

**TOWN OF MORRISON, COLORADO
REGULAR PLANNING COMMISSION MEETING
MORRISON HISTORICAL COMMISSION MEETING
TUESDAY, MARCH 8, 2022
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. PRESENTATIONS AND HEARINGS

- a. Call the Historic Preservation Commission to Order
- b. Special Presentation and Discussion – On Historic Morrison
- c. Return to the Planning Commission

6. GENERAL BUSINESS

7. APPROVALS OF MINUTES

- a. December 14, 2021 Planning Commission Meeting

8. STAFF REPORTS

- a. Town Planner
- b. Town Manager

9. 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, April 12, 2022 at 6:00 P.M.

MEMORANDUM

Date: March 8, 2022
To: Morrison Planning Commission
From: Carrie McCool, Town Planner
Subject: Planner Report



COMPREHENSIVE PLAN UPDATE

The March Planning Commission meeting is dedicated to historic preservation. The Comprehensive Plan has "Historic District" as a comprehensive plan element that will be changed to "Historic Preservation." As the Commission discusses efforts to further the Town's historic preservation goals, it would be great to review the following goal, policy, and actions from the 2015 Comprehensive Plan (see below) and provide staff any feedback on potential changes. Please feel free to share any pictures of graphics that the Commission would like to see included in the Historic Preservation Element of the Plan. Staff is currently updating the Comprehensive Plan text pursuant to the mapping revisions feedback provided at the last Planning Commission meeting with the goal of finalizing a consolidated draft Comprehensive Plan for a recommendation for adoption in the coming months.

HD GOAL 1: To maintain a sense of community identity and civic pride by preserving, maintaining, and enhancing the unique and eclectic architectural and natural assets of the Town while embracing both economic and residential growth.

Policy HD1: Continue to actively seek ways to encourage business owners and Town staff to recognize, preserve, enhance and re-use historical structures.

Action HD1.1: Continue utilizing the Town's Historic Preservation Commission to designate buildings and structures that meet Historic Landmark criteria for listing on the National Register of Historic Places.

Action HD1.2: Engage the property and business owners to pursue funding solutions for the preservation and rehabilitation of the Historic District structures.

Action HD1.3: Monitor and maintain design guidelines for Old Town Morrison.

Action HD1.4: Engage business and property owners in efforts to identify funding for incentives regarding voluntary historic preservation and enhancement efforts.

Action HD1.5: Utilize current building codes and ordinances to encourage adaptive re-use and restoration of buildings in the Historic District.

Action HD1.6: Develop public awareness regarding the benefits of LEED certified building material and systems in existing and new construction.

Action HD1.7: Investigate membership in the Colorado Main Street Program and other non-profit organizations that offer technical assistance or funding for the Lariat Loop National Scenic Byway.

PROJECT TRACKING CHART

Attached is an updated *Project Tracking Chart*. This tracking tool provides detail on projects and planning activities, which are in process and will include 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

