

**TOWN OF MORRISON, COLORADO
REGULAR PLANNING COMMISSION MEETING
TUESDAY, NOVEMBER 14, 2023
6:00 PM**

**THIS MEETING WILL BE ELECTRONIC ONLY
THE TOWN HALL WILL NOT BE OPEN**

To Access Zoom Meeting Via Video: [CLICK HERE](#)
Meeting ID: 873 1815 3679
Passcode: 889541

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 MEETING
 - a. Special Review approval for a hotel and other incidental commercial uses inside the principal building, a Site Development Plan and Old Town Historic Overlay District Major Site Improvement for property at 203 and 205 Bear creek Avenue, Morrison, Colorado 80465-
Continue Hearing to December 12, 2023.
5. PUBLIC TO ADDRESS THE PLANNING COMMISSION
6. APPROVALS OF MINUTES
 - a. October 10, 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, December 12, 2023 at 6:00 P.M.

TOWN OF MORRISON
PLANNING COMMISSION REGULAR MEETING
NOVEMBER 14, 2023
PLANNING COMMISSION ACTION FORM

SUBJECT: A Public Hearing for Special Review approval for a hotel and other incidental commercial uses inside the principal building, a Site Development Plan and Old Town Historic Overlay District Major Site Improvement for property at 203 and 205 Bear creek Avenue, Morrison, Colorado 80465

PROCEDURE:

1. Call Public Hearing to Order
2. **MOTION: I move to continue the Public Hearing for Special Review approval for a hotel and other incidental commercial uses inside the principal building, a Site Development Plan and Old Town Historic Overlay District Major Site Improvement for property at 203 and 205 Bear creek Avenue, Morrison, Colorado 80465 to December 12, 2023.**
3. Close Public Hearing.

TOWN OF MORRISON
PLANNING COMMISSION REGULAR MEETING
NOVEMBER 14, 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 October 10, 2023 Planning Commission Minutes.

**TOWN OF MORRISON
PLANNING COMMISSION
REGULAR MEETING OF THE PLANNING COMMISSION
TUESDAY, OCTOBER 10, 2023
6:00 P.M.**

Call to Order. CO-chair Stacy Feehery called the Planning Commission Meeting to order at 6:00 P.M.

Roll Call., CO-chair Stacy Feehery, Commissioners Sharolyn Anderson, Petra Bute, and Alternate Commissioners Ambria Shorb and Shari Raymond were present. Chairperson Jamee Chambers and Commissioner Maja Stefansdottir were 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.

General Business.

Comprehensive Plan Update. Town Planner McCool reviewed the changes made to the Transportation Element of the Comprehensive Plan with the Planning Commission and asked for their feedback.

Alternate Commissioner Raymond suggested shortening the introduction paragraph. Commissioner Anderson suggested placing a period before “They Illustrate” in the introduction paragraph.

Town Manager Winters suggested adding “engage with CDOT to conduct feasibility study” to Action TP 1.3.

Commissioner Anderson suggested revising Action TP 1.6 to include CDOT given that the Highways in Town are CDOT Jurisdiction. Town Planner McCool revised the Action TP 1.6 to include “partner with CDOT, Jefferson County, Jefferson County Open Space, City of Lakewood and interested parties.”

Alternate Commissioner Raymond asked about Action TP 1.8. Town Planner McCool stated that the action item is to encourage new developments in Town to include bicycle and pedestrian connectivity throughout the Town.

Co-chair Feehery asked if there is any plan for a trail to connection the Red Rocks Ranch neighborhood to the Town. Town Planner McCool stated the Town would like to see a trail connection connecting the Red Rocks Ranch neighborhood to the Town. The current priority is having a safe connection from the Red Rocks Ranch neighborhood to Bear Creek Trail.

Commissioner Anderson asked what slower speeds meant in Action TP 2.1. Commissioner Anderson also stated that typically no one can exceed 25 miles per hour going through the downtown area due to traffic congestion. Town Planner McCool stated that the action is to encourage the Town to look at and update current infrastructure to help reduce the amount of speeding through the Town. Town Planner McCool also stated that there are economic benefits to reducing speeds through Town.

