

TOWN OF MORRISON, COLORADO
INTERNATIONAL DARK SKY PRESENTATION
5:30-6:00 P.M.
REGULAR PLANNING COMMISSION MEETING
MORRISON TOWN HALL
110 STONE STREET
TUESDAY, AUGUST 8, 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. 5:30-6:00PM- International Dark Sky Presentation- Sharolyn Anderson
2. CALL TO ORDER
3. ROLL CALL
Commission Chair: Jamee Chambers
Commissioners: Sharolyn Anderson
Petra Bute
Stacy Feehery
Maja Stefansdottir

Alternate Commissioners: Ambria Shorb
Shari Raymond
4. AMENDMENTS TO THE AGENDA
5. PUBLIC TO ADDRESS THE PLANNING COMMISSION
6. GENERAL BUSINESS
 - a. Comprehensive Plan Update
7. APPROVALS OF MINUTES
 - a. July 11, 2023 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, September 12, 2023 at 6:00 P.M.

MEMORANDUM



Date: August 8, 2023
 To: Morrison Planning Commission
 From: Carrie McCool, Town Planner
 Subject: Planner Report

COMPREHENSIVE PLAN UPDATE

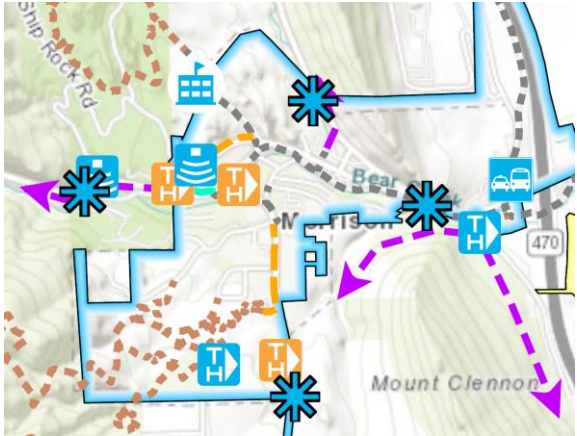
The July Planning Commission was dedicated to finalizing the **Resilience and Sustainability and Recreation and Tourism elements**. The next comprehensive plan element, **Transportation Planning**, was discussed wherein it was decided to maintain it as an element of the Plan. As such, staff has provided the Transportation Planning 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. Staff has attached the Transportation Map that was updated in June of 2021 for your reference. We look forward to the Commission’s feedback and input at the meeting.

Goals, Policies, and Actions	Staff Comments/Where Covered Elsewhere in the Plan
TP GOAL 1: Provide and maintain a roadway network, which meets Morrison’s circulation and access needs in a safe, economical, and efficient manner.	7/11/23 Commission support to maintain this goal.
Policy TP 1: Ensure that the transportation system is compatible with adjacent land uses to maintain a high level of mobility.	Consider also expanding to address mobility for all users and abilities.
Action TP 1.1: Establish a roadway classification system of arterial, collectors, local streets, and alleys that promote appropriate levels of service.	The updated Transportation Map does not depict any roadway classifications, as there are no new growth areas that would warrant the need to establish a roadway classification system.
Action TP 1.2: Establish a system of street standards that accommodate bicycles, pedestrians, and on-street parking needs.	The Town adopted Jefferson County Street Standards and amended them in 2020. Staff recommended refinement to include evaluating existing street standards to ensure standards accommodate bicycles, pedestrians, and on-street parking upon input from the Town Engineer.
Action TP 1.3: Manage future traffic congestion with all modes of travel.	This action reads more like a goal. If PC supports, staff can draft a policy and actions to implement the goal.
Action TP 1.4: Coordinate additions and improvements to the transportation system with the City of Lakewood, Jefferson County,	Now that Red Rocks Ranch has been disconnected from Morrison, the City of Lakewood should be deleted from the list of partners to coordinate with.

