

**TOWN OF MORRISON, COLORADO  
REGULAR PLANNING COMMISSION MEETING  
MORRISON TOWN HALL  
110 STONE STREET  
TUESDAY, AUGUST 9, 2022  
6:00 PM**

NOTE: ALL AGENDA ITEMS ARE ELIGIBLE FOR DISCUSSION AND POSSIBLE VOTE BY THE PLANNING COMMISSION. ADDITIONAL ITEMS MAY BE ADDED & VOTED UPON)

1. CALL TO ORDER

2. ROLL CALL

Commission Chair: Jamee Chambers  
Commissioners: Sharolyn Anderson  
Petra Bute  
Stacy Feehery  
Maja Stefansdottir

Alternate Commissioners: Ambria Shorb  
Shari Raymond

3. AMENDMENTS TO THE AGENDA

4. PUBLIC TO ADDRESS THE PLANNING COMMISSION

5. PRESENTATIONS AND HEARINGS

a. Comprehensive Plan Update

6. GENERAL BUSINESS

7. APPROVALS OF MINUTES

a. July 12, 2022 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 13, 2022 at 6:00 P.M.

## MEMORANDUM

Date: August 9, 2022  
To: Morrison Planning Commission  
From: Carrie McCool, Town Planner  
Subject: Planner Report



### COMPREHENSIVE PLAN UPDATE

The focus of the August Planning Commission meeting is to obtain feedback on proposed revisions to the Community Involvement and Services element of the Comprehensive Plan. Below is a summary of the changes that were made to the Plan text with deleted text in ~~strikethrough~~ and new text in red:

1. Removed "Services" from the Plan Element title. This element has one goal of maintaining a high quality of life for Morrison residents by supporting and expanding cultural, historic, and educational opportunities and not necessarily human service opportunities. We can certainly add a goal and policies about community services if the Commission desires.
2. The introduction text was refined to reflect the goal and policies of the Plan element.
3. Policy and Actions text additions in red stemmed from review comments made by Trustee Gill and Jerome as well as previous Planning Commission feedback.

We look forward to any other Commissioner input as we move through the Comprehensive Plan update process.

#### **Community Involvement ~~and Services~~**

~~The Community Involvement element~~ Although much of the emphasis of the Morrison Comprehensive Plan is placed on the physical and economic development of the Town, **addresses the human needs of the Town's residents in relation to community well-being and quality of life. Morrison is a tight-knit community with a rich history,** vibrant downtown ~~with numerous restaurants and retail options,~~ an **elementary school,** and ~~along with~~ natural history museum, with ample parks and trails near iconic area amenities such as Red Rocks Park **and Amphitheatre,** Bandimere Speedway, **and the Lariat Loop Historic and Scenic Byway.**

**The heartbeat of the Town emanates from its residents. Continued community participation in town activities, events, and celebrations are crucial in maintaining our shared community values and goals of boosting the local economy and providing a positive experience for all community members and visitors alike. The goal and policies within this element aim to maintain Morrison residents' quality of life by expanding cultural and historic opportunities, fostering community leadership in Town government, and supporting social, cultural, and educational events throughout the Town.**

~~As development occurs in new areas of Morrison and in the Rooney Valley, the Morrison community will need to integrate the new businesses, residents, and other community institutions into the greater Morrison community.~~

**CIS GOAL 1: Maintain a high quality of life for Morrison residents by supporting and expanding cultural, historic, and educational and human service opportunities.**

**Policy CIS1:** Expand the cultural and historic opportunities available to residents and visitors.

**Action CIS1.1:** Support museums and encourage additional exhibits about the culture and history of Morrison.

**Policy CIS2:** Encourage community leadership and participation in Town government.

**Action CIS2.1:** Continue to post meetings and agendas via newspaper, physical postings, and the Town website.

**Action CIS2.2:** Encourage community advisory committees that actively involve residents and business owners in Town decision-making processes and activities.

**Policy CIS3:** Collaborate with community organizations to provide social, cultural, and educational events that will create a strong sense of community identity.

**Action CIS3.1:** When appropriate and feasible, Town staff will promote and coordinate community events in and around Morrison.

**Action CIS3.2:** Encourage other entities such as parent groups, service clubs, school and church organizations to become actively involved in organizing and attending Town events and activities.

**Action CIS3.3:** Continue to support the Town's Museum functions and events and support their foundation to expand the Town's role in museum activities.

**Action CIS3.4:** Approach local businesses and ask them to participate in or sponsor community events.

**Action CIS3.5:** Continue, expand, and encourage residents to get involved in traditional celebrations and activities such as CiderFest, Progressive Dinner, Locals Events, etc.

**East Planning Area Follow Up**

At the July Planning Commission meeting, we discussed the possibility of changing the land use designation in the East Planning Area from Mixed Use to Commercial. Please see the definitions of each below that are found in Appendix A – Definitions in the 2015 Comprehensive Plan.

**Mixed Use** – Sites that provide a combination of retail, offices, services, cultural facilities, civic uses, and residential uses. High density residential is anticipated wherein offices and dwellings are encouraged to locate



above ground –floor retail and services. The intensity is higher in mixed-use areas than in other land use designations. Land uses are not necessarily mixed in each building, development or even within each block. But within the neighborhood, residential and non-residential uses are within walking distance of one another.

