on referral w/ comments due on October 13, 2022 10/25/22 PC Public Hearing on zoning only – Recommended Approval 11/1/22 BOT Annexation and Zoning public hearing - Approved
Long Ranch Preliminary Plat/Final Plat	Subdivide 1.611 Acres into two lots	915 Bear Creek Avenue	10/19/2022		Awaiting Resubmittal	Charles & Pam Nathan for Sally Long Trust	Kara Winters <a href="mailto:kara@morrisonco.us">kara@morrisonco.us</a>	Jamee Chambers	N	10/21/22 Rec'd Title Commitment; Application deemed complete and sent on referral 11/15/22 Referral Response Summary Report (RRSR) Issued 11/17/22 RRSR Re-Issued with Jefferson County and CDOT comment received after referral response deadline
Park of the Red Rocks Drinking Water Special Review	Special Review approval to bottle drinking water	211 Bear Creek Avenue	2/11/2021		Awaiting Resubmittal Expected on 11/11/22	Bear Creek Development Corp.	Kara Winters <a href="mailto:kara@morrisonco.us">kara@morrisonco.us</a>	Jeff Bradley	Y	11/4 Resubmittal 11/29 Review Comments Issued 12/7/21 Resubmittal Rec'd (Incomplete); Comments issued the same day 4/4/2022 BOT Public Hearing (Continue to 5/17/2022) 5/17/2022 BOT Public Hearing (Continued to 7/19/2022) 7/19/2022 BOT Public Hearing (Continued to 8/16/22) 8/16/22 BOT Public Hearing to be continued to 10/18/22 10/18/22 BOT Public Hearing to be continued to 12/20/2022 12/20/22 BOT Public Hearing to be continued to 1/17/2023 due to resubmittal deadline missed and no SRU Site Plan submitted

**Morrison Project Tracking Chart**

**December 2022**

Project Name	Project Description	Project Location	Submittal Date	Approval Date	Project Status	Applicant	Town Contact	Applicant Contact	Waiting on Response from Client? (Y/N)	Comments
Morrison Water Treatment Plant Expansion Annexation and Zoning	Annexation of .97 acre (Tract A) and Zoning to I Industrial	17881 Union Avenue	9/29/2022	11/1/22	Post Approval Actions	Town	Kara Winters <a href="mailto:kara@morrisonco.us">kara@morrisonco.us</a>	Kara Winters <a href="mailto:kara@morrisonco.us">kara@morrisonco.us</a>	N	10/3/22 Application referral 10/11/22 PC Public Hearing on zoning only – Recommended Approval 11/1/22 DMP IGA received and Town Closed on Property; Annexation and Zoning Public Hearing - Approved
Mt. Carbon Water Treatment Plant Expansion SDP	Site Development Plan	17881 Union Avenue	9/8/2021		Post Approval Actions	Mount Carbon	Kara Winters <a href="mailto:kara@morrisonco.us">kara@morrisonco.us</a>	Brett Pugh	Y	8/10/2021 Pre-Application Meeting 9/8/21 1 <sup>st</sup> Submittal; Completeness Review 9/24/21 Internal Review Comments issued 10/4 Resubmittal_2 <sup>nd</sup> Review 10/18/21 Review comments issued 12/8/2021 Resubmittal 3 <sup>rd</sup> Round Review 1/6/2022 Review comments issued 3/31/2022 Resubmittal – Awaiting scheduling on the PC agenda once DMP IGA is signed by Denver Mayor, closing is completed prior to sending on external referral. 11/1/22 DMP IGA received and Town Closed on Property; Application sent on referral w/ comments due 11/11/22 PC Public Meeting on 11/22/22 – Approved w/ 2 COA's
Mt. Carbon Water Treatment Plant Variance	Front setback variance	17881 Union Avenue	5/13/2022		11/16/22 BOA Approved	Mount Carbon	Kara Winters <a href="mailto:kara@morrisonco.us">kara@morrisonco.us</a>	Brett Pugh	N	11/1/22 Mayor signed DMP IGA received and Town Closed on Property. Application sent on referral 11/16/22 BOA public hearing - Approved
Bear Creek Redevelopment Site Development Plan	SDP and Old Town Historic Overlay District Major Site Improvement for Mixed Use (Restaurant/Office/Multi-Family redevelopment at Ozzie's)  Floodplain Development Permit	101-109 Bear Creek Avenue	5/6/2022		Awaiting resubmittal	Oswald and Doris Lehnert	Kara Winters <a href="mailto:kara@morrisonco.us">kara@morrisonco.us</a>	Benjamin Gray	Y	5/10/22 Application deemed complete and sent on referral 6/17/22 Review comments issued 8/16/22 Rec'd Resubmittal (Round 2 Review) and Floodplain Development Permit application 9/23/2022 Referral Response Summary Report Round 2 Issued 10/24/22 Post-Referral Meeting
Morrison Safer Main Street Project	Improvements along Bear Creek Avenue	Community wide	Grant Submittal 8/14/2020	Grant Award 12/18/20	Awaiting CDOT review of scope reduction and estimated costs	Town	Kara Winters <a href="mailto:kara@morrisonco.us">kara@morrisonco.us</a>	Nick Cheng	N/A	5/2/22 RPF Reissued 5/16/22 Pre-Proposal Conference 6/20/22 Seven proposal received – Short listed 4 firms 8/2/22 Interviews 8/12/22 Notice to Award Contract Issued 11/1/22 BOT considered Contract with Toole Design – Board continued 11/8/22 Mtg w/ CDOT re: possibility of reducing grant scope and/or denial of grant funding. Formal approval process required 12/2/22 Submitted revised cost estimates w/ reduced scope to CDOT