Goals, Policies, and Actions	Staff Comments/Where Covered Elsewhere in the Plan
<p>and the Colorado Department of Transportation.</p>	<p>Consider adding a new action regarding coordination with CDOT to investigate the construction of a new lane on Highway 8 between the Phillips 66 gas station and connects to Mt. Vernon.</p>
<p>Action TP 1.5: Develop a continuous system of bicycle/pedestrian routes including connections to schools, neighborhoods, natural attractions, businesses, and recreation areas.</p>	<p>Related Plan goal, policy, and actions: Recreation and Tourism</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 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.</p> <p>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.</p> <p>Action RT 4.2: Continue to improve pedestrian safety with sidewalk connections that meet ADA requirements.</p> <p>Action RT 4.8: 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. ➤ Red Rocks Subdivision pedestrian connectivity via Red Rocks Vista Drive to Old Town Morrison.

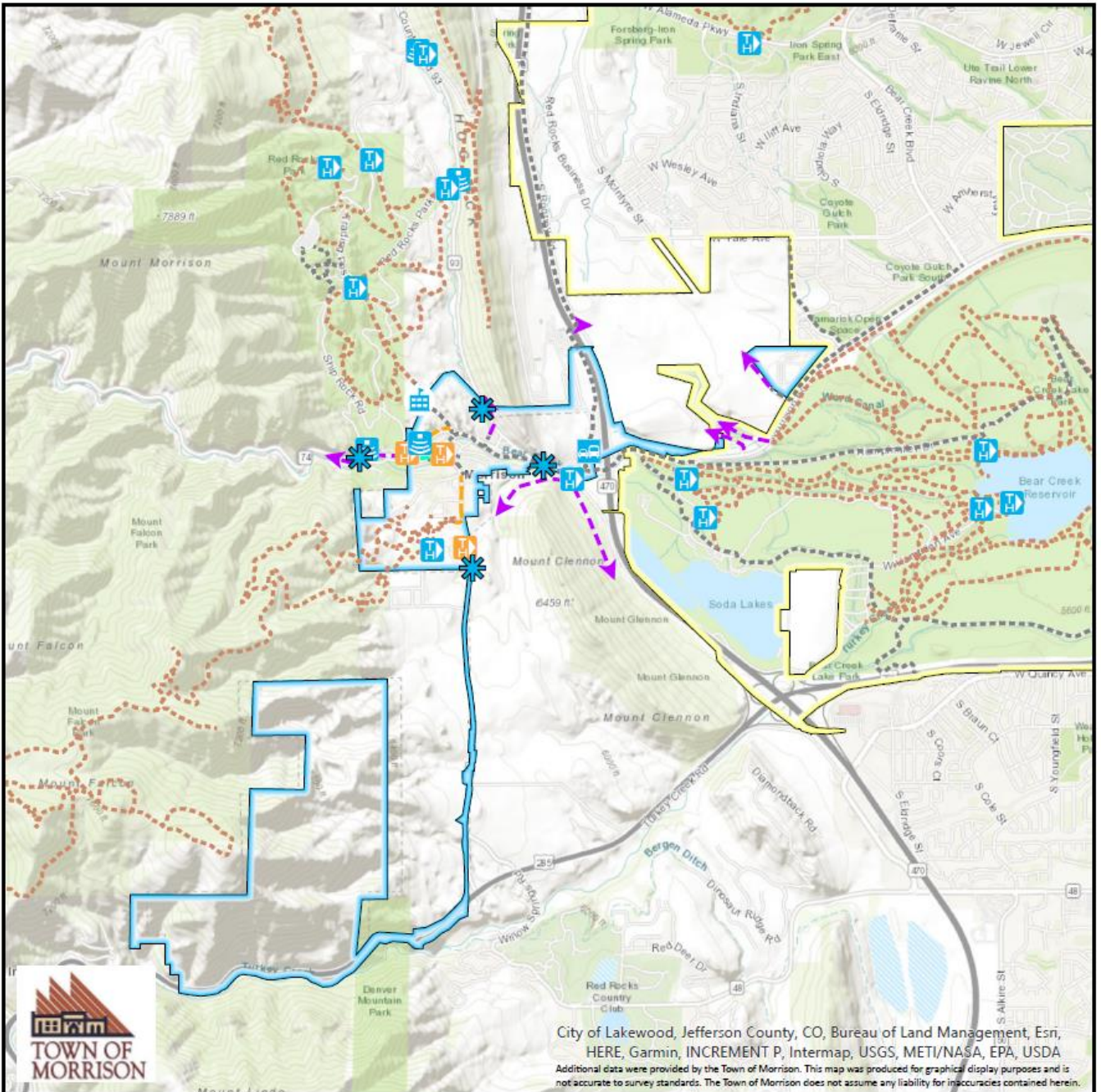
Goals, Policies, and Actions	Staff Comments/Where Covered Elsewhere in the Plan
	The Community Trails Master Plan identifies trail projects connecting schools, neighborhoods, natural attractions, businesses, and recreation areas.
Action TP 1.6: Investigate ways to improve safety of pedestrians and bicyclist crossing at C-470, Highway 8, and County Road 93.	No recommended changes other than to add Highway 74.
Action TP 1.7: Designate bicycle lanes with signage and pavement markings where existing roadway widths permit.	No recommended changes.
Action TP 1.8: Provide separate bicycle/pedestrian pathway in the design of future development.	Revise to make pathway plural.
Action TP 1.9: Establish Old Town Morrison as a bicycle/pedestrian system hub to enhance the viability of Old Town.	See related Recreation and Tourism goal, policy, and actions in Action TP 1.5 above.
Policy TP 2: Incorporate mechanisms within the transportation system to protect and enhance the environmental quality and small-town character of Morrison.	Recommend re-wording of this policy as the actions are still relevant.
Action TP 2.1: Minimize the environmental impacts of transportation through appropriate traffic control and/or traffic calming measures.	
Action TP 2.2: Include environmentally efficient design in site development and roadway facilities by matching facility function and capacity to projected traffic demand, through appropriate use of traffic control, and through the concept of shared parking in mixed use areas.	
Action TP 2.3: Direct access on Highway 8 should be limited and the use of shared curb cuts should be encouraged.	
Action TP 2.4: Work with the Red Rocks Elementary School to improve safety regarding pedestrian access to the school and Old Town from the surrounding residential neighborhoods.	See related Recreation and Tourism goal, policy and actions in the Action TP 1.5 above. Specifically, the third bullet under Action RT 4.8 provided below:

