

**TOWN OF MORRISON, COLORADO
PLANNING COMMISSION MEETING
NOTICE AND AGENDA
7:00 PM, SEPTEMBER 8, 2020**

**PUBLIC ATTENDANCE AT THIS MEETING WILL BE ELECTRONIC ONLY
THE MEMBERS OF THE PLANNING COMMISSION AND STAFF WILL MEET
ELECTRONICALLY AND THE TOWN HALL WILL NOT BE OPEN TO THE PUBLIC**

The public may attend this meeting in real time in either of the following ways:

You can dial in using your phone.

United States: +1 346 248 7799

Meeting ID: 823 3497 5162

Passcode: 902541

To Access Meeting Via Video: [CLICK HERE](#)

(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

Commissioners: Petra Bute
Jamee Chambers
Tom Mercord
Ann Pitinga
Maja Stefansdottir

Alternate Commissioners: Stacy Feehery
Shari Raymond

3. AMENDMENTS TO THE AGENDA

4. PUBLIC TO ADDRESS THE PLANNING COMMISSION

5. PRESENTATIONS AND HEARINGS

6. GENERAL BUSINESS

a. Comprehensive Plan Amendment

7. APPROVALS OF MINUTES

a. May 12, 2020 Minutes

8. STAFF REPORTS

a. Town Planner
b. Town Manager

9. BOARD OF TRUSTEE MINUTES

- a. August 4, 2020
- b. August 11, 2020
- c. August 18, 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, October 13, 2020 at 7:00 P.M.

MEMORANDUM



Date: May 12, 2020
To: Morrison Planning Commission
From: Jennifer Woods, Town Planner
Subject: Comprehensive Plan Update – Trustee Comment Review

INTRODUCTION

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 additional discussion items and 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 & May 12	Community Involvement & Service, Public Improvements
May 12	Water Resources, Resources & Environment, Public Safety

DISCUSSION ITEMS

I. Follow-Up from March 10, 2020 Meeting

During the Commission's discussion of Trustee comments regarding Public Improvements, the topic of development paying for itself was discussed and the Commission requested additional policy considerations be provided in order to assess if the current policies were adequately representing their full intent.

The current policy in the Public Improvements chapter states:

Policy H-3: Public improvements serving new development, both on-site and off-site, will be connected to the Town's existing systems in such a way as to allow for extension of the service(s) to adjoining parcels.

Action H3.1: Require developers to install all public improvements necessary to serve their development.

Policy H-4: New development areas should bear the full costs of infrastructure associated with that development.

Action H4.1: Require all new development and redevelopment to provide adequate storm drainage facilities and mitigation.

Action H4.2: Review and update storm drainage development ordinances.

Action H4.3: Ensure, through cooperation with Jefferson County (or other governmental entities) that all development outside the Town's jurisdiction but, within the Town's planning area, design and construct utility systems consistent with the Town standards.

There is also a similar policy in the Growth and Small Town Design that states:

Policy A3: Development should pay its share of the cost to provide needed public services, facilities and infrastructure.

Action A3.1: Regularly evaluate dedication requirements, development fees and impact fees to ensure that development is paying its share of development expenses.

The current policies state that development shall pay for itself, but the Town could further stipulate all of the components of a development in addition to public services, facilities and infrastructure, potential public benefits, and the extent of the developer's responsibility. The following policy options represent a few ways, either individually or in combination, to broaden and clarify the existing policies in relation to growth, the provision of public improvements and integration with the Town's overall vision for the future.

- Ensure that all development is consistent with the Town's vision through the implementation of the Zoning Code and other development regulations.
- Ensure development agreements and applicable codes enable growth and development in a manner that enhances Morrison through preservation and restoration of its scenic beauty.
- Control impacts of growth and development and consider mutual benefit that growth is able to provide Town residents, future and current, to enhance the provision of the following: land use, including density, design, signage, landscaping and open space provisions; environmentally sensitive areas; parks and recreation; utilities; transportation; housing; schools; and economic vitality.

The above-noted policies require growth and development to demonstrate consistency with the Town's vision by meeting its regulations, which means requests for waivers or variances would be considered if they met the associated codified criteria; and would not be allowed to circumvent the adopted processes or required costs for development. The policies could also provide the Town an opportunity to assess a potential development based on its ability to provide public benefits to its current and future residents.