Co-chair Feehery mentioned that excessive speeding does not just happen on main street but along Highway 8 as well.

Co-chair Feehery suggested taking out the word “remove” from Action TP 2.1. Commissioner Anderson suggested keeping the word “remove” and stated that sometimes removing infrastructure can benefit the flow of traffic.

Town Manager Winters suggested editing Action TP 2.5 to state “Red Rocks Amphitheatre Events.”

Town Manager Winters informed the Commission that Jefferson County Open Space (JCOS) purchased property near Soda Lakes. The Town is in communication with JCOS to discuss the opportunity to partner on a parking lot that could be used both for a trail connection and Town patrons.

Commissioner Bute asked if hoverboards and scooters are allowed on Bear Creek. Town Manager Winters stated hoverboards are allowed and certain scooters are allowed under set guidelines.

Commissioner Anderson asked about the Main Street Revitalization Project Design and mentioned that the results from the Community Meeting do not match what is currently being proposed for the project. Town Planner McCool stated the current design is based on feedback from the Community, Stakeholder meetings, and the traffic Calming Study. Town Planner McCool stated that Toole Design is currently reviewing the feedback from the Town and working on alternative designs for the project. Town Manager Winters stated that the ultimate design for the Main Street Revitalization Project will be decided by the Town Board.

Approval of Minutes.

A motion was made by Alternate Commissioner Raymond to approve the October 10, 2023 Planning Commission Minutes. The motion was seconded by Alternate Commissioner Shorb. All members present voted aye. The motion carried.

Staff Reports.

Town Planner. Town Planner McCool informed the Commission that all quasi-judicial hearings are now highlighted on the project tracker report.

The Commission asked for an update on the Badimere Property Annexation & Zoning Application. Town Planner McCool stated a pre-application was submitted to the Town and also stated that the application triggers the quasi-judicial process.

Commissioner Anderson asked about the parking requirements in the Commercial Transitional (CT) Zoning District. Town Planner McCool stated there are currently no parking requirements in the CT Zone District. Town Planner McCool stated that the redevelopment at 101-109 Bear Creek Avenue was not required to offer parking but still created additional parking spots in the Town.

Commissioner Anderson suggested adding a parking requirement to the CT Zone District for future developments. Town Manager Winters mentioned that new developments can not come up with land to accommodate parking. Town Manager Winters also stated that changing the parking requirements for the CT zone district would require a code change that is approved by The Town Board.

Commissioner Bute asked if the items marked quasi-judicial in the project tracker are required to be reviewed by the Planning Commission. Town Planner McCool stated that all items currently listed as quasi-judicial on the project tracker report will come to the Planning Commission before going to the Board of Trustees.

Town Manager. No oral report.

Adjournment. Co-chair Feehery adjourned the meeting at 7:10 p.m.

TOWN OF MORRISON

ATTEST:

Stacy Feehery, CO-Chairperson

Ariana Neverdahl, Town Clerk

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)	Quasi-Judicial Status	Comments
Active Projects									
Market Street Hotel	Special Review to allow 12 Room Hotel and Restaurant	108 Market Street	10/6/2023		Awaiting Formal Submittal	Sean and Celeste Forey	N	Y	10/12/2023 Pre-Application Meeting 10/20/23 Pre-App summary issued
Bandimere Property Annexation & Zoning	Annex 126 acres and zone to PUD or MU-CO	3051 S. Rooney Road	9/13/2023		Community Input	Vince Harris Baseline Engineering Corp	N	Y	9/29/23 Pre-Application Meeting; Meeting summary issued 10/13/23 11/9/23 Community Meeting 6:30-8:30 Red Rocks Baptist Church
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	Y	6/22/23 Completeness review issued and sent on referral 7/11/23 Referral Response Summary Report 1 Issued
LivWell Site Development Plan	Site development of a retail marijuana store	16103 Morrison Road			Awaiting Submittal	Tom Seibert	N	Y	9/7/23 Pre-Application Meeting 9/15/23 Pre-Application Meeting Summary issued
LivWell Variance Requests	Rear and side setback, fence, walls and retaining wall and permitted encroachment on setback space variances	16103 Morrison Road	11/6/2023		On Referral	Jason Heard	N	Y	11/6/23 Application deemed complete; Referral comments due 11/20/23
Forey/Leonard Spring St ROW Vacation	Right-of-Way Vacation	Spring Street	4/18/2023		Awaiting Resubmittal	Sean and Celeste Forey John Leonard	Y	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 separately to applicants. No comments received from MHFD
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	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		Round 4 Resubmittal Review; Comments due 11/15/23	Root Architecture and Development	N	Y	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 8/16/23 RRSR Issued (Round 1) 9/01/23 Resubmittal (Round 2) rec'd and sent on referral 9/30/23 RRSR issued (Round 2) 10/9/23 Resubmittal (Round 3) rec'd and sent on referral; 10/11/23 Rec'd and routed revised Lighting Plan 10/26/23 RRSR issued (Round 3) 11/2/23 Resubmittal (Round 4) 11/14/23 PC Hearing continued to 12/12/23; BOT continued to 01/2/24