March 2, 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
Active Projects										
Park of the Red Rocks Drinking Water Special Review	Special Review approval to bottle drinking water	211 Bear Creek Avenue	2/11/2021		4/4/2022 BoT Public Hearing	Bear Creek Development Corp.	Kara Winters kara@morrisonco.us	Jeff Bradley	Y	1/4 Resubmittal 1/29 Review Comments Issued 1/27/21 Resubmittal Rec'd (Incomplete); Comments issued the same day 4/4/2022 BoT Public Hearing
Jenkins Work in the ROW Permit and Encroachment Permit	Landscaping and retaining walls within Spring Street ROW	216 Spring Street	12/15/21		Approved	Clinton Jenkins	Kara Winters kara@morrisonco.us	Lisa Webb	N	Review comments (RRSR) issued 1/10/2022 1/1/22 Rec'd resubmittal 1/21/22 Work in ROW permit approved w/ conditions; Encroachment License Agreement 2/15/22 BoT Approved Encroachment License Agreement
Mt. Carbon Water Treatment Expansion SDP	Site Development Plan	17881 Union Avenue	9/8/2021		Awaiting Resubmittal	Mount Carbon	Kara Winters kara@morrisonco.us	Brett Pugh	Y	8/10/2021 Pre-Application Meeting 9/9/21 1 st Submittal; Completeness Review 9/24/21 Internal Review Comments issued 10/4 Resubmittal_2 nd Review 10/18/21 Review comments issued 12/8/2021 Resubmittal 3 rd Round Review 1/6/2022 Review comments issued
JR Clark at Red Rocks	Special Review Use for Wedding and Event Services	905 Bear Creek Avenue	9/1/2021		Under Review	Justin Clark	Kara Winters kara@morrisonco.us	JR Clark	Y	9/4 Completeness review comments issued; 9/9 Resubmittal 9/13 Issued comments on 2 nd Completeness Review 9/14 Rec'd revised submittal and sent on referral; Comments due 9/29/2021 10/7 Site Inspection scheduled 10/23 RRSR Issued 3/2/2022 Received resubmittal; Review comments due March 16, 2022
Colorado Bird Club Rezone	Rezoning from R-1 to PUD	201 Mill Street	10/22/2021		Awaiting Resubmittal; Continued to 5/3/2022 BoT Public Hearing	Sean Forey	Kara Winters kara@morrisonco.us	Jessie Stoneberg	Y	8/17/2021 Formal Submittal; Completeness review comments issued; 10/6 Rec'd revised submittal (Completeness Review #2) 10/11 Mtg w/ Applicant on cursory comments 10/22 Rec'd revised PUD Plan – Application complete 11/8/21 Referral Comments (RRSR) Issued 12/7/21 BoT Public Hearing (Continued to 1/4/2022) 12/13/2021 2 nd Round Resubmittal routed for review – Comments due 12/20/21 1/4/2022 BoT Public Hearing (Continued to 2/1/2022) 2/1/22 Request for continuance to 3/1/22 3/1/22 Request for continuance to 5/3/22
Safer Main Streets Initiative Grant	CDOT/DRCOG Grant	Community wide	8/14/2020	12/18/20	Re-drafting RFP for CDOT Review	Town	Kara Winters kara@morrisonco.us	Nick Cheng	N/A	Funding to support infrastructure projects that improve safety and transform urban spaces, especially for vulnerable users 1/29/21 Pre-proposal meeting 1/10/2022 Proposal Deadline – No proposals received 1/31 Mtg w/ CDOT re: next steps options (re-advertise RFP or CDOT complete design) 2/15 BoT consideration of next steps options; RFP to be reissued.

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March 2, 2022

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Old Post Office/Bike Shop Site Renovation	Site Renovation of Old Post Office/Bike Shop/ATM to a Drive Through Eatery and ATM	300 Bear Creek Avenue	10/8/2021		Awaiting Submittal	Bear Creek Development Corp.	Kara Winters kara@morrisonco.us	Jeff Bradley	Y	10/28/21 Old Town Historic Overlay District Review; Review comments Issued 11/4/21 Resubmittal 11/30/21 Review comments issued 1/11/2022 Rec'd incomplete resubmittal 2/1/2022 Development Review Overview issued to the applicant 2/8/22 Mtg w/ Applicant re: development review process overview
Comprehensive Plan Update	Comp. Plan Amendment	Scope expanded community wide	N/A	TBD	Revising CP Text per mapping revisions	Town	Kara Winters kara@morrisonco.us	N/A	N/A	1/12/21 Planning Areas Review 3/9/21 PC Comprehensive Plan Map Review 5/30/21 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
Trails Planning	Grant Writing for the South Trail	Hwy 8 connecting museum to post office	4/30/21		Awaiting Trustee Gill's design submittal	Town of Morrison	Kara Winters kara@morrisonco.us	N/A	N/A	4/8/21 Mtg with Jeffco Trails re: trail priorities 4/15/21 Staff mtg re: Phase I and II preliminary design for South Trail 4/30/21 Issued Phase I Preliminary design for the South trail to Jeffco Trail; 5/18 Target TB approval; Preparing Phase II Preliminary design and cost estimates 5/28 Staff requested meeting with Jeffco to discuss Phase 2 of South Trail, funding opportunities, partners, and timeframes 6/21/21 Mtg with Jeffco Trails re: grant funding and potential partners 7/20 Board unanimously agreed that Trustee Gill's husband could volunteer to submit plans for a three-foot trail on the west side of the ditch from Canyon Vista Drive down to Red Rocks Vista Drive for a safer walkway for pedestrians.
Referrals										
Red Rocks Ranch Subdivision Preliminary Application (Case #22-101099)	Pre-Application for the development of Filing 4 at Red Rocks Ranch for 500 single family detached and attached lots	15300 W Yale Avenue. 80112	2/25/2022		Under Review		Kara Winters kara@morrisonco.us	Lindsey Wire Jefferson County Planning and Zoning Department		03/09/2022 Comments Due
Rodeo Adventure Labs, LLC Rezoning (Case # 21-132011)	Rezoning from A-2 to M-1 for light manufacturing and office space.	3664 Soda Lakes Road	11/8/2021		Issued	Rodeo Labs, LLC	Kara Winters kara@morrisonco.us	Felicity Selvoski Jefferson County Planning and Zoning Department	N	11/22/21 Comments Issued – McCann Hotel Site
Minor Variation Request (Case # 21-135740)	Minor Variation Request to allow a soundwall fence height of 12 feet and 8 feet where 6 feet maximum is allowed.	Red Rocks Ranch Subdivision. Filing 3A. 80439	11/17/2021		Issued		Kara Winters kara@morrisonco.us	Heather Gutherless Jefferson County Planning and Zoning Department	N	12/9/2021 Comments Issued