II. Trustee Comment Review

<i>Chapter/Doc.</i>	<i>Trustee Gill</i>	<i>Trustee Jerome</i>
Resources & Environment		

Chapter/Doc.	Trustee Gill	Trustee Jerome
Public Safety		Page 45 – paragraph 6 “Four five more of these serious and life threatening floods...”
	<p>Page 45 – paragraphs 2 & 4</p> <p>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 enhanced by participating in the county wide emergency response efforts, 911, and reverse 911 systems.</p> <p>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>	

CONCLUSION:

All Trustee comments and any other modification(s) noted by the Planning Commission during these discussions are being adapted into the version of the Comprehensive Plan that was approved by the Planning Commission on August 13, 2019. The modified document with all proposed Trustee and Planning Commission recommended changes from November 2019 until March 2020 are attached for the Planning Commission’s review (Attachment 1: Recommended Changes to the August 13, 2019 Planning Commission Approved Comprehensive Plan). Any modifications provided by the Planning Commission will be introduced and discussed at their regular June Planning Commission meeting with the intent of providing a final plan document to the Board of Trustees for their consideration in July 2020.

Attachments:

1. Recommended Changes to the August 13, 2019 Planning Commission Approved Comprehensive Plan

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Key:

August 13, 2019 PC Approved Amendments: Additions ~~Deletions~~

Trustee & Planning Commission Recommended Amendments: Additions ~~Deletions~~

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 Old Town Morrison Transportation and Gateways Map *Map 3A ~~23~~²²

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Key:

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Trustee & Planning Commission Recommended Amendments: Additions ~~Deletions~~

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Appendix

Appendix A - Definitions



Key:

August 13, 2019 PC Approved Amendments: Additions ~~Deletions~~

Trustee & Planning Commission Recommended Amendments: Additions ~~Deletions~~

Acknowledgements

Morrison Board of Trustees

Sean Forey - Mayor
Chris Wolfe - Mayor Pro Team
Venessa Angell – Trustee
~~Earl Aukland~~ Matt Schweich - Trustee
Katie Gill - Trustee
Debra Jerome - Trustee
Paul Sutton - Trustee

Jamee Chambers - Chairperson
Mike Dejonge – ~~Commissioner~~ Co-Chairperson
Todd Mercord - Commissioner
Shari Raymond – Commissioner
~~Matt Schweich – Commissioner~~
Jennifer Singer - Commissioner
Maja Stefansdottir - Commissioner

Morrison Planning Commission

Prepared by:



McCool Development Solutions, LLC

McCool Development Solutions
4383 Tennyson Street, Unit 1D
Denver, CO 80212

Town of Morrison Staff:

Kara Winters, Town Manager
Lyndsey Paavilainen, Town Clerk
~~Kristi Dixon, Deputy Town Clerk~~



Gerald E. Dahl, Town Attorney

Special thanks to the ~~citizens~~ residents, business owners, landowners of Morrison and interested ~~citizens~~ residents in the surrounding area who participated in comprehensive plan update process.



Key:

August 13, 2019 PC Approved Amendments: Additions ~~Deletions~~
Trustee & Planning Commission Recommended Amendments: Additions ~~Deletions~~

Adoption

The *Morrison Comprehensive Plan Update, 202019*, was adopted by
The Planning Commission

August 13, 2019???, 2020

By: _____

Jamee Chambers, Planning Commission Chair

Planning Commission

Chair - Jamee Chambers

Co-Chairperson - Mike Dejonge

Todd Mercord

Shari Raymond

Matt Schweich

Jennifer Singer

Maja Stefansdottir

By: _____

Sean Forey, Mayor

Board of Trustees

Sean Forey, Mayor

Chris Wolfe - Mayor Pro Team

Venessa Angell

Matt Schweich Earl Aukland

Katie Gill

Debora Jerome

Paul Sutton



Key:

August 13, 2019 PC Approved Amendments: **Additions** ~~Deletions~~

Trustee & Planning Commission Recommended Amendments: **Additions** ~~Deletions~~

Introduction

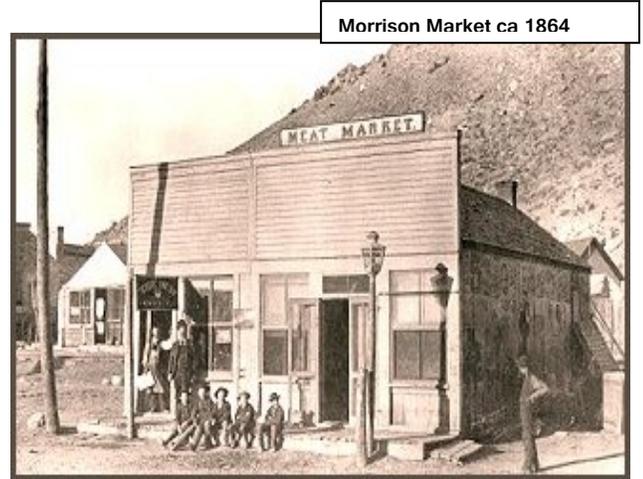
Community Vision

Morrison, embracing the historic, natural yet eclectic characteristics of the community will strive to provide its citizenry with a safe, healthy and prosperous environment to live, learn, work and play while encouraging planned and well-balanced growth.