**Morrison Project Tracking Chart**

**December 2022**

Project Name	Project Description	Project Location	Submittal Date	Approval Date	Project Status	Applicant	Town Contact	Applicant Contact	Waiting on Response from Client? (Y/N)	Comments
Comprehensive Plan Update	Comp. Plan Amendment	Community wide	N/A	TBD	Drafting CP Content	Town	Kara Winters <a href="mailto:kara@morrisonco.us">kara@morrisonco.us</a>	N/A	N/A	1/12/21 Planning Areas Review 3/9/21 PC Comprehensive Plan Map Review 6/30/21 Draft mapping completed 7/13/21 PC Comprehensive Plan Map Review 11/9/21 PC to review revised CP mapping (No Meeting – Continued to 12/14/2021) 12/14/21 PC to review revised CP mapping 3/8 PC Mtg Topic Historic Preservation 7/12/22 PC to review Historic Preservation Plan element revisions 8/2/22 PC to review Community Involvement and Services Plan element 9/13/22 PC to review Economic and Commercial Development element 11/8/22 PC review Recreation and Tourism Goals, Policies, and Actions 12/13/22 Recreation and Tourism Element Review of Introduction stemming from supported Goals, Policies, and Actions
<b>Referrals</b>										
Stevinson Denver West Center Rezoning (Case # RZ22-0002)	Rezoning M-E-S to C-RL zone district	15000 W Colfax Ave., Lakewood	10/21/2022		Issued	Stevinson	Kara Winters <a href="mailto:kara@morrisonco.us">kara@morrisonco.us</a>			10/24/22 Issued Referral Response (Project outside our 3-Mile Boundary)
<b>Code Enforcement</b>										
CDOT Lighting	Complaint from new street lights	Stone Street Intersection and Hwy 74			Code Compliance Review		Kara Winters <a href="mailto:kara@morrisonco.us">kara@morrisonco.us</a>		Y	3/20/22 Lighting Inspection 3/21/22 Issued Lighting Inspection Overview to CDOT Contractor 3/23/2022 Issued Lighting Compliance Notice 5/4/2022 CDOT provided updates on changes to luminaire lights; Inadequate information provided to conduct site visit; Awaiting info from CDOT
Cow Screening of Rooftop HVAC Equipment	Design Review for Screening of Rooftop HVAC Equipment	316 Bear Creek Ave	8/2020		Resubmittal under staff review to avoid Abatement proceedings	Bear Creek Development Corp.	Kara Winters <a href="mailto:kara@morrisonco.us">kara@morrisonco.us</a>	Jeff Bradley	Y	Previous Code Enforcement Action Design review per Old Town Historic District Regs 3/10 Review Comments issued 5/14 Letter from Owner re: working on resubmittal 6/7/21 Rec'd confirmation that there was no roof permit for this address. 6/10/21 Issued Notice of Violation; Response deadline is June 24th 7/6/21 Proceeding with enforcement in Municipal Court 11/30/21 Mtg w/ Morrison Prosecutor and Mr. Bradley w/ Counsel - Agreed to conditions dismissal; Expect resub by December 14th COB 12/15/21 Rec'd partial submittal 1/7/22 Review comments issued 1/13/22 Rec'd letter vs. resubmittal 9/21/2022 Arraignment Hearing – Reset for 11/30/22 11/11/22 Rec'd resubmittal