**Commercial** – Sites that provide for a mixture of **non-residential development** including retail stores, dining establishments, offices, professional services, entertainment, and institutions. The two properties in the East Planning Area that are within the Town’s municipal boundaries are zoned MU-C Mixed Use Commercial. For your convenience, staff has attached the MU-CO Mixed Use – Commercial Office regulations as all uses in the MU-C district shall conform to the requirements of MU-CO.

Additionally, staff has attached the Commercial Use Group Chart that outlined permitted uses and uses permitted by special review.

We look forward to Commissioner feedback on the recommended land use designation of the East Planning Area.

**PROJECT TRACKING CHART**

Attached is an updated ***Project Tracking Chart***. 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, anytime with any questions regarding current planning activities.

**10-1E-2: MIXED USE COMMERCIAL AND OFFICE DISTRICT (MU-CO):**

The town hereby establishes the following mixed use commercial and office zone district. The intent of this zone district is to provide for and encourage appropriate commercial, business, cultural and service uses within regionally oriented urban activity centers. The permitted uses within this zone district are as provided herein:

A. Permitted Uses: No building or land shall be used, and no building shall be hereafter constructed or altered, except for one or more of the following uses:

1. Uses By Right: The following uses may be operated as uses by right:

Ambulance service.

Amusement center; shall be located no closer than one thousand feet (1,000') from any elementary and/or secondary school.

Amusement or entertainment on the payment of a fee or admission charge.

Apparel and accessory store.

Appliance store.

Art gallery.

Assaying office and laboratory.

Assembly, without fabrication: the assembly of completely fabricated parts.

Automobile gasoline filling station, service, repair, but no commercial wrecking, dismantling or junk yard; need not be enclosed; provided, that the unenclosed part of such use shall comply with all specifications for maintenance of off-street parking space except the limitation against sale.

Automobile laundry, including steam cleaning, if visible steam is not discharged directly into outside air. Need not have doors. Must comply with the following conditions:

- A minimum of five (5) parking spaces is provided on the same zone lot for each washing stall.
- All off-street parking areas shall be hard-surfaced and dust-free.
- All lights used to illuminate the area shall be directed away from adjacent residential properties.

Bakery.

Bank.

Barber shop.

Beauty shop.

Bicycle store.

Blueprinting.

Boat sales or repair, not including dismantling or wrecking; need not be enclosed; providing, that the unenclosed part of such use shall comply with all specifications for maintenance of off-street parking space except the limitation against sales; (must comply with attached screening provisions, subsection G of this Section).

Bookstore.

Bowling alley and billiard parlor.

Business machine store.

Camera and photographic supply store.

Candy, nut and confectionery store: a candy, nut and confectionery store in which all manufacturing is permitted only as and subject to the limitations of an accessory use.

Caterer.

Church and parish house.

Cleaning with nonflammable cleaning agents only.

Clinic, dental or medical.

Collection and distribution station for laundry and dry cleaner.

Computer data processing center.

Crating service.

Dairy products store.

Dance studio, for private instruction.

Delicatessen store.

Department store (sale limited to items which may be sold by any use in this list).

Diaper service.

Drugstore.

Dry goods store.

Eating place; need not be enclosed; providing, that any part of serving area located outside a completely enclosed structure shall comply with all of the specifications for maintenance for off-street parking space.

Eating place with entertainment.

Egg and poultry store (no slaughtering, eviscerating, plucking or dressing).

Electric substation; subject to special review.

Electric contractor; must comply with attached screening provisions in subsection G of this Section.

Exterminators; must comply with attached screening provisions in subsection G of this Section.

Extraction of commercial mineral deposits; subject to special review.

Fabrication: the fabrication only of the following articles: art goods, including church art goods, needlework and mannequins and figurines; awnings; bakery products; bottling or packaging of prepared specialty food products, excluding processing of ingredients; brooms, brushes; buttons; cameras; cigars, custom; clocks; clothing, custom; cosmetics, excluding the manufacture of pigments and other basic raw materials, but including the compounding of the final product by mixing; costumes, custom; costume jewelry; dyeing, custom; engraving; fishing tackle; finishing and apparel (no tanning); furniture, custom; glass products from glass stock; ink mixing and packaging (no pigment manufacture); instruments, professional, scientific controlling, musical and similar precision, and instrument equipment and parts; jewelry; lithography; millinery, custom; needlework; newspaper publishing; optical goods and equipment; orthopedic appliances; photographic supplies (no film); plastic products, but not involving casting or molding processes; religious art goods; taxidermy; toys; umbrellas; upholstery, custom venetian blinds or window shades, except preliminary milling of the wood or metal slats; watches.

Fire station.

Floral shop.

Fruit store; need not be enclosed to the extent that the unenclosed portion shall not exceed in area one-fourth ( $\frac{1}{4}$ ) the gross floor area of the structure containing the use by right.

Furniture store.

Garage for commercial and public utility vehicles. exterior parking for fleet vehicles must comply with attached screening provisions, subsection G of this Section.

Garden supplies store; need not be enclosed.

Gas regulator station; subject to special review.

Grocery store.

Hall renting for meetings or social occasions.

Hardware store.

Health equipment and supply store.

Health treatment on the payment of a fee of admission charge.

Hearing aids store.

Hobby supply store.

Home building material store, limited to retail sales only: all outdoor storage shall be enclosed by a fence or wall adequate to conceal such storage from adjacent property.

Home furnishings store.

