

**TOWN OF MORRISON, COLORADO**  
**REGULAR PLANNING COMMISSION MEETING**  
**MORRISON TOWN HALL**  
**110 STONE STREET**  
**TUESDAY, May 10, 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. GENERAL BUSINESS

- a. Ordinance NO. 512- **Informational Only**
- b. Designate Historic Preservation Commission as Designation Authority for the Old Town Historic Overlay District- **Informational Only**
- c. General Planning Commission Discussion

6. APPROVALS OF MINUTES

- a. March 8, 2022 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, June 14, 2022 at 6:00 P.M.

**TOWN OF MORRISON, COLORADO**  
**BOARD OF TRUSTEES**  
**ORDINANCE NO. 512**

**AN ORDINANCE AMENDING TITLE 10 OF THE MORRISON MUNICIPAL CODE, CONCERNING ZONING AND LAND DEVELOPMENT AND AMENDING SECTION 4-4-3 OF SAID CODE TO CONFORM TO THE ADOPTION OF ORDINANCE 510**

WHEREAS, the Town of Morrison is a Colorado home rule municipality operating under a Charter approved by the electorate pursuant to Article XX of the Colorado Constitution and governed by its elected Board of Trustees; and

WHEREAS, the Board of Trustees has authority pursuant to the Home Rule Charter and C.R.S. §31-16-101, et seq. to adopt and enforce all ordinances; and

WHEREAS, in the exercise of this authority, the Board of Trustees has previously enacted Title 10 of the Morrison Municipal Code, entitled zoning and land development; and

WHEREAS, the Board of Trustees wishes to amend Title 10 to provide for enhanced clarity with respect to public notice requirements, applicability to Town projects and property, referral processes for development review, requirements for professional engineer or land survey application materials, and to include the Planning Commission as a recommending body for rezoning and special review applications; and

WHEREAS, in light of the approval of Ordinance 510 by the voters of the town, the Board wishes to make a conforming amendment to Code section 4-4-3.

**NOW, THEREFORE, BE IT ORDAINED by the Board of Trustees of the Town of Morrison, Colorado, that:**

**Section 1.** Section 10-1F of the Code, concerning Special Review, is amended at subsections B and D, by re-lettering of existing subsections C and D as D and E, and the addition of a new subsection C, to read as follows:

B. Submittal: The applicant shall submit a complete special review use application that includes the following items:

1. Land Development Application Form;
2. Proof of ownership;
3. Written request and description of the proposal;
4. Special Review Site Plan. A scaled drawing showing the proposed development of the site, including details relating to the location of existing and proposed buildings and structures, utilities and drainage features, lighting, off street parking areas, traffic circulation, landscaping and signs;

5. Preliminary building plans and elevations. These plans and elevations must indicate the dimensions, general appearance, scale of all buildings;
6. A time schedule for development;
7. Any other information deemed necessary by Town Staff to make a fully informed and deliberate review of the special review use.

If, ~~in the opinion of the town board,~~ insufficient information is provided to render a decision, the Zoning Administrator ~~town board~~ can request additional information from the applicant concerning a proposed special review use.

C. Recommendation by Planning Commission: Within thirty (30) days of submission of a complete application, as determined by the Zoning Administrator, the matter shall be scheduled for review by the Planning Commission. The Commission shall conduct such review in a public meeting and shall act to make a recommendation to the Board of Trustees that the application be approved, approved with conditions, or denied.

Relettered subsection D of section 10-1F-2 is amended to read:

D. Within FORTY-FIVE (45) ~~sixty (60)~~ days of RECEIPT OF THE PLANNING COMMISSION RECOMMENDATION, THE BOARD OF TRUSTEES ~~submittal of the letter of application to the town board, the town board~~ shall review the request and shall either grant the application, in whole or in part, with or without modifications and conditions, or deny the application. Before reviewing the request, the ~~town board~~ OF TRUSTEES shall have posted a public notice specifying subject, meeting time and place at least one week prior to the meeting on the request, advising the public that a special review use application will be considered. If the application is granted, the use shall be deemed approved.

**Section 2.** Section 10-1K-2 of the Code, is amended by the repeal and reenactment of subsections B and C thereof, to read in their entirety as follows:

B. Recommendation by Planning Commission: Within thirty (30) days of submission of a complete application, as determined by the Zoning Administrator, the matter shall be scheduled for review by the Planning Commission. The Commission shall conduct such review in a public meeting and shall act to make a recommendation to the Board of Trustees that the application be approved, approved with conditions, or denied.