Goals, Policies, and Actions	Staff Comments/Where Covered Elsewhere in the Plan
	<ul style="list-style-type: none"> ➤ Old Town Morrison, Red Rocks Elementary School, and the Natural History Museum to the south of Town along Highway 8.
<p>Action TP 2.5: Research the feasibility of a transportation connection between Rooney Valley and future outlying parking areas and Old Town Morrison, as well as Rooney Valley, Red Rocks Amphitheatre, Bandimere Speedway, and nearby rail stations.</p>	<p>This action is confusing. Consider replacing it with encouraging and investigating public transportation to and from Red Rocks events.</p>
<p>TP GOAL 2: Enhance the aesthetic image of Morrison by improving the appearance of gateway entries to Town.</p>	<p>Consider expanding this goal to address wayfinding to align with the Board’s goals outlined below:</p> <ul style="list-style-type: none"> • Provide upgraded signage to free parking at Red Rocks Elementary and Morrison Park • Inform visitors about location/access of free parking and the Town’s parking program. • Consolidate wayfinding signage and CDOT signage along Highway 8 on the west side of town. • Provide for consolidated or additional free parking signage at Bear Creek Avenue and Highway 8 and possibly on the west side of town. <p>Related Plan Goal: Recreation and Tourism Goal 1: Create a robust and sustainable year-round local economy that leverages our physical assets, recreational opportunities, and historic character.</p>
<p>Policy TP 3: Develop and maintain the gateways into Morrison in an aesthetically pleasing manner, using natural and local resources, to create a favorable visual and unique impression for residents and visitors. Gateway entries will be developed at appropriate locations along roads, streets and highways to identify the Town to visitors and residents.</p>	<p>If the Commission desires to address wayfinding within Goal 2, the policies and actions should be refined as well.</p> <p>Related Plan Policy: Resilience and Sustainability Policy RS 10: Ensure the environment and streetscape are free from unsightly materials, including inoperable vehicles, unscreened outdoor storage, refuse, litter, dilapidated buildings, and billboards.</p>

