

AGENDA  
REGULAR PLANNING COMMISSION MEETING  
MORRISON TOWN HALL  
110 STONE STREET  
TUESDAY, FEBRUARY 11, 2020  
7:00 P.M.

(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
3. AMENDMENTS TO THE AGENDA
4. PUBLIC TO ADDRESS THE PLANNING COMMISSION
5. PRESENTATIONS AND HEARINGS
6. GENERAL BUSINESS
  - a. Comprehensive Plan Amendment
  - b. Accessory Dwelling Unit Discussion
7. APPROVALS OF MINUTES
  - a. December 10, 2019
  - b. January 14, 2020
8. STAFF REPORTS
  - a. Planner
  - b. Town Manager
9. BOARD OF TRUSTEE MINUTES
  - a. December 3, 2010
  - b. January 7, 2020
  - c. January 21, 2020
10. 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, March, 10, 2020 at 7:00 P.M.

# MEMORANDUM



Date: February 11, 2020  
 To: Morrison Planning Commission  
 From: Jennifer Woods, Town Planner  
 Subject: Comprehensive Plan Update – Trustee Comment Review

At their November 13<sup>th</sup> meeting, the Planning Commission discussed a plan to review comments regarding the full Comprehensive Plan made by Board Trustees Gill and Jerome. The following schedule has been established in order to ensure the comments provided are reviewed and reflected upon in an organized and efficient manner. An agenda item will be set for each of the following meetings and Comprehensive Plan chapter as noted below. Also attached below are the Trustee comments by chapter of the Comprehensive Plan with the cross-referenced page number in the text for discussion.

## SCHEDULE

<i>Meeting</i>	<i>Chapter</i>
December 10	Introduction, Planning Areas
January 14	Growth & Small Town Design, Transportation Planning, Parks, Trails & Open Space
February 11	Economic and Commercial Development, Historic District
March 10	Community Involvement & Service, Public Improvements
April 14	Water Resources, Resources & Environment, Public Safety

## TRUSTEE COMMENTS

<i>Chapter/Doc.</i>	<i>Trustee Gill</i>	<i>Trustee Jerome</i>
Introduction		Page i - Acknowledgments  Special thanks to the <del>citizens</del> <b>residents</b> , business owners, landowners of Morrison and interested <del>citizens</del> <b>neighbors</b> in the surrounding area who participated in comprehensive plan update process.
		Page 1 - Historic Perspective, paragraph 3  The town has been significantly flooded <del>five</del> <b>six</b> times in the last 119 years.... The other <del>four</del> <b>five</b> Morrison floods happened in 1906, 1925, 1933, <b>1938</b> and 2013.

Chapter/Doc.	Trustee Gill	Trustee Jerome
Planning Areas		Page 7 - Action CA2.5  'Implement a lighting program' – Implemented already
	Page 8 – East Planning Area, paragraph 1  The East Planning Area consists of Morrison's land to the east of the Hogback ridgeline ( <del>along with some unincorporated parcels adjacent to C-470</del> ) and encompasses <b>the unincorporated parcel adjacent to C-470</b> in the southern portion of Rooney Valley known as Red Rocks Business Centre Ranch. This area is highly....	
	Page 8 – East Planning Area, paragraph 1  The Plan refers to the 2002 Rooney Valley Master Plan, which has effectively been replaced by the 2017 Plan Rooney Valley.	
	Page 8 – East Planning Area, paragraph 1  The 2002 Master Plan combined the 1998 and 1999 plans into one Master Plan for the entire Intergovernmental Agreement area. <b>In February 2017, Plan Rooney Valley was adopted by both the Town and the City of Lakewood to serve as the primary advisory document for guiding joint land use planning in the valley.</b>	Page 8 – East Planning Area, paragraph 1  "The 2002 Master Plan combines the 1998 and 1999 plans into one Master Plan for the entire Intergovernmental Agreement area of Rooney Valley." - Update

Chapter/Doc.	Trustee Gill	Trustee Jerome
	<p>Page 8 – East Planning Area, Goal 1</p> <p>Encourage high-quality mixed-use development that will generate revenue for the Town <b>while supporting the joint community vision articulated in Plan Rooney Valley.</b></p> <p>All policies and action items for the East Planning Area are included in the <del>Rooney Valley Master Plan, 2002 as adopted by the Planning Commission, Resolution 99-5 and the Rooney Valley Development Guidelines Standards (2008), adopted by Ordinance 292, and Plan Rooney Valley (2017.)</del></p>	<p>Page 8 – East Planning Area, Goal 1</p> <p>“Rooney Valley Master Plan, 2002 as adopted by the planning commission Resolution 99-5 and the Rooney Valley Development Guidelines adopted by Ordinance 292” - Update</p>
	<p>Page 11 - South Planning Area</p> <p><u>Action Item SA1.4</u> seeks “to <b>establish</b> an IGA [with Jefferson County] relating to land use, disaster mitigation strategies, regional trail development, provisions of public facilities, and preservation of the existing rural character of the South Planning Area.”</p> <p>Do we already have an IGA with Jeffco? If so, we should consider revising “establish” to “maintain” and aligning the language with the action item.</p>	
	<p>Page 11 - South Planning Area</p> <p>We may want to discuss which issues (land use, trails, public facilities, disaster mitigation, rural character, etc.) are already being addressed and which we still seek to include in an IGA.</p>	

Chapter/Doc.	Trustee Gill	Trustee Jerome
Growth & Small Town Design		<p>Page 13 - Morrison Population Table</p> <p>2030 population estimated for 5,164... Below it is says that the population estimate is based on total 'build-out' (2,300 central/ South planning areas and 2,300 East Planning Areas)...but East Planning Area is not included in Morrison's population anymore</p>
		<p>Page 13</p> <p>Replace all uses of the word 'Citizen/Citizens' (5 uses) with 'Resident/residents'</p>
		<p>Page 15 - Action A1.4</p> <p>Note: IGA with Jefferson County?</p>
Transportation Planning		<p>Page 18 - Goal 1</p> <p>Where is the "B" series? These go from A to C.</p>
	<p>Page 20 - Action C3.1:</p> <p>Create welcoming entries into Morrison by improving the appearance of major intersections. In 2019, a landscaped entry installation was built at the eastern gateway to Morrison. Consider creating welcoming entries along northbound Hwy 8 and westbound Hwy 74.</p>	

Chapter/Doc.	Trustee Gill	Trustee Jerome
	<p>Page 20 - Action C3.2</p> <p><del>Develop gateway design guidelines in order to maintain the Town's distinct and separate identity. Guidelines shall address community image, identity, appearance and design including, but not limited to lighting and structural design, landscaping and signage.</del></p> <p>???</p> <p>The eastern gateway installation was built without such guidelines. Do we want to pay for and implement such a set of guidelines? Would they be a benefit to the Town that enhances our community image or an unnecessary expense that creates a cumbersome process for the next installation?</p>	
Parks, Trails & Open Space		<p>Page 25 - Action D3.1</p> <p>Correct the word Trials to Trails</p>
		<p>Page 26 - Action D4.4</p> <p>"Work with local and regional <del>citizen</del> recreation and conservation groups to retain and improve the natural streambed quality and sustainability of Bear Creek"</p>
Economic and Commercial Development	<p>Page 28 - Goal 1</p> <p>Enhance commercial corridors and attract high-quality commercial development which, when combined with the residential base, can support the Town's operation and capital improvement needs.</p>	<p>Page 28 - Goal 1</p> <p>Enhance commercial corridors and attract high-quality commercial development, <del>that</del>, when combined with the residential base, can support the Town's operation and capital improvements needs.</p>
		<p>Page 28 - Policy E1</p> <p>Facilitate access of existing Morrison's businesses to low cost...</p>



