

**TOWN OF MORRISON, COLORADO
REGULAR PLANNING COMMISSION MEETING
MORRISON TOWN HALL
110 STONE STREET
TUESDAY, FEBRUARY 14, 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. January 10, 2023 Regular 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, March 14, 2023 at 6:00 P.M.

MEMORANDUM

Date: February 14, 2023
To: Morrison Planning Commission
From: Carrie McCool, Town Planner
Subject: Planner Report



COMPREHENSIVE PLAN UPDATE

The focus of the February Planning Commission meeting is twofold: 1) Obtain final Commissioner feedback on the **Recreation and Tourism** element and 2) Review the **existing goals and policies of the Public Improvements, Water and Wastewater Resources, Resources and Environment, and Public Safety** elements as we consider combining them into one Resiliency element.

The January Planning Commission was dedicated to reviewing the new introduction and further refinement of 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. Updated reference to the “Hogback” as the “Dakota Hogback.”
2. Replaced references to astrological resources to night sky resources and removed the last sentence in the closing paragraph of the introduction.
3. Revised Action RT 1.1 to reference the development of a matrix instead of an inventory of area assets.
4. Added Tesoro Cultural Center to the list of day tripper events and activities.
5. Replaced “habit-changing” events with “recurring” events in Action RT 1.6.
6. Replaced “astronomy tours” with “dark sky events” in Action RT 2.4.
7. Revised Action RT 4.2 to have a general reference to sidewalk connections that meet ADA requirements to improve pedestrian safety and created a new Action RT 4.7 to continue to evaluate opportunities to improve bicyclists safety.
8. Revised Action RT 4.6 to explore the possibility of securing a use “agreement” on the west lawn of the Nursing Home property instead of an “easement.”

The above-referenced Commissioner input has been incorporated into the Recreation and Tourism element text with deleted text in ~~strike through~~ and new text in red. We look forward to Commissioner feedback and input on the draft Recreation and Tourism element at the meeting.

Recreation and 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 **Dakota** 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~~ **night sky** resources, and regional area attractions ~~like~~ **such as** 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
- **Tesoro Cultural Center Events and Education Programming**

Action RT 1.1: ~~Compile~~ Develop an inventory **matrix** 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.

Our Habit-Changing Recurring Events

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

Action RT 1.6: Develop habit-changing **recurring** 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.

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~~ **and dark sky events** ~~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 residents' high quality of life.

Policy RT 4: 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 4.1: 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 4.2: Continue to improve pedestrian safety with sidewalk connections crosswalk ramps that meet ADA requirements. ~~and evaluate opportunities for bicyclists.~~

Action RT 4.3: Develop park programming for Mt. Falcon and Morrison Parks to accommodate town events and activities.

Action RT 4.4: Implement free Wi-Fi in town.

Action RT 4.5: Continue to implement the Community Trails Master Plan.

Action RT 4.6: Explore the possibility of securing a use easement agreement on the west lawn of the Nursing Home property to expand community events programming.

Action RT 4.7: Continue to evaluate opportunities to improve bicyclists safety.

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

Upcoming Comprehensive Plan Elements

In preparation for revisions to the next elements of the Comprehensive Plan, staff has identified the Public Improvements, Water and Wastewater Resources, Resources and Environment, and Public Safety elements as an opportunity to combine them into one Resiliency element to implement the 2022 Board of Trustees goal of **pursuing opportunities to make Morrison more sustainable, resilient, and desirable**. The actions to implement this Board goal include the following:

- Promote water conservation in the Comprehensive Plan and Municipal Code
- Investigate alternate energy at Town facilities
- Continue the installation of EV charging stations and the conversion to alternative fuels for Town vehicle
- Enhance communication about the Town's resiliency efforts.
- Monitor the Bear Creek Lake expansion project

Before moving forward with the consolidation efforts, staff would like the Commission's feedback on the Public Improvements, Water and Wastewater Resources, Resources and Environment, and Public Safety **existing goals and policies** below and to gauge support for creating one Resiliency element. We look forward to Commission feedback at the meeting.

Public Improvements

PI GOAL 1: The Town will plan for the future and update public infrastructure that keeps pace with the current and future growth of the community

Policy PI 1: Make provisions for public improvements in a manner appropriate for a modern, efficiently functioning town.

Policy PI 2: Identify appropriate methods of financing public improvements.

