

**TOWN OF MORRISON
PLANNING COMMISSION
REGULAR MEETING OF THE PLANNING COMMISSION
TUESDAY, MARCH 14, 2023
6:00 P.M.**

Call to Order. Chairperson Jamee Chambers called the Planning Commission Meeting to order at 6:00 P.M.

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

Presentations and Hearings. None.

General Business.

Comprehensive Plan Update. Town Planner McCool asked the Planning Commission for feedback on the Resiliency and Sustainability Element of the Comprehensive Plan. Town Planner McCool stated the Commission was provided an overview of the Town's Public Infrastructure from Fritz Fouts, the Public Works Director, to help them refine the goals and policies for the Resiliency and Sustainability Element.

Commissioner Feehery asked if the Comprehensive Plan will include reports provided by Water Attorney Covell and Water Engineer Leak. Town Planner McCool suggested adding the documents as an appendix to the Comprehensive Plan.

Town Manager Winters suggested requiring future larger developments to bring their own water rights to the Town as an action item under the Resiliency and Sustainability Element.

Chairperson Chambers mentioned the primary goal of the Town is to preserve the water rights it currently has.

Alternate Commissioner Raymond stated she liked the idea of future developments bringing their own water rights to the Town.

Commissioner Feehery asked how the Town could require developers to bring their own water rights. Town Planner McCool informed the Commission the Town could revise the land use code to include it. Chairperson Chambers stated water rights can be traded between districts. Water Engineers can quantify what type of rights are valuable.

Town Planner McCool suggested updating the land use code to include conservation measures.

Commissioner Bute asked how many taps have been sold to the Red Rocks Ranch Development. Town Manager Winters informed the Commission that the Town has sold 245 taps to the development and is currently revising the IGA with Mt. Carbon to reduce the number of taps for the development from 2800 to 1427.

Town Manager Winters stated the Town is currently investigating where a large percentage of water is being lost to help preserve the Town's water.

Commissioner Bute suggested limiting the amount of water residents can use for their lawns. Town Manager Winters suggested finding a middle ground for the amount of water used for lawns. Town Manager Winters suggested the plan could encourage residents and developers to xeriscape their lawns.

Town Planner McCool suggested updating the list of natural growing plants to include in the Comprehensive Plan.

Commissioner Feehery stated the Comprehensive Plan should include action items of what the Town can do to preserve water.

Chairperson Chambers mentioned that the current list of goals under the Resilience and Sustainability elements are: preserve water rights, future developers bring their own water rights, conservation measures and to find and fix infrastructure.

Town Manager Winters suggested as an alternative to a developer bringing their own water rights, they could provide the infrastructure and storage for additional water demands.

Chairperson Chambers mentioned the Towns need to resolve the 33% water loss. Town Manager Winters stated the Town is currently looking for companies to assist the Town in locating where water loss is occurring.

Commissioner Feehery asked if the Town regularly searches for leaks. Town Manager Winters stated if the meters reflect a leak or loss of water the Town will investigate.

Chairperson Chambers suggested adding assessing renewable energy sources to the Comprehensive Plan.

Town Manager Winters stated that the Town Municipal buildings are currently on a solar program.

Commissioner Feehery also suggested the Comprehensive Plan should include plans for fire hazard. Town Manager Winters informed the Commission the Town is currently working with the county and other agencies to evaluate the Town's fire mitigation plan.

Commissioner Feehery mentioned the Xcel power lines along Red Rocks Vista Drive being a fire hazard. Town Manager Winters stated the Town looked into moving the lines underground but the cost was too high at the time. Commissioner Feehery asked if the Town can keep an eye out to any potential grants that could assist with moving the utilities underground. Town Manager Winters stated the Town will monitor grant opportunities to assist with undergrounding utilities.

Chairperson Chambers stated that it is important to include moving utilities underground in the Comprehensive Plan.

Town Planner McCool stated the Comprehensive Plan should include all hazards that affect the Town such as floods and earthquakes.

Commissioner Feehery suggested including examples for each hazard as a reference point for anyone who is reviewing the Comprehensive Plan. Chairperson Chambers suggested asking Commissioner Stefansdottir for input on hazards from an insurance agents' point of view.

Town Manager Winters suggested the Town look into requiring fire safe building materials. Alternate Commissioner Shorb stated she liked that idea and suggested the materials could be used on buildings being updated.

Commissioner Bute suggested the Town highly encourage the use of fire safe material for buildings. Town Planner McCool suggested adding this as an action item to the Comprehensive Plan.

Town Planner McCool stated the Town could adopt new energy codes, but for a smaller community it can be difficult to cover the building costs.

Commissioner Feehery asked if the Town currently has any way of handling supply chain issues. Town Planner McCool stated that all communities are currently dealing with supply chain issues.

Town Manager Winters asked if the Planning Commission was in agreement to include the water rights information provided to the Commission in the Comprehensive Plan as exhibits.

The consensus of the Commission was to include the exhibits in the Comprehensive Plan as a separate link for anyone wanting a more detailed report.

Approval of Minutes.

A motion was made by Commissioner Feehery to approve the February 14, 2023 Planning Commission Minutes. The motion was seconded by Commissioner Raymond. All members present voted aye. The motion carried.

Staff Reports.

Town Planner.

Commissioner Bute asked about the development at 203-205 Bear Creek Avenue. Town Planner McCool stated the applicant is planning to demo the existing buildings to build a boutique hotel and stated the application will go to the Planning Commission for a recommendation to the Board.

Alternate Commissioner Raymond asked about the construction at 300 Bear Creek Avenue. Town Manager Winters stated the permit is currently being worked on. Town Planner McCool stated the Planning Commission approved the site plan for the permit in 2017 and they are working under the approved 2018 building permit. If the applicant were to change the plan, they would need to apply for a site plan amendment and new building permit.

Commissioner Feehery asked for an update on the Highway 8 trail. Town Manager Winters stated an update was provided in the March edition of the Town's Hogback Newsletter.

Town Planner McCool updated the Commission on the lighting fixtures at the nursing home.

Town Manager. No oral report.

Adjournment. Chairperson Chambers adjourned the meeting at 7:10pm.



ATTEST:

Ariana Neverdahl
Ariana Neverdahl, Town Clerk

Jamee Ann Chambers
Jamee Chambers, Chairperson