Hospital.

Hotel, tourist home.

Institution, excluding adult and juvenile community corrections facility and mental health facilities.

Interior decorator.

Jewelry store (including repairing of jewelry, watches and clocks).

Koshering of poultry sold at retail on the premises, with no slaughtering, eviscerating or dressing of poultry conducted outside an enclosed structure and with all wastes deposited outdoors to be in completely enclosed containers.

Laboratory, dental or medical.

Landing or take-off area for rotocraft, not including maintenance, repair, fueling or hangar facilities.

Laundry.

Library or reading room.

Linen supply.

Liquor store (sale by package only).

Locksmith.

Luggage store.

Mail-order house.

Meat, fish and seafood store.

Metal sharpening.

Mirror silvering.

Motel (not including a trailer camp or trailer court).

Motorcycle store.

Museum.

Music, musical instruments and phonographic record store.

Music store.

Music studio.

Newspaper distribution station.

Office.

Optician.

Paint and wallpaper store.

Painting and decorating contractor.

Parking and/or commercial storage of vehicles; need not be enclosed; provided, that any part of such use conducted outside a completely enclosed structure shall comply with all specifications for maintenance hereinafter required for off-street parking space.

Pet shop.

Photo-studio.

Photographic studio or picture processing, or both.

Photostating.

Picture framing.

Police station.

Post office.

Pressing, altering and repairing of wearing apparel.

Printing, publishing and allied industries.

Private club or lodge.

Public baths.

Radio and television broadcasting (including transmitter).

Radio and television store and repair shop.

Repair, rental and servicing: the repair, rental and servicing of any article the sale, warehousing, fabrication or assembly of which article is permitted in this District; subject to special review.

Sale at retail, sale at wholesale and warehousing: the sale at retail, the sale at wholesale or the warehousing of any commodity the fabrication or assembly of which is a permitted use in this District; automobile and truck parts, accessories, tires and tubes; beauty shop equipment and supplies; drugs; flowers; household furniture, furnishings and equipment; medical and hospital equipment and supplies; tobacco products.

Sale at retail of LP gas through an LP gas-dispensing unit which is operated on the same zone lot and in association with an automobile gasoline filling station or equipment rental store and subject to the issuance of a permit by the Fire Department; need not be enclosed, but shall be screened by a wall or fence adequate to conceal such unit from adjacent, residential properties.

Savings and loan association, State or federally chartered.

School of any type.

Shoe repair shop.

Shoe store.

Sign contractor.

Special trades contractor: a contractor specializing in one or more trades of which the following are examples: plumbing, heating, refrigeration and air conditioning; painting, paper hanging and decorating; wiring and electrical work; glass and glazing work; damp proofing; fireproofing; tile, linoleum floor laying and other floor work; insulation, asbestos and acoustical work; carpentry and cabinet making; excavating; well drilling; masonry and stone work; engineering and construction companies; ornamental iron work. Trucks having a manufacturer's capacity of more than three (3) tons shall not remain on the premises except as necessary to load and discharge contents. Open storage incidental to the principal usage shall be permitted and need not be enclosed.

Sporting goods store.

Stationery store.

Swimming pool; need not be enclosed.

Telephone exchange.

Terminal for intra-city or inter-city vehicles, for movement of persons or freight; need not be enclosed.

Theater.

Theatrical studio.

Tobacco store.

Toy store.

Utility pumping station; subject to special review.

Variety store.

Vegetable store; need not be enclosed to the extent that the unenclosed portion shall not exceed in area one-fourth ( $\frac{1}{4}$ ) the gross floor area of the structure containing the use by right.

Veterinarian, including observation kennels for household pets only; no exterior kennels.

Water reservoir: need not be enclosed.

2. Uses By Temporary Permit: Upon application to and issuance by the Department of Zoning Administration of a permit therefor, the following uses may be operated as uses by temporary permit and need not be enclosed:

a. Bazaar and/or carnival; provided, however, that each permit shall be valid for a period of not more than three (3) days and shall not be renewed for more than three (3) successive periods; and provided further, that a period of at least ninety (90) days shall intervene between the termination of one permit and the issuance of another permit for the same location; need not be enclosed.

b. Noncommercial concrete batching plant, both incidental and necessary to construction in the zoning district, of the permitted operation, no part of which area shall be a distance of more than two (2) miles from the plant. Each such permit shall

be valid for a period of not more than six (6) calendar months and shall not be renewed for more than six (6) successive periods at the same location.

c. Parking lot designated for a special event; provided, however, that each permit shall be valid only for the duration of the designated special event; and provided further, that if the designated special event is a seasonal activity, the permit may be valid for the entire season but shall be restricted in use to designated dates and times during which the event is occurring; need not be enclosed.

d. Sale at retail of Christmas trees and wreaths; provided, however, that no permit shall be effective prior to November 1 in each calendar year and no permit shall be valid for a period of more than sixty (60) days; need not be enclosed.

e. Temporary building or yard for construction materials, the storage of excavated materials and/or equipment, both incidental and necessary to construction in the zoning district. Each permit shall specify the location of the building or yard and the area, within the same zoning district, of the permitted operation, no part of which area shall be a distance of more than two (2) miles from the building or yard. Shall not maintain in storage more than six (6) cubic feet of excavated material for each square foot of zone lot area. Such material shall be piled no higher than eight feet (8') above grade and shall be protected by a seven foot (7') high fence with controlled access. Each such permit shall be valid for a period of not more than six (6) calendar months and shall not be renewed for more than three (3) successive periods at the same location.