- Morrison Planning Commission, 2008

Historic Perspective

Morrison is located in Jefferson County, four miles south of the City of Golden and approximately 18 miles west of downtown Denver. Morrison, with a population of 417, sits at the western edge of the Denver Metropolitan area and includes a C-470 interchange and property both east and west of the Hogbacks and C-470. Morrison is primarily connected to the Denver Metropolitan area by Interstates I-70, C-470, and Highway 285.



The area around Morrison began to be settled in 1860 and was originally known as Mt. Morrison.

The settlement had a population of between two and twenty-five people who were mainly located near the confluence of Mount Vernon and Bear Creeks. The area grew quickly after the Civil War and became a center for coal mining, rock quarries, timbering, and other mineral extraction services that were needed to meet the construction and building needs of the growing Denver area. By 1880 the population in and around Morrison had grown to 750.

The physical setting of the Town is dominated by two creeks and spectacular land forms associated with hogbacks and sandstone formations which separate Morrison from the Great Plains to the east. In the late 1800's and early 1900's, the close proximity to Denver and the beauty of the area started to attract tourists from Denver. At the time, the Denver South Park and Pacific Railroad later named the Colorado and Southern Railway connected Mt. Morrison to downtown Denver. Transporting visitors to the activities and sights around Morrison, as well as moving freight, coal, stone, lumber, cement, and gypsum back to the burgeoning City of Denver. At its peak in 1913, the Colorado and Southern Railway ran four daily roundtrips to and from Morrison. The Town has been significantly flooded five times in the last 119 years. In 1896, Morrison was flooded, killing 27 and causing \$6 million in damages (in 1999 dollars). This flood was 200 feet wide and 15 feet deep and is now recorded as the third most disastrous flood in Colorado. The other four Morrison floods happened in 1906, 1925, 1933, **1938** -and 2013. Although Bear Creek has been channeled and some storm mitigation is in place the likelihood of another disastrous flood is great.



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Morrison School 1945



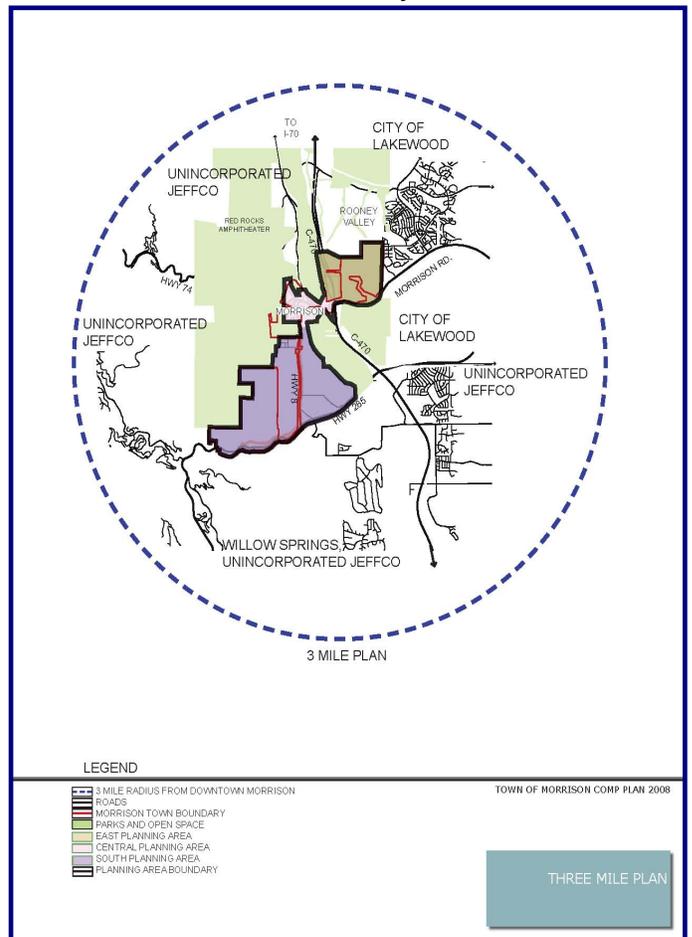
As was common with many of Colorado's early mountain communities, Morrison's population declined sharply at the turn of the 20th Century. Morrison was incorporated in 1906 and by 1910 the Town's population had dropped to 250. As road and highway connections to Morrison were constructed to accommodate automobile and truck traffic, rail services declined and scheduled train service ended in 1925. Rail services were all together

abandoned following a series of disastrous floods in the 1930's. Morrison's population grew slowly from 1910 to the 1980's when it topped out at just over 500. Morrison is unique in terms of population change since World War II. While most Front Range and foothills communities have mushroomed in growth, the Town's population numbers have declined to approximately 425, and have remained relatively unchanged for over a quarter of a century.

