

**TOWN OF MORRISON, COLORADO
REGULAR PLANNING COMMISSION MEETING
MORRISON TOWN HALL
110 STONE STREET
TUESDAY, JUNE 13, 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. May 9, 2023 Planning Commission Meeting
7. STAFF REPORTS
 - a. Town Planner
 - b. Town Manager
8. ADJOURNMENT

Reasonable accommodation will be provided upon requests for persons with disabilities. If you require any special accommodation in order to attend a Planning Commission meeting, please call the Town Clerk at 303-697-8749.
Next Regular Planning Commission meeting is Tuesday, July 11, 2023 at 6:00 P.M.

MEMORANDUM

Date: June 13, 2023
To: Morrison Planning Commission
From: Carrie McCool, Town Planner
Subject: Planner Report



COMPREHENSIVE PLAN UPDATE

The May Planning Commission was dedicated to reviewing the refining of the draft goals, policies, and actions of the newly consolidated **Resilience and Sustainability Element** of the Comprehensive Plan. The updated text below in red reflects Commissioner feedback, including:

1. Revised policy RS 7 to promote environmentally sensitive design community-wide instead of just for new development or redevelopment.
2. Added new Action 7.5 to upgrade town waste containers in Old Town, along Bear Creek trail, and Morrison Park to bear-resistant waste containers when replacement of waste containers is necessary.
3. Added new Action RS 10.4 to review and update the Town Code to encourage bear-resistant waste containers.
4. Separated Actions RS 13.2 into two actions due to the importance of enforcing the Town's noise ordinance and health and safety regulations as enforcing posted speed limits (new Action RS 13.3).
5. Refined Policy RS14 to include educating and helping prevent natural and man-made disasters.
6. Refined Action RS14.4 to include an education component to effectively mitigate the risk of wildland fires in and around the town.

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

Resilience and Sustainability

The world today is changing more rapidly than ever before as the effects of climate change are becoming increasingly apparent. Colorado has warmed substantially in the last 30 years and even more over the last 50 years. Future estimates project temperatures rising an additional 2.5 °F to 5 °F by 2050.¹ These rising temperatures create shifts in snowmelt runoff, stress public infrastructure, impact energy demands and water availability, and increase the severity, frequency, and extent of drought, wildfires, and flooding. Morrison has significant exposure to damage from hazards such as flooding, fire, earthquake, and soil issues. For the town to maintain its high quality of life, developing and maintaining resilient and sustainable systems is crucial.

Quality public infrastructure ensures that Morrison remains a sustainable and resilient community. The town provides and maintains water and sewer infrastructure, local roads, four bridges, one community park, the historic Town Hall building, municipal buildings, and a natural history museum. The Town has

¹ Source: Colorado Water Conservation Board, Department of Natural Resources.

invested heavily in its infrastructure to improve its resiliency by improving existing systems, adding redundancy, and improving storage volume needed for potable water and firefighting.

Morrison has a water rights portfolio that includes various reliable senior and junior water rights, with the primary water source derived from Bear Creek. It also has significant storage capacity at the Morrison Quarry Reservoir #2 which holds approximately 15,000-acre feet of water storage. Climate change has created uncertainty about how much water will be available in Bear Creek in the future and the times of the year at which it will be available. Future climate conditions, including higher temperatures, with reduced and more variable streamflow in Bear Creek and the increased water demand of other users whose water supply is derived from Bear Creek require the town to continue to consider ways to expand its water rights portfolio and storage to increase the Town's water supply system resiliency changes in streamflow in a manner that will allow it to withstand future drought events. Additional background information is provided in the Public Infrastructure profile (see Appendix X).

The natural environment in and around Morrison includes many prized assets: Bear Creek, diverse wildlife, clear air, abundant open spaces, parks and trails, geologic features, dark skies, and beautiful views. Environmental challenges confronting Morrison include managing growth, preserving natural resources, and lessening both environmental degradation (air and water) and consumption of water and energy. Morrison residents value the natural environment and its ability to enhance quality of life. Sustainability implies reclaiming, conserving, and managing environmental assets and resources to minimize the impact of development at both a Town and regional level. Over the long term, maintaining Morrison's resources and environment will have a positive correlation with both economic growth and quality of life.

The goals, policies and actions that follow provide focus on maintaining existing town infrastructure, facilities and services; ensuring a reliable and resilient water supply; conserving natural resources and efficient use of energy; and strengthening preparedness for - and ability to respond to - changing conditions related to emergency and disaster mitigation response into the future.

RS GOAL 1: Provide and plan for quality infrastructure, facilities, services, and amenities to adequately serve the community.

Policy RS 1: Continue to invest in and closely monitor the town's public infrastructure, facilities, amenities, and public services needs.

Action RS 1.1: Annually prepare and adopt a five-year capital investment plan for General and Utility fund programs. These programs will include vehicle and major equipment inventory, building development and maintenance investment, water and sewer infrastructure, streets, bridges, public property inventory, and investment schedules.