3. Accessory Uses: Incidental only to a use by right, any use which complies with all of the following conditions may be operated as an accessory use and need not be enclosed:

a. Is clearly incidental and customary to and commonly associated with the operation of the use by right.

b. Is operated and maintained under the same ownership, or by lessees or concessionaires thereof, and on the same lot as the use by right.

c. Does not include structures or structural features inconsistent with the use by right.

d. The gross floor area utilized by all accessory uses of all uses by right in the same structure shall not be in excess of ten percent (10%) of the gross floor area utilized by all of the uses by right; provided, however, there shall be no limitation on the area occupied by garages, loading docks and company dining rooms. (Ord. 159, 7-25-1984)

4. Unnamed Uses: Uses not specifically named within this zone district are not allowed except as follows:

a. Upon application therefor, the Board of Trustees may determine whether a proposed use which is not specifically named within this zone district, and is not an accessory or secondary use, is similar to and compatible with uses otherwise allowed within this zone district and may, upon making a determination of similar and compatible uses, allow the proposed use within the district upon a temporary or permanent basis and upon appropriate conditions.

b. In making the determination of similarity and compatibility, the Board shall consider, among other relevant matters, traffic generation, density of population and hours of operation of the proposed use in comparison to specifically named uses within the zone district, and the actual development of the subject and adjacent properties at the time of application.

c. Any appeal from a decision of the Board shall be made to the District Court in accordance with Rule 106, Colorado Rules of Civil Procedure. (Ord. 265, 7-2-1996)

B. Limitations On External Effects Of Uses: All uses shall comply with the following limitations:

1. Enclosure Of Uses: Every use, unless expressly exempted by this Chapter, shall be operated in its entirety within a completely enclosed structure; the exemption of a use from the requirement of enclosure will be indicated by the phrase "need not be enclosed" appearing after any use exempted.

2. Vibration Generated: Every use shall be so operated that the ground vibration inherently and recurrently generated is not perceptible, without instruments, at any point of any boundary line of the zone lot on which the use is located.

3. Emission Of Heat, Glare, Radiation And Fumes: Every use shall be so operated that it does not emit an obnoxious or dangerous degree of heat, glare, radiation or fumes beyond any boundary line of the zone lot on which the use is located.

4. Outdoor Storage And Waste Disposal:

a. No highly flammable or explosive liquids, solids or gases shall be stored in bulk above ground. Tanks or drums of fuel directly connecting with heating devices or appliances located on the same zone lot as the tanks or drums of fuel are excluded from this provision along with LP gas-dispensing units.

b. All outdoor storage facilities for fuel, raw materials and products shall be enclosed by a fence or wall adequate to conceal such facilities from adjacent property.

c. All materials or wastes which might cause fumes or dust or which constitute a fire hazard or which may be edible by or otherwise be attractive to rodents or insects shall be stored outdoors only in closed containers.

C. Permitted Structures:

1. Zone Lot For Structures: A separate ground area, herein called the zone lot, shall be designated, provided and continuously maintained for each structure containing a use by right. Each zone lot shall have at least one front line and shall be

occupied only by the structure containing a use by right and one subordinate structure containing only accessory uses. The zone lot for each structure shall not be less than fifty feet (50') wide at the front setback line for structures and shall not contain less than five thousand (5,000) square feet.

a. Amendment To Zone Lot: Upon application to and approval by the Department of Zoning Administration, the boundaries and area of a designated zone lot may be amended if full compliance with all requirements of this Chapter can be maintained.

2. Maximum Gross Floor Area In Structure: Basic maximum gross floor area: the sum total of the gross floor area of all structures on a zone lot shall not be greater than two (2) times the area of the zone lot on which the structures are located.

3. Location Of Structures: Except as otherwise hereinafter provided, the space resulting from the following setbacks shall be open and unobstructed:

a. Front Setback: All structures shall be set in a distance of not less than fifty feet (50') from the front zone lot line. The space resulting from the foregoing setback shall be utilized only for swimming pools, access to the use by right, landscaping, horseshoe pitching, croquet and other lawn sports requiring no substantial permanent improvements above grade.

b. Rear And Side Setbacks: All structures shall be set in a distance of not less than twenty five feet (25') from other zone lots within this MU-CO District and not less than fifty feet (50') from other zone district boundaries.

c. Permitted Encroachments On Setback Space:

(1) Belt courses, sills, lintels and pilasters may project eighteen inches (18") into front, rear and side setback spaces.

(2) Cornices, eaves and gutters may project three feet (3') into front setback space, five feet (5') into rear setback space, and eighteen inches (18") into side setback space.

(3) Outside stairways and building accessories designed and intended to control light entering a building may project five feet (5') into front setback spaces, ten feet (10') into rear setback spaces and three feet (3') into side setback space; access ramps for the handicapped may encroach into any required building setback space, providing no alternative location is available and providing the ramp construction is compatible with the character of the structure.

(4) Unwalled porches, terraces and balconies may extend five feet (5') into front and rear setback spaces.

(5) Any structure or part thereof which is below the grade of any setback space may project any distance into such setback space.

(6) Canopies may project any distance into the front setback space.