Chapter/Doc.	Trustee Gill	Trustee Jerome
	<p>Page 29 - Action E2.2</p> <p><del>Develop a short and</del> Continue to monitor feasibility of a long term plan to underground overhead utility lines in Old Town Morrison using Xcel Energy's undergrounding program and a combination of public and private funding.</p>	<p>Page 29 - Action E2.2</p> <p>Update language – "Develop a short and long term plan to underground overhead..."</p>
	<p>Page 29 - Action E2.5</p> <p><del>Develop design guidelines for Old Town Morrison.</del> Monitor and maintain implementation of Old Town Morrison Overlay District Design Guidelines.</p>	<p>Page 29 - Action E2.5</p> <p>'Develop design guidelines for Old Town Morrison"—<i>With the Old Town Overlay?</i></p>
	<p>Page 29 - Action E3.2</p> <p><del>Develop appropriate incentive strategies to facilitate mixed-use development in the Morrison portion of the Rooney Valley.</del></p> <p>Develop appropriate incentive strategies to facilitate economic opportunity for Morrison in the Rooney Valley.</p> <p>The Morrison portion of the Rooney Valley was largely disconnected in 2018. The revision above removes the specificity of "mixed-use development in Morrison's portion of the Rooney Valley" while addressing the Town's operation and capital improvement needs, as described in Goal 1 (above).</p>	<p>Page 29 - Action E3.2</p> <p>'Develop appropriate incentive strategies to facilitate mixed-use development in the Morrison portion of the Rooney Valley'</p> <p>Comment: Still?</p>
Historic District		<p>Page 31 - paragraphs 1, 2, &amp; 3</p> <p>Replace 'Citizen/Citizens' with 'resident/residents' (4 times)</p>

Chapter/Doc.	Trustee Gill	Trustee Jerome
	<p>Pages 31 - Paragraph 2, Background</p> <p>"Then, in 1989, a citizen initiated project received a small seed grant from the Kellogg Foundation enabling the formation of the Morrison Action Committee. The group, which consisted of business owners and residents acting as a chamber of commerce type organization, leveraged several grant resources to restore the 1886 Town Hall in 1996. <del>In 1999, grant funds were used to develop the Downtown District Design Guidelines (Resolution 99-5) which would have provided for adaptive re-use of only those downtown structures "contributing" to the 1976 Historic District. The guidelines were never enacted due to lack of support from some business owners and the Town Board. A recent lighting ordinance to enhance the historic district by using period lighting was voted down by the Town Board and a sign ordinance to enhance the historic district has been unevenly enforced.</del> In 2018, The Old Town Overlay District Guidelines were adopted in Ordinance 452, which states, "The purpose of the district is to protect the uniqueness of Morrison and focus on preserving the downtown, retaining existing character and blending new development while avoiding the duplication of existing historic structures. The use of design standards to support the district will maintain the historical integrity, enhance the quality of design and preserve the human-scale development of downtown Morrison."</p>	<p>Page 31 - last sentence of last paragraph (to Page 32)</p> <p>"The guidelines were never enacted due to lack of support from some of the business owners and the..."</p> <p>Comment: Update</p>
	<p>Pages 32 - Action F1.3</p> <p><del>Develop and adopt design guidelines for Old Town Morrison.</del> Monitor and maintain implementation of Old Town Morrison Overlay District Design Guidelines."</p>	<p>Page 32 - Action F1.3</p> <p>'Develop and adopt design guidelines for Old Town Morrison'</p> <p>Comment: Old Town Overlay district guidelines</p>



Chapter/Doc.	Trustee Gill	Trustee Jerome
Community Involvement & Service		Page 35 - Action G2.2 Replace the word 'Citizen' with a word that includes both residents and businesses. "Community' maybe?
		Page 36 - Action G3.5 Replace 'citizens' with residents
Public Improvements	Page 37 – Entire Chapter This section appears to have been written before 2008. It refers to Morrison's water storage capacity before Morrison Quarry Reservoir #2 was filled and before the Clearwell was completed in 2017. Morrison's wastewater treatment capacity has also increased dramatically since the paragraph below was written.	
	Page 37 - Paragraph 3 Fundamental to accommodating new growth in Morrison are adequate water supply, storage and distribution systems. <del>Currently, Morrison will have sufficient water storage capacity once the Town reservoir is constructed and the expanded water treatment plant is completed in 2008. There is, however, a current need to make short-term decisions based on how growth related wastewater treatment will be provided. The majority of the Town's water storage capacity exists at the Morrison Quarry Reservoir.</del>	Page 37 - Paragraph 3 Currently, Morrison will have sufficient water storage capacity <b>once the Town Reservoir is constructed and the expanded water treatment plant is completed in 2008.</b> - Update

Chapter/Doc.	Trustee Gill	Trustee Jerome
	<p>Page 37 - Goal 1</p> <p>The Town will plan for the future and update public infrastructure that keeps pace with the current and future growth of the community.</p> <p>Note: Our water and wastewater infrastructure is upgrading faster than the Comp Plan is being updated, and Goal 1 addresses the Town's intent to update infrastructure as necessary to accommodate growth. Details and timelines of water and wastewater improvements are outlined in our Water and Wastewater System Master Plan.</p>	
Water Resources	Change Section to 'Water and Wastewater Resources'	
	<p>Page 40 – paragraph 1</p> <p>.... During the 1970's and 1980's, the Town built a new water treatment plant, constructed the town's water reservoir, and installed larger water mains in Town. <del>Then, in</del> In 1986, the Town constructed a wastewater facility designed to serve the residents of Morrison.</p> <p>A new wastewater treatment facility with a 350,000 gallon-per-day capacity (1,167 taps) was completed in 2013. Future build-out projections include doubling the plant's flow capacity to serve customers in the Rooney Valley.</p>	<p>Page 40 – paragraph 1</p> <p>'Then, in 1986, the Town constructed a wastewater facility designed to serve the residents of Morrison.'" - Update</p>

Chapter/Doc.	Trustee Gill	Trustee Jerome
	<p>Page 40 – paragraph 2</p> <p>Morrison’s existing water rights on Bear Creek have the potential to meet all existing residential and commercial needs and some future growth. <i>[The following has already been completed: Full realization of the potential of Morrison’s water rights is currently underway, as the Town is constructing new water treatment improvements in 2008 and is undertaking improvements on raw water storage.]</i> The Town’s existing water rights and the supply and distribution system are one of Morrison’s most valuable assets.</p>	<p>Page 40 – paragraph 2</p> <p>Full realization of the potential of Morrison’s water rights is currently underway, as the Town is constructing new water treatment improvements in 2008 and is undertaking improvements on raw water storage -- Update</p>
	<p>Page 40 - Goal 1</p> <p><del>Complete</del> <b>Maintain</b> the Town reservoir, <b>complete</b> the water treatment improvements facility expansion, and consider building additional water storage infrastructure in order to take full advantage of the Town's current water rights.</p>	<p>Page 40 - Goal 1</p> <p>Revise to remove the word 'complete'</p>
		<p>Page 41 - Policy I-4</p> <p>Update—"Continue working with the City of Denver in the provision of sanitary sewer services for Red Rocks Park"</p>
		<p>Page 41 - Action 16.1</p> <p>Delete the word citizen</p>
Resources & Environment		
Public Safety		<p>Page 45 – paragraph 6</p> <p><del>Four</del> <b>five more</b> of these serious and life threatening floods..."</p>