Action RS 1.2: Develop a profile for all town-owned properties and evaluate those properties' current and desired future uses, including compliance with the Americans with Disabilities Act (ADA).

Action RS 1.3: Develop a plan for providing and relocating public facilities to accommodate the town's future governmental and maintenance needs.

Action RS 1.4: Design and construct new public improvements and repairs to existing infrastructure to withstand a greater degree of stress and receive less damage from flooding or other natural disasters.

Action RS 1.5: Implement sustainable development practices in the redevelopment or new development of public facilities.

Policy RS 2: Accommodate new development or redevelopment without burdening the town's existing infrastructure.

Action RS 2.1: Require developers to bear the total costs to install all public improvements necessary to serve their development.

Action RS 2.2: Require public improvements serving new development, both on-site and off-site, to be connected to the town's existing systems in such a way as to allow for the extension of the service(s) to adjoining parcels.

Action RS 2.3: Review and update, as necessary, all public infrastructure-related sections of the Zoning and Land Development Code to require adequate public utilities, storm drainage facilities, and mitigation.

RS GOAL 2: Maintain a reliable and resilient water supply to meet the long-term needs of the town.

Policy RS 3: Develop a water system capable of providing a year-round water supply to meet expected demands considering seasonal fluctuations in water use, the reliability of sources during drought, potential impacts of climate change on water resources, and potential savings from conservations and improved efficiency.

Action RS 3.1: Identify, design, and complete the construction of new diversion and pumping improvements to increase redundancy and capacity to assure water supply to customers during periods of drought and allow for water storage in wet years.

Action RS 3.2: Complete construction of the water treatment facility expansion.

Action RS 3.3: Consider providing water and sewer service outside the town's service boundaries only when the Morrison Board of Trustees determines such extensions benefit the town's interest.

Action RS 3.4: Regularly review the town's utility rate structure to ensure rates encourage water conservation.

Action RS 3.5: Actively monitor water demand that could be supported with the town's water rights portfolio and regularly report water usage statistics to the public. Reports should compare usage/demand to available supply.

Action RS 3.6: Investigate the feasibility of a bore or other solution for water extraction at the Quarry Reservoir II.

Policy RS 4: Require developers to bear the cost of planning, negotiating, and obtaining water rights and water facilities to serve their development.

Action RS 4.1: Review impacts on water rights caused by the proposed development and require developers to provide sufficient rights to cover needs driven by their development projects.

Action RS 4.2: Require the extension of service lines where necessary and require developers to be financially responsible for the related cost of such service.

Action RS 4.3: Update the Subdivision Regulations to require new development to dedicate water rights to the town.

Policy RS 5: Assure that property owners comply with regulations governing water and wastewater usage and solid waste storage and disposal.

Action RS 5.1: Continue town oversight of Mount Carbon's design and construction of the wastewater treatment facility expansion.

Action RS 5.2: Implement and monitor the Morrison Wastewater System Master Plan.

Action RS 5.3: Reduce per capita residential solid waste delivered to landfills by expanding private recycling practices and by raising public awareness of the benefits of recycling.

RS GOAL 3: Promote the conservation of natural resources and the efficient use of energy while encouraging sustainable development practices.

Policy RS 6: Promote water and energy conservation by both public and private consumers in Morrison.

Action RS 6.1: Conduct an energy and water conservation audit on town buildings and facilities and initiate activities to reduce consumption and costs related to utilities, water usage, and vehicle fuel consumption.

Action RS 6.2: Investigate alternate energy sources at town facilities.

Action RS 6.3: Update the Zoning and Land Development Code to include water conservation regulations.

Action RS 6.4: Continue the installation of EV charging stations and the conversion to alternative fuels for town vehicles.

Action RS 6.5: Develop a water efficiency plan pursuant to the U.S. EPA Water Conservation Guidelines.

Action RS 6.6: Implement a water-loss management program to locate and repair leaks throughout the water supply system.

Action RS 6.7: Update the town’s landscaping regulations to require low water usage landscaping or xeriscaping.

Action RS 6.8: Identify opportunities for the town to use native plants in landscape design and demonstrate xeriscaping techniques in civic areas, parks, and community gateways.

Policy RS 7: Promote environmentally sensitive design ~~of new development or redevelopment~~ that preserves natural habitat, wildlife, dark skies, and protects view corridors.

Action RS 7.1: Develop and implement a weed management program that focuses on eliminating invasive species while promoting native species.

Action RS 7.2: Protect and restore, wherever possible, natural habitat for wildlife and native plants within the region.

Action RS 7.3: Continue to prioritize efforts to reduce light pollution and enhance the appearance of the night sky.

Action RS 7.4: Identify and map visually sensitive areas and iconic viewsheds that should be protected.

Action RS 7.5: Upgrade town waste containers in Old Town, along Bear Creek trail, and Morrison Park to bear-resistant waste containers when replacement of waste containers is necessary.