Policy PI 3: Public improvements serving new development, both on-site and off-site, will be connected to the Town's existing systems in such a way as to allow for extension of the service(s) to adjoining parcels.

Policy PI 4: New development areas should bear the full costs of infrastructure associated with that development.

Policy PI 5: Create a planned improvement program for streets, sidewalks, lighting, curbs, and gutters.

Water and Wastewater Resources

WWR GOAL 1: Complete raw water diversion, pumping, and water treatment improvements in order to take full advantage of the Town's current water rights.

Policy WWR 1: Develop a water system capable of providing an adequate year-round water supply in dry years and for future residential and commercial growth by creating storage and treatment facilities.

Policy WWR 2: Require developers to bear the cost of planning, negotiating and obtaining water rights and water facilities to serve their development.

Policy WWR 3: Assure that businesses comply with regulations governing water and wastewater usage as well as solid waste storage and disposal.

Policy WWR 4: Explore whether there is interest in developing sanitary sewer service arrangements with Bandimere Speedway properties.

Policy WWR 5: Work with local, regional and national groups and cooperate with scientific studies to improve the water quality in the Bear Creek Drainage Basin.

Policy WWR 6: Improve the natural streambed increasing the scenic value, water quality and natural habitat of Bear Creek.

Resources and Environment

RE GOAL 1: Promote the conservation of natural resources and the efficient use of energy while encouraging sustainable development practices.

Policy RE 1: Require any existing and future industrial development to comply with environmental regulations and seek cooperation with appropriate agencies to ensure that compliance.

Policy RE 2: Encourage water and energy conservation by both public and private consumers in Morrison.

Policy RE 3: Development proposals shall be environmentally sensitive by preserving desirable natural features, wildlife corridors, and protecting view corridors.

Policy RE 4: Encourage sustainable building and development guidelines such as Leadership in Energy and Environmental Design (LEED) certified projects.

Policy RE 5: Ensure enforcement for existing Town, State, and Federal regulations for mining subsurface and aggregate resources.

Policy RE 6: Ensure that the environment and streetscape be maintained free from unsightly materials, including inoperable vehicles, unscreened outdoor storage, refuse, litter, dilapidated buildings, and billboards.

Policy RE 7: Continue to ensure that Morrison is prepared for and can adequately respond to natural and man-made disasters.

Public Safety

PS GOAL 1: Continue to ensure adequate flood, police, fire, and emergency protection for Morrison residents and property by collaborating with other agencies during major events and relocating some Town facilities out of the floodplain.

Policy PS 1: Continue to expand the positive working relationship with Denver’s Theatres and Arenas, Bandimere Speedway, the Jefferson County Sheriff's Office, the Colorado State Patrol, the West Metro Fire Protection District, and other entities associated with public safety and emergency response in the area.

Policy PS 2: Continue to participate in the federal flood insurance program and work to maintain and improve its working relationship with the Urban Drainage and Flood Control District.

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.

Project Name	Project Description	Project Location	Submittal Date	Approval Date	Project Status	Applicant	Waiting Applicant Response (Y/N)	Comments
Active Projects								
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		Town Staff Review	Root Architecture and Development	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
Site & Façade Improvements (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 to remove ATM, add door/windows, mechanical & rooftop equipment	300 Bear Creek Avenue	9/19/222		Awaiting Minor SDP Amendment Submittal	Jeff Bradley Bear Creek Development Corp.	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 Preliminary Plat/Final Plat	Subdivide 1.611 Acres into two lots	915 Bear Creek Avenue	10/19/2022		On Referral Comment Deadline 2/16/23	Charles & Pam Nathan for Sally Long Trust	Y	10/21/22 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 2/2/23 Resubmittal 1
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 due on 2/15/23	Jeff Bradley Bear Creek Development Corp.	Y	11/4/21 Resubmittal #2 11/29/21 Review Comments Issued 12/7/21 Resubmittal # 3 Rec'd (Incomplete); Comments issued the same day 4/4/2022 BOT Public Hearing #1 (Continue to 5/17/2022) 5/4/22 Site visit conducted with Owner 5/7/22 Post Site visit staff comments issued 7/19/2022 BOT Public Hearing #2 (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 12/5/22 Resubmittal – Basement Plan Elevations - 12/20/22 BOT Public Hearing to be continued to 1/17/2023 due to resubmittal deadline missed and no SRU Site Plan submitted 12/7/22 Staff reminder SRU Site Plan needed 12/20/22 Staff comments issued on Basement Plan Elevations and missing SRU Site Plan 1/17/23 BOT Public Hearing #3 – Applicant elected to not attend the hearing; BOT Continued to March 7 for final approval or denial; Resubmittal due 2/15/23
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		Awaiting Resubmittal	Oswald and Doris Lehnert 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 1/9/23 Floodplain Development Permit Resubmittal 1/18/23 FDP comments issued