Chapter/Doc.	<i>Trustee Gill</i>	<i>Trustee Jerome</i>
	<p data-bbox="397 233 730 264">Page 45 – paragraphs 2 &amp; 4</p> <p data-bbox="397 296 930 678">The Town relies on a small police department with additional reserve officers to assist during periods of peak demand. The department maintains effective working relationships with Jefferson County Sheriff's Office and the Colorado State Patrol. These relationships <del>should be</del> are enhanced by participating in the county wide emergency response efforts, 911, and reverse 911 systems.</p> <p data-bbox="397 709 914 978">Fire and emergency medical services are provided by the West Metro Fire Protection District. A station is located <del>within the Town limits</del> just to the east of C-470 on Morrison Road <del>in the Rooney Valley Development.</del> (Deletions to reflect disconnection of Red Rocks Ranch.)</p>	

# MEMORANDUM



Date: February 11, 2020  
To: Morrison Planning Commission  
From: Jennifer Woods, Town Planner  
Subject: Accessory Dwelling Units (ADU's) – Discussion Item

---

## *Introduction*

In January of 2020, the Planning Commission hosted an ADU work session and subsequently discussed the topic at their regular January meeting. As a result, the Planning Commission intends to discuss the various aspects of regulating ADU's at subsequent regular meetings.

Accessory dwelling units are typically described as:

*A small, self-contained residential unit located on the same lot as an existing single-family home.*

Typically, a dwelling includes the provision of a kitchen, where a separate, additional kitchen would equate to an additional dwelling. While property owners are currently allowed to expand their existing residential use, as allowed by the zoning code, an additional kitchen would not be allowed.

## *Discussion*

The following regulatory elements are intended for discussion. The **bolded items** will be discussed at the Planning Commission's regular February meeting; however, modifications or new options related to the purpose and intent of ADU regulations may be introduced to the discussion. The objective of these discussions will be to formulate a regulatory framework for possible future ADU regulations.

### **Purpose:**

- **Provide homeowners with a means of obtaining, through tenants in either the ADU or the principal unit, rental income, companionship, security, and services**
- **Multigenerational family housing**
- **Affordable housing**
- **Protect neighborhood stability, property values, and the single-family residential appearance of the neighborhood**

### **Process:**

- New ADU's - Subject to review and approval through a building permit and shall conform to all of the following standards. Could include public notification/neighbor notice.
- Existing (Undocumented) ADUs - If an ADU was created without being part of a project for which a building permit was finalized or was not obtained specifically for an ADU, the Town

should require a building permit to determine if the structure meets the applicable development standards and building code or life safety requirements.

Typical Standards:

- Owner occupation of either the primary dwelling or ADU
- As the term "accessory" implies, ADUs are generally defined to be smaller in size and prominence than the main residence on the lot
- Some requirements limit the type of ADUs allowed, e.g. attached to primary residence only
- On-site parking for the ADU, e.g. 1 stall
- ADU to be similar in design to the primary unit
- Compliance with current buildings codes (applicable to conversions and new ADU's)
- Shared utility service
- Location requirements if detached, e.g. behind primary dwelling
- Separate entrance

*Conclusion*

The purpose and intent of any future ADU regulations should align with the housing and growth goals and policies of the Comprehensive Plan. The purpose and intent of ADU regulations will also guide their regulatory framework, including the process and development and design standards for ADU's, and is an essential step in establishing regulations to potentially allow ADU's and any future discussions regarding this issue.



**TOWN OF MORRISON PLANNING COMMISSION  
MORRISON TOWN HALL  
110 STONE STREET  
TUESDAY, JANUARY 14, 2020  
7:00 P.M.**

**Call to Order.** Chairperson Jamee Chambers called the regular Planning Commission meeting to order at 7:00 P.M.

**Roll Call.** Chairperson Jamee Chambers, Commissioners Todd Mercord and Maja Stefansdottir, and Alternate Commissioner Shari Raymond were present. Co-chair Commissioner Michael Dejonge and Commissioner Jennifer Singer were absent. A quorum was established.

**Staff Present.** Jennifer Woods (Town Planner) and Lyndsey Paavilainen (Town Clerk).

**Amendments to the Agenda.** Item, Approval of December 10, 2019 Minutes was removed from the Agenda.

**Public to Address the Planning Commission.** None.

**Presentations and Hearings.** None.

**General Business.**

**Comprehensive Plan Amendment.** Woods first briefly reviewed the previous phases of the Comprehensive Plan (Comp Plan) update process, dating back to the 2017-2019 focused review of the North Planning Area and the incorporated amendments from that phase. Ending with a recap from the December Planning Commission meeting in which an introduction to the current Comp Plan amendment and its incorporated planning areas were explained.

Woods then transitioned to the Comp Plan items and their accompanied Trustee comments to be reviewed at this meeting: Growth & Small Town Design, Transportation Planning, and Parks, Trails & Open Space.

Woods explained Growth & Small Town Design goals relate to the preservation of Morrison's small town character by means of managing growth and historic preservation practices. In this section, Woods cited the population growth projections will be updated with new calculations as provided by the State Demographers Office for land area within Town and its surrounding area. Woods also advised for the Planning Commission to revise goals and statements to include action words regarding the design standards, such as, "continue to implement design guidelines in the Historic Overlay District".

Woods then reviewed Transportation Planning in the Comp Plan. Woods addressed Trustees' review comments and Commissioners comments pertaining to: the design process of additional Entry Way installations, the inclusion of different modes of transportations noted in the Comp Plan and their use on Town trails, the safety in Town and the need to review cross walk and school safety, and the continuation of applying for grants to aid in safety projects. The Planning Commission requested a goal pertaining to the support of the development of a Shuttle System for Red Rocks Amphitheatre be added to the Comp Plan.

Lastly, Woods reviewed Parks, Trails & Open Space with the only revision noted regarding the encouragement of land owners of large lots to cluster development on their property.

For general revisions and edits, Woods noted the numbering of sections, items, and goals will be consistent and the word, "citizen" will be replaced with "resident" throughout the entire Comp Plan.

**ADU Work Session Findings.** Woods briefly reviewed the Planning Commission's Accessory Dwelling Units (ADUs) work session and its findings. Woods identified possible impacts: on-site parking and owner occupancy requirements, utility extensions, and density. Due to questions about regulating the owner occupancy requirement, Woods stated she will review other jurisdictions codes for enforcement ideas. It was relayed the next steps will be a formal discussion by the Planning Commission for proposed code amendments to be recommended to the Board of Trustees.

**Staff Reports.**

**Town Planner.** Woods stated while the Town has not received any new applications for development, the Town has received referrals for development in surrounding areas outside of Town limits, and the Board of Trustees approved the small cell code facility code amendments.