**Morrison Project Tracking Chart**

**December 2022**

Project Name	Project Description	Project Location	Submittal Date	Approval Date	Project Status	Applicant	Town Contact	Applicant Contact	Waiting on Response from Client? (Y/N)	Comments
Prestige Care Center of Morrison (formally Bear Creek Center; Genesis Health Care)	Property maintenance concerns, landscaping, utility screening and dilapidated fencing	150 Spring St	10/19/2021		Code Compliance Review	Kevin Kravetsky	Kara Winters <a href="mailto:kara@morrisonco.us">kara@morrisonco.us</a>	Kennedy Naquin	Y	10/19/21 Rec'd complaint re: lack of landscaping maintenance, fencing, dumpster on location for 3 months, utility screening 12/8/2021 Rec'd 2 <sup>nd</sup> Complaint – Staff awaiting response re: correct contact person to work with at nursing home 12/17/21 Site Inspection 12/27/21 Issued Interim Notice of Violation re: non-compliant lighting fixtures; Nursing Home under potential new ownership to work through landscaping/screening issues. 2/20/22 Night Lighting Inspection Follow Up Under new ownership - Prestige Care Center of Morrison 6/20 Rec'd resubmittal 6/29 Issued Comments 7/7/22 Meeting w/ new Owner's Rep and Executive Director 7/14/22 P&Z approval to replace the light fixtures with the ARC1 LED fixtures 12/7/22 Awaiting confirmation from Nursing Home Administrator that P&Z approved lights have been installed
Hungry Goat Code Violation re: Rooftop Equipment	Mechanical equipment not screening	102 Market Street	11/28/22		Code Compliance Review	Dusty Hettinger	Kara Winters <a href="mailto:kara@morrisonco.us">kara@morrisonco.us</a>	Dusty Hettinger	Y	11/28/2022 Notice of Violation Issued; Awaiting corrective action

**Morrison Project Tracking Chart**

**December 2022**

Project Name	Project Description	Project Location	Submittal Date	Approval Date	Project Status	Applicant	Town Contact	Applicant Contact	Waiting on Response from Client? (Y/N)	Comments
Aggregate Industries	PUD Compliance Review	Morrison Quarry	N/A		PUD Compliance Review	Aggregate Industries	Kara Winters <a href="mailto:kara@morrisonco.us">kara@morrisonco.us</a>	Chance Allen	Y	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 11/17 Drone footage Rec'd; Follow up on remaining compliance issues – Submittal due 11/29/2021 12/6 Follow up on remaining compliance issues 12/15 Issued redlines on 2019 and 2020 Annual Reports 12/16 Drainage Report Approved and filed; Outstanding items are lighting, annual reports, Building Square Footage 1/11/22 Corresp w/ applicant re: building square footages 1/27/22 Rec'd 2021 annual Report – Target BOT agenda 2/22/22 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. 6/2/22 Rec'd update from AI on lighting plan submittal. 9/7/22 Provided overview to AI on lighting plan requirements. 9/12/22 Rec'd an Internal Lighting Review dated June 16, 2022 (Essentially the same Lighting Review completed on September 20, 2021). 9/14/22 Issued comments on Internal Lighting Review to new AI Director; Awaiting Lighting Plan submittal

TOWN OF MORRISON  
PLANNING COMMISSION REGULAR MEETING  
JANUARY 10, 2023  
PLANNING COMMISSION ACTION FORM

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SUBJECT: Approval of Minutes

PROCEDURE: Approve Minutes

TOWN ATTORNEY REVIEW:     Yes         No

TOWN MANAGER:             Yes         No

MOTION: Motion to approve the November 8, 2022 and November 22, 2022 Planning Commission Minutes.

**TOWN OF MORRISON  
PLANNING COMMISSION  
REGULAR MEETING OF THE PLANNING COMMISSION  
TUESDAY, NOVEMBER 8, 2022  
6:00 P.M.**

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

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

**Commissioner Raymond entered the meeting at 6:25PM.**

**Staff Present.** Kara Winters (Town Manager), Carrie McCool (Town Planner) and Ariana Neverdahl (Town Clerk)

**Amendments to the Agenda.** None.

**Public to Address the Planning Commission.** None.

**Presentations and Hearings.** None.

**General Business.**

**Comprehensive Plan Update.** Town Planner McCool reviewed the summary of draft changes from the previous Economic and Commercial Development goals, polices and actions to the Comprehensive Plan and asked for commissioner feedback. Town Planner McCool informed the Planning Commission once the goals, policies and actions are solidified Town Staff will create an introduction for the Comprehensive Plan.