Goals, Policies, and Actions	Staff Comments/Where Covered Elsewhere in the Plan
<p>Action TP 3.1: Create welcoming entries into Morrison by improving the appearance of major intersections. In 2019, gateway signage and landscaping was installed at the ‘eastern gateway’ into Old Town Morrison. Consider creating other gateway features at other entries into Town, including northbound Highway 8 and westbound Highway 74.</p>	<p>Consider revising based on the four (4) Gateways identified on the updated Transportation Map.</p>  <p>Recommend deleting the sentence that referenced past actions (e.g., In 2019, gateway signage and landscaping was installed at the ‘eastern gateway’ into Old Town Morrison).</p>
<p>Action TP 3.2: Develop gateway design guidelines in order to maintain the Town’s distinct and separate identity. Guidelines shall address community image, identity, appearance and design including, but not limited to lighting and structural design, landscaping and signage.</p>	<p>PC to discuss support of developing gateway design guidelines. If so, the existing eastern gateway signage design should be the foundation of the guidelines to create design continuity throughout town.</p>
<p>Action TP 3.3: Work with CDOT to improve signage on C-470, and Highway 285 to better serve those attending events at Red Rocks and Bandimere Speedway.</p>	<p>PC to provide staff input on support for this action. See staff recommendation under Action TP 2.5 regarding encouraging and investigating public transportation to and from Red Rocks events.</p> <p>Suggest refinement to include consolidation of wayfinding signage and CDOT signage along Highway 8 on the west side of town.</p> <p>Recommended deletion of reference to Bandimere Speedway.</p> <p>Related Action Recreation and Tourism 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.</p>

Goals, Policies, and Actions	Staff Comments/Where Covered Elsewhere in the Plan
<p>Action TP 3.4: Develop strategies for public improvements at town gateways as identified on the Transportation and Gateways Map as well as the Old Town Morrison Transportation and Gateways Map.</p>	<p>PC to provide staff input on what types of public improvements are desired at the town’s gateways.</p> <p>The reference to the Transportation and Gateways Map and Old Town Morrison Transportation and Gateways Map needs to be revised as those maps have been combined into one – Transportation (Map 6).</p>
<p>Policy TP 4: Encourage the use of C-470 for regional traffic, arterial streets such as Highway 8, Highway 74, and Bear Creek Avenue, for cross-town traffic, and discourage commercial or through traffic on residential streets.</p>	<p>PC to provide input on how this policy has been working and refine or maintain associated actions accordingly.</p>
<p>Action TP 4.1: Utilize traffic calming tools such as speed bumps or dips, existing dead-end streets, wayfinding signage, and street signage indicating “Local Traffic Only” to deter commercial and through traffic on residential streets.</p>	
<p>Action TP 4.2: Encourage businesses to require deliveries to occur at non-peak traffic times to avoid congestion.</p>	
<p>Policy TP 5: Improve or expand parking on public right-of-ways in Old Town Morrison.</p>	<p>At the June 2023 PC meeting, one business owner expressed support for the Park Morrison parking program but still noted concerns about the quantity of parking.</p>
<p>Action TP 5.1: Move the existing maintenance facility and equipment storage to a higher elevation, away from Bear Creek, and reuse the site for a new trailhead and downtown parking area.</p>	<p>Partially addressed in the Resilience and Sustainability element: Action RS 14.3 Continue efforts to relocate the town maintenance equipment storage building and maintenance shops out of the Bear Creek Floodplain.</p> <p>We have a trailhead and parking at Morrison Park.</p> <p>PC to provide input on the reuse of the maintenance facility and equipment storage area. Some ideas include additional parking space to accommodate town events or farmer markets. Consider the potential of keeping one shed as it could be rehabbed and used as an event space.</p>