**Town Manager.** No questions. No comments.

**Board of Trustee Minutes.** No questions. No comments.

**Adjournment.** Chairperson Chambers adjourned the meeting at 9:02 P.M.

TOWN OF MORRISON

---

Jamee Chambers, Chairperson

ATTEST:

---

Lyndsey Paavilainen, Town Clerk

**Morrison Development Review Tracker**

**February 11, 2020**

Project Name	Project Description	Project Location	Submittal Date	Approval Date	Project Status	Applicant	Contact	Waiting on Response from Client? (Y/N)	Comments
<b>Active Projects</b>									
Aggregate Industries PUD Amendment	Code Enforcement - Lighting Compliance		10/1/2019		Awaiting submittal of App Materials	Aggregate Industries	<a href="mailto:jeremy.dritchett@lafarogholicim.com">jeremy.dritchett@lafarogholicim.com</a>	Y	10/1 staff sent letter to property owner for lighting correction based on existing PUD requirements; 10/2-4 follow-up correspondence with property owner; 10/21 staff follow up for corrective measures in place; 10/25 owner response that corrective actions have been taken
Chambers Vacation	ROW Vacation	805 Bear Creek Ave.	5/30/2019		ON HOLD 7/25	Gus and Jamee Chambers	chacon@chambersconsulting.com	Y	7/25 Applicant placed on hold 7/19 Met with applicant to discuss next steps
Walker Special Use Review	Special Use Review for Recreational and Social Facility	3153 Hwy 93	2/27/2019		Awaiting Applicant Response	Aaron and Kathryn Walker	Aaron Walker thewalkerstranger@gmail.com	Y	6/25/18 Pre Application meeting; 3/7/19 Completeness Review; Rec'd revised Site Plan showing improvements within Town limits; Referrals Due on 4/5/19; Sent applicant referral letter on 4/5/19/19 Checklist/Completeness review comments provided;
105 Canon Redevelopment	Mirror Resubdivision, ROW Vacation, Floodplain Dev Permit	105 Canon St	4/1/2019		Vacation PC Public Hearing 5/14 - Rec. Approval with Conditions TB 9/3 - Continued... Sub. & Variance Awaiting Applicant Response	Owner	Owner/Chambers Consulting (Vacation only)	N	1/23 Pre-planning mtg took place; 2/11 follow-up mtg took place (decided to proceed with rebuilding main house first, determined no longer historic due to exterior modifications/permits pulled in 1990s, determined by legal no variance required to rebuild house due to fire damage), plans to come in for minor resub, r-o-w vaca, and Floodplain permit after pulling permits on main house; 4/1 Submittal deemed complete; application sent out for referral 4/8 (due 4/30); Notice sent to Neighbors on 4/8; Reviewer responses sent to applicant on 5/1; Applicant pursuing only the vacation at this time (Planning Commission public hearing on 5/14) - no resubmittal has been provided for the resubdivision or variance request; 7/25 Vacation resubmitted referred to 9/3 TB meeting 9/3 Town Board continued until development plans are known for the property
Zoning Map Update					Updating map with final edits	Town of Morrison	Jennifer Woods		7/8 CM to talk to Kara re: Spring Street Annexation impacts 8/6 TB considers Spring Street Annexation 8/26 Jennifer to review final comments/corrections to send to Judi for final revisions
2018 Comprehensive Plan Amd/Rezoning	Comp. Plan Amendment - Re-evaluate future land uses in NW Morrison	North of Bear Creek Ave, West of Mt. Vernon	6/21/2018		PC Adoption Hearing 7/9/19; coming back for Spring St Annex 8/13	Town of Morrison	Jennifer Woods		11/13 PC recommended to proceed with Comp Plan Amdt only; 11/20 Board tabled until 1/1; 1/4/19 direction provided from Board to proceed with Comp Plan Amdt (no rezoning); 2/6-2/7 staff report provided to Town Manager; 3/12 PC Adoption hearing was continue to 4/9. No support for MU but liked all other edits. 4/9 Hearing continued till 6/11 to remove Red Rocks Cir growth impact references; not in packet for 6/11, 7/9 agenda for PC review; 7/10 Spring St. annexation to be completed prior to finalizing; going to 8/13 PC meeting with final Resolution 8/13 Planning Commission Public Hearing, approved 9/3 Town Board Public Hearing, continued 11/13 Trustee recommendations forwarded to Planning Commission for review; review of chapters scheduled until 4/14/2020

**Morrison Development Review Tracker**

**February 11, 2020**

Project Name	Project Description	Project Location	Submital Date	Approval Date	Project Status	Applicant	Contact	Waiting on Response from Client? (Y/N)	Comments
<b>Outside Referrals</b>									
Bandimere Disconnection Case # DX-20-001	Disconnect 3 parcels from the City of Lakewood into Unincorporated Jefferson County	3053 S. Rooney Rd	1/16/2020		1 <sup>st</sup> Referral	Baseline Engineering	kammue@lakewood.org		2/7 provided referral comments (no comment)
Red Rocks Ranch Filing 2 (19-115004ASR)	Alternative Standard Request to allow noise decibel (dBA) levels to exceed the dBA table	Adjacent to Morrison Road and C-470	8/30/2019		2nd Referral	Rick Engineering	Lindsey Wire: lwire@co.jefferson.co.us		9/13 provided referral comments 8/16 provided referral comments
Northwest and Southwest C470 SDP (18-114513SD)	Site Development Plan to allow for the construction of 720,000 square feet of warehouse/office flex space	Northwest and Southwest C470 SDP	8/15/2019		2nd Referral	Rick Engineering	Lindsey Wire: lwire@co.jefferson.co.us		8/15 provided referral comments
Red Rocks Ranch Filing 2 (17-107032AF)	C470 Alameda Business Park 3-lot superlot plat	NE corner of C470 & Morrison Rd.	8/15/2019		2nd Referral	Rick Engineering	Lindsey Wire: lwire@co.jefferson.co.us		8/15 provided referral comments
Red Rocks Ranch Filing 2 (19-115003ASR)	Administrative request for private streets without curb, gutter or sidewalk	NE corner of C470 & Morrison Rd.	8/5/2019		1st Referral	Rick Engineering	Lindsey Wire: lwire@co.jefferson.co.us		9/13 provided referral comments 8/5 provided referral comments requested clarification
Red Rocks Ranch Filing 2 (19-108980ASR)	Defer improvements to Yale, Indiana and McIntyre	NE corner of C470 & Morrison Rd.	8/5/2019		2nd Referral	Rick Engineering	Lindsey Wire: lwire@co.jefferson.co.us		8/5 provided referral comments in support 9/13 provided referral comments
Red Rocks Ranch Filing 2 (19-108982ASR)	Not provide detached trail on N side of Morrison Rd.	NE corner of C470 & Morrison Rd.	7/7/2019		1st Referral	Rick Engineering	Lindsey Wire: lwire@co.jefferson.co.us		7/7 provided referral comments (need permits for any work in Town limits)
Red Rocks Ranch Filing 2 (19-108983ASR)	Not provide CLOMR prior to subdivision recording	NE corner of C470 & Morrison Rd.	7/7/2019		1st Referral	Rick Engineering	Lindsey Wire: lwire@co.jefferson.co.us		7/7 provided referral comments
470 and West Quincy Ave (19-106658PA)	Notice of Application for Rezoning, Plat, and SDP for construction of a gas station and convenience store, multi-tenant retail, hotel/hospitality, and office/industrial flex use buildings.	470 and West Quincy Ave.	5/10/2019		No comments submitted	Hawkins Development	Justin Montgomery jmontgom@jeffco.us		Notice of Application; referral pending