This is, in part, a result of the Town's policies related to land use, annexation, and the fact that large pieces of nearby property are devoted to governmentally owned park and open space. Physical barriers such as creeks, canyons, hogbacks, and steep slopes have also contributed to a relatively low population growth.

Statutory Authority (Enabling Legislation)

Colorado State Law (CRS 31-23-206) provides the framework for "master plans" or comprehensive plans within the State. This document complies with the State statute by providing for planned and orderly development and balancing basic human needs for a changing population with legitimate environmental concerns. It is the policy of the State of Colorado "...to clarify and provide broad authority to local governments to plan for and regulate the use of land within their respective jurisdictions." The Comprehensive Plan has legal status in that once adopted, "...no street, square, park or other public way, ground or open space, public building or structure, or publicly or privately owned



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public utility...” may be built or authorized with out review and approval by the Planning Commission (CRS 31-23-209). In keeping with this definition, the Comprehensive Plan for the Town of Morrison will guide development and growth within Morrison, while also providing direction to other municipalities and governmental entities within a three-mile area of Morrison. The Plan is designed to work with these other agencies by encouraging Intergovernmental Agreements, such as the one which exists between Morrison and Lakewood in the Rooney Valley, and other area plans that address all the concerns of nearby municipalities and government organizations. This Comprehensive Plan is intended to serve as the Three Mile Plan as required by CRS 31-12-105. Land Uses shall be as identified in the Master Plans of the respective jurisdictions (City of Lakewood or Jefferson County) except for the land use designations within the Town’s planning area boundaries as illustrated on the Land Use Plan Map, Map 2.

Purpose of the Comprehensive Plan

The purpose of the Comprehensive Plan is to articulate Morrison’s vision for the community. This plan will help decision makers evaluate proposals and form the comprehensive strategy for guiding future development and managing growth of the Town in a manner that is consistent with their vision. It is intended to serve as a road map for Town staff, Town Board, Planning Commission, advisory committees, developers and ~~citizens~~residents to achieve the goals set forth in this plan.

Town Planning History Process

In the 1960’s, Town leaders, concerned with the encroaching growth of the Denver metropolitan area, made a decision to control the population growth of Morrison. They did so by purchasing and thereby controlling, utility facilities needed for future growth. In addition to establishing control over and improving these public utilities, the Town prepared its first Comprehensive Plan in 1975. The Plan was intended to guide growth and development for the next 20 years until 1995. The Plan did not foresee, however, the annexation of 400 commercial acres east of the Hogback in 1986. This annexation, coupled with the fact that the unincorporated communities of Conifer and Evergreen began growing rapidly during this timeframe, led Morrison to update the Comprehensive Plan in 1988.

Further, growth in the late 1980s and 1990s in Lakewood and unincorporated Jefferson County, along with the construction and eventual completion of C-470 prompted the Town to update the 1988 Comprehensive Plan in 2000. Since 2000, actual and impending growth to the east of C-470 and to the south of Highway 285, along with the changes of the Rooney Valley have made it necessary to update the Comprehensive Plan for 2008. ~~The~~In 2015, the Plan was updated to include revisions to the South Planning Area land use designations as well as minor map updates to reflect the current Town and Planning Area boundaries.

The 2019 and 2020 update includes various changes to the Town’s limits since the 2015 update, including the de-annexation of 353 acres from Red Rocks Ranch and



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annexations of smaller properties adjacent to the Town's boundaries. These changes have been incorporated into all of the Town's maps in this Comprehensive Plan.

The Town recognizes that the interests of residents of a particular neighborhood may need to be balanced with the overall needs and greater goal of the community. The Comprehensive Plan provides guidelines for these potential conflicts in the best overall interest of the community.

The initial process of updating Morrison's Comprehensive Plan began when community surveys were given to Town residents and businesses (Summer 2007). These surveys requested information about what is unique and important to the citizens of Morrison and how they see the future growth and development of the Town proceeding. A selected group of stakeholders were surveyed as well. After receiving survey and stakeholder feedback, three community workshops were held to: 1) identify and prioritize the community goals; 2) recognize the Town's areas of opportunities and constraints and identify preferred land use locations; and 3) present the community's consensus plan for comment and discussion. By encouraging citizen participation in the planning process, the Town has ensured that the Comprehensive Plan will be an inclusive document that has taken the concerns of Morrison's citizens into account.