Project Name	Project Description	Project Location	Submittal Date	Approval Date	Project Status	Applicant	Waiting Applicant Response (Y/N)	Quasi-Judicial Status	Comments
The Cow OTHOD & Bldg Permit 23MORR-00007	Screening of Rooftop HVAC Equipment per 2/24/2023 Findings and Order 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 completed by July 24, 2023	316 BCA	6/22/2023		Approved w/ Conditions 9/18/23	Jeff Bradley Bear Creek Development Corp.	Y	N	2/24/23 Design Direction Submittal #1; 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 9/7/23 Rec'd resubmittal (Round 2) 9/18/23 Building Permit approval issued w/ Special Inspection Form required; Construction to commence
Bldg Permit 18-MORR-00006 (Rev 5 approved 10/18/2021) Violations: Site & Façade Improvements (Old Post Office/Bike Shop)	18-MORR-00006 Violations: NEC Sec230.70(A(1), and IBC Sec 105.4	300 Bear Creek Avenue	9/19/2022		Awaiting response from applicant on Stop Work Order; Old Town Historic application and Minor SDP Amendment Submittal or Build out of project per 2018 permit	Jeff Bradley Bear Creek Development Corp.	Y	N (Until an application is received)	5/24/23 Stop Work Order issued. 9/20/23 Arraignment 9/21/21 Judge issued Findings of Fact and Conclusions of Law - Defendant guilty on all counts 10/11/23 Sentencing hearing; Imposed \$53,000 fine w/ suspended \$50,350 fine if revised electrical plans are submitted and approved and \$2,680 (\$2,650 fine & \$30 court cost) are paid by 11/8/23; Status Review hearing set for 11/8/23; Incomplete electrical revisions submitted 10/12/23 Completeness Review Comments issued 10/24/23 Revision 5a Approved - Electrical 11/6/23 Inspected/approved and electrical meter released
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		Post Approval Actions	Oswald and Doris Lehnert Benjamin Gray	N	N/A (SDP & Major Site Improv Approved)	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 8/14/23 Rec'd Resubmittal (Round 5 Review) 9/12/23 PC Public Hearing - Approved w/ Conditions 10/3/23 BOT Public Hearing - Approved with Conditions

