

AGENDA
REGULAR PLANNING COMMISSION MEETING
MORRISON TOWN HALL
110 STONE STREET
TUESDAY, MARCH 10, 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. February 11, 2020
8. STAFF REPORTS
 - a. Planner
 - b. Town Manager
9. BOARD OF TRUSTEE MINUTES
 - a. February 4, 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, April 14, 2020 at 7:00 P.M.

MEMORANDUM



Date: March 10, 2020
 To: Morrison Planning Commission
 From: Jennifer Woods, Town Planner
 Subject: Comprehensive Plan Update – Trustee Comment Review

At their November 13th 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 citizens-residents , business owners, landowners of Morrison and interested citizens-neighbors in the surrounding area who participated in comprehensive plan update process.
		Page 1 - Historic Perspective, paragraph 3 The town has been significantly flooded five six times in the last 119 years.... The other four five Morrison floods happened in 1906, 1925, 1933, 1938 and 2013.

Chapter/Doc.	Trustee Gill	Trustee Jerome
Planning Areas		Page 7 - Action CA2.5 'Implement a lighting program' – Implemented already
	<p>Page 8 – East Planning Area, paragraph 1</p> <p>The East Planning Area consists of Morrison’s land to the east of the Hogback ridgeline (along with some unincorporated parcels adjacent to C-470) and encompasses the unincorporated parcel adjacent to C-470 in the southern portion of Rooney Valley known as Red Rocks Business Centre Ranch. This area is highly....</p>	
	<p>Page 8 – East Planning Area, paragraph 1</p> <p>The Plan refers to the 2002 Rooney Valley Master Plan, which has effectively been replaced by the 2017 Plan Rooney Valley.</p>	
	<p>Page 8 – East Planning Area, paragraph 1</p> <p>The 2002 Master Plan combined the 1998 and 1999 plans into one Master Plan for the entire Intergovernmental Agreement area. 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.</p>	<p>Page 8 – East Planning Area, paragraph 1</p> <p>“The 2002 Master Plan combines the 1998 and 1999 plans into one Master Plan for the entire Intergovernmental Agreement area of Rooney Valley.” - Update</p>

Chapter/Doc.	<i>Trustee Gill</i>	<i>Trustee Jerome</i>
	<p>Page 8 – East Planning Area, Goal 1</p> <p>Encourage high-quality mixed-use development that will generate revenue for the Town while supporting the joint community vision articulated in Plan Rooney Valley.</p> <p>All policies and action items for the East Planning Area are included in the 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.)</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 establish 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		Page 13 - Morrison Population Table 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
		Page 13 Replace all uses of the word 'Citizen/Citizens' (5 uses) with 'Resident/residents'
		Page 15 - Action A1.4 Note: IGA with Jefferson County?
Transportation Planning		Page 18 - Goal 1 Where is the "B" series? These go from A to C.
	Page 20 - Action C3.1: 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.	

Chapter/Doc.	Trustee Gill	Trustee Jerome
	<p>Page 20 - Action C3.2</p> <p>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.</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 citizen 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, that, 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>Develop a short and 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>Develop design guidelines for Old Town Morrison. 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>Develop appropriate incentive strategies to facilitate mixed-use development in the Morrison portion of the Rooney Valley.</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, & 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. 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. 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>Develop and adopt design guidelines for Old Town Morrison. 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. 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.	Page 37 - Paragraph 3 Currently, Morrison will have sufficient water storage capacity once the Town Reservoir is constructed and the expanded water treatment plant is completed in 2008. - Update

Chapter/Doc.	<i>Trustee Gill</i>	<i>Trustee Jerome</i>
	<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	<p>Change Section to 'Water and Wastewater Resources'</p> <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. Then, in In 1986, the Town constructed a wastewater facility designed to serve the residents of Morrison. 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>Complete Maintain the Town reservoir, complete 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>“Four five more of these serious and life threatening floods...”</p>

Chapter/Doc.	Trustee Gill	Trustee Jerome
	<p data-bbox="418 239 748 275">Page 45 – paragraphs 2 & 4</p> <p data-bbox="418 300 948 688">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 should be are enhanced by participating in the county wide emergency response efforts, 911, and reverse 911 systems.</p> <p data-bbox="418 714 932 982">Fire and emergency medical services are provided by the West Metro Fire Protection District. A station is located within the Town limits just to the east of C-470 on Morrison Road in the Rooney Valley Development. (Deletions to reflect disconnection of Red Rocks Ranch.)</p>	

MEMORANDUM



Date: March 10, 2020
To: Morrison Planning Commission
From: Jennifer Woods, Town Planner
Subject: Accessory Dwelling Units (ADU's) – Discussion Item

Introduction

In early January of 2020, the Planning Commission hosted a work session specifically to discuss ADU's with the community 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.