(7) Surface parking lots may be constructed within the front setback to within ten feet (10') of the front lot line; provided, that a solid fence forty eight inches (48") high and/or earth mounding and planting is maintained to substantially visually screen parked cars from adjacent public right of way.

(8) Existing structures may remain in setback space for a period of ten (10) years from the time of notification of encroachment by the Town.

d. Fences, Walls And Retaining Walls: Fences, walls and retaining walls not exceeding forty eight inches (48") in height may be erected on any part of the setback areas. Within setback lines, fences may be erected to a height of not to exceed seventy two inches (72"); provided, however:

(1) Retaining walls abutting public rights of way may be built to a ten foot (10') height.

(2) Schools, public parks and/or playgrounds may erect open-mesh fences to any height on any part of the zone lot.

The height of walls, fences and retaining walls shall be determined by measurement from the ground level at the lowest grade level within three feet (3') of either side of such walls, fences or retaining walls; provided, however, that in computing the height of retaining walls there shall be omitted from such computation any open- mesh fence located on top of the retaining walls and not exceeding forty eight inches (48") inches in height.

4. Bulk Of Structures: Maximum building height shall be one hundred twenty five feet (125') above the natural grade.

D. Signs: Outdoor signage shall conform to the requirements of Article I of this Chapter (Ordinance 130, as adopted March 1, 1978). Types of signs permitted and general standards shall conform to Section 10-11-7, Morrison C1 and C2 Districts.

E. Off-Street Parking: Off-street parking shall conform to the requirements of Article H of this Chapter as of the date of approval of this amendment except for eating and drinking establishments which shall be governed by subsection 10-1H-1F5 of this Chapter.

F. Off-Street Loading: Off-street loading shall conform to the requirements of Article H of this Chapter (Ordinance 130, as adopted March 1, 1978).

G. Screening Provisions: Where noted, uses will be subject to visual screening from adjacent roadways, as per this Chapter, as of the date of approval of this amendment. (Ord. 159, 7-25-1984)

**Commercial Use Group Chart – Commercial (CT, C1 and C2)<sup>1</sup>**

Commercial Use Groups	CT	C1	C2
	Zoning Districts		
	CT	C1	C2
1. Greenhouses	Yes	No	R
2. Hospitals, rest, nursing and retirement homes	Yes	R	R
3. Mortuaries and funeral chapels	Yes	R	R
4. Medical and dental clinics	Yes	Yes	Yes
5. Professional offices	Yes	Yes	Yes
6. Financial institutions	Yes	Yes	Yes
7. Membership clubs	R	R	R
8. Multi-unit dwellings	Yes	No	R
9. Churches	Yes	R	Yes
10. Hotels, motels including restaurants and other incidental commercial uses inside the principal buildings	R	Yes	Yes
11. Bed and breakfast inns	Yes	Yes	Yes
12. Vocational, business and private schools	R	R	R
13. Automobile parking lots	Yes	Yes	Yes
14. Automobile parking garages	R	R	Yes
15. Gasoline service stations	R	R	R
16. Mobile home, automobile, boat, truck or trailer storage, sales, repair and rental	R	No	R
17. Service including, but not limited to, barber and beauty shops, dry cleaning outlets, self-service laundries, shoe repair shops and similar service activities	Yes	Yes	Yes
18. Eating establishments	Yes	Yes	Yes
19. Drinking establishments	R	R	R
20. Indoor amusement and entertainment establishments	R	R	R
21. Miniature golf courses, outdoor amusement and entertainment establishments	R	R	Yes
22. Establishments for retailing of convenience goods and furniture and appliance repair	Yes	Yes	Yes
23. Establishments for a wide variety of commercial uses, including, but not limited to, animal hospitals, cleaning and laundry plants, cold storage lockers, lumber dealers, car washes, building equipment and wholesale services	No	R	Yes
24. Parks, play fields and playgrounds	R	R	R
25. Public utility uses, facilities, services and buildings	Yes <sup>1</sup>	Yes	Yes
26. Outdoor sales and repair	R	R	R
27. Accessory buildings and uses	Yes	Yes	Yes
28. One unit dwellings	Yes	No	No
29. Adult business use	No	No	R
30. Brewpubs	R	No	No
31. Rooftop patio	R	No	No
32. Commercial coffee roasting	R	No	No
33. Commercial bottling of water	R	No	No

<sup>1</sup> In the C-2 zone district, Multi-family would be allowed subject to town board approval.