Policy RS 8: Continue to support efforts to improve the water quality in the Bear Creek Drainage Basin and Bear Creek’s natural streambed increasing the scenic value, water quality, and natural habitat along the creek corridor.

Action RS 8.1: Actively pursue opportunities to study the causes and sources of pollution throughout the Bear Creek Drainage Basin to identify improvements and mitigation to the Bear Creek Drainage Basin’s water quality and degradation to the stream bank.

Action RS 8.2: Monitor the Bear Creek Lake expansion project.

Action RS 8.3: Work with local and regional partners and conservation groups to retain and improve the natural streambed contours of Bear Creek.

Policy RS 9: Encourage sustainable building and design.

Action RS 9.1: Consider adopting progressive building regulations and high standards related to energy efficiency and materials conservation. Implement green building standards and recognize builders that abide by these standards.

Action RS 9.2: Encourage building orientations that take advantage of the sun and prevent adjacent structures from blocking direct sunlight.

Action RS 9.3: Require the use of fire-resistance building materials for new construction and encourage upgrades for additions or remodeling projects.

Policy RS 10: Ensure that the environment and streetscape are free from unsightly materials, including inoperable vehicles, unscreened outdoor storage, refuse, litter, dilapidated buildings, and billboards.

Action RS 10.1: Maintain public rights-of-way and properties by removing litter and unsightly materials.

Action RS 10.2: Encourage and recognize actions that promote the beautification of the town, such as landscaping and quality architectural design by businesses and residents.

Action RS 10.3: Continue to enforce the property maintenance, landscaping, garbage, trash, and refuse regulations.

Action RS 10.4: Review and update the Town Code to encourage bear-resistant waste containers.

PS GOAL 4: Plan for resiliency and safety by positively adapting to changing conditions or challenges.

Policy RS 11: Prepare for uncertainty and disruption by encouraging community preparedness, creating a culture of risk awareness, and personalizing resilience.

Action RS 11.1: Evaluate the physical and social vulnerabilities of community hazards.

Action RS 11.2: Develop targeted community outreach strategies to increase awareness of hazards, risks, emergency preparedness, and response procedures.

Action RS 11.3: Maintain emergency preparedness information on the town's website and enhance communication about the town's resiliency efforts.

Policy RS 12: Coordinate with state, regional, and local partners to provide coordinated responses to emergencies, public health issues, and other high-impact events.

Action 12.1: Continue to expand the positive working relationship with area attraction operators, the Jefferson County Sherriff's Office, Colorado State Patrol, West Metro Fire Protection District, and other entities associated with public safety and emergency response in the area.

Action 12.2: Implement the Mitigation Project Scoping Report to identify and prioritize projects to meet the goals of the Jefferson County Hazard Mitigation Plan and to further those goals through the scoping and development of projects that improve the town's resiliency.

Action 12.3: Continue communication and coordination with the County Emergency Manager and State Emergency Management, especially in reviewing and testing existing emergency management communication systems.

Policy RS 13: Invest in community safety and crime prevention.

Action RS 13.1: Maintain the levels of service expected for police and emergency response preparedness.

Action RS 13.2: Enforce ~~the town's~~ noise ordinance ~~and speed limits~~ and the town's health and safety regulations.

Action RS 13.3: Enforce posted speed limits.

Action RS 13.4: Continue coordination and ongoing event information sharing with area attraction operators to assist with planning for public safety and traffic concerns.

Action RS 13.5: Review and update current and future needs of development in the East Planning Area to accommodate public safety staff needs, budgetary requirements, and additional equipment or facilities.

RS Goal 5: Minimize risks to life, infrastructure, and property from natural disasters and other natural hazards.

Policy RS 14: Continue to ensure that Morrison is **educated on and** prepared to **help prevent and** efficiently respond to and recover from natural and man-made disasters and other unexpected events.

Action RS 14.1: Draft and adopt an Emergency Operations Plan consistent with state and federal requirements that outline town departments' and partner entities' roles and responsibilities during large-scale disasters and emergencies.

Action RS 14.2: Continue to participate in the federal flood insurance program while working to maintain and improve a working relationship with the Mile High Flood District.

Action RS 14.3: Continue efforts to relocate the town maintenance equipment storage building and maintenance shops out of the Bear Creek floodplain.

Action RS 14.4: Identify and **educate residents on effective measures to** mitigate the risk of wildland fires in and around the town.

Action RS 14.5: Identify funding resources to bury utility infrastructure underground in high fire danger areas.

Action RS 14.6: Continue to require conformance with the Floodplain Damage Prevention regulations and national flood insurance standards to minimize flood losses.

Upcoming Comprehensive Plan Elements

Staff has completed a review of the Parks, Trails, and Open Space element that had not been updated since 2008. Parks, trails, and open space are key components to the newly drafted Recreation and Tourism element wherein nearly all of the goals, policies, and actions have been generally addressed in the Recreation and Tourism or the Resilience and Sustainability elements.