As a refresher, 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 - Overview

The following regulatory elements are intended for discussion with the Planning Commission. The objective of these discussions will be to formulate a regulatory framework for possible future ADU regulations. The *Purpose* of potential regulations was discussed at the Planning Commission's regular February meeting and the results of that discussion have been reflected below. The **bolded items** noted below under *Typical Standards* will be discussed at the Planning Commission's regular March meeting; however, modifications or new options related to the potential development standards may be introduced during the discussion. Subsequent discussions with the Planning Commission at future regular meetings will include additional development standards and process requirements, also listed below.

Purpose: (as discussed at the Planning Commission's regular February meeting)

- Provide homeowners with a means of obtaining, through tenants in either the ADU or the principal unit, rental income, companionship, security, and services
- Provides for opportunities for multigenerational family housing and aging in place
- Provides opportunities for attainable housing
- Protect neighborhood stability, property values, and the single-family residential appearance of the neighborhood

Typical Standards:

- **As the term "accessory" implies, ADUs are generally defined to be smaller in size and prominence than the main residence on the lot**
- **Density requirements for only 1 ADU per single family detached residence**
- **Some requirements limit the type of ADUs allowed, e.g. attached to primary residence only**
- **Location requirements if detached, e.g. behind primary dwelling**
- **Separate entrance**
- **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)
- Owner occupation of either the primary dwelling or ADU
- Shared utility service
- Other accessory uses allowed (or not) with an ADU, i.e. home occupations, short term rentals, animal keeping, etc.
- Applicable existing development standards, primary or accessory structure setbacks and building heights applied

Process:

- New ADU's - Subject to review and approval through a land use and/or building permit and shall conform to all of the required standards.
- 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 could require a building permit to determine if the structure meets the applicable development standards and building code or life safety requirements. Additionally, sunset provisions to allow legally nonconforming ADU's to come into compliance should be considered.

Discussion – Standards

Staff studied four (4) jurisdictions, Arvada, Nederland, Eagle and Idaho Springs, to provide context on how other jurisdictions regulate and the range of requirements applied to ADU's. Overall, all jurisdictions studied regulate the size, density or number of ADU's allowed as well as parking for ADU's. Some jurisdictions regulate the type of ADU's, internal vs. detached, differently; for example, a jurisdiction might allow a larger ADU if its internal or attached to the primary dwelling. Typically, regulations did not provide specific siting requirements for ADU's other than compliance with existing setbacks and building heights as required for either primary or accessory structures. The findings of the code comparison are summarized below.

- **Size:** Most jurisdictions require that the ADU be incidental in size to the principal dwelling. The requirements range from a maximum ADU size of 800 sf to a maximum number of 2-bedrooms to not exceeding more than 50% of the primary dwelling's gross floor area. Some jurisdictions did not restrict ADU sizes for attached or internal ADU's. Some jurisdictions also had minimum size requirements, though the building code also regulated minimum areas for habitable spaces.

- **Maximum Density:** All jurisdictions only allowed one (1) ADU per lot. Some jurisdictions additionally restricted the maximum number of occupants of the ADU (i.e. 2 - 3 persons).
- **Typology:** Most jurisdictions allowed all types of ADU's. However, Arvada differentiates between households that live together as one household unit that is not rented, detached, or locked off from the primary dwelling (i.e. multigenerational housing) vs. those that do not live together as one household (i.e. rental housing).
- **Location:** All jurisdictions studied did not have special location requirements for ADU's; most required compliance with accessory or primary structure setbacks.
- **Separate Entrance:** Separated entrances tended to be required only for detached ADU's. Some jurisdictions preferred visible entries, while others did not.
- **On-Site Parking:** All jurisdictions studied required additional parking provisions for the ADU, the average was one stall per ADU.