**Morrison Project Tracking Chart**

**August 2022**

Project Name	Project Description	Project Location	Submittal Date	Approval Date	Project Status	Applicant	Town Contact	Applicant Contact	Waiting on Response from Client? (Y/N)	Comments
<b>Active Projects</b>										
Block 9 Minor Resubdivision	Vacation of internal lots lines and 20' of existing 80' South Park Avenue ROW	101 South Park Avenue (formally 105 Cañon Street)	3/21/2022		Approved	Embury Etcetera Trust	Kara Winters <a href="mailto:kara@morrisonco.us">kara@morrisonco.us</a>	Chad Guinn	N	7/7/22 PC Approved Minor Resub; Recommended ROW Vacation approval 8/2/22 BOT Approved ROW Vacation
Embury Etcetera Trust Front Setback Variance	Front setback variance	101 South Park Avenue (formally 105 Cañon Street)	7/1/22		Approved	Embury Etcetera Trust	Kara Winters <a href="mailto:kara@morrisonco.us">kara@morrisonco.us</a>	Chad Guinn	N	7/21/22 BOA approved front setback variance
Park of the Red Rocks Drinking Water Special Review	Special Review approval to bottle drinking water	211 Bear Creek Avenue	2/11/2021		Awaiting resubmittal expected on 9/26/22	Bear Creek Development Corp.	Kara Winters <a href="mailto:kara@morrisonco.us">kara@morrisonco.us</a>	Jeff Bradley	Y	11/4 Resubmittal 11/29 Review Comments Issued 12/7/21 Resubmittal Rec'd (Incomplete); Comments issued the same day 4/4/2022 BOT Public Hearing (Continue to 5/17/2022) 5/17/2022 BOT Public Hearing (Continued to 7/19/2022) 7/19/2022 BOT Public Hearing (Continued to 8/16/22) 8/16/22 BOT Public Hearing to be continued to 10/18/22
Mt. Carbon Water Treatment Plant Expansion SDP	Site Development Plan	17881 Union Avenue	9/8/2021		Awaiting approval of Jeffco Minor Adjustment	Mount Carbon	Kara Winters <a href="mailto:kara@morrisonco.us">kara@morrisonco.us</a>	Brett Pugh	Y	8/10/2021 Pre-Application Meeting 9/8/21 1 <sup>st</sup> Submittal; Completeness Review 9/24/21 Internal Review Comments issued 10/4 Resubmittal_2 <sup>nd</sup> Review 10/18/21 Review comments issued 12/8/2021 Resubmittal 3 <sup>rd</sup> Round Review 1/6/2022 Review comments issued 3/31/2022 Resubmittal – Awaiting scheduling on the PC agenda once the Jeffco Minor Adjustment is approved.
Mt. Carbon Water Treatment Plant Variance	Front setback variance	17881 Union Avenue	5/13/2022		Awaiting approval of Jeffco Minor Adjustment	Mount Carbon	Kara Winters <a href="mailto:kara@morrisonco.us">kara@morrisonco.us</a>	Brett Pugh	N	Awaiting scheduling on the BOA agenda once the Jeffco Minor Adjustment is approved.
Bear Creek Redevelopment Site Development Plan	SDP and Old Town Historic Overlay District Major Site Improvement for Mixed Use (Restaurant/Office/Multi-Family redevelopment at Ozzies)	101-109 Bear Creek Avenue	5/6/2022		Awaiting Resubmittal	Oswald and Doris Lehnert	Kara Winters <a href="mailto:kara@morrisonco.us">kara@morrisonco.us</a>	Benjamin Gray	N	5/10/22 Application deemed complete and sent on referral 6/17/22 Review comments issued

**Morrison Project Tracking Chart**

**August 2022**

Project Name	Project Description	Project Location	Submittal Date	Approval Date	Project Status	Applicant	Town Contact	Applicant Contact	Waiting on Response from Client? (Y/N)	Comments
Colorado Bird Club Rezone	Rezoning from R-1 to PUD	201 Mill Street	10/22/2021		8/16/22 BOT public hearing	Sean Forey	Kara Winters <a href="mailto:kara@morrisonco.us">kara@morrisonco.us</a>	Jessie Stoneberg	Y	8/17/2021 Formal Submittal; Completeness review comments issued; 10/6 Rec'd revised submittal (Completeness Review #2) 10/11 Mtg w/ Applicant on cursory comments 10/22 Rec'd revised PUD Plan – Application complete 11/8/21 Referral Comments (RRSR) Issued 12/7/21 BoT Public Hearing (Continued to 1/4/2022) 12/13/2021 2 <sup>nd</sup> Round Resubmittal routed for review – Comments due 12/20/21 1/4/2022 BoT Public Hearing (Continued to 2/1/2022) 2/1/22 Request for continuance to 3/1/22 3/1/22 Request for continuance to 5/3/22 4/19 Request for continuance to 6/21/22 6/21/22 Request for continuance to 8/16/22
Morrison Safer Main Street Project	Improvements along Bear Creek Avenue	Community wide	Grant Submittal 8/14/2020	Grant Award 12/18/20	Reference checks	Town	Kara Winters <a href="mailto:kara@morrisonco.us">kara@morrisonco.us</a>	Nick Cheng	N/A	5/2/22 RPF Reissued 5/16/22 Pre-Proposal Conference 6/20/22 Seven proposal received – Short listed 4 firms 8/2/22 Interviews
Comprehensive Plan Update	Comp. Plan Amendment	Scope expanded community wide	N/A	TBD	Drafting CP Content	Town	Kara Winters <a href="mailto:kara@morrisonco.us">kara@morrisonco.us</a>	N/A	N/A	1/12/21 Planning Areas Review 3/9/21 PC Comprehensive Plan Map Review 6/30/21 Draft mapping completed 7/13/21 PC Comprehensive Plan Map Review 11/9/21 PC to review revised CP mapping (No Meeting – Continued to 12/14/2021) 12/14/21 PC to review revised CP mapping 3/8 PC Mtg Topic Historic Preservation 7/12/22 PC to review Historic Preservation Plan element revisions 8/2/22 PC to review Community Involvement and Services Plan element
<b>Referrals</b>										
Red Rocks Ranch Subdivision Preliminary Application (Case #22-101099)	Pre-Application for the development of Filing 4 at Red Rocks Ranch for 500 single family detached and attached lots	15300 W Yale Avenue, 80112	2/25/2022		Issued		Kara Winters <a href="mailto:kara@morrisonco.us">kara@morrisonco.us</a>	Lindsey Wire Jefferson County Planning and Zoning Department		03/08/2022 Comments Issued
<b>Code Enforcement</b>										
CDOT Lighting	Complaint from new street lights	Stone Street Intersection and Hwy 74			Code Compliance Review		Kara Winters <a href="mailto:kara@morrisonco.us">kara@morrisonco.us</a>		Y	3/20/22 Lighting Inspection 3/21/22 Issued Lighting Inspection Overview to CDOT Contractor 3/23/2022 Issued Lighting Compliance Notice 5/4/2022 CDOT provided updates on changes to luminaire lights; Inadequate information provided to conduct site visit; Awaiting info from CDOT