Staff has provided the Parks, Trails, and Open Space goals, policies, and actions in the table below for the Commission’s review and feedback. Please refer to the column on the right for staff comments to be discussed at the meeting. The only action that has not be addressed elsewhere in the Comprehensive Plan and would need to be incorporated into the Plan would be Action PTOS 2.4. This action could be incorporated into Recreation and Tourism Policy RT 4 which reads: Develop and maintain trail connections to town and area parks and open spaces that link Old Town to year-round recreation and our businesses. The Recreation and Tourism element is attached for your reference.

Goals, Policies, and Actions	Staff Comments/Where Covered Elsewhere in the Plan
<p>PTOS GOAL 1: Create and plan for future public recreational opportunities for both residents and day visitors to improve tourism and support existing retail businesses.</p>	<p>This is generally covered in the Rec & Tourism Element</p> <p>RT GOAL 2: Leverage town and area recreation amenities to attract visitors to town while maintaining our residents’ high quality of life.</p>
<p>Policy PTOS 1: Develop and adopt a community-based Parks, Trails, and Open Space Master Plan.</p>	<p>PC to discuss if they are in support of devoting resources to develop and adopt a Parks, Trails, and Open Space Plan. Key items to consider:</p> <ul style="list-style-type: none"> • The Town is surrounded by a significant amount of public open space and parks maintained by JeffCo. • We only have one town Park and no land area to build another. • Have we heard additional parks, trails and open space are desired by the residents? • We have a Community Trails Plan. Additionally, the Recreation and Tourism element addresses trails. See Policy RT 4 and Action RT 4.5 Continue to implement the Community Trails Master Plan.
<p>Action PTOS 1.1: The master plan will provide identification and development strategies of recreational opportunities in all three planning areas. It will look at providing additional parks and park improvements in the Central and East Planning Areas</p>	<p>May not be needed based on PC direction on Policy PTOS 1</p>
<p>Action PTOS 1.2: The master plan will provide identification and implementation</p>	<p>May not be needed based on PC direction on Policy PTOS 1</p>

Goals, Policies, and Actions	Staff Comments/Where Covered Elsewhere in the Plan
strategies for protection and preservation for the potential open space, view corridors, geological features, and wildlife corridors.	
Action PTOS 1.3: The master plan will provide identification and development opportunities that provide revenue to the Town.	May not be needed based on PC direction on Policy PTOS 1
Action PTOS 1.4: Work with and assist Denver Mountain Parks in upgrading Morrison Park to encourage more use by Town residents and visitors.	Addressed in Rec & Tourism Action RT 4 that reads: Develop Park programming for Mt. Falcon and Morrison Parks to accommodate town events and activities.
Action PTOS 1.5: Encourage the preservation of public open space and geological points of interest in and around Morrison.	Covered in Rec & Tourism Policy RT1 and associated Actions: Policy RT 1: Utilize our rich history, geology, area attractions, and natural environment to provide memorable experiences and attract visitors.
Policy PTOS 2: Develop multi-use trails, pedestrian sidewalks and bike routes that provide safe and enjoyable access throughout Morrison.	Covered Rec & Tourism 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 PTOS 2.1: Evaluate existing sidewalks and trails for maintenance needs, missing connections, and other below-standard issues. Prioritize improvement based on available funding and community input.	Action is consistent with Rec & Tourism Action 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 PTOS 2.2: Encourage the identification and development of trailheads with multiple-use parking which accommodates visitors to the Town.	Generally addressed in Rec and Tourism Action RT 1.8: Expand the town wayfinding program to guide residents and visitors to our businesses, parking resources, area attractions, historic, cultural, and recreational assets. The expanded program should be designed for all modes of travel and include travel distances.

Goals, Policies, and Actions	Staff Comments/Where Covered Elsewhere in the Plan
<p>Action PTOS 2.3: Evaluate the potential for adding on-street and off-street bike lanes to existing streets to allow bicycles to be separated from traffic lanes.</p>	<p>This might not be needed considering we are addressing it in the Morrison Main Street Revitalization project underway.</p>
<p>Action PTOS 2.4: Facilitate pedestrian and bicycle connectivity by ensuring that trails, sidewalks and bicycle lanes make the following connections:</p> <ul style="list-style-type: none"> ➤ Existing Bear Creek Trail to Red Rocks Park at entry gate #3 or #4 off Highway 74 to the west and to Bear Creek Lake Park, Soda Lakes, and new open space in the Rooney Valley to the east. ➤ Morrison’s Mount Falcon Open Space Park, with additional trails connecting the Town to Jefferson County’s Mount Falcon Open Space, Red Rocks Park and Denver’s Mountain Park’s Morrison Park. ➤ Old Town Morrison, Red Rocks Elementary School and the Natural History Museum to the south of Town along Highway 8. 	<p>Recommend adding this action to Recreation & Tourism Policy RT 4:</p> <p>Develop and maintain trail connections to town and area parks and open spaces that link Old Town to year-round recreation and our businesses.</p>
<p>Policy PTOS 3: Parks, trails, and open space shall be designed and constructed concurrently with new development. In addition, new parks and trails shall be multi-purpose and enhance the area’s quality of life and small-town character.</p>	<p>Considering our growth management strategies, existing small population (we’re at 396 per the 2020 Census) and limited resources, this policy and subsequent action might not be needed. We have land dedication requirements in the Code. The only development I could see where this could be implemented is in the South Planning Area and we could address it the Planning Areas element.</p> <p>In the upcoming Growth element – we can state development must adhere to the Future Land Use Map.</p> <p>Consider converting the Parks, Trails, and Open Space Map to a Recreation and Tourism Map.</p>
<p>Action PTOS 3.1: Proposed development shall locate parks, trails and open space in</p>	<p>Not needed based on PC direction on Policy PTOS 3</p>