Goals, Policies, and Actions	Staff Comments/Where Covered Elsewhere in the Plan
<p>Action TP 5.2: Engage the Lariat Loop Historic and Scenic Byway and Jefferson County Open Space in discussions related to financing of public and/or private “pay for parking” systems. Revenues from these systems should be used to develop additional parking opportunities.</p>	<p>Delete this action as Park Morrison parking program has been implemented.</p> <p>Consider revisions to include encouraging businesses to invest in parking solutions, such as developing a shuttle system with golf carts or small buses.</p>
<p>Action TP 5.7: Research outlying parking possibilities for bikers and hikers, to alleviate the downtown parking congestion.</p>	<p>Parking possibilities have been explored over the years and Park Morrison parking program has been implemented.</p> <p>Additionally, the town has added additional parking for bicyclists at Morrison Park, the Rooney Park-n-Ride parking lot east of Phillips 66 and has provided stripping on Rooney Road.</p> <p>Related Action Recreation and Tourism 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.</p>

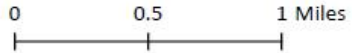


City of Lakewood, Jefferson County, CO, Bureau of Land Management, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA, EPA, USDA
 Additional data were provided by the Town of Morrison. This map was produced for graphical display purposes and is not accurate to survey standards. The Town of Morrison does not assume any liability for inaccuracies contained herein.

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|---------------------------|--------------------------|-----------------------------|
| Town of Morrison Boundary | Trails | Gateway |
| City of Lakewood Boundary | Existing, Paved | Park and Ride Lot |
| | Existing, Unpaved | Red Rocks Elementary School |
| | Proposed, Paved | Red Rocks Entrance |
| | Proposed, Unpaved | Trailhead, Existing |
| | Conceptual Future Trails | Trailhead, Proposed |

COMPREHENSIVE PLAN MAP 6: TRANSPORTATION

28 June 2021



MORRISON MAIN STREET REVITALIZATION PROJECT

The first community meeting was held on Wednesday, August 2, wherein twenty-eight (28) people were in attendance. The Project Team is currently evaluating the input received from participants on the pedestrian crossing design concepts for the South Park Avenue, Mill Street and Market Street intersections. A community meeting summary will be posted on the Engage Morrison website. Additionally, we have scheduled stakeholder small group meetings as follows:

Regional Assets/Businesses and Land Use Group

Wednesday, August 16, 2023, from 3-4:00 pm
Morrison Town Hall

Businesses, Public Safety, Utility Providers and High Occupancy Building Group

Thursday, August 17, 2023, from 9:00 -11:00 am
Morrison Town Hall

We have extended the deadline to take the **Traffic Calming Survey** to August 6. Please be sure to sign up and register on the Engage Morrison website to take the survey.

BRIC PROJECT

The first part of the Morrison Main Street Revitalization Project community meeting was dedicated to the BRIC Project wherein participants were provided an overview of the project and the initial results of the **Public Input Survey - Mitigation Project Scoping Report**. The deadline to take the survey is August 14 so don't forget to take the survey.



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								
Park of the Red Rocks Artesian Bottled Water Special Review	Special Review to allow commercial bottling of water	211 Bear Creek Avenue	6/20/2023		Awaiting Resubmittal	Jeff Bradley Bear Creek Development Corp.	Y	6/22/23 Completeness review issued and sent on referral 7/11/23 Referral Response Summary Report 1 Issued
Forey/Leonard Spring St ROW Vacation	Right-of-Way Vacation	300, 304, 306,308, 310 & 312 Spring Street	4/18/2023		Awaiting Resubmittal	Sean and Celeste Forey John Leonard	Y	4/19/23 Completeness Review Comments Issued 5/30/23 Resubmittal; Application Complete and sent on referral 6/19/23 RRSR issued 6/22/23 Rec'd comments from W Metro fire and sent
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	6/27/2023		On Referral	Root Architecture and Development	N	6/30/23 Completeness Review 1 issued 7/14/23 Completeness Submittal 2 and comments issued same day 7/19/23 Resubmittal - Application substantially complete and issued referral; Comments due 8/9/23
Lot 3, Red Rocks Ranch FI 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		BOT Public Hearing	Town	N	6/8/23 Issued electronic referral with a comment deadline of 6/22/2023 7/11/23 Planning Commission recommended approval w/ no conditions 8/1/23 BOT public hearing
The Cow OTHOD & Bldg Permit	Screening of Rooftop HVAC Equipment per Final Order from Judge	316 BCA	6/22/2023		Awaiting resubmittal	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 response. 6/22/23 Submittal rec'd 6/27/23 Comments issued on building materials (43% open) 6/28/23 Rec'd 2nd version of screen materials (0% open) 6/29/23 Staff on site review of screen materials. 7/5/23 Issued comments to submit bldg application/plans that reflect the 2nd version of screen materials for Bldg Dept review 7/31/23 Town review comment issued on Permit 23MORR-00007; Prosecutor filed Motion to Impose as Court Ordered deadlines have been missed
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 was not approved/illustrated in the approved 2018 Bldg Permit 7/5/23 Rec'd appeal request from the Stop Work/Notice f Violation and requested if the town would like the "ATM plywood" painted black. 7/13/23 Appeal denied because it was untimely (must be made 30 days of the date of the decision 7/14/23 Rec'd 2nd Appeal from Bldg Official not providing a re-inspection of new electrical service and not allowing changes to the 2018 bldg permit. 7/21/23 Appeals denied because it was untimely