**Morrison Project Tracking Chart**

**August 2022**

Project Name	Project Description	Project Location	Submittal Date	Approval Date	Project Status	Applicant	Town Contact	Applicant Contact	Waiting on Response from Client? (Y/N)	Comments
Cow Screening of Rooftop HVAC Equipment	Design Review for Screening of Rooftop HVAC Equipment	316 Bear Creek Ave	8/2020		Abatement	Bear Creek Development Corp.	Kara Winters <a href="mailto:kara@morrisonco.us">kara@morrisonco.us</a>	Jeff Bradley	Y	Previous Code Enforcement Action Design review per Old Town Historic District Regs 3/10 Review Comments issued 5/14 Letter from Owner re: working on resubmittal 6/7/21 Received confirmation that there was no roof permit for this address. 6/10/21 Issued Notice of Violation; Response deadline is June 24th 7/6/21 Proceeding with enforcement in Municipal Court 11/30/21 Mtg w/ Morrison Prosecutor and Mr. Bradley w/ Counsel - Agreed to conditions dismissal; Expect resub by December 14th COB 12/15/21 Rec'd partial submittal 1/7/22 Review comments issued 1/13/22 Rec'd letter vs. resubmittal 8/10/2022 Arraignment Hearing
Prestige Care Center of Morrison (formally Bear Creek Center; Genesis Health Care)	Property maintenance concerns, landscaping, utility screening and dilapidated fencing	150 Spring St	10/19/2021		Code Compliance Review		Kara Winters <a href="mailto:kara@morrisonco.us">kara@morrisonco.us</a>	Kennedy Naquin	Y	10/19/21 Rec'd complaint re: lack of landscaping maintenance, fencing, dumpster on location for 3 months, utility screening 12/8/2021 Rec'd 2 <sup>nd</sup> Complaint – Staff awaiting response re: correct contact person to work with at nursing home 12/17/21 Site Inspection 12/27/21 Issued Interim Notice of Violation re: non-compliant lighting fixtures; Nursing Home under potential new ownership to work through landscaping/screening issues. 2/20/22 Night Lighting Inspection Follow Up Under new ownership - Prestige Care Center of Morrison 6/20 Rec'd resubmittal 6/29 Issued Comments 7/7/22 Meeting w/ new Owner's Rep and Executive Director 7/14/22 P&Z approval to replace the light fixtures with the ARC1 LED fixtures
Aggregate Industries	PUD Compliance Review	Morrison Quarry	N/A		PUD Compliance Review	Aggregate Industries	Kara Winters <a href="mailto:kara@morrisonco.us">kara@morrisonco.us</a>	Chance Allen	Y	11/2/21 BOT withdrew of Notice of Protest with provisions that the remaining compliance issues under the PUD to be resolved no later than February 28, 2022 11/17 Drone footage Rec'd; Follow up on remaining compliance issues – Submittal due 11/29/2021 12/6 Follow up on remaining compliance issues 12/15 Issued redlines on 2019 and 2020 Annual Reports 12/16 Drainage Report Approved and filed; Outstanding items are lighting, annual reports, Building Square Footage 1/11/22 Corresp w/ applicant re: building square footages 1/27/22 Rec'd 2021 annual Report – Target BoT agenda 2/22/22 2/15/22 BoT Action on PUD Compliance: Approval of Drainage Report and granted extension from 2/28/22 deadline to address remaining compliance issues by the end of May. 6/2/22 Rec'd update on lighting plan. Once rec'd inspection to be completed.

TOWN OF MORRISON  
PLANNING COMMISSION REGULAR MEETING  
AUGUST 9, 2022  
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 12, 2022 Planning Commission Minutes.

**TOWN OF MORRISON  
PLANNING COMMISSION  
SPECIAL MEETING OF THE PLANNING COMMISSION  
TUESDAY, JULY 12, 2022  
6:00 P.M.**

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

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

**Staff Present.** Kara Winters (Town Manager), Carrie McCool (Town Planner)

**Amendments to the Agenda.** None.

**Public to Address the Planning Commission.** **Trey Parker, 311 North Buckingham.** Parker introduced himself to the Planning Commission and stated that he bought the lot at 105 Canon Street to be home. Parker said he grew up in Morrison up Highway 285.

**Chairperson Chambers recuses herself at 6:03 PM.**

**Presentations and Hearings.**

**Application filed by Embury Etcetra Trust for the Block 9 Minor resubdivision approval to vacate internal lot lines and twenty (20) feet of the existing right of way, (80) feet of South Park Avenue for property located at 105 Canon Street, Morrison Colorado, 80465.**

**Co-Chairperson Feehery opened the hearing at 6:03 PM**

Co-Chairperson Feehery swore in all witnesses.