Commissioner Anderson asked how the goals are measured. Chairperson Chambers informed the Planning Commission the over arching goal can be measured by the associated action item for each goal and policy listed in the Comprehensive Plan. Town Planner McCool stated that comprehensive plans are planning for long range goals. Checking in every three to five years and reviewing the plan can measure the progress the Town is making on their goals.

Town Planner McCool stated that once the Comprehensive Plan is complete, she would like to add a side bar for the events listed in Action RT 1.1.

Commissioner Anderson suggested changing the word “all” to “sample” in Action RT 1.2. Town Manager Winters suggested to remove the word “all” from Action RT 1.2.

Commissioner Anderson asked about wayfinding program in Action RT 1.8 and asked if ADA compliance needed to be added. Town Planner McCool informed the Planning Commission wayfinding listed in Action RT 1.8 referred to signage posted in Town letting the public know the distance from Town Parks to the local restaurants, business and events.

Chairperson Chambers suggested removing retail from Action RT 1.6.

Commissioners Stefansdottir and Bute suggested working with Red Rocks Amphitheatre to advertise local restaurants and businesses.

Town Manager Winters suggested adding Dino Ridge to Action RT2.3.

Chairperson Chambers suggested adding universities and non-profits to Action RT 2.4.

Commissioner Anderson asked about Policy RT 3. Town Planner McCool stated she included Policy RT 3 based on the Town Board Goals. Town Planner McCool informed the Planning Commission that there will be an update to the MU-CO regulations that the Commission will review. Chairperson Chambers stated Action RT 3.7 is an action item the Commission can do to recommend the desired use for MO-CO zoning within the Town.

Commissioner Anderson asked what the timeframe of often means in Action RT 3.1. Town Planner McCool stated the Planning Commission decided on when and how much the Town connects with the businesses. Chairperson Chambers mentioned the biennial business survey as an example of the Town connecting with the businesses.

Commissioner Anderson asked who is in charge of each action item in the comprehensive plan. Town Manager Winters stated that the Town Board decides who is in charge of each action item.

Commissioner Bute asked about Action RT 4.2 and having a possible connection from Morrison Park to Red Rocks Amphitheatre. Town Planner McCool stated she will edit Action RT 4.2 to include “evaluate existing and potential trails and sidewalks.”

Town Manager Winters suggested adding the purchase of the nursing home lawn to Action RT 4.4. Town Planner McCool stated she will add an action item for the purchase of the nursing home lawn.

Chairperson Chambers asked when the review and update to MU-CO Mixed Use- Commercial Zoning will be. Town Manager Winters suggested applying for a DOLA grant to help assist with the review. The grant would need to be approved by the Town Board first.

### **Approval of Minutes.**

**A motion was made by Commissioner Stefansdottir to approve the meeting minutes from October 11, 2022 Regular Planning Commission Meeting. The motion was seconded by Commissioner Bute. All members present voted aye. The motion carried.**

**A motion was made by Commissioner Stefansdottir to approve the meeting minutes from October 25, 2022 Special Planning Commission Meeting. The motion was seconded by Commissioner Bute. All members present voted aye. The motion carried.**

### **Staff Reports.**

**Town Planner.** No oral report.

**Town Manager.** Town Manager Winters informed the Planning Commission of the Veterans Day Memorial Service.

**Adjournment.** Chairperson Chambers adjourned the meeting at 7:31pm.

TOWN OF MORRISON

ATTEST:

\_\_\_\_\_  
Jamee Chambers, Chairperson

\_\_\_\_\_  
Ariana Neverdahl, Town Clerk

**TOWN OF MORRISON  
PLANNING COMMISSION  
REGULAR MEETING OF THE PLANNING COMMISSION  
TUESDAY, NOVEMBER 22, 2022  
6:00 P.M.**

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

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

**Staff Present.** Kara Winters (Town Manager), Carrie McCool (Town Planner) Joe Rivera (Town Attorney) and Ariana Neverdahl (Town Clerk)