Project Name	Project Description	Project Location	Submittal Date	Approval Date	Project Status	Applicant	Waiting Applicant Response (Y/N)	Quasi-Judicial Status	Comments
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	Preliminary Design Phase; Prep for FIR mtg w/ CDOT	N/A	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; Summary issued 8/16/23 Regional Assets/Businesses and Land Use Group Stakeholder Meeting 8/17/23 Public Safety, Utility Providers and High Occupancy Building Group Stakeholder Meeting 8/29/23 Business Owners, Public Safety Stakeholder Meeting 10/17/23 FIR (30%) plan set submittal to CDOT 10/31/23 Rec'd CDOT comments 11/16/23 FIR meeting w/ CDOT
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 resiliency, etc.)	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	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 8/10/23 Town Staff Meeting #2 8/14/23 Public Input Survey closes 8/16/23 Regional Assets/Businesses and Land Use Group Stakeholder Meeting 8/17/23 Public Safety, Utility Providers Stakeholder Meeting 8/29/23 Business Owners, Public Safety Stakeholder Meeting 8/30/23 Flooding and Watershed Stakeholder Meeting 9/14/23 Town Staff Meeting #4
Comprehensive Plan Update	2015 Amendment	Community-Wide	N/A	TBD	Drafting CP Content	Town	N/A	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 PIng element 8/8/23 PC Review Transportation PIng element Staff analysis 10/10/23 PC Review of Transportation element 11/14/23 PC Meeting Continued to 12/12/23
Referrals									
Red Rocks Centre ODP Amendment and Subdivision Preliminary Application (Case #23-113968 PA)	Pre-App to discuss amending the Red Rocks Centre ODP and potential subdivision of vacant land.	West corner of S. McIntyre St and W. Morrison Rd	8/14/2023		Awaiting Resubmittal	Matthew Karney	N	N	8/23/23 Referral comment due 9/5/23 BOT review of draft referral response 9/6/23 Referral response issued
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.	West corner of S. McIntyre St and W. Morrison Rd	3/16/2023		Under Review	Nathan Seymour	Y	N	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 11/17/23 Resubmittal Rec'd; Comments due 11/17/23

Project Name	Project Description	Project Location	Submittal Date	Approval Date	Project Status	Applicant	Waiting Applicant Response (Y/N)	Quasi-Judicial Status	Comments
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	Y	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	N	Comments issued April 24, 2023
Code Enforcement									
Smith Residence	Work without a permit; Attached warehouse use in the R1 Zone district	201 South Park Avenue			Response to Notice of Violation/Chance to Cure under review	Kevyn Smith	Y	N	8/11/23 Site inspection on work w/out a permit, warehouse use in the R1 zone district; No documentation from homeowner received on existing conditions 10/18/23 Notice of Violation/Chance to Cure issued (Violation 10-1E-6 accessory structure and use that is not incidental or subordinate to the main SFR use of property in the R1 zone district) 11/1/23 Mtg w/ Owners 11/3/23 Response to Notice of Violation/Chance to Cure
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 Sign Variance Application	Krista Gaasvig	Y	N	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 1/18/23 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) 8/14/23 Rec'd submittal Letter from Applicant re: ILC; Awaiting variance application

Project Name	Project Description	Project Location	Submittal Date	Approval Date	Project Status	Applicant	Waiting Applicant Response (Y/N)	Quasi-Judicial Status	Comments
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		Bldg Permit Issued 9/18/2023	Jeff Bradley Bear Creek Development Corp.	Y	N	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. 9/22/23 Trial on Motion to Impose Suspended Fine - Stipulation approved by the Court to forgo the collection of the \$1650 fine on the condition that Defendant completes all work outlined in permit issued on 9/18/23 within 120 days. Should the work not be completed within 120 days, Defendant shall remit payment of the \$1650 no later than January 31, 2024 by 3:00 pm. 9/22/23 Court hearing - Agreed to stipulation that included forgoing collection of the \$1,650 fine but work must be completed in 120 days (by January 20, 2024) 11/6/23 Special Inspection&Obervation approved
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		Track removal of fence design rooftop equipment screening and meeting w/ Owner and Project Architect re: façade improvements	Spencer Davis	Y	N	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 10/9/23 Mtg w/ Owner re: proposed facade improvements and removal of fence design rooftop equipment screening by 10/31/2023 10/24/23 90% removal of fence design screening; 10/26/23 Applicant considering facade improvements; Issued pre-app mtg over to applicant
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	Andrea (New Director) Kevin Kravetsky	Y	N	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
Holcim (previously Aggregate Industries)	PUD Compliance	Morrison Quarry	N/A		Awaiting Lighting Plan Submittal and Revised Phase III Drainage Report	Neil Whitmer	Y	N	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 9/23/23 Rec'd Phase III Drainage Report 10/12/23 Town Engineer issued minor comments on Phase III Drainage Plan and issued reminder that lighting compliance remains unresolved; Request status on the Lighting Plan submittal