The Comprehensive Plan was updated in conjunction with the Mile High Compact, a voluntary agreement among Denver metro area cities to manage growth, in which Morrison agreed to produce an updated comprehensive plan that addresses areas such as:

- Extent of Urban Development
- Transportation Systems
- Preserving open space and natural environment
- Collaboration with neighboring jurisdictions on planning issues

The information gathered from the Town's citizens, staff, and Planning Commission suggests that there are several key areas of concern for Morrison. In general, citizens want to preserve the small town character, open space, view vistas, and geological features that make Morrison a unique place. People are open to very low density residential growth south of the existing Town and both residential and commercial growth east of the Hogback as long as it occurs in a way which complements the character of the existing Town as well as providing tax revenue.

Implementing the Plan

Implementation of The Morrison Comprehensive Plan requires a commitment by the Planning Commission and Board of Trustees, as well as Town Administration, to use it as a daily decision-making guide for Town growth, development, and design.

Individual ~~citizens~~residents must also support the Plan by following its direction in the choices that they make as residents of Morrison. This combined, committed effort will allow the ~~citizens~~residents' vision for their community to become a reality.



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Trustee & Planning Commission Recommended Amendments: Additions Deletions

The Comprehensive Plan is organized by goals, policies and strategies (Action steps), all of which stem from the vision of the Comprehensive Plan.

- ☞ A **Goal** is a broad statement of values or aspirations needed to achieve the vision.
- ☞ A **Policy** provides more precise directions and guides the actions of staff, developers and policy makers necessary to achieve the goal.
- ☞ An **Action** is a specific task/process used to implement a policy and work toward achieving the goals.

The Plan is implemented by following the policies and carrying out the actions contained in the Plan. Regulatory tools such as zoning, subdivision regulation, and capital improvements programs transform policy into actuality. For these tools to effectively implement the Plan, they must be updated to reflect the goals, policies and actions contained within the Plan.

Amending the Comprehensive Plan

This Comprehensive Plan is a citizen-based document for the Planning Commission and Board of Trustees to use to direct decision making for the Town. As the community grows, the Plan must be able to adapt accordingly. The Planning Commission, Board of Trustees, Town staff, should re-evaluate and update the Plan in response to major changes in the community every three to five years.

CitizensResidents may also request amendments to the Plan. Both the written and graphic components of the Comprehensive Plan may be amended.

The Planning Commission must review all requests to amend the Plan. If an amendment is suggested, the Board of Trustees and Planning Commission must determine if the suggested change is in the best interest of the Town and hold a public hearing regarding the amendment. An amendment to the Comprehensive Plan must be done by an adopted resolution of the Board of Trustees.

The Comprehensive Plan may be amended provided the following criteria are met:

- ✓ The amendment improves the implementation of one or more of the goals, policies, and strategies of the Comprehensive Plan.
- ✓ The amendment will not pose a detrimental impact on existing or planned Town facilities, services, or transportation facilities.
- ✓ Significant community concerns regarding the proposed change have been adequately addressed.



Key:

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Planning Areas

For purposes of the Comprehensive Plan, the Town has been divided into three Planning Areas: East Planning Area (Rooney Valley), Central Planning Area (Old Town Morrison) and South Planning Area (Morrison Valley). Each of the planning areas is unique and poses its own challenges.

Central Planning Area

The Central Planning Area contains Old Town Morrison (downtown) and its surrounding residential and commercial areas. The area is bordered by Denver Mt. Park's (DMP) 'Red Rocks Park' and Jefferson County Open Space's (JCOS) 'Dakota Hogback Park' on the North; Red Rocks Park Entry Gate #-4 on Highway 74, DMP 'Red Rocks Headquarters' and JCOS 'Mt. Falcon Park' on the West; the east facing slope of the Hogback and JCOS 'Mt. Glennon' on the East; and including all of the Morrison's 'Mt. Falcon Open Space' at the southern edge. This area also contains rolling to steep terrain, north of the downtown, limited tree cover, the tree lined Bear Creek corridor, and beautiful views of Red Rocks Park. Town residents encourage and support the unique and eclectic character of Old Town Morrison. Modifications to the existing commercial or residential in this area should retain this character. The views and open areas north of old town should be preserved.



CPA GOAL 1: Emphasize the significance of key community places and buildings in Old Town.

Policy ~~CA~~CPA 1: Assess planning area for key community places, buildings and historic resources.

Action ~~CA~~CPA1.1: Designate historic structures.

Action ~~CA~~CPA1.2: Encourage restoration or reuse by exploring grant possibilities.

Action ~~CPA~~CA1.3: Prioritize preservation efforts and develop preservation policy.