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Minor Adjustment Red Rocks Ranch (Case# 21-104514)	Adjust the property boundanes of Lots 9, 10, and 11 to create a tract of land over a portion of the existing access drive.	17321 Snowcreek Lane, 80465	10/26/21		Response Issued		Kara Winters kara@morrisonco.us	Charles Kudtauskas Jefferson County Planning and Zoning Department	N	11/9/21 Response Issued
Administrative Revision to Red Rocks Ranch Filing 2 21-133562AR	Administrative Revision to complete grading associated with the widening of westbound West Yale Avenue and a stockpile area east of S. McIntyre Street. Red Rocks Ranch Subdivision Filing 2.	At the intersection of West Yale Avenue and S McIntyre Street.	10/18/21		Response Issued		Kara Winters kara@morrisonco.us	Lindsey Wire Jefferson County Planning and Zoning Department	N	10/23/2021 Response Issued
Red Rocks Ranch Filing 2 Adjustment 1, (Case #21-130504)	Minor Adjustment to Adjust lot lines between Lots 1 & 2. Block 10 of Red Rocks Ranch Filing 2	Red Rocks Ranch Filing 2 Adjustment 1, 80465	10/7/21		Response Issued		Kara Winters kara@morrisonco.us	Lindsey Wire Jefferson County Planning and Zoning Department	N	10/22/2021 Response Issued
Red Rocks Ranch Subdivision, Filing 3B (Case # 20-120799PF)	Subdivide the property into 39 lots for single family detached units and to dedicate park and school land.	Northwest of the intersection of West Cornell Avenue and South McIntyre Street	9/21/21		Response Issued		Kara Winters kara@morrisonco.us	Lindsey Wire Jefferson County Planning and Zoning Department	N	10/8/21 Response Issued
Red Rocks Ranch Subdivision, Filing 3A (Case# 20-120798PF)	Subdivide the property into 60 lots for single family detached units.	South of the intersection of South Girtan Avenue and South Rooney	9/20/21		Response Issued		Kara Winters kara@morrisonco.us	Lindsey Wire Jefferson County Planning and Zoning Department	N	10/3/21 Response Issued
Red Rocks Ranch Alternative Standard Request (Case #21-102248ASR)	Alternative Standard request to allow the intersection spacing for private streets to be a minimum distance of 96 feet where 175 feet is required.	RRR 3A Intersection Spacing, 80439	9/14/2021		Response Issued		Kara Winters kara@morrisonco.us	Lindsey Wire Jefferson County Planning and Zoning Department	N	10/3/21 Response Issued