**Morrison Development Review Tracker**

**February 11, 2020**

Project Name	Project Description	Project Location	Submittal Date	Approval Date	Project Status	Applicant	Contact	Waiting on Response from Client? (Y/N)	Comments
Red Rocks Ranch Filing 2 (18-128122PF)	JeffCo Referral Pre & Final Plat to subdivide the property into 410 lots for single family detached/attached units, a commercial superior, and tracts for future residential development, school and park land	NE Corner of C-470 and Morrison Rd (bound by W. Yale Ave. to North and S. Indiana St. to East)	12/6/19		Awaiting Resubmittal	Rick Engineering	Lindsey Wire: lwire@co.jefferson.co.us		2/13/19 rec'd referral from Jeff Co (missed 1st round) - Pre & Final Plat to subdivide the property into 410 SF detached/attached units, commercial superior, and tracts for future residential dev, school & park land. 2/21 referral comments issued. 4/24 2nd referral response submitted 5/7 requesting to review the Subdivision Improvement Agreement (SIA). 7/26 provided previous response. 7/30 SIA sent by JeffCo staff reviewed and sent referral response 8/5 9/13 3rd referral issued, response to staff for missing SIA items, specifically parks and open space securities 10/8 spoke with applicant & County staff; updated referral response on 10/9 12/19 Sent referral comments to County; all outstanding concerns have been resolved
Red Rocks Ranch Floodplain Permit (19-104205FPA)	Floodplain permit application for a Conditional Letter of Map Revision, Rooney Gulch.	NE Corner of C-470 and Morrison Rd (bound by W. Yale Ave. to North and S. Indiana St. to East)	3/19/2019		Greg Weeks Review	IMES (Town Floodplain Engineer)	Lindsey Wire: lwire@co.jefferson.co.us		Comments due 4/2 - Sent to Greg Weeks to review. 3/24 CM follow up to have Greg send comments to us
Red Rocks Ranch Filing No. 2	Alternative Standard Request	NE Corner of C-470 and Morrison Rd	1/23/2019		Awaiting Resubmittal	Rick Engineering	Lindsey Wire: lwire@co.jefferson.co.us		2/13 referral comments issued
Indigo at Red Rocks Filing No. 4 (FA-19-002 & SP-19-005)	Major Site Plan and Major Subdivision Final Plat	2800 S Rooney Rd	2/25/2019		Awaiting Resubmittal	Baseline Corp	Kara Mueller Kammue@lakewood.org		2/25 referral comments issued
Indigo at Red Rocks Filing No. 5 (SP-19-013 & FI-19-008)	Minor subdivision and major site plan to plat and develop 24 townhome units	2800 S Rooney Rd	5/7/2019		Awaiting Resubmittal	Baseline Corp	Kara Mueller Kammue@lakewood.org		5/24 referral comments issued
Indigo at Red Rocks Apartments (SP-19-014)	Major site plan for 160 apartment units	2800 S Rooney Rd	5/7/2019		Awaiting Resubmittal	Baseline Corp	Kara Mueller Kammue@lakewood.org		5/24 referral comments issued
Solterra Filing No. 21 (FI-19-007 & SP-19-012)	61 townhome units	2300 S McIntyre St	4/25/2019		Awaiting Resubmittal	PlanWest Inc.	Kara Mueller Kammue@lakewood.org		5/17 referral comments issued
3051 S Rooney Road	Rezone, Amend ODP to modify and expand allowed uses	3051 S Rooney Rd	1/11/2019		Awaiting Resubmittal	Rooney Road LLC and Trinity III LLC (John Bandimere)	Justin Montgomery jmontgom@jeffco.us		1/16/19 referral comments issued

**Morrison Development Review Tracker**

**February 11, 2020**

Project Name	Project Description	Project Location	Submittal Date	Approval Date	Project Status	Applicant	Contact	Waiting on Response from Client? (Y/N)	Comments
Mountain Villages at Willow Springs	Rezone from A-2 and C-1 to PD to allow age-restricted housing 55+ in the form of single family, multi-family, and convenience commercial	17000 Bellevue Ave	4/24/2019		Awaiting Resubmittal		Mike Madrid mmadrid@co.jefferson.co.us		12/12/17 rec'd 1st referral from Jeff Co; 1/2/18 referral comments issued; 5/1/19 3rd Referral, comments sent (no additional comments; applicant stated they would meet with the Town; let JeffCo know and will update them if the applicant meets with the Town)
<b>Approved Projects</b>									
Small Cell Code Amendment	Amend the wireless facilities regulations to comply with the FCC's most recent 5G ruling	Town-wide	12/10/19	1/7/20	PC approved 12/10/19; TB approved 1/7/20	Town of Morrison	Jennifer Woods		1/7/20 Board approved with 1 condition
Bear Creek Nursing & Rehab	Code Enforcement - Lighting Compliance	150 Spring St	4/1/2019	8/29/2019	Applicant Corrected	Genesis HC/Bear Creek Nursing and Rehab Center	darendall@greinerelectric.com or Matthew.Krom@graybar.com		7/29/19 Installation just ordered and delayed considerably After emailing with the lighting installer, Town Manager, staff, directors form Genesis/Bear Creek N & R Ctr, lighting installer and lighting consultant the lighting installer is reducing the CCR to <3400 K and reducing light trespass levels to 0 at the property lines. The center will attempt to relocate its ADA stalls where lighting is more compatible with ADA requirements (white still in compliance with ADA standards). Staff recommended additional tree planting to help screen the lights above 25 feet, in addition to screening at the street level. 8/29 New lighting installed
802, 804 and 806 Bear Creek Ave. Resubdivision (Pre-Final Plat) and Variance Request	Resubdivision (Pre-Final Plat) Vacation and Variance Request	802, 804 and 806 Bear Creek Ave.	7/10/2019	9/3/2019	Pending Final Hearings	James Jones	Jennifer Woods		9/3 Resubdivision and vacation at Town Board for public hearing; approved unanimously
Tap on the Rocks Cooler Screen	Installed cooler that requires screening	408 Bear Creek Av	7/3/2019	8/6/2019	Approved with conditions	Lauren Davis	laurendavis5596@gmail.com		8/6 Approved reclaimed barn wood screen and required a wheelstop instead of bollards (for the bollards must be painted a more muted color).
2019 Morrison Sign Code Update	Update Signs in Old Town Historic Overlay District	Old Town	6/11/2019	7/2/19	PC Approved 6/11; TB Approved 7/2	Town of Morrison	Jennifer Woods		2/8/19 Rec'd Authorization to Proceed; 3/12/19 PC Agenda, PC continued to 4/9 mng to address LED Lighting vs. LED signs, they want lumens (light pollution concerns) addressed, no moving parts, provide info on LED is an electronic message board; 4/9 meeting to discuss LED lighting and signage, gave staff go ahead to provide some prescriptions that follow the intent of the historic downtown overlay, including lighting; 5/14 to discuss night time sign survey and possible solutions to identified issues; PC approved 6/11; 7/2 TB
Block 24 and Block 27, Morrison Annexation	Annexation and Zoning	3636 4th St	10/24/2018	1/3/2019	Approved with conditions	Sean and Celeste Forey	Sean Forey/Jamee Chambers		1/3/19 Board approved with conditions
120 Bear Creek Ave. Sign Permit	Sign Permit	120 Bear Creek Ave	2/21/2019	3/1/2019	Approved	Danielle Zimmerman from Fort + Horn	Lyndsey Paavilainen		2/21/19 MG reviewed Sign Permit application and sent comments to applicant