Conclusion

The standards under discussion should support the purpose and intent of ADU regulations. In other words, how we choose to regulate ADU size, density, typology, etc. should be framed by the purpose of the regulations as previously discussed. Future discussions regarding standards and processes for ADU's will also contribute to the development of any potential ADU regulations.

**TOWN OF MORRISON PLANNING COMMISSION
MORRISON TOWN HALL
110 STONE STREET
TUESDAY, FEBRUARY 11, 2020
7:00 P.M.**

Call to Order. Chairperson Jamee Chambers called the regular Planning Commission meeting to order at 7:03 P.M.

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

Staff Present. Jennifer Woods (Town Planner), Kara Winters (Town Manager) and Lyndsey Paavilainen (Town Clerk).

Ann Pintinga was sworn in as Planning Commissioner Alternate and joined the Commission at the dais.

Amendments to the Agenda. None.

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 December 10, 2019 Planning Commission meeting in which an introduction to the current Comp Plan amendment and its incorporated planning areas were explained. Woods then recapped the January 14, 2020 meeting and the Commission's progress in reviewing the Growth & Small Town Design; Transportation Planning; and Parks & Trails & Open Space elements of the Comp Plan Amendment process. Woods further explained the intent of this meeting is to review the Economic & Commercial Development and Historic District chapters of the Comp Plan and outlined the future March and April timeline of chapter reviews.

Woods added while Trustees Gill and Jerome have provided editorial remarks, punctuation and grammar will be corrected throughout the entire Plan, references to the word, "citizens" will be replaced with the word, "residents", references to dates and timelines will be made current, and references to population and monetary amounts will be updated with current figures. In relation to goals, Woods suggested for the Commissioners to update completed goals with action words to suggest the continuance of monitoring and maintenance of already implemented guidelines for the Historic District and other chapter's goals.

In the review of Economic & Commercial Development goals, the Commission discussed re-wording goals, as the Town's situation with Rooney Valley has changed. The Commission clarified the goals should provide incentive strategies that correlate the Town's binary concerns with expanded development within Town and the Sales Tax Collection incentives as granted through the Red Rocks Ranch disconnection and approved PIF agreement.

During the review of the Historic District chapter and its accompanied Trustee comments, the discussion regarding the intertwined connections and references to the Sign Code

and Lighting Code was tabled until other chapters are reviewed. The Commission discussed the participation in the Main Street Program goal should be revised to suggest continued investigation and exploration of similar programs that are feasible for the Town of Morrison and engaged business owners.

Accessory Dwelling Unit Discussion. The Commission had discussed how to enforce regulations, how to preserve the appeal of the neighborhood, how ADU's would comply with current zoning and development standards, and how ADU's are used as a tool to provide affordable housing. Another topic the Commission discussed and wanted to emphasize was, the review of ADU's is not intended to permit Short Term Rentals in Town. Woods educated the Commission on how to focus the ADU discussion on a purpose, or statement, in order to help align goals, which will then guide the regulatory framework.

In order to assist in the formation of a purpose statement for allowing ADU's in the Town, Woods stated she will do a code comparison of other municipalities regulations concerning owner occupancy, parking requirements, and design standards and return with her findings at the next Commission meeting.

Approval of Minutes. Dejonge made a motion to approve the December 10, 2019 and January 14, 2020 Planning Commission Minutes. Mercord seconded the motion. Pitinga abstained. The motion passed with 4 ayes, 0 nays, and 1 abstention.

Staff Reports.

Town Planner. Woods stated Bandimere is de-annexing lots located in Lakewood into Jefferson County and that Red Rocks Ranch is moving forward with their development process in Jefferson County. Woods also mentioned Aggregate Industries is holding a pre-application public information meeting on February 20, 2020 to review PUD modifications.

Town Manager. Winters reviewed completed 2019 goals and projects and stated the 105 Canon Street property hearing is scheduled for March 18, 2020.

Board of Trustee Minutes. No questions. No comments.

Adjournment. Chairperson Chambers adjourned the meeting at 8:33 P.M.