Project Name	Project Description	Project Location	Submittal Date	Approval Date	Project Status	Applicant	Waiting Applicant Response (Y/N)	Comments
Morrison Safer Main Street Project	Improvements along Bear Creek Avenue	Community-Wide	Grant Submitted 8/14/2020	Grant Award 12/18/2020	2/7/2023 BOT Meeting	N/A	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 CDOT approval process required to reduce project scope 12/2/22 Submitted revised cost estimates w/ reduced scope to CDOT – Application process required 2/7/23 BOT Agenda for review of reduced project scope and cost estimates
Comprehensive Plan Update	2015 Amendment	Community-Wide	N/A	TBD	Drafting CP Content	Town	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 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)
Code Enforcement								
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		Partial HVAC Screening completed; Awaiting HVAC screening to top of equipment and resub on sign permit application	Krista Gaasvig	Y	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 1/12/23 Follow up email to schedule mtg w/ Owner re: installed HVAC screening but it needs to be extended to top of equipment 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
CDOT Lighting	Complaint from new street lights	Stone Street Intersection and Hwy 74	3/20/2022		Code Compliance Review	CDOT	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

Project Name	Project Description	Project Location	Submittal Date	Approval Date	Project Status	Applicant	Waiting Applicant Response (Y/N)	Comments
Cow Screening of Rooftop HVAC Equipment	Design Review for Screening of Rooftop HVAC Equipment	316 Bear Creek Ave	Existing screening removed 2018; Initial Code Enforcement complaint 12/14/2018		Awaiting submittal per Judgement-Due 2/24/23	Jeff Bradley Bear Creek Development Corp.	Y	1/5/23 Incomplete Bldg Permit app rec'd 1/6/23 Comments issued on missing submittal documents/information and fees 1/16/23 Rec'd assessor's bldg. valuation instead of required bldg. valuation and ICW 1/17/23 Letter from Bradley Devitt Haas & Watkins, P.C., requiring vacating trial and dismissing violations 1/19/23 Provided response to Bradley Devitt Haas & Watkins, P.C including a completeness review 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/accurate permit application is submitted within 30 days and 2) Ordinance is complied with within 180 days.
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		Awaiting light fixture install early February 2023	Kennedy Naquin Kevin Kravetsky	Y	maintenance, fencing, dumpster on location for 3 months, utility screening 12/8/2021 Rec'd 2nd 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 12/19/2022 Lights ordered; Expect to hear install date by 1/3/23 1/4/23 Emailed Executive Director in install date status – Anticipate fixture delivery by end of January 23 w/ target installation early February 2023 1/26/23 Notice from Executive Director that fixtures are on back order with no ETA from manufacturer
Jacobson Single Family Residential Nuisance Violations (Case # 098787)	Property contains Junk, Rubbish and parking or storage of Inoperable or Unlicensed Vehicle(s)	161 Spring St	12/15/2022		Arraignment on 3/8/23	Vicky Jacobson	Y	12/7/22 Police dispatched for vehicle on fire; Several neighbor complaints about accumulation of junk and rubbish on the property 12/15/2022 Date of Violation 12/20/22 Notice of Violation posted 1/11/23 Arraignment Hearing; Continued to 3/8/23
Sutherland Construction of fence without Required Permits (Case # 098871)	Construction of fencing without a Floodplain Development Permit	116 South Park Ave	1/23/2023		Arraignment on 3/8/23	Susan Sutherland	Y	1/23/23 Summons & Complaint Issued 3/8/23 Arraignment Hearing

Project Name	Project Description	Project Location	Submittal Date	Approval Date	Project Status	Applicant	Waiting Applicant Response (Y/N)	Comments
Holcim (previously Aggregate Industries)	PUD Compliance	Morrison Quarry	N/A		Town Engineer Review of Drainage Study expected 2/3/23 2022 Annual Report Staff Review expected 2/7/23 Awaiting Lighting Plan submittal	Neil E. Whitmer	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 Mine Director; Awaiting Lighting Plan submittal 12/20/2022 Rec'd illegible copy of Drainage Study 1/23/23 Rec'd revised Drainage Study 1/30/23 Rec'd 2022 Annual Report 2/1/23 Engineering comments on Drainage Report; Awaiting engineering comments on 2022 Annual Report

TOWN OF MORRISON
PLANNING COMMISSION REGULAR MEETING
FEBRUARY 14, 2023
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 January 10, 2023 Planning Commission Minutes.