**Morrison Development Review Tracker**

**February 11, 2020**

Project Name	Project Description	Project Location	Submittal Date	Approval Date	Project Status	Applicant	Contact	Waiting on Response from Client? (Y/N)	Comments
Meadowsweet Gifts and Wellness	Sign Permit	120 Bear Creek Ave. A	5/13/2019	5/24/2019	Approved	Talal Franz	Talal Franz, herbinalchemy@gmail.com		3/14 Recv'd sign application; 3/17 MG sent comments to Talal to address; 5/21 Talal submitted review comments; 5/24 MG drafted final approval and sent to applicant
<b>Potential Projects</b>									
Bandimere Parking Lot Expansion	SDP	3401 S Rooney Rd (Parcel 40-363-00-004)			Awaiting Submittal of Pre-App Materials	Bandimere	Ben Thurston, Baseline Engineering		11/2/2018 Initial inquiry recvd; 11/5 response provided; 11/6 CM took calls with Town Manager and Legal to determine process
Lenhart (Ozzi's) Redevelopment	Pre-application meeting - Site Redevelopment with 2 tenant spaces, including a Special Review Use of a Rooftop Patio	101 Bear Creek Ln.	8/30/2019		Awaiting Submittal	Franz Lenhart	fehner@connect-properties.com		8/30 Pre-application meeting held and follow-up from staff after the meeting
Aggregate Industries	Pre-Application for PUD Amendment				7/26 2nd Pre-App	AI	Jennifer Woods		7/26 New AI staff & 2nd Pre-app meeting; submitted signed form and deposit 4/10 sent pre-app meeting notes to AI (previously circulated through staff) 4/1 1st Pre-app meeting 8/30 Applicant submitted pre-application materials 9/10 Site visit scheduled 10/1 request to delay submittal and staff response that it would not be supportive in any delay in the submittal since the current PUD is very outdated and inaccurate.

**TOWN OF MORRISON BOARD OF TRUSTEES  
MORRISON TOWN HALL, 110 STONE STREET  
REGULAR MEETING OF THE BOARD OF TRUSTEES  
TUESDAY, DECEMBER 3, 2019  
6:00 P.M.**

**Call to Order.** Mayor Sean Forey called the regular Town Board Meeting to order at 6:00 P.M.

**Roll Call.** Mayor Sean Forey, Mayor Pro-Tem Christopher Wolfe, Trustees Venessa Angell, Katie Gill, Debora Jerome, Matt Schweich, and Paul Sutton were present. A quorum was established.

**Staff Present.** Kara Winters (Town Manager), George Mumma (Police Chief), and Lyndsey Paavilainen (Town Clerk).

**Amendments to the Agenda.** None.

**Public to Address the Board.** None.

**General Business.**

**Resolution 2019-08- Adopting the 2020 Budget.** Sutton made a motion to approve Resolution 2019-08- A Resolution Summarizing Expenditures and Revenues for Each Fund, Adopting A Budget for the Town of Morrison, Colorado For the Calendar Year Beginning on the First Day of January 2020, and Ending the Last Day of December 2020, And Making Appropriations in Accordance Therewith. Schweich seconded the motion. All present voted in favor of the motion.

**Resolution 2019-09- Establishing a Mill Levy.** The Board discussed this resolution is a routine resolution recognizing the annual Mill Levy and clarified it is not a new tax. Gill made a motion to approve Resolution 2019-09- A Resolution Establishing a Mill Levy for General Property Taxes for Fiscal Year 2020 For the Town of Morrison, Colorado. Jerome seconded the motion. All present voted in favor of the motion.

**Resolution 2019-10- Adopting Capital Improvement Program.** Wolfe made a motion to approve Resolution 2019-10- A Resolution Adopting a Capital Improvement Program for the Town of Morrison, Colorado, For the Calendar Years 2020 Through 2024. Sutton seconded the motion. All present voted in favor of the motion.

**Ordinance 473- An Ordinance Amending Title 4, Chapter 1 of the Morrison Municipal Code to Add Certain Criminal Offences.** Due to uncertainties of the affects Jefferson County's budget cuts will have on available bed space, the changing of what is considered a jail-able offense, and the viability of implementing criminal offenses in the Town Code, the Board tabled the Ordinance indefinitely. The Board gave Chief Mumma the opportunity to re-present the Ordinance at a later date if he believes adding the offenses would become practical and feasible for the Municipal Court.

**Ordinance 484- An Ordinance Amending the Morrison Municipal Code Concerning Write-In Candidates and Cancelling Elections.** Winters stated this is a clean-up ordinance to align the Town's dates with the Colorado State Statutes. Wolfe made a motion to approve

Ordinance 484- An Ordinance Amending the Morrison Municipal Code Concerning Write-In Candidates and Canceling of Election. Angell seconded the motion. All present voted in favor of the motion.

**Mount Falcon Morrison Trailhead Improvement Feasibility Analysis.** Winters requested for the Board to review the various concepts and let her know of their opinions and concerns. Forey suggested to the Board when reviewing the study, to identify pieces from the concepts that suit Morrison's needs such as parking requirements and building location, as the final plan could be a hybrid of concepts.

Winters also announced the group who completed the Study will hold a public meeting with Jefferson County to review their analysis. Winters added the date for this public meeting has not been set, but will let the Board know when it is scheduled. The Board encourages residents' attendance at this public meeting.

**Expenditure for \$2,600 for New Radio Installation by Bearcom.** Wolfe made a motion to grant the expenditure of \$2,600.00 for radio installation. Sutton seconded the motion. All present voted in favor of the motion.

**Planning Commission Vacancy.** Winters stated Jamee Chambers, Planning Commission Chair, has some ideas for who may be interested in an appointment. Winters added the item will be on the following Agenda as well for the Board to discuss possible appointments.

**Holiday Gift Vouchers.** Winters stated the Staff and Boards appreciate the Holiday Gift Vouchers and that the vouchers benefit the Town's businesses as well, since they can only be redeemed at Morrison merchants. Wolfe made a motion to approve the issuance of the Holiday Gift Vouchers to all Town's Board Members, Commissioners, and Town Staff in the amount of \$50.00 per voucher. Jerome seconded the motion. All present voted in favor of the motion.

#### **Department Reports.**

**Public Works.** The Board discussed the new electric vehicle charging station that was installed at the east entrance by Ozzi's. The Board also had questions regarding Aggregate Reservoir's annual averages in which Winters will follow up with the Board. The Board stated they like the Christmas lights around Town. The Board stated they did not like the new security features at the Town Office and believe the office is too closed in and has lost its small town feel.

**Police Department.** The Board stated they are amazed at the number of accidents along Highway 285.

**Museum.** The Board discussed the possibility of using the existing building as collection storage, a work space, and for curation once the new municipal building is completed.

**Town Manager.** Winters announced Town Clerk, Lyndsey Paavilainen, received her Certified Municipal Clerk designation.

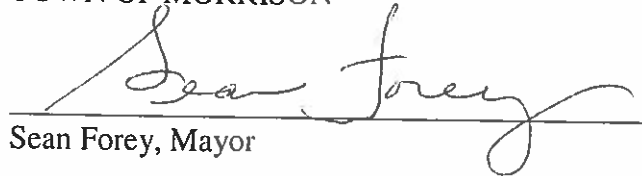
**Attorney.** No questions. No Comments.

Consent Agenda. Gill made a motion to approve the Consent Agenda for November 19, 2019. Schweich seconded the motion. All present voted in favor.

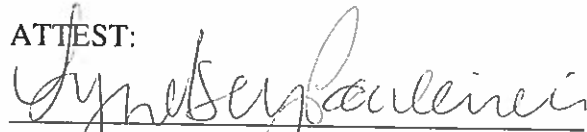
**Board Comments.** The Board stated they encourage attendance at the Jefferson County public meeting to present the Mount Falcon Trailhead redesign plan. Winters will inform the Board and the residents of the date once it is scheduled.