Goals, Policies, and Actions	Staff Comments/Where Covered Elsewhere in the Plan
accordance with the Parks, Trails and Open Space Map.	
PTOS GOAL 2: Preserve, protect, and enhance significant open spaces, natural areas and wildlife habitat.	Generally, this goal is addressed in Recreation and Tourism and Resilience and Sustainability elements.
Policy PTOS 4: Protect and enhance significant wildlife habitat, vegetation communities, geologic features, viewsheds, agricultural land and natural areas.	Generally, this policy is addressed in Recreation and Tourism and Resilience and Sustainability elements.
Action PTOS 4.1: Update Morrison’s Municipal Code to encourage cluster development, protect habitat, view corridors and sensitive areas from degradation, provide adequate buffering and provide site design standards that consider a property’s natural features in the site design. Require wildlife habitat, cultural resources, significant trees, etc. to be identified and discussed at the initial stages of the development review process.	This is in the South Planning Area Action SA 1.3.
Action PTOS 4.2: Encourage landowners to cluster development and preserve and manage the majority of the property as open space.	This is in the South Planning Area Action SA 1.3
Action PTOS 4.3: Encourage the preservation and improvement of the natural streambed of Bear Creek. This will increase the scenic value, water quality and natural wildlife habitat of Bear Creek in Old Town Morrison.	Covered in Resilience and Sustainability Action RS 8.1: Actively pursue opportunities to study the causes and sources of pollution throughout the Bear Creek Drainage Basin to identify improvements and mitigation to the Bear Creek Drainage Basin’s water quality and degradation to the stream bank.
Action PTOS 4.4: Work with local and regional recreation and conservation groups to retain and improve the natural streambed quality and sustainability of Bear Creek.	Addressed in Resilience and Sustainability Action RS 8.3: Work with local and regional partners and conservation groups to retain and improve the natural streambed contours of Bear Creek.



Final text approved on February 14, 2023

Recreation and Tourism

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 natural environment with geological, paleontological, and night sky resources, and regional area attractions 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.

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: Develop a matrix of 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 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, parking resources, 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, and dark sky events 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 Dakota 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.

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 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.

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

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.