**TOWN OF MORRISON
PLANNING COMMISSION
REGULAR MEETING OF THE PLANNING COMMISSION
TUESDAY, JANUARY 10, 2023
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, Maja Stefansdottir and Alternate Commissioner Ambria Shorb were present. Alternate Commissioner Shari Raymond was absent. A quorum was established.

Staff Present. 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 changes made to the Comprehensive Plan and the draft introduction for Recreation and Tourism to the Planning Commission.

Chairperson Chambers stated the Hogback should be the Dakota Hogback throughout the Comprehensive Plan.

Commissioner Stefansdottir suggested removing stunning and immense from the introduction paragraph.

Commissioner Stefansdottir asked if astrological was the correct terminology. Commissioner Anderson suggested replacing the term astrological with night sky resources.

Commissioner Anderson suggested adding the phrase “such as” to the first paragraph in the introduction. Commissioner Anderson stated the phrase is more inclusive.

Chairperson Chambers suggested adding “Tesoro Cultural Center” to the sidebar titled day tripper events and activities.

Commissioner Stefansdottir suggested removing the third sentence from the second paragraph of the introduction. The consensus of the Commission was to remove the sentence from the introduction paragraph.

Commissioner Anderson asked for clarification on the terms compile and inventory in Action RT 1.1. Commissioner Anderson stated the action item lists two different concepts; natural assets and events held in built assets. Town Planner McCool stated the purpose of Action RT 1.1 was to gather a list of natural and built assets where events and attractions can be held. Town Planner McCool stated the list would be included on the website to help businesses and committees coordinate events and attractions.

Town Planner McCool suggested replacing the word “inventory” with “matrix” in Action RT 1.1. Chairperson Chambers suggested revising Action RT 1.1 to say “Develop a matrix of.”

Commissioner Feehery suggested changing the phrase habit-changing in Action RT 1.6 to recurring events.

Commissioner Bute suggested replacing astronomy tours with dark sky events in Action RT 2.4.

Commissioner Bute suggested that local businesses advertise their events on the town's website. Town Planner McCool suggested adding the events to the matrix list.

Commissioner Feehery suggested adding sidewalks to Action RT 4.3 to help improve pedestrian safety. Commissioner Feehery also suggested creating an additional action item for bicyclists' safety.

Commissioner Stefansdottir asked about the easement on the west lawn of the Nursing Home Property in Action RT 4.7. Chairperson Chambers stated the Town could explore a public easement with the nursing home since the Town uses the lawn for various events. Town Planner McCool suggested replacing the word "easement" with agreement" in Action RT 4.6.

Commissioner Bute suggested the Town look into allowing short-term rentals. Town Planner McCool stated the Planning Commission recommended this to the Town Board in the past. The Town Board voted against allowing short-term rentals.

Approval of Minutes.

Chairperson Chambers stated in the November 8, 2022 minutes the Commission discussed the idea of exploring a public easement agreement for the west lawn of the nursing home not the purchase of the lawn.

Commissioner Anderson stated there was a typo in the minutes from November 22, 2022, it should state 3000k CCT (correlated color temperature) not 30K CCT.

A motion was made by Commissioner Shorb to approve the November 8, 2022 and the November 22, 2022 Planning Commission Minutes with the approved changes from the Planning Commission. The motion was seconded by Commissioner Stefansdottir. All members present voted aye. The motion carried.

Staff Reports.

Town Manager. None.

Town Planner. Town Planner McCool provided the Commission with an update on the Nursing Home lighting.

Adjournment. Chairperson Chambers adjourned the meeting at 7:09pm.

TOWN OF MORRISON

Jamee Chambers, Chairperson

ATTEST:

Ariana Neverdahl, Town Clerk