**Adjournment.** The regular meeting was adjourned at 6:58 P.M.

TOWN OF MORRISON

  
Sean Forey, Mayor

ATTEST:

  
Lyndsey Paavilainen, Town Clerk



**TOWN OF MORRISON BOARD OF TRUSTEES  
MORRISON TOWN HALL, 110 STONE STREET  
REGULAR MEETING OF THE BOARD OF TRUSTEES  
TUESDAY, JANUARY 7, 2020  
6:00 P.M.**

**Call to Order.** Mayor Sean Forey called the regular Town Board Meeting to order at 6:00 P.M.

**Roll Call.** Mayor Sean Forey, Mayor Pro-Tem Christopher Wolfe, Trustees Venessa Angell, Katie Gill, Debora Jerome, and Matt Schweich were present. Trustee Paul Sutton was absent. A quorum was established.

**Staff Present.** Kara Winters (Town Manager), George Mumma (Police Chief), Jennifer Woods (Town Planner), and Lyndsey Paavilainen (Town Clerk).

**Strain Gulch Reservoir.** To clear possible confusion and misunderstandings, Mayor Forey explained while the Town does have the right to build a reservoir, the plan to build a reservoir at Strain Gulch is not in the Town's immediate nor long range future. Forey added, building a reservoir at that site does not make fiscal sense and the idea has never been seriously considered. Forey addressed the due diligence study that was included in the packet materials and explained this study is required to be conducted every six years to ensure the Town retains their junior water storage rights.

Gill encouraged concerned residents and neighbors to contact Winters for more information and to clear any possible misunderstanding.

**Amendments to the Agenda.** Item, Strain Gulch Reservoir was moved to the first item under Presentations and Hearings. Item, EFORCE Contract was added to General Business as item 6d.

**Public to Address the Board.**

**David Killingsworth, 403 Bear Creek Avenue.** Killingsworth said he just heard about Sgt. Joe Leo's retirement and stated he will be missed. Killingsworth also requested for the Police Department to refrain from using incorrect and misleading information in their monthly reports.

**Todd & Wendy McMullan, 18062, Highway 8.** The McMullans questioned the Board's position on the building of the reservoir due to a certified letter they had received from the law office of Alperstein and Covell, and questioned why the Town would want to retain the water storage rights.

Winters first stated she was not aware letters were being sent to property owners. Winters then explained water storage rights can be transferred to another location and it is in the Town's best interest to retain all their water rights, whether they are to be used at the location or not.

Winters requested the four property owners who are directly connected with the case to contact her.

**Kathryn Van Riper, 17100 Highway 8.** Van Riper gave a brief history of why there is limited trust between the Highway 8 land owners and the Town of Morrison dating back to the 1980's and previous Board's agendas.

Due to public comments and concerns, the Board believes it would be best to hold a meeting with the Town Water Attorney and the four property owners who are directly connected to this study.

**Presentations and Hearings.**

**Small Cell Wireless Facility Code Amendment.**

Mayor Forey opened the public hearing at 6:26 P.M.

**Staff Report.** Woods first gave a brief recap of the staff research and development process for design guidelines, the need to make changes based on FCC rulings, and the Planning Commission’s hearing and recommendation regarding the amendments.

Woods then clarified small call facilities (small cells) are low-powered antennas that provide cellular and data coverage to smaller geographic areas that are permitted in the Town rights of way (ROW) upon facilities in those ROW and on public easements owned by the Town. Woods clarified that the Town cannot outright prohibit small cells but can adopt and implement regulations and design guidelines specific to small cell facilities.

Understanding concerns small cells might pose to the visual character of the Town, Woods reviewed possible applications of concealment using already present features such as: lampposts, electric poles, and architectural features of buildings, to limit these impacts while minimizing pedestrian realm and public safety impacts. Woods also explained small cell facilities provide added telecommunication benefits to the community, such as: economic and business development, public safety, and public convenience and better cellular service in general.

Woods concluded the presentation by explaining the amendments to the code in relation to: terminology and language, application submittal and review process and timelines, permitted mounting locations and size of small cells, and additional amendments based on the Planning Commission’s recommendations and review.

**Public Comment.** None.

Mayor Forey closed the public hearing at 7:04 P.M.

**Board Discussion.** Jerome had editorial and formatting changes to the ordinance. Schweich requested the submittal requirement of a photo simulation depicting the “before” and “after” of antenna installation, as stated in 10-1M-2 of the proposed amended code, be plural to allow for multiple viewpoints to be considered during the review process.

**Ordinance 485- An Ordinance Amending Title 10, Chapter 1, Article M of the Morrison Municipal Code Concerning CMRS Facilities.** Schweich made a motion to approve the revisions of the Small Cell Code Amendments per the recommendations of the Planning Commission with the following amendment: to make the photo simulation requirement plural as requested by Trustee Schweich, and direct Town Staff to prepare the final Ordinance 485- An Ordinance amending Title 10, Chapter 1, Article M of the Morrison Municipal Code Concerning CMRS Facilities with the editorial changes as noted by Trustee Jerome. Wolfe seconded the motion. All present voted in favor of the motion.



**General Business.**

**Ordinance 486- Judge and Court Clerk Salary 2020.** Wolfe made a motion to approve Ordinance 486- An Ordinance Providing for the Annual Salary of the Judge and Clerk of the Morrison Municipal Court in Accordance with Section 13-10-107 and 13-10-108, Colorado Revised Statutes. Gill seconded the motion. All present voted in favor of the motion.

**Resolution 2020-01- Identifying Locations for Postings.** Gill made a motion to approve Resolution 2020-01- A Resolution Identifying Locations for Posting Official Notices of the Town. Jerome seconded the motion. All present voted in favor of the motion.

**Resolution 2020-02- Designating Town Clerk as Election Official.** Jerome made a motion to approve Resolution 2020-02- A Resolution Designating the Town Clerk as the Election Official and Authorizing the Election Official to Appoint Election Judges. Angell seconded the motion. All present voted in favor of the motion.

**EFORCE Contract.** Winters stated due to time restraints, this contract needed to be included in this packet. Winters stated the cost falls within the 2020 budget and it is recommended for approval. Due to Board questions, Mumma explained the Police Department will be able to migrate existing data and records to the new records management system. Jerome made a motion to approve the implementation of EFORCE RMS contract in the amount of \$37,931.56 to be paid over the next two years, Angell seconded the motion. All present voted in favor of the motion.

**Department Reports.**

**Public Works.** The Board discussed how there appears to be an increase in the air quality around the elementary school and Bear Creek Lane since filters were installed in 3 man holes around the area.

The Board discussed how the Town of Morrison has enough water storage to fulfill current service obligations.

**Police Department.** The Board was happy to read about Officer Malave handing out presents to children on Christmas Eve during traffic stops.

**Museum.** The Board stated the museum is busy and doing well.

**Town Manager.** Winters stated the item, Turkey Creek Investors, LLC's Request for Service, will be on the next agenda for discussion.

**Attorney.** No questions. No Comments.

**Consent Agenda.** Gill made a motion to approve the Consent Agenda for November 19, 2019. Schweich seconded the motion. All present voted in favor.

**Board Comments.** Jerome wished the Board, Happy New Year!

**Hogback Article Discussion.** The Board complimented Gill for her recent Hogback

article explaining the Bear Creek Lake expansion project.

The Board requested to have Town Water Attorney, Cindy Covell, put together a letter explaining the Town's position on protecting its coveted water rights.

Schweich stated he will write an article intended for the April Hogback regarding bears and garbage storage.