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

Project Name	Project Description	Project Location	Submittal Date	Approval Date	Project Status	Applicant	Waiting Applicant Response (Y/N)	Comments
Active Projects								
Forey/Leonard Spring St ROW Vacation	Right-of-Way Vacation	300, 304, 306,308, 310 & 312 Spring Street	4/18/2023		On Referral	Sean and Celeste Forey John Leonard	N	4/19/23 Completeness Review Comments Issued 5/30/23 Resubmittal; Application Complete and sent on referral; Comments due 6/14/23
Red Hotel: 203&205 BCA Redevelopment Certificate of Demolition	Demolish existing buildings for the redevelopment to allow a 15 unit 3-Story B&B/Boutique Hotel with 1 st Floor Office	203-205 Bear Creek Avenue	1/30/2023	2/28/23 Approved w/ Condition	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 2/13/23 Comments issued 2/23/23 Resubmittal Rec'd - Comments adequately addressed
Red Hotel: Special Review, OTHOD Major Improvement, SDP, Floodplain Dev Permit, Lot Consolidation	Redevelopment to allow a 15-room boutique hotel and rooftop patio with 1 st Floor Office; Consolidate Lots 6 and 7 into one lot	203-205 Bear Creek Avenue	3/14/2023		Awaiting Submittal	Root Architecture and Development	Y	3/21/23 Pre-App Meeting; Awaiting formal submittal
Lot 3, Red Rocks Ranch Fl 1 Rezone	Town Initiated Rezone from PD to MU-CO to allow a Retail Marijuana Store	NE intersection of C-470 and Morrison Road	5/30/2023		On Referral	Town	N	6/8/23 Issued electronic referral with comment deadline of 6/22/2023
The Cow OTHOD & Bldg Permit	Screening of Rooftop HVAC Equipment per Final Order from Judge	316 BCA	2/24/23 (Draft Submittal)		Awaiting Formal Submittal	Jeff Bradley Bear Creek Development Corp.	Y	2/24/23 Design Direction Submittal #1; Final Order from Judge set forth 60 days to complete/accurate permit application; Approved permit needs to be submitted by March 27, 2023, and the completion of the installation shall be done by July 24, 2023 per the Findings and Order 2/28/23 Issued Review Comments/Redlines #1; Rec'd preliminary structural sheet 3/10/23 Bldg Official comments #2 issued on structural sheet 3/23/23 Design Direction Submittal #2 (Conceptual) 3/31/23 Issued Review Comments/Redlines #3 4/3/23 Mtg w/ Project Architect 5/11/23 Rec'd update email from Mr. R Bradley for Prosecutor's reponse.
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	3/23/23 Rec'd Building Permit Submittal 4/6/23 Review comments issued 5/24/23 Summons issued for Ordinance Violations Sec 9-1-111 (105.1 (105.4) (110.6) and Sections 9-19-- (23070)(A)(2) (230.82) Work performed that ws not approved/illustrated in the approved 2018 Bldg Permit
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 Referral Response Summary Report Issued Round 1 8/16/22 Rec'd Resubmittal (Round 2 Review) and Floodplain Development Permit (FDP) application (Round 1) 9/23/2022 Referral Response Summary Report Round 2; Floodplain Dev Permit Round 1 Issued 10/24/22 Post-Referral Meeting 1/9/23 FDP Resubmittal 2 1/18/23 FDP Comments Issued Round 2 5/3/23 SDP, OTHOD, FDP Resubmittal received 5/26/23 Referral Response Summary Report Round 3 Issued

Project Name	Project Description	Project Location	Submittal Date	Approval Date	Project Status	Applicant	Waiting Applicant Response (Y/N)	Comments
Morrison Main Street Revitalization Project	Improvements along Bear Creek Avenue	Community-Wide	5/23/2023	June 2024 Grant Deadline for Construction to be	Data Collection and Analysis Phase	N/A	N/A	5/23/23 Project Kick Off Meeting w/ Toole Design
Comprehensive Plan Update	2015 Amendment	Community-Wide	N/A	TBD	Drafting CP Content	Town	N/A	1/10/23 PC review of Recreation and Tourism element introduction 2/14/23 PC final review of Recreation and Tourism element and creation of one Resiliency element (combination of Public Improvements, Water and Wastewater Resources, Resources and Environment and Public Safety) 3/7/23 PC Review of public infrastructure overview for new Relisency & Sustainability element 5/9/23 PC Review Resiliency & Sustainability element - Goals and Policies review 6/13/23 Resiliency & Sustainability Intro and PTOS analysis review
Referrals								
Red Rocks Ranch Subdivision, Filing No. 2, Tracts A and B (Case # 22-132335PF)	Preliminary and Final Plat to subdivide the property into 479 lots for single family detached and attached units.	Southwest of W. Yale Ave and South Indiana Street	3/16/2023		Awaiting Resubmittal	Nathan Seymour	N	Comments issued April 5, 2023
Administrative Review to Red Rocks Ranch Subdivision Filing 2 (Case #23-107908AR)	Administrative Review to provide a temporary emergency access road between W. Cornell Ave. and W. Yale Ave. on S. McIntyre Street.	South McIntyre Street between W. Cornell Avenue and W. Yale Avenue	4/19/2023		Awaiting Resubmittal	Lindsey Wire	N	Comments issued May 3, 2023
Red Rocks Ranch Subdivision, Filing No. 2, Tracts A and B (Case # 23-105128 ASR)	Alternative Standard Request to allow no curb, gutter and sidewalk for a number of proposed private streets/alleys serving the single family detached alley products and attached townhomes within the development.	Southwest of W. Yale Ave and South Indiana Street	4/3/2023		Awaiting Resubmittal	Nathan Seymour	N	Comments issued April 24, 2023
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; Staff review of ILC & freestanding sign elevation; and submittal of ROW encroachment 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 3/1/23 ILC completed that depicts sign in the ROW; Encroachment permit application anticipated 3/6/23. 5/12/23 Owner awaiting updated ILC expected week of May 15th. 5/26/23 Received ILC and freestanding sign elevation
Cow Screening of Rooftop HVAC Equipment Code Violation	Design Review for Screening of Rooftop HVAC Equipment	316 BCA	Existing screening removed 2018; Initial Code Enforcement complaint 12/14/2018		Awaiting complete building permit submittal	Jeff Bradley Bear Creek Development Corp.	Y	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 (2/24/23) and 2) Ordinance is complied with within 180 days.

