

**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 receptables. 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



ATTEST:

Ariana Neverdahl
Ariana Neverdahl, Town Clerk

Jamee Chambers
Jamee Chambers, Chairperson