Action ~~CA1~~CPA1.4: Support public art to further the historic and cultural heritage of the community.

CPA GOAL 2: Preserve the historic and eclectic character of Old Town Morrison.

Policy ~~CA~~CPA 2: The unique and eclectic character of the Central Planning Area will be preserved and enhanced through the use of complementary architectural styles by using similar height and bulk, building forms and streetscape as well as and adhering to existing residential densities.

Action ~~CA2~~CPA2.1: Building design should reflect the existing style of Old Town Morrison. Ground floor windows, storefronts, and prominent entries will be incorporated into new and remodeled buildings.

Action ~~CPSA~~CA2.2: Land uses within Old Town will create a unique identity, without competing with highway-oriented business along the C-470 corridor. Businesses that promote travel to Downtown during evenings and weekends should also be encouraged, such as hotels, bed and breakfasts, restaurants, bars and entertainment.

Action ~~CA2~~CPA2.3: Explore the interest level of business and property owners in the formation of a downtown development committee charged with the mission of strengthening Old Town Morrison.

Action ~~CA2~~CPSA2.4: Develop streetscape design guidelines that can be applied in Old Town Morrison.



Action ~~CA2~~CPA2.5: **Continue to implement a the** lighting program, and coordinate façade design, outdoor eating areas and streetscape design, with the creation of a pedestrian environment.

Action ~~CA2~~CPA2.6: Encourage trail connectivity through Old Town Morrison.

EAST PLANNING AREA

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 visible from C-470 and represents the best opportunity for the Town to increase its tax base. This area is separated from the Central Planning Area by the Hogback and C-470, which allows more intensive development to occur while limiting the impacts to the historic Central Planning Area. The East Planning Area is controlled under an Intergovernmental Agreement (IGA) with the City of Lakewood. The *Rooney Valley Master Plan* is an amendment to the Morrison and Lakewood Comprehensive Plans and discusses issues specific to Rooney Valley. Both the Town (July 1999) and City of Lakewood (May 1998) adopted separate but similar versions of the Rooney Valley Master Plan. The 2002 Master Plan combined ~~s~~ the 1998 and 1999 plans into one Master Plan for the entire Intergovernmental Agreement area of Rooney Valley. In February 2017, Plan Rooney Valley was adopted by the Town and City of Lakewood to serve as the primary advisory document for guiding joint land use planning in the valley.

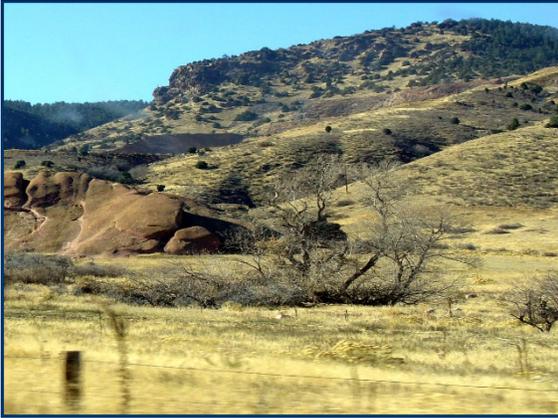
EPA GOAL 1: Encourage high-quality mixed-use development that will generate revenue for the Town.

Policy EPA 1.1: 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 adopted by Ordinance 292, and Plan Rooney Valley (2017).



SOUTH PLANNING AREA

The South Planning Area (SPA), also referred to as Morrison Valley lies south of the Natural History Museum and Morrison's Mt. Falcon Open Space on Highway 8. It is located south of the Central Planning Area along both sides of Colorado Highway 8, south to U.S. Highway 285 and is bordered on the east by Jefferson County's Mt. Glennon Open Space Hogback, on the west by Jefferson County's Mount Falcon Open Space as well as, Aggregate Industries' mining operations area and the Town's water reservoir. Currently, about three-quarters of the south planning area is in



unincorporated Jefferson County. The area is home to Aggregate Industries, the Town's water reservoir, several large parcels under private ownership, and the Fort Restaurant. This planning area includes stunning views of the Hogbacks, Mt. Falcon, Mt Glennon, and several unique rock formations throughout the valley. This area has residential development along the Highway 8 corridor. Forest Avenue provides access to Pine Grove Park subdivision and the eastern entrance to Mount Falcon Park.

Due to the unique character of Morrison Valley, current area trends, and requests for utility extensions to future residential development outside of the Morrison boundary, the Town initiated an update to the goals, policies and action items for the South Planning Area. The planning update process measured and analysed the projected public service needs to support future growth under three possible growth scenarios; Status Quo (Build out pursuant to existing County zoning); 2008 Morrison SPA Land Use Plan; and 2015 Jefferson County Future Land Use Plan (Highway 8 Sub-Area Plan) to come up with the most balanced land use pattern relative to adequate levels of service and community desires.