Project Name	Project Description	Project Location	Submittal Date	Approval Date	Project Status	Applicant	Waiting Applicant Response (Y/N)	Comments
Tap on the Rocks Screening of Rooftop Equipment Code Violation (22-MORR-00013)	Rooftop equipment screening installed without building or P&Z approval	408 BCA	Rooftop equipment not screened per Sec. 10-1N-9; Initial Code Enforcement Complaint 9/26/2022		Awaiting Bldg Permit and Old Town Historic P&Z review application	Terry & Ana Davis	Y	9/26/2022 Notice of Violation Issued 4/10/23 Overview of bldg permit and Old Town Historic P&Z review process issued; Deadline for submittal 5/10/23 6/6/23 Follow up w/ Bldg Owner re: no records of bldg permits for existing rooftop equipment, request mtg to develop Code Compliance strategy moving forward; Provided 6/9/23 deadline to respond
Prestige Care Center of Morrison (formally Bear Creek Center; Genesis Health Care)	Property maintenance concerns, landscaping, utility screening and dilapidated fencing	150 Spring Street	10/19/2021	3/14/2023 Lighting Inspection passed	Awaiting plans for dumpster enclosure construction	Kennedy Naquin Kevin Kravetsky	Y	3/14/23 Lighting inspection passed and lighting complaint closed out; Open items remain on dumpster and delapidated fencing 4/10/23 Rec'd submittal for dumpster enclosure construction 4/19/23 P&Z comments issued - SDP compliance required or submit an SDP amendment 4/10/23 Rec'd invoice of work proposed on dumpster enclosures 4/19/23 Comments issued 5/8/23 Redlines on SDP rec'd 5/22/23 Comments issued - proposed changes trigger SDP amendment 5/23/23 applicant to move forward with redesign per governing SDP
Holcim (previously Aggregate Industries)	PUD Compliance	Morrison Quarry	N/A		Lighting Submittal Under Staff Review	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 2/15/22 BOT Action on PUD Compliance: Approval of Drainage Report and granted an extension from 2/28/22 deadline to address remaining compliance issues by the end of May, 2022. 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 9/14/22 Issued comments on Internal Lighting Review to new Mine Director; Awaiting Lighting Plan submittal 1/23/23 Rec'd revised Drainage Study 1/30/23 Rec'd 2022 Annual Report 2/1/23 Engineering comments on Drainage Report 2/13/23 Town Comment Issued 3/1/23 Rec'd resubmittal on 2022 Annual Report, Same "2020 Internal Lighting Review" with no revised Phase III Drainage Report 4/10/23 Issued review comments re: need for Lighting Plan w/ Clanton & Associates work included and Phase III Drainage Report 5/18/23 Reclamation Site Visit - In general, reclaimed areas are in compliance with the PUD, DRMS requirements and are working to complete some of the areas that had been left unattended in the south quarry 6/2/23 Rec'd Light Trespass and Glare Analysis dated 6/22/2022 and 5/20/2022

TOWN OF MORRISON
PLANNING COMMISSION REGULAR MEETING
JUNE 13, 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 May 9, 2023 Planning Commission Minutes.

**TOWN OF MORRISON
PLANNING COMMISSION
REGULAR MEETING OF THE PLANNING COMMISSION
TUESDAY, MAY 9, 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, Maja Stefansdottir, Alternate Commissioner Ambria Shorb were present. 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 Update. Town Planner McCool asked the Planning Commission for feedback on the draft goals, policies and action items for the Resiliency and Sustainability Element of the Comprehensive Plan. Town Planner McCool said that the Resiliency and Suitability draft include goals from the Board of Trustees on resiliency and sustainability. Once the Commission reviews this chapter staff will draft an introduction for review.

Commissioner Anderson asked about the annual five-year Capital Investment Plan in Action RS 1.1. Town Manager Winters stated this is a requirement set by State Statue.

Commissioner Stefansdottir asked about the ADA requirements in Action RS 1.2 Town Planner McCool informed the Commission this action item is for all Town owned property and buildings.

Commissioner Stefansdottir asked if Action RS 2.1 is related to a special tax district. Town Planner McCool stated the action item is for future developers.

Commissioner Anderson asked about Action RS 4.3. Town Planner McCool stated this action item is to update the Town's Subdivision Regulations to require any future developers to bring and dedicate water rights to the Town. Town Manager Winters stated this action could apply to developments over a certain number of acres or for a certain number of houses. The Commission would make a recommendation to the Board. Town Planner McCool stated revising the Subdivision Regulations will be determined at a later date.

Chairperson Chambers stated the Planning Commission can discuss water conservation for the Town Code as a part of RS Goal 3.

Commissioner Stefansdottir stated she would not support the Town banning the use of gas in residential housing. Town Manager Winters stated she does not see that change happening in the near future.

Alternate Commissioner Shorb suggested adding an action item under Policy RS 7 to require all residents to use bear proof trash cans. Town Manager Winters stated the Town can look at placing bear proof trash cans in the park and downtown area.