TOWN OF MORRISON

Jamee Chambers, Chairperson

ATTEST:

Lyndsey Paavilainen, Town Clerk

Morrison Development Review Tracker

March 10, 2020

Project Name	Project Description	Project Location	Submittal Date	Approval Date	Project Status	Applicant	Contact	Waiting on Response from Client? (Y/N)	Comments
Active Projects									
Aggregate Industries PUD Amendment	Code Enforcement - Lighting Compliance	AI Mine	10/1/2019		Awaiting submittal of App Materials	Aggregate Industries	jeremy.deuto@lafargeholcim.com	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 2/20 Neighborhood meeting hosted by developer at Red Rocks Elementary
Chambers Vacation	ROW Vacation	805 Bear Creek Ave.	5/30/2019		ON HOLD 7/25	Gus and Jamee Chambers	chacon@chambersconsulting.com	Y	7/19 Met with applicant to discuss next steps; 7/25 Applicant placed on hold
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 thewalkertexasranger@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; 9/3 & 2/25 checked in with applicant; project still active
105 Canon Redevelopment	Minor 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	N	1/15/19 Checklist/Completeness review comments provided; 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 Jodi for final revisions
2018 Comprehensive Plan Amdt/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 Ctr 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

March 10, 2020

Project Name	Project Description	Project Location	Submittal Date	Approval Date	Project Status	Applicant	Contact	Waiting on Response from Client? (Y/N)	Comments
Outside Referrals									
Bandimere Special Events	Notice of Events	3053 S. Rooney Rd	2/28/20		1st Referral	Bandimere Speedway	jbotts@co.jefferson.co.us		2020 Event List: Cinco de Mayo Truck Fest - 5/3 Night of Fire & Thunder - 5/16 Thunder on the Mountain - 6/19 Family Fest & Jet Car Nationals - 7/4 & 7/14-19 Mile High Nationals - 7/14 KBPI Rock & Roll Car Show - 8/16
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		1st Referral	Baseline Engineering	karmue@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 (19-1115003ASR)	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

Morrison Development Review Tracker

March 10, 2020

Project Name	Project Description	Project Location	Submittal Date	Approval Date	Project Status	Applicant	Contact	Waiting on Response from Client? (Y/N)	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
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 superlot, and tracts for future residential development and 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 recv'd referral from Jeff Co (missed 1st round) - Pre & Final Plat to subdivide the property into 410 SF detached/attached units, commercial superlot, 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	IMEG (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 Karmue@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 Karmue@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 Karmue@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 Karmue@lakewood.org		5/17 referral comments issued

Morrison Development Review Tracker

March 10, 2020

Project Name	Project Description	Project Location	Submittal Date	Approval Date	Project Status	Applicant	Contact	Waiting on Response from Client? (Y/N)	Comments
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
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 Belleview Ave	4/24/2019		Awaiting Resubmittal		Mike Madrid mmadrid@co.jefferson.co.us		12/12/17 recv'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)
Approved Projects									
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 <3,400 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 (while 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) Vacation and	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	7/31/2019	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 (or 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 Recv'd Authorization to Proceed; 3/12/19 PC Agenda; PC continued to 4/9 mtg 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

Morrison Development Review Tracker

March 10, 2020

Project Name	Project Description	Project Location	Submittal Date	Approval Date	Project Status	Applicant	Contact	Waiting on Response from Client? (Y/N)	Comments
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 + Hom	Lyndsey Paavilainen		2/21/19 MG reviewed Sign Permit application and sent comments to applicant
Meadowsweet Gifts and Wellness	Sign Permit	120 Bear Creek Ave, A	5/13/2019	5/24/2019	Approved	Talai Franz	Talai Franz, herbinalchemy@gmail.com		3/14 Recv'd sign application; 3/17 MG sent comments to Talai to address; 5/21 Talai submitted review comments; 5/24 MG drafted final approval and sent to applicant
Potential Projects									
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 recv'd; 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	flehner@connect-properties.com		8/30 Pre-application meeting held and follow-up from staff after the meeting

**TOWN OF MORRISON BOARD OF TRUSTEES
MORRISON TOWN HALL, 110 STONE STREET
REGULAR MEETING OF THE BOARD OF TRUSTEES
TUESDAY, FEBRUARY 4, 2020
6:00 P.M.**

Call to Order. Mayor Sean Forey called the regular Town Board Meeting to order at 6:02 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 Gerald Dahl (Town Attorney).