**Presentations and Hearings.**

**Water Treatment Plant Expansion Site Development Plan.**

Town Planner McCool addressed the Planning Commission and reviewed the criteria for the site development plan standards. Town Planner McCool stated the Board of Adjustment approved a 9.19 front setback variance for the property on November 16, 2022. Town Planner McCool informed the Planning Commission the Town of Morrison is the owner of the subject property. Mt. Carbon Metropolitan District is responsible for the construction of the water treatment plant, once the construction is completed it will be deeded to the Town to maintain and operate. Town Planner McCool reviewed the agreed upon color pallet for the water treatment plant with the Planning Commission. Town Planner McCool informed the Commission the site is provided access from the existing driveway off Union Avenue. Town Planner McCool stated there will be a driveway and parking lot constructed with asphalt millings. The parking lot will have a total of six spaces to accommodate the number of town staff who will operate the plant. Town Planner McCool stated the proposed landscaping is in compliance with landscape standards in Section 10-4-8-3 of the Zoning and Land Development Code. Town Planner McCool informed the Planning Commission the drainage of the site shall be evaluated based on the requirements set forth in the Drainage Ordinance or the Master Drainage Plan where applicable. Town Planner McCool informed the Commission Jefferson County issued comments relating to stockpiles on site and rain fall data. Town Planner McCool sated there will be no materials stockpiled on site and the rainfall data has been changed to reflect Jefferson County rainfall values. Town Planner McCool informed the Commission the water treatment plant will be served by Town water and sewer. Xcel Energy owns and operates existing natural gas and electric distribution. Town Planner McCool stated there is no open space dedication requirements for the site development plan, however the applicant with maintain 15, 384 sq. ft of the property in its natural state. Town Planner McCool stated Town Staff finds the appearance and layout of the water treatment plant site is compatible with the surrounding area and other developments in the area. Town Planner McCool stated Town staff is recommending approval with the condition of plan changes as the flows are updated to reflect Jefferson County rainfall data.

**Brett Pugh, Burns and McDonnel.** Pugh addressed the Planning Commission and informed them the plant will be maintained twenty-four-seven with alarms in place to notify staff if an overflow occurs.

Commissioner Bute asked if the site development plan will meet the International Dark Sky requirements. Town Planner McCool informed the Commission the site development plan meets the Dark Sky requirements.



Commissioner Bute asked if the water treatment plant is being built to support the Red Rocks Ranch Development and if the plant would support future needs of the Town. Town Manager Winters informed the Commission the Town is currently evaluating their water supply for future needs of the Town. If the water treatment plant needed updating for future needs the developer would pay for them.

Commissioner Anderson asked about the asphalt milling surface for the driveway and parking lot. Pugh stated the asphalt is a robust material that is beneficial for the vehicles, terrain and run off. Chairperson Chambers stated the material is activated by heat to create a stronger surface; in addition, the road can be snow plowed.

Commissioner Feehery asked if the building is ADA compliant. Pugh informed the Commission the building is ADA accessible from the entry's but has no stairs.

Commissioner Anderson asked about the Luminaire Schedule for the site development plant and mentioned there are new regulations requiring a CCT (correlated color temperature) level of 2700K rather than 30K. Town Planner McCool stated the Town's Code requires 3000K CCT.

Commissioner Anderson suggested that the Town recommend a 2700K CCT and fewer lumens. Commissioner Anderson also suggested the lights be programable so that they can be completely off when the site is vacant. Commissioner Anderson mentioned red light is friendly for the wildlife. Chairperson Chambers suggested adding the lighting as a condition of approval. Town Planner McCool informed the Planning Commission a condition of approval can not exceed the Town's current code.

Chairperson Chambers suggested encouraging the applicant to reduce the CCT from 3000K to 2700K.

Commissioner Bute asked about the traffic impact the construction will have on the Town. Town Manager Winters informed the Commission Denver did not want the site accessed through their property, the site will be accessed off of Red Rocks Vista Drive.

Commissioner Anderson asked about the fire code for the water treatment plant. Pugh stated Burns & McDonnell submitted a variance request to exclude a sprinkler system due to the materials in the plant and submitted plans for a foam system.

Commissioner Bute asked about the ability to have solar panels on the building. Chairperson Chambers stated there is not a lot of solar to gain. Town Manager Winters informed the Commission all Town buildings currently receive a credit for solar.

**A motion was made by Commissioner Anderson to approve the Site Development Plan with the following condition of approval complete plan changes (if necessary) as the flows are updated to reflect the county rainfall data and keep in mind that lighting should be wildlife-friendly and International Dark Sky compliant. The motion was seconded by Commissioner Bute. All members present voted aye. The motion carried.**

**Adjournment.** Chairperson Chambers adjourned the meeting at 7:04pm.

TOWN OF MORRISON

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Jamee Chambers, Chairperson

ATTEST:

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Ariana Neverdahl, Town Clerk