Project Name	Project Description	Project Location	Submittal Date	Approval Date	Project Status	Applicant	Waiting Applicant Response (Y/N)	Comments
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 6/23/23 Rec'd 4th Round resubmittal; Comments due 7/10/23 6/29/23 Rec'd revised submittal materials 7/19/23 Referral Response Summary Report Round 4 Issued 7/26/23 Post-Referral Meeting 4
Morrison Main Street Revitalization Project	Design and construct safe, high-comfort, accessible, and compliant pedestrian crossings at South Park Avenue, Mill Street, and Market Street along Bear Creek Avenue (SH 8)	Community-Wide	5/1/2023	June 2024 Grant Deadline for Construction to be completed	Data Collection and Analysis Phase; Public Outreach and Traffic Calming Survey closed 8/6/23	N/A	N/A	7/11/23 Public Outreach Plan Finalized 7/19/23 Engage Morrison website launched - Traffic Calming Survey released 7/24/23 Stakeholder/small group meeting prep 8/2/23 Community Meeting 1 - Project Kick-Off 8/6/23 Traffic Calming Survey closes; Analysis of community input underway 8/16/23 Regional Assets/Businesses and Land Use Group Stakeholder Meeting 8/17/23 Businesses, Public Safety, Utility Providers and High Occupancy Building Group Stakeholder Meetings
BRIC Project Building Resilient Infrastructure and Communities	Mitigation Project Scoping Report (MPSR) prioritize mitigation projects to build increased resiliency of the town from natural and human-caused hazards on a wide variety of platforms (critical infrastructure, emergency access, fire, and flood	Community-Wide	5/1/2023	Final Plan, MPSR and Town Approval 11/2023	Mitigation Project Scoping Report - Public Input Survey closes 8/14/23	N/A	N/A	7/8/23 Public Opinion Survey released 7/19/23 Engage Morrison website launched 7/26/23 Stakeholder/Town Meetings prep 8/2/23 Community Mtg 1 - Project Overview, Hazards and Areas of Concern in Tandem with Main St. Revitalization Project 8/14/23 Public Input Survey closes 8/16/23 Regional Assets/Businesses and Land Use Group Stakeholder Meeting 8/17/23 Businesses, Public Safety, Utility Providers and High Occupancy Building Group Stakeholder Meetings
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 Resiliency & Sustainability element 5/9/23 PC Review Resiliency & Sustainability element - Goals and Policies review 6/13/23 Resiliency & Sustainability Intro and PTOS analysis review 7/11/23 PTOS element eliminated w/ relevant actions incorporated into Resiliency & Sustainability and Rec & Tourism; Initial review of Transportation Plng element 8/8/23 PC Review Transportation Plng element
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	Y	Comments issued April 5, 2023 7/11/23 Rec'd Resubmittal; Comments due 7/26/23 8/1/23 Requested extension for civic (utility) review 8/2/23 P&Z and Engineering/District comment issued
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

