

**TOWN OF MORRISON
PLANNING COMMISSION
SPECIAL MEETING OF THE PLANNING COMMISSION
TUESDAY, APRIL 25, 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, Sharolyn Anderson, Petra Bute, Maja Stefansdottir, Alternate Commissioners Ambria Shorb and Shari Raymond were present. 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.

A Preliminary Plat and Final Plat Application filed by Sally Long Trust (Life Estate) to subdivide 1.70 acres into lots at 915 Bear Creek Avenue, Morrison, Colorado 80465.

Chairperson Chambers recused herself at 6:01pm.

Co-Chair Feehery called the Public Hearing to Order at 6:02pm.

Co-Chair Feehery swore in Town Planner McCool and Applicant Representatives Gus Chambers and Jamee Chambers.

Staff Report. Town Planner McCool provided the Planning Commission with an overview of the subject property's history. The property was annexed into the Town and zoned R1 Low Density Residential in November of 2022. Town Planner McCool stated the property has an existing single-family dwelling. The applicant is proposing to subdivide the property to create two nearly equal lots, to build a new dwelling on the western portion of the property (Lot 2). Town Planner McCool informed the Commission the applicant sought outside counsel to review the mineral rights on the property. The counsel found the property does not have any mineral rights. Town Planner McCool stated the property has an existing garage that is "Model T" size. The structure does not meet current setbacks, but is designated as a historic building. Town Planner McCool stated the new building will meet all lot size requirements set by the Town's Subdivision Regulations.

The Mile High Flood District reviewed the proposed subdivision for drainage and for maintenance eligibility of storm drainage features. They had no comments on the proposed subdivision. Town Engineer Berrett found the subject property does not directly impact major drainageways nor will the site be developed with any drainage impact. Town Planner McCool stated the topographical changes are to a minimum and will preserve the current drainage patterns. Town Planner McCool stated that no blocks are proposed, the lot size, shape and orientation are appropriate for the subdivision location. Town Planner McCool stated the property is accessed from the driveway off Bear Creek Avenue that is within Highway 74 right-of-way known as Bear Creek Canyon Road. The subdivision plat has dedicated an emergency and service vehicle easement, providing adequate access to both Lot 1 and Lot 2. Town Planner McCool informed the Commission the property is serviced by Town sewer and water. The plat has a water and sewer line easement from Lot 1 to Lot 2 to provide adequate service to the newly created Lot 2. Town

Planner McCool stated Xcel Energy requested an easement for an overhead electric distribution facility along the northwest/northeast property lines. The applicant adequately addressed Xcel's request and revised the plat to depict an easement. Town Planner McCool stated that the applicant has requested a payment in lieu of land dedication in the amount of \$21,668.00. The property is within the JEFFCO Public School district, JEFFCO Public Schools requests an in lieu of land fee of \$1,890.00.

Applicant Report. Charlie Nathan, Applicant. Nathan Addressed the Planning Commission and stated he is looking forward to being home.

Commissioner Bute asked the applicant how big of a house they intended to build. Nathan informed the Commission the house will be 1800 sq. ft with a walk out basement.

Commissioner Bute asked if the house will include a garage. Nathan said it will include a two-car garage.

Public Comment. Jourdan Adler, 925 Bear Creek Avenue. Adler sated he was in favor of the subdivision application.

Co-Chair Feehery closed the public hearing at 6:19pm.

Commissioner Bute asked how the land dedication amount is calculated. Town Planner McCool stated residential development is required to dedicate 15% of the land area of the property to be subdivided, the amount is based on current market value. Jeffco Schools has their own calculation that can be found in the packet. Co-Chair Feehery asked if this is a one-time payment. Town Planner McCool stated the in lieu of land dedication payment is a one-time fee.

A motion was made by Alternate Commissioner Shorb to approve Long Ranch Morrison Subdivision Preliminary Plat and Final Plat with the following findings and facts and conditions. The proposed Preliminary Plat and Final Plat are in compliance with Tile 10, Chapter 1- Zoning Regulations of the Morrison Zoning and Land Development Code. The proposed Preliminary Plat and Final Plat are in compliance with Appendix A, Part 1- Subdivision Designing Standards of the Morrison Subdivision Regulations. Prior to subdivision recordation the applicant shall pay \$21,668 for payment in lieu of land dedication. The motion was seconded by Commissioner Stefansdottir. All members present voted aye. The motion carried.

Chairperson Chambers rejoined the meeting at 6:22PM.

Approval of Minutes.

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

Staff Reports.

Town Planner. No oral report.

Town Manager. Commissioner Bute asked about the sale of the Bandimere property and if the Town has been asked to provide water. Town Manager Winters stated the Town was previously contacted in 2022 and since the pre-application has since been withdrawn. The Town has not been approached by a developer at this point.

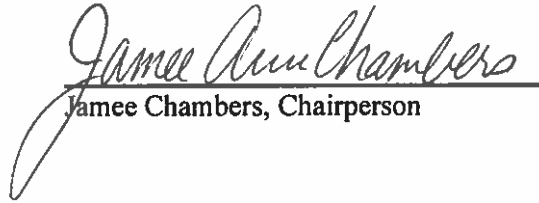
Alternate Commissioner Raymond thanked Town Staff for organizing a Water Treatment Plant Tour.

Adjournment. Chairperson Chambers adjourned the meeting at 6:34pm.


TOWN OF MORRISON



ATTEST:



Jamee Chambers, Chairperson



Ariana Neverdahl, Town Clerk