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Code Enforcement										
Outdoor Lighting Violation	Lighting complaint for lighting at the Stinker Store	308 Bear Creek Avenue	2/11/2022		Code Compliance Review	Bear Creek Development Corp.	Kara Winters kara@morrisonco.us	Jeff Bradley	Y	3/2/2022 Relevant lighting code sections provided to Code Enforcement for violation notice
Cow Screening of Rooftop HVAC Equipment	Design Review for Screening of Rooftop HVAC Equipment	316 Bear Creek Ave	8/2020		Abatement	Bear Creek Development Corp.	Kara Winters kara@morrisonco.us	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 Received 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 – Moving forward with abatement
Bear Creek Center; Genesis Health Care	Property maintenance concerns, landscaping, utility screening and dilapidated fencing	150 Spring St	10/19/2021		Code Compliance Review		Kara Winters kara@morrisonco.us	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 nd 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.
Aggregate Industries	PUD Compliance Review	Morrison Quarry	N/A		PUD Compliance Review	Aggregate Industries	Kara Winters kara@morrisonco.us	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 extension from 2/28/22 deadline to address remaining compliance issues by the end of May.

**TOWN OF MORRISON
PLANNING COMMISSION
SPECIAL MEETING OF THE PLANNING COMMISSION
TUESDAY, DECEMBER 14, 2021
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, Maja Stefansdottir, Sharolyn Anderson and Alternate Commissioner Ambria Shorb were present. Commissioner Stacey Feehery attended by phone. Alternate Commissioner Shari Raymond was absent. A quorum was established.

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 Map Review. Town Planner McCool reviewed the Comprehensive Plan Maps with the Planning Commission.

Planning Commission Discussion. Commissioner Anderson voiced concern over the Public Improvements Map and the Red Rocks Ranch development regarding the Water and Sewer Systems. Town Manager Winters and Town Planner McCool informed the Planning Commission the water system plant is expanding old and new lines for the Red Rocks Ranch development. The waters lines are not labeled on the map but are explained in the text of the map.

Commissioner Anderson asked if the Town limits go South of Highway 285. Town Manager Winters informed the Planning Commission the Town of Morrison goes along Highway 285 but not south of the Highway.

Commissioner Bute asked about the capacity tiers on the South Planning Area map. Town Planner McCool reviewed the Land Use Designation map with the Planning Commission and explained how the Town would use the land if it were annexed into the Town.

Chairperson Chambers reviewed the Land Use Designations Map with the Planning Commission and explained the Town's available land use options.

Approval of Minutes.

A motion was made by Commissioner Shorb to approve the meeting minutes from September 14, 2021 and October 12, 2021 Regular Planning Commission Meetings. The motion was seconded by Commissioner Stefansdottir. All members present voted aye. The motion carried. Commissioner Feehery was absent from the vote.

Staff Reports.

Town Planner. Commissioner Anderson asked about the Safer Main St. Grant preproposal meeting. Town Planner McCool told the Planning Commission Town Staff met with engineers interested in designing the plans for the Safer Main St. Project. The Town will receive the proposals on January 10, 2022. Commissioner Anderson asked if the Planning Commission will get to review the proposed plans. Town Planner McCool informed the Planning Commission that Town Staff will review the proposals and there will be a Community Meeting for Public Comment.

Town Manager. Commissioner Stefansdottir asked about the Colorado Bird Club Hearing. Town Manager Winters explained to the Planning Commission the Colorado Bird Club Rezoning Application and stated all rezoning applications go to the Town Board for review.

Commissioner Anderson asked if Aggregate Industries is coming to talk with the Planning Commission. Town Manager Winters informed the Planning Commission Aggregate Industries talked to the Town Board. The Town Board decided to rescind the letter of protest and requested Aggregate Industries to fix the remaining issues with the PUD.

Town Manager Winters informed the Planning Commission that Aggregate Industries requested all complaints be sent directly to Aggregate Industries.

Adjournment. Chairperson Chambers adjourned the meeting at 7:12 pm.

TOWN OF MORRISON

ATTEST:

Jamee Chambers, Chairperson

Ariana Neverdahl, Town Clerk