Project Name	Project Description	Project Location	Submittal Date	Approval Date	Project Status	Applicant	Waiting Applicant Response (Y/N)	Comments
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		Awaiting submittal of ROW encroachment permit application and sign code variances 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; 6/13/23 Comment issued; Deadline to provide completion date of screening by 6/20/23 6/29/23 On site mtg to review ROW encroachments depicted on ILC and signage (variance request expected). Completed inspection of HVAC screening for sign off 7/14/23 Granted 30-day extension to submit variance & ROW encroachment permit (deadline 8/14/23)
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 and complying 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/complying permit application is submitted within 30 days (2/24/23) and 2) Order is complied with within 180 days.
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		Drafting Citation	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	Dumpster reconfiguration under construction	Kennedy Naquin Kevin Kravetsky	Y	3/14/23 Lighting inspection passed and lighting complaint closed out; Open items remain on dumpster and dilapidated 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 dumpster redesign per governing SDP

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		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 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. 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 7/15/23 Issued Reclamation Compliance Status and Lighting Review Comments; Lighting Plan due on 8/14/23

TOWN OF MORRISON
PLANNING COMMISSION REGULAR MEETING
AUGUST 8, 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 July 11, 2023 Planning Commission Minutes.

**TOWN OF MORRISON
PLANNING COMMISSION
REGULAR MEETING OF THE PLANNING COMMISSION
TUESDAY, JULY 11, 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, Maja Stefansdottir, Sharolyn Anderson Alternate Commissioners Ambria Shorb and Shari Raymond were present. Commissioner Petra Bute was absent A quorum was established.

Staff Present. Town Attorney (Joe Rivera) Carrie McCool (Town Planner) and Kara Winters (Town Manager)

Amendments to the Agenda. None.

Public to Address the Planning Commission. None.

Public Hearing. Application submitted by the Town of Morrison for rezoning of property from Planned Development to Mixed Use Commercial and Office District generally located at Lot 3, Red Rocks Ranch Subdivision, Filing No. I, County of Jefferson, State of Colorado, Reception No. 2018091371.

Chairperson Chambers call the Public Hearing to order at 6:00PM.

Staff/Applicant Report. Town Planner McCool reviewed the rezoning application to the Planning Commission. Town Planner McCool stated the Town applied to rezone the subject property from Planned Development to Mixed Use Commercial and Office District. The subject property was originally zoned in error, the current zoning is inconsistent with the policies and goals of the Town's Comprehensive Plan. Town Planner McCool stated that Town Staff finds the development of Red Rocks Ranch is changing the area and has necessitated the rezoning of the subject property. Rezoning the property is necessary to provide land for a community related use which was not anticipated at the time of adoption of the Town's Comprehensive Plan. The civic component of the property will remain unchanged and it will remain a town-owned facility. Town Planner McCool informed the Planning Commission that the future retail marijuana establishment operator will secure all land use approvals and make the required site improvements. Town Planner McCool stated the Town Staff finds the rezoning to MU-CO is compatible with the adjacent land uses and represents the best use that would further the Town's economic and development goals. Town Planner McCool stated that Town Staff is recommending approval of the amendment to the Zoning District Map, rezoning Lot 3 Red Rock Ranch, Subdivision 1 Rezone from Planned Development to Mixed Use Commercial and Office.

Town Planner McCool entered into record a statement from Shelby Wall, Red Rock Ranch Resident. Wall stated she was not in favor of the rezoning application.

Town Planner McCool entered into record a statement from Rochelle Minx, 3309 S. Rogers Street. Minx stated she did not support the rezoning application.

Commissioner Stefansdottir asked how many businesses will be on the subject property. Town Planner McCool informed the Commission that only one business will be on the subject property. Commissioner Anderson asked if there could be more than one business on the subject property. Town Planner McCool stated that decision is made during the Site Development Plan review.

Alternate Commissioner Shorb asked if there was any data to support the email from Rochelle Minx. Town Manager Winters stated that the Board and Planning Commission discussed the crime rates with the Police Chief and Town Attorney and no data was submitted to support increased Crime rates due to a retail marijuana establishment.