Amendments to the Agenda. Item, Resolution 2020-03, A Resolution Authorizing and Directing the Town Clerk to Publish Notice of Cancellation of the Regular Town Election on April 7, 2020, and Declaring the Election of Candidates, was added to the agenda as the first item under General Business.

Public to Address the Board.

Jamee Chambers, 207 Bear Creek Lane. Chambers explained the recruiting process she practices to fill the current vacant Planning Commission position. Chambers advocated for Ann Pitinga to be appointed to the vacant Alternate Planning Commissioner position due to Pitinga's expertise and background in planning, which she thinks would be useful during the Comprehensive Plan update. Chambers then encouraged the Board to appoint Petra Bute and Stacey Feehery to the Planning Commission come April, when additional alternate and regular commissioner positions become vacant due to the 2020 election. The Board supported Chambers and agreed the appointment of Pitinga to the current vacancy would be prudent. Then come April, Pitinga can be promoted to a regular Commissioner and then, the Board can appoint Bute and Feehery to the Commission to fill the new vacancies.

Stacy Feehery, 131 Red Rocks Vista Drive. First, Feehery introduce herself to the Board and then explained she is interested in joining the Planning Commission because she would like to help plan Town's future. Feehery also stated she is in support of Pitinga's appointment and would like to be considered for an appointment in the future.

Presentations and Hearings. None.

General Business.

Resolution 2020-03- A Resolution Authorizing and Directing the Town Clerk to Publish Notice of Cancellation of the Regular Town Election on April 7, 2020, and Declaring the Election of Candidates. Dahl reviewed the Board's ability to cancel elections due to State statues and previously passed Town ordinances. Dahl stated, the candidates have agreed amongst themselves as to which candidates are to be elected to the three four year terms and the one two year term. Dahl further advised that while the election may be cancelled, and the candidates nominated, their terms will not start until after April 7, 2020. Angell made a motion to approve Resolution 2020-03- A Resolution Authorizing and Directing the Town Clerk to Publish Notice of Cancellation of the Regular Town Election on April 7, 2020, and Declaring the

Board Letter Supporting Attendance at CML. Wolfe made a motion to add to the agenda, item: Direction to the Town Manager to write a letter for the Mayor's signature supporting Trustee Gill's attendance at the 2020 CML Conference. Angell seconded the motion. All present voted in favor of the motion.

Consent Agenda. Schweich made a motion to approve the Consent Agenda for January 21, 2020. Jerome seconded the motion. All present voted in favor.

Board Comments. Gill stated from reviewing the Feasibility Plan for the tunnel bore project, the Town's Water Master Plan, and then considering the recommendations from Cindy Covell and Alan Leak, she questions what should be the Town's infrastructure priorities. Gill requested for a study session with the Town's Water attorney and Fritz Fouts to review the Town's water infrastructure before any decisions are made about infrastructure improvements.

From concerns with littering and bear safety, Schweich questioned if the Board would be interested in pursuing enforcement and regulation options for safe trash keeping. The Board discussed possible options for safe trash keeping enforcement and how to communicate with residents and businesses about the persistent bear issues in the spring and summer.

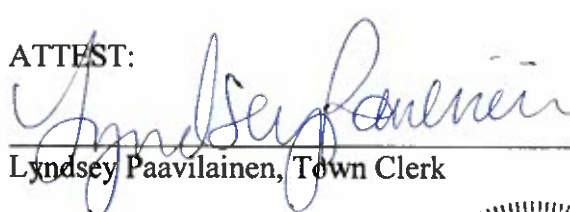
Hogback Article Discussion. The Board requested for an article about the election cancellation for the upcoming Hogback. Schweich volunteered to write an article pertaining to safe trash keeping practices and the different options the Board can pursue to encourage individual responsibility and behavior surrounding safe trash keeping practices.

Adjournment. The regular meeting was adjourned at 7:30 P.M.

TOWN OF MORRISON


Sean Forey, Mayor

ATTEST:


Lyndsey Paavilainen, Town Clerk