The planning process included a three-phase process of inventory, community input and analysis. In addition to hosting two well attended community workshops that included residents from both the SPA and the Town of Morrison, more than 12 stakeholders were interviewed to discuss their vision and aspirations for Morrison Valley. There was overwhelming community support for preserving the existing rural and agriculture character within the SPA by limiting future development and maintaining low to very low residential densities for a majority of the planning area as well as the creation of new open space and trails.

Service Capacity Tiers for the South Planning Area were also established through the planning process to identify specific areas where it is physically feasible and cost effective for the Town to provide services to future development.



Key:

August 13, 2019 PC Approved Amendments: **Additions** ~~Deletions~~

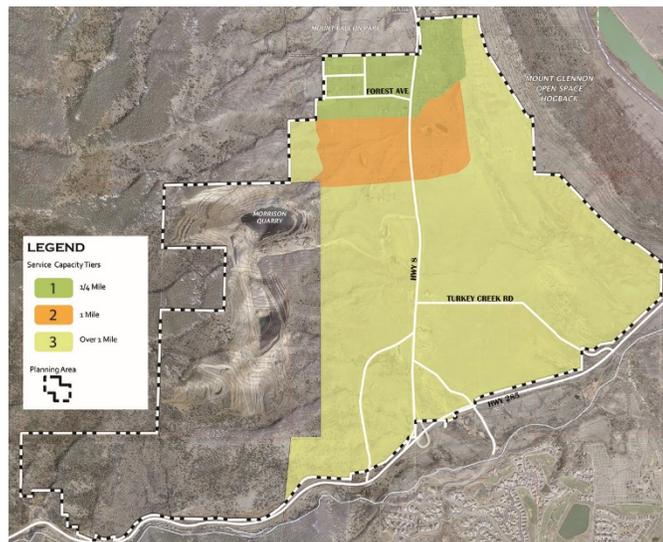
Trustee & Planning Commission Recommended Amendments: **Additions** ~~Deletions~~

Service Capacity Tier Designations

Tier 1 is the Priority Service Capacity area that is comprised mostly of residential development just south of the existing Town Boundary. This Tier is the nearest in proximity to existing town services which enables the Town to plan for and provide new services efficiently. Extending urban services beyond this area is something the Town could consider; however, development must pay the full costs of doing so. If any property within Tier 1 is annexed into the Town Boundary, the Comprehensive Plan should be amended to extend Tier 1 around the new development and to extend Tier 2 one-quarter (1/4) mile from existing infrastructure.

Tier 2 is the Secondary Service Capacity Area. In general **T**ier 2 is developable land within (1) mile of the **T**ier 1 boundary. However, if development densities within Tier 2 remain lower than 1 DU/Acre it may not be fiscally beneficial for the Town to serve this area at all. There are limitations to growth in this tier as a gradual progression of growth from Tier 1 is recommended to integrate new development and extend necessary infrastructure.

Tier 3 contains all remaining lands within the South Planning Area that would require significant capital investments to provide public services. This tier also includes land adjacent to Tier 1 or the existing Town Boundary that were identified as having two or more development constraints (i.e. Ridgelines, riparian areas, steep slopes, etc.)



SPA GOAL 1: Preserve significant natural, cultural, and agricultural resources within the South Planning Area (SPA) and maintain the rural character of Morrison.

Policy SA1SPA1: Encourage the preservation and enhancement of agricultural lands, scenic view corridors, wildlife habitats and geologic formations.

Action SA1SPA1.1: Require wildlife habitat, scenic view corridors, natural areas and geologic rock formations to be identified and discussed at the initial stages of the development review process.

Action SA1SPA1.2: Educate SPA property owners on the legal channels to maintain their property as agricultural in perpetuity, including conservation easements, land trust donation, and other options.

Action SA1SPA1.3: Update subdivision regulations to accommodate “clustering” of new residential development in the areas that are designated agricultural/rural residential on the Future Land Use Plan Map to provide a variety of integrated housing types and lot sizes while conserving large amounts of open space, agricultural resources, geologic rock formations, wildlife habitat and other sensitive areas.

Action SA1SPA1.4: Foster intergovernmental cooperation with Jefferson County to establish an IGA 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.

SPA GOAL 2: Future development will maintain consistency with service capacity tier designations.

Policy SA2SPA2: Update the Town’s policy for public improvements and infrastructure within the South Planning Area to ensure adequate service of development within Tier 1.

Action SA2SPA2.1: Develop and implement a plan to provide services within Tier 1.