C. Within forty-five (45) days of receipt of the Planning Commission recommendation, the Board of Trustees review the request and shall either grant the application, in whole or in part, with or without modifications and conditions, or deny the application. Before reviewing the request, the Board shall have posted a public notice specifying subject, meeting time and place at least one week prior to the meeting on the request, advising the public that the application will be considered. If the application is granted, the use shall be deemed approved.

**Section 3.** Section 10-4-8-3.G (3) c of the Code, concerning Landscaping Standards, is amended to read:

c. Where the perimeter boundary is adjacent to a residential development, a six foot (6') high solid screening fence or wall or solid screen planting shall be provided on the boundary line. PROJECTS OWNED BY THE TOWN ARE EXEMPT FROM THIS REQUIREMENT.

**Section 4.** Section 10-8-12 of the Code, concerning Lighting Requirements by Use, is amended by editing the reference in the third column in Table 12.1 (entitled multi-family, mixed, commercial, public and industrial uses) by revising the fifth entry as follows:

Required 30% reduction of light levels ~~during established curfew~~ FROM SUNSET UNTIL SUNRISE.

**Section 5.** Section 4-4-3 of the Code is amended to read:

**4-4-3: PROHIBITION OF OPERATION:**

The operation of marijuana cultivation facilities, marijuana product manufacturing facilities, marijuana testing facilities, ~~retail marijuana stores~~, and marijuana clubs is prohibited within the town of Morrison.

It is unlawful for any person to operate, cause to be operated, or permit to be operated, any marijuana cultivation facility, marijuana product manufacturing facility, marijuana testing facility, ~~retail marijuana store~~, or marijuana club, within the town of Morrison, and all such uses are hereby prohibited in any location within the town, or within any area hereinafter annexed to the town.

**Section 6. Severability.** If any article, section, paragraph, sentence, clause or phrase of this ordinance, or the standards adopted herein is held to be unconstitutional or invalid for any reason, such decision will not affect the validity or constitutionality of the remaining portions of this ordinance. The Board of Trustees hereby declares that it would have passed this ordinance and each part hereof irrespective of the fact that any one part or parts are declared unconstitutional or invalid.

**Section 7. Effective Date.** This ordinance shall take effect fifteen (15) days after adoption and publication as provided by Section 3.14 of the Home Rule Charter.

INTRODUCED, READ, PASSED AND ADOPTED this 19<sup>th</sup> day of April, 2022, by a vote of 5 ayes and 0 nays.



TOWN OF MORRISON:

*Chris Wolfe*  
Chris Wolfe, Mayor

ATTEST:

*Ariana Neverdahl*  
Ariana Neverdahl, Town Clerk

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

**Call to Order.** Chairperson Jamee Chambers called the Planning Commission Meeting to order at 6:01 P.M.

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

**Staff Present.** Kara Winters (Town Manager), Ariana Neverdahl (Town Clerk) and Debra Jacobson (Town Administrator)

**Amendments to the Agenda.** None.

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

**Presentations and Hearings.**

**Chairperson Chambers calls the Morrison Historical Commission to order 6:02 PM.**

Town Manager Winters informed the Historical Commission that in 2005 the Planning Commission passed a Resolution designating themselves to serve as the Morrison Historical Commission.

Chairperson Chambers explained to the Historic Commission the Town has asked them to help preserve Morrison's history. Chairperson Chambers mentioned how the Town has incorporated its history in the past including a walking book tour. Chairperson Chambers is interested in recreating a walking tour and incorporating the South Park Train Society to the tour.

**Chairperson Chambers introduced two guest presenters, Mike Macey and Mark Joyce.**

**Mark Joyce, Kitteridge Historical Researcher.** Joyce informed the Historical Commission about his previous research on the Bear Creek Canyon Wagon Trail and George Morrison. Macey informed the Historic Commission about the railroad that once went through Morrison. Joyce mentioned that he had a hard time finding information about Morrison, the information was not all in one place. Macey suggested centralizing Morrison's history and records to one place.

**Gus Chambers, 207 Bear Creek Lane.** Chambers informed the Morrison Historical Commission about the Town's railroad history. Chambers mentioned how the Town's history and the railroad history are intertwined.

**Mike Macey, CC Camp Virtual Museum.** Macey informed the Board about his passion for history and his work creating virtual museums. Macey mentioned that a book pamphlet for a walking tour is helpful but suggested adding QR codes on the walking tour as a way to get more information for visitors. People visiting the Town can scan a QR code while they wait for dinner or are shopping and learn about the historical significance of the Town.

Chairperson Chambers suggested making more Memory Album books, a book created by Lorene Horton and Mary Helen Crain in 1976. In addition to making more books Chairperson Chambers suggested adding QR Codes and possibly a virtual museum. Chairperson Chambers also suggested telling the Town's history through audio interviews. Chairperson Chambers informed the Historical Commission

that Bear Creek High school did a project on Morrison where they conducted interviews and wrote papers about the Town's history. The information collected can be useful in collecting records for a virtual museum and a walking tour.