Chairperson Chambers suggested adding an action item to encourage wildlife sensitive waste containers for Town owned waste receptacles. Town Planner McCool stated this is included in the Policy RS 10 under Action 10.3. Town Planner McCool stated she will add evaluate existing refuse regulations to the Action 10.3.

Commissioner Anderson asked how the Town will measure the actions taken in the Comprehensive Plan as a whole. Town Manager Winters stated some action items are easier to measure and are currently done on a monthly basis. Town Planner McCool stated after the Comprehensive Plan is adopted the Town can do an implementation plan. The implementation plan can prioritize and delegate team leads to each action item.

Commissioner Anderson suggested the members of the Planning Commission can each select an Action Item to help monitor and complete.

Commissioner Feehery suggested splitting Action 13.2 into two action items.

Commissioner Feehery stated it would be beneficial if the Town had an additional speed radar sign. Town Manager Winters stated the Town applied for a grant for an additional radar speed sign which was not approved.

Commissioner Anderson asked about the East Planning Area in Action RS 13.4. Town Planner McCool stated the current Comprehensive Plan breaks the planning areas into three distinct planning areas the south, central and east. Each of these areas has specific planning needs. The east planning area was approved last year in 2022.

Commissioner Bute asked how you monitor Action RS 14.4. Town Planner McCool suggested adding an educational piece to this action item to help inform the public on what they can do to prevent wildland fires.

Commissioner Feehery suggested adding “help prevent” before efficiently respond to Policy RS 14.

Comprehensive Plan Due Date 2023. Town Planner McCool stated there are two more elements for the Commission to review. Once completed there will be a final read through of the Comprehensive Plan before it is set for final draft. Town manager Winters stated the Comprehensive Plan is about six months out from Board Action.

Dark Sky Certification Process. Commissioner Anderson stated the Dark Sky Certification is about a three-to-five-year process. Commissioner Anderson asked if the Commission would like to form a committee to complete the process. One of the items that is needed are letters of support from the Community. Commissioner Anderson stated she would also need support in communication with the Red Rocks Elementary School. Commissioner Anderson stated it would also be helpful to have a liaison reach out to local establishments for their involvement and to promote the Dark Sky Certification.

Town Manager Winters suggested Commissioner Anderson present a very summarized presentation to the Planning Commission at future meeting to further educate them on the certification and process.

Commissioner Anderson stated Chairperson Chambers offered her house as a demo to illustrate smart lighting and asked if other Commissioners would be willing to do the same.

Alternate Commissioner Shorb asked if the Town could pay for required lighting improvements. Commissioner Anderson stated the Town can apply for grants to help replace light bulbs in Town.

Commissioner Anderson stated she will plan on presenting to the Commission at the July Planning Commission Meeting.

Planning Committees Definition of Successful Community Engagement. Commissioner Anderson asked how the Commission measures community engagement and asked for ideas of successful engagement.

Commissioner Anderson suggested the Town could measure community engagement by monitoring the amount of clicks the Hogback Newsletter receives per month.

Alternate Commissioner Shorb suggested emailing the Hogback Newsletter out to the residents to help improve community engagement.

Town of Morrison Water Commitments and Availability.

Commissioner Stefansdottir asked how many total water taps the Town has. Town Manager Winters stated the Town has a total of 2055 EQR's.

Bandimere. Town Manager Winters stated the Town was approached by Bandimere, it is currently be discussed with the Board in Executive Session. Town Manager Winters stated she will provide the Commission with an update as soon as she can.

Commissioner Feehery asked if the Commission would have any involvement if Bandimere is sold or annexed into the Town. Town Manager Winters stated the Planning Commission will review any annexation or zoning application and make a recommendation to the Board. The Commission also reviews and approves site development plans.

Town Manager Winters stated the Town has not received a formal application from Bandimere. If the Town does receive an application, she will let the Planning Commission know.

Town Utilities Underground. Commissioner Feehery asked if the Town has heard of any grant opportunities for moving Xcel utilities underground. Town Manager Winters stated this is a priority for the Town and she is keeping an eye out for grants and funding opportunities.

Town Roads (Red Rocks Vista Lane and Drive). Commissioner Feehery asked if road repair for Red Rocks Vista Lane and Drive were included in the Mt. Carbon contract. Town Manager Winters stated it was not included in the contract.

Commissioner Anderson voiced concern over the construction workers not properly disposing of their trash and food. Town Manager Winters stated she will reach out the project manager.

Approval of Minutes.

A motion was made by Commissioner Anderson to approve the April 25, 2023 Planning Commission Minutes. The motion was seconded by Commissioner Stefansdottir. All members present voted aye. The motion carried.

Staff Reports.

Town Planner. No oral report.

Town Manager. No oral report.

Adjournment. Chairperson Chambers adjourned the meeting at 7:36pm.

TOWN OF MORRISON

Jamee Chambers, Chairperson

ATTEST:

Ariana Neverdahl, Town Clerk