**Staff Report.** Town Planner McCool informed the Planning Commission the subject property is 0.672 acres and contains four lots. The applicant is proposing to build a new single-family home outside of the floodway, the applicant has already applied for a floodplain development permit. Town Planner McCool also informed the Planning Commission the applicant has requested a change of address for the property, 101 South Park Avenue. Town Planner McCool informed the Planning Commission the minor resubdivision is proposed to vacate the four internal lot lines. Town Planner McCool stated Town Staff is providing preliminary findings on the vacation request for the Planning Commission to make a recommendation to the Town Board. Town Planner McCool stated the applicant proposed to vacate 20 feet of the existing 80-foot South Park Avenue right-of-way. Town Planner McCool informed the Planning Commission the vacation will not leave any adjacent property owner without access to the public roadway system. Town Planner McCool stated a utility and stormwater easement will be reserved within the vacated area of the minor subdivision. Town Planner McCool informed the Planning Commission Town Staff is recommending approval of the Block Minor Resubdivision and the right-of-way vacation request.

Commissioner Anderson asked for clarification on the terms vacate and subdivide Town Planner McCool informed the Planning Commission the term subdivide can be used to consolidate lots.

Commissioner Anderson asked about the portion of the lot that would be in the right-of-way. Town Planner McCool reviewed the Block 9 Morrison Minor Subdivision map with the Planning Commission.

Commissioner Anderson asked what will happen to the historic buildings on the property. Town Planner McCool informed the Planning Commission the applicant will retain the buildings on the property.

**Applicant Report. Chad Guinn, Land Design Collaborative, LLC.** Guinn addressed the Planning Commission and stated he will answer any questions the Planning Commission has for the applicant. Guinn stated the applicant agrees with the staff report.

**Public Comment. Kathleen Dichter, 109 Spring St.** Dichter stated she is in favor of the resubdivision. Dichter also stated she does not believe this will have a negative impact on the neighborhood.

Town Manager Winters entered into record an email from Town residents Margaretta and Brewster Caesar, 102 Canon Street.

**Co-Chairperson Feehery closed the Public Hearing at 6:27 PM**

**A motion was made by Commissioner Anderson to approve the minor resubdivision without conditions. The motion was seconded by Commissioner Raymond. All members present voted aye. The motion carried.**

**A motion was made by Commissioner Anderson to recommend that the Board of Trustees approve the right-of-way vacation request. The motion was seconded by Commissioner Stefansdottir. All members present voted aye. The motion carried.**

**General Business. None.**

**Approval of Minutes.**

**A motion was made by Commissioner Feehery to approve the meeting minutes from May 10, 2022 Regular Planning Commission Meeting. The motion was seconded by Commissioner Stefansdottir. All members present voted aye. The motion carried.**

**Staff Reports.**

**Town Planner.** Town Planner McCool reviewed the updates made to the Comprehensive Plan based on the feedback made at the March 8, 2022 Planning Commission Meeting.

Chairperson Chambers asked about the IGA the Town has with the City of Lakewood. Town Planner McCool informed the Planning Commission the Town Board adopted an amendment to the IGA.

Town Planner McCool stated the amendments to the Lakewood IGA could impact the East Planning Area and Public Improvement elements to the Comprehensive Plan. Town Planner McCool stated the Town currently has vacant lots within the Rooney Valley. The lots are currently zoned mixed-use. Town Planner McCool provided the Planning Commission with East Planning Area goals to review and discuss if the Planning Commission would like to keep or change the current zoning on the land.

Commissioners Shorb and Stefansdottir voiced support for zoning the land commercial and mixed-use.

Commissioner Anderson stated she would like further clarification on what commercial zoning would entail.

Town Planner McCool asked the Planning Commission if they prefer the land designation for Rooney Valley to remain as mixed use or change the zoning to commercial.

Town Manager Winters stated the feedback from the Town Board is to zone the land commercial, this would provide opportunity for the Town to receive revenue from potential businesses. Town Manager Winters also stated any potential business interested in development on the land would go to the Planning Commission and the Board of Trustees for approval.

The consensus of the Planning Commission was to continue this discussion to the next Regular Planning Commission Meeting.

**Project Tracking Chart.** Commissioner Feehery asked about the Park of the Red Rocks Drinking Water Special Review Application. Town Planner McCool informed the Planning Commission the review had been continued to August 16, 2022.

Commissioner Stefansdottir asked about the 905 Bear Creek Avenue Special Review Application. Town Manager Winters stated the application was denied by the Town Board.

Commissioner Anderson stated that CDOT has turned off the lights at the intersection of Stone Street and Highway 74. Commissioner Anderson asked if the Town can have CDOT remove the lights at Highway 8 and Highway 74. Town Manager stated she will ask CDOT to remove the lights.

Commissioner Stefansdottir asked about the lights at 150 Spring Street. Town Manager Winters stated the Town is working with the property manager to comply with the Town Code.

**Town Manager.** None.

**Adjournment.** Chairperson Chambers adjourned the meeting at 7:16 PM.

TOWN OF MORRISON

ATTEST:

---

Jamee Chambers, Chairperson

---

Ariana Neverdahl, Town Clerk