Alternate Commissioner Raymond suggested putting a QR code in the Town restaurants, patrons can scan the code to learn about the Town.

Commissioner Bute suggested having an exhibit at the Morrison Natural History Museum.

Commissioner Anderson suggested the Town offer free Wi-Fi for people visiting the Town, who want to do the walking tour guide and listed to audio recordings about the Town.

Chambers mentioned to the Historical Commission that he is currently working on creating a historical site for the Town for the railroad tracks located on the Bradley property.

Commissioner Feehery voiced concern about public safety regarding the walking tour. Commissioner Feehery suggested having a sign stating where the public can park for free and directing them to the walking path.

Commissioner Bute suggested the Town of Morrison create an app. The app can be used for the virtual museum and to promote Town business and events.

Commissioner Stefansdottir mentioned that not everyone has a phone to scan a QR Code. Commissioner Stefansdottir suggested in addition to QR codes the Town could place sign and pictures about to display the Towns history.

Commissioner Anderson mentioned the Town should be careful before investing in QR Codes. QR codes could go away or be tampered and lead people to a bad website.

**Chairperson Chambers closed the Morrison Historical Commission meeting at 7:33 PM**

**General Business.** None.

**Approval of Minutes.**

**A motion was made by Commissioner Stefansdottir to approve the meeting minutes from December 14, 2021 Regular Planning Commission Meeting. The motion was seconded by Commissioner Bute. All members present voted aye. The motion carried.**

**Staff Reports.**

**Town Planner.** Town Manager Winters asked the Planning Commission to review the Planning Commission goal Town Planner McCool presented in the packet.

Commissioner Anderson mentioned she was opposed to the goal stating economic and residential growth, and suggested having the goal state maintain the quality of life.

Commissioner Bute voiced her support for changing the goal and stated she wants to keep Morrison Morrison and keep a small community.

Commissioner Anderson stated she is not against growth but does not think that is what our goal should say and stated the Town can discuss new builds on a case by case basis.

Chairperson Chambers suggested taking out investigate a membership in the Colorado Main Street Program of Action HD1.7.

Commissioner Anderson asked about Action HD1.5, can the Town stop tearing down old historic buildings. Does the Historic Preservation prevent someone from tearing down the building? Town Manager Winters informed the Planning Commission of the demolition process. If someone wants to tear down a building they will go before the Planning Commission and state their reasoning. The Planning Commission will then make a recommendation to the Town Board.

Commissioner Steffansdottir asked about Action HD 1.6 Commissioner Feehery suggested taking out the Public Awareness. Chairperson Chambers suggested changing it to Foster awareness.

Commissioner Anderson asked about Action HD 1.4 and who the action is referring to about engaging. Chairperson Chambers informed the Planning Commission this is for an individual owner who wants to use the historic funding.

Commissioner Bute asked about the Colorado Bird Club Hearing. Town Manager Winters informed the Planning Commission the hearing has been continued to May 3, 2022.

Commissioner Bute asked about the Jeff Bradley's Water Bottled Project. Town Manager Winters informed the Planning Commission there will be a Special Review Hearing on April 1<sup>st</sup> regarding the Park of the Red Rocks Artesian Bottled Water.

**Town Manager.** Town Manager Winters informed the Planning Commission about the West Metro Wild Fire Safety Plan.

**Commissioner Feehery left the meeting at 7:55 PM.**

Town Manager Winters informed the Planning Commission that the Town has applied for a grant for a wood chipper so that the Town can recycle the limbs collected around Town.

Town Manager Winters provided the Planning Commission with an update on the Safer Main St. Grant proposal. The Town did not receive any proposals and CDOT requested the Town put it back out for BID proposals.

Commissioner Anderson voiced concern over the intersection at Bear Creek Avenue and Stone Street. Cars have been cutting corners and turning the wrong way on Stone Street. Town Manager Winters told the Planning Commission the lines will be repainted and will have the cars stop further back on the west side of the intersection.

Commissioner Anderson asked what the referrals are that were in the packet. Town Manager Winters informed the Planning Commission that because we are an adjacent Municipality of the Red Rocks Ranch Sub Division we receive referrals from Jefferson County. In addition the Town also sends out referrals on various projects such as special use reviews to hear from other local agencies.

**Adjournment.** Chairperson Chambers adjourned the meeting at 8:00 pm.

TOWN OF MORRISON

ATTEST:

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Jamee Chambers, Chairperson

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Ariana Neverdahl, Town Clerk