Alternate Commissioner Shorb asked if Red Rocks Ranch is in charge of monitoring their own traffic. Town Manager Winters stated access to the site will be off of Morrison Road and not through the Red Rocks Ranch neighborhood.

Chairperson Changers asked if new property owners will be notified about purchasing property near a retail marijuana development. Town Planner McCool stated rezoning application was sent out on referral and noticed in accordance to the Town Code. Any notification past that would be completed by Jefferson County. Town Attorney Rivera stated the focus and question before the Commission is to review the rezoning application. Town Attorney Rivera stated zoning does not affect the ownership of surrounding properties therefore the Town is not required to notify anyone purchasing property near the site.

Commissioner Feehery stated it is important to note that the Town voted to allow a retail marijuana establishment and that the business could change from a retail marijuana establishment at any point in time.

Commissioner Feehery asked if the Town rents any other town property. Town Manager Winters stated the Town does not lease any other property and stated the Board approved a lease agreement with LivWell.

Kathy Dichter, 109 Spring Street. Dichter voiced her support for the rezoning application.

Chairperson Chambers closed the Public Hearing.

A motion was made by Alternate Commissioner Raymond to recommend approval of the amendment to the Zoning District Map (Rezoning) Lot 3 Red Rocks Ranch, Subdivision Filing 1 Rezone from Planned Development to Mixed Use Commercial and Office (MU-CO) based on compliance with the review criteria of Section 10-1K-3 of the Morrison Municipal Code. The motion was seconded by Alternate Commissioner Shorb. All members present voted aye. The motion carried.

General Business.

Comprehensive Plan Update. Town Planner McCool reviewed the revisions she made the Comprehensive Plan based on the Planning Commissions feedback.

Commissioner Stefansdottir asked if Action RT 4.8 implies that there will be a bike lane along Main Street. Town Planner McCool stated that the action states the Town wants to facilitate connectivity between trails and bicycle lanes.

Alternate Commissioner Raymond voiced concern over requiring residents to purchase bear resistant receptacles. Town Manager Winters stated there was a consensus from the Planning Commission to include this in the Comprehensive Plan.

Town Planner McCool stated that the action is to update town regulations for waste receptacles. Town Planner McCool explained to the Commission that a public hearing is required to update town

regulations. At the hearing the Board of Trustees can receive feedback from residents regarding bear resistant receptacles.

Town Manager Winters suggested adding the discussion of bear resistant receptacles to the agenda for the Board of Trustees and Planning Commission retreat.

Commissioner Anderson suggested replacing “growth” in the intro to the Resilience and Sustainability introduction with development.

Town Planner McCool reviewed the Transportation Planning element of the Comprehensive Plan and asked for the Commissions feedback on the goals, policies and action items.

The consensus of the Commission was to keep TP Goal 1 in the Transportation element of the Comprehensive Plan and move TP Goal 2 into the Tourism element of the Comprehensive Plan.

Approval of Minutes.

A motion was made by Alternate Commissioner Shorb to approve the June 13, 2023 Planning Commission Minutes. The motion was seconded by Commissioner Stefansdottir. All members present voted aye. The motion carried.

Staff Reports.

Town Planner. Town Planner McCool informed the Commission that Jefferson County is currently updating their Comprehensive Plans and Regulations and encouraged the Commission to visit their project website.

Commissioner Anderson asked if the survey is filled out as a resident or a Planning Commission Member. Town Manager Winters stated the survey should be filled out as a resident of the Town. If the Commission feels strongly about a specific subject, they can make motion to draft a letter on behalf of the Planning Commission.

Town Planner McCool reviewed the Public Outreach Plan for the Morrison Main Street Revitalization Project to the Planning Commission.

Commissioner Anderson suggested renaming “High-Tech” and “High-Touch” to “Digital” and “In-Person.” Town Planner McCool stated she will make the changes to the Outreach Plan.

Town Planner McCool informed the Planning Commission the first community meeting for the Main Street Revitalization project will be on August 2, 2023.

Town Manager. No oral report.

Adjournment. Chairperson Chambers adjourned the meeting at 7:47pm.

TOWN OF MORRISON

Jamee Chambers, Chairperson

ATTEST:

Ariana Neverdahl, Town Clerk