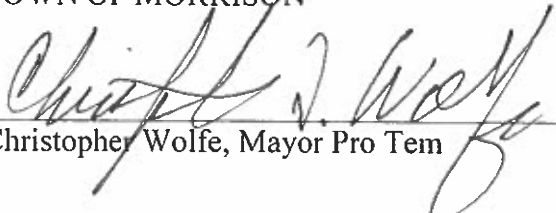
**Executive Session.** Jerome made a motion for a conference under Charter section 3.4 and section 24-6-402(4)(b) and (e), C.R.S. with the Town Attorney, Town Manager, and appropriate staff to receive advice and instruct negotiators concerning Rooney Valley IGA, IGA with Denver for water treatment facilities, and utility service in the Rooney Valley. Jerome further motioned to adjourn the Board meeting at the conclusion of the Executive Session. Gill seconded the motion. All present voted in favor of the motion.

Forey called the Executive Session to order on Tuesday, December 17, 2019 at 7:01 P.M. Present were: Mayor Sean Forey, Trustees Venessa Angell, Katie Gill, Debora Jerome, and Matt Schweich; Kara Winters (Town Manager), Gerald Dahl (Town Attorney), and Lyndsey Paavilainen (Town Clerk). The purpose of the Executive Session was for a conference under Charter Section 3.4 and Section 24-6-402(a)(b) and (e), C.R.S., with the Town Attorney, Town Manager, and appropriate staff to receive advice and instruct negotiators concerning the Rooney Valley IGA and IGA with Denver for water treatment facilities, and utility service in the Rooney Valley..


**End of Executive Session.** The Executive Session was adjourned at 8:17 P.M. The Board returned to the regular meeting.

**Adjournment.** The regular meeting was adjourned at 8:17 P.M.

TOWN OF MORRISON

  
\_\_\_\_\_  
Christopher Wolfe, Mayor Pro Tem

ATTEST:

  
\_\_\_\_\_  
Lyndsey Paavilainen, Town Clerk



**TOWN OF MORRISON BOARD OF TRUSTEES  
MORRISON TOWN HALL, 110 STONE STREET  
REGULAR MEETING OF THE BOARD OF TRUSTEES  
TUESDAY, JANUARY 21, 2020  
6:00 P.M.**

**Call to Order.** Mayor Pro Tem Christopher Wolfe called the regular Town Board Meeting to order at 6:00 P.M.

**Roll Call.** Mayor Sean Forey, Mayor Pro Tem Christopher Wolfe, Trustees Katie Gill, Debora Jerome, Matt Schweich, and Paul Sutton were present. Trustee Venessa Angell was absent. A quorum was established. It is to be noted Mayor Sean Forey was present via conference call.

**Staff Present.** Kara Winters (Town Manager) and George Mumma (Police Chief).

**Amendments to the Agenda.** Item, Request for Water Service- Turkey Creek Investors, LLC was removed from the Agenda due to the request being withdrawn. The Executive Session was removed from the Agenda as well.

Regarding the request for water service, Winters elaborated that due to the Town's current South Area Plan and the community input received during that process; Winters relayed to the developers that it would be best if the developers held neighborhood outreach meetings to get feedback from the surrounding neighbors if they wanted to proceed any further. The developers agreed and withdrew their request for the time being.

Winters added that if neighborhood meetings are to be scheduled, residents would be advised.

**Public to Address the Board.**

**Denise Perkovich, 421 Highway 8.** Perkovich stated in the 32 years she has lived in the Town, she has seen how the Town has changed from encroaching development. Perkovich noted due to these developments, traffic has become intolerable and can be considered a hazard to the point residents are unable to navigate their own roads. Perkovich added she wants to see the Town fight to remain a small town and does not want the Town to annex development and provide water as a source of revenue. Perkovich concluded, she does not want the Town to sell out as it is the quality of life that is at stake.

**Presentations and Hearings.** None.

**General Business.**

**Acceptance of CDOT DUI Grant for 2020.** Mumma stated MPD applied for a grant through CDOT for DUI enforcement and that a MPD officer has been recognized as a leading DUI enforcement officer in the South Denver Metro area. Mumma added the department was awarded \$5,000 for DUI patrol which would aid in keeping an officer in Town while placing another officer on the road. Mumma explained the DUI enforcement officer would be a supplemental officer and routine patrol cars would be kept on the road. Gill made a motion to approve the CDOT grant for the scheduled event time frames outlined in the grant application with scheduled duty time not to exceed the \$4,999 grant reimbursement limit. Schweich seconded the motion. All present voted in favor of the motion.

**Jefferson County Public Health Proclamation in Support of Radon Action Month.**

Winters stated Jefferson County requested for the Board to adopt the proclamation for 2020 as they did for 2019. Jerome believes this Proclamation can be seen as a perpetuation of spreading misinformation and is not in favor. Schweich made a motion to approve Jefferson County Public Health National Radon Action Month Proclamation. Forey seconded the motion. Wolfe, Gill, Schweich and Sutton voted in favor of the motion. Jerome voted opposed. The motion passed 5 to 1.

**Planning Commission Appointment.** Winters stated there is currently one vacancy on the Planning Commission. Due to this, the Town received two letters of interest to join the Planning Commission from residents, Petra Bute and Stacy Feehery. Winters added Feehery's letter was received first and was placed in the packet for recommendation. Winters added additional Planning Commission vacancies are foreseen. The Board requested for both letters to be included in the packet for review. Winters stated the item will be brought back to the next meeting.

**Departmental Reports.**

**Court.** The Board noted the number of issued citations has increased.

**Accounting.** Winters stated the sales tax receipts in December include vendors from sales outside of the Town of Morrison and has informed State of this issue.

**Town Manager.** Winters stated the pre-audit was conducted the week of January 13<sup>th</sup>-17<sup>th</sup> and the formal audit will be conducted in March.

**Town Attorney.** No questions. No comments.

**Building Department.** No questions. No comments.

**Consent Agenda.** Sutton made a motion to approve the Consent Agenda for December 17, 2019. Schweich seconded the motion. All present voted in favor.

**Board Comments.** Gill recommended that residents to review the Town's Comprehensive Plan regarding the South Planning Area for its potential planning prospective. Gill relayed the plan does not support the development that is currently being proposed in the Turkey Creek Investors request.

In support of Gill's recommendation, Schweich iterated the discouragement of high density development in the South Planning Area is a goal stated in the Comprehensive Plan and in time of a decision for service in that area, would refer to the Comprehensive Plan for guidance.

Sutton in reference to "Keep Morrison, Morrison" stated he is concerned about the amount of water the Town has committed to providing Red Rocks Ranch and would like to see how those commitments pan out before committing more water to development outside the Town's jurisdiction. Sutton is also concerned with increase of traffic this development may pose to the Town if it is built.

Sutton questioned the Strain Gulch Reservoir and the retention of the water rights at that site. Winters explained the requirement of the study to ensure junior water rights are protected

since they are not absolute. Winters suggested scheduling a work session with the Town's water attorney to discuss the Town's position and then discussing it at a future Board retreat.

The Planning Commission's workshop on ADU's was briefly recapped by Schweich. Winters stated the topic will be before the Board after the Planning Commission has reviewed it.

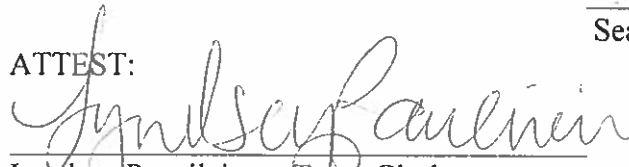
**Adjournment.** The regular meeting was adjourned at 6:25 P.M.

TOWN OF MORRISON



Sean Forey, Mayor

ATTEST:

  
Lyndsey Paavilainen, Town Clerk