Action SA2SPA2.2: Require all new development within the SPA to pay all costs associated with extension, operation and maintenance of Town utilities (i.e. water, sewer, drainage, etc.).

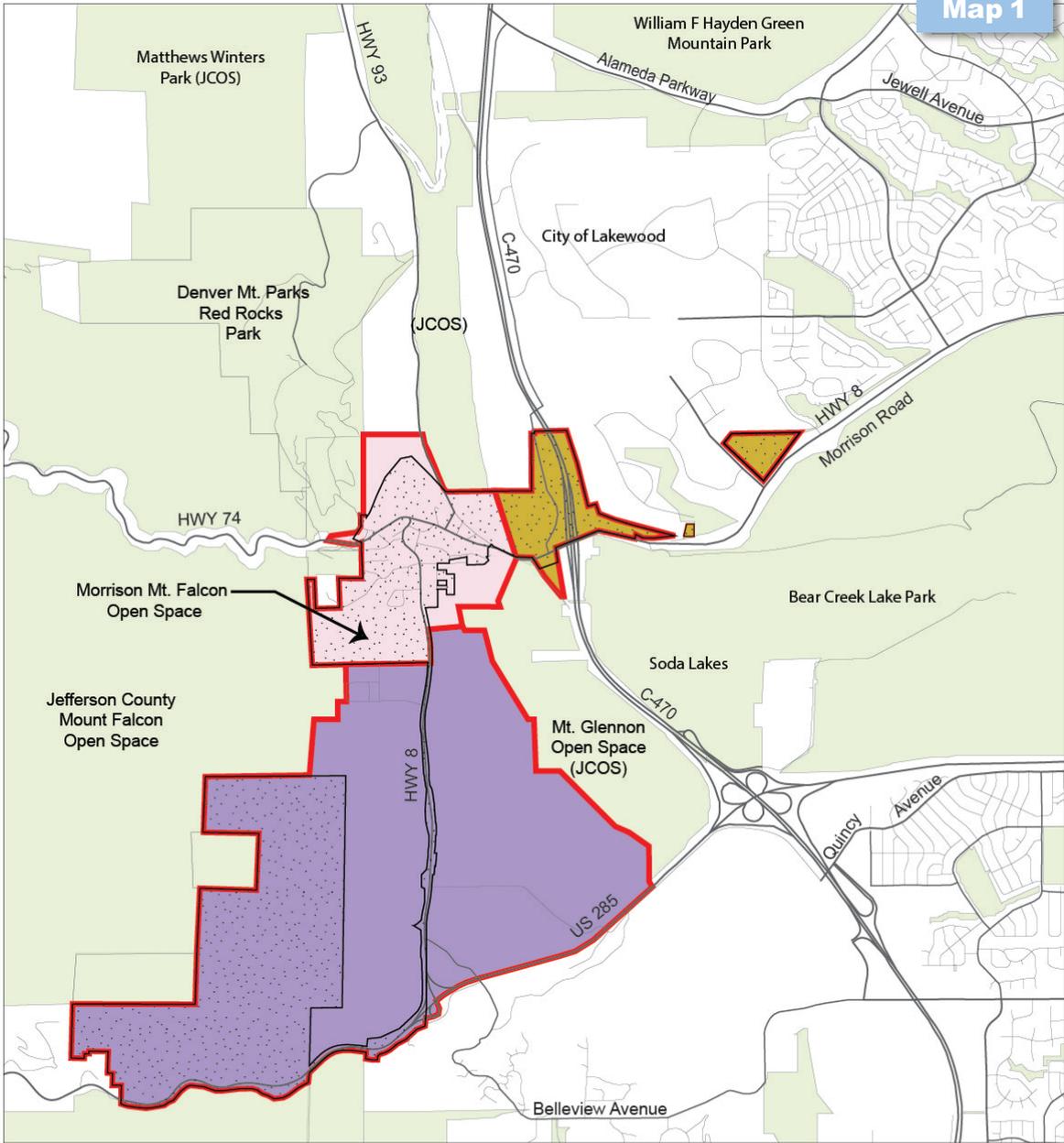
Action SA2SPA2.2: Discourage development within Tier 3 unless there is a demonstrated public benefit.



Key:

August 13, 2019 PC Approved Amendments: Additions ~~Deletions~~

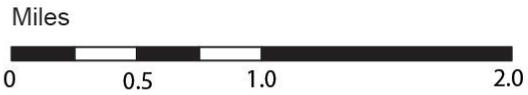
Trustee & Planning Commission Recommended Amendments: Additions ~~Deletions~~



Town of Morrison - Planning Area Map

Amended Date: 3/12/19

- South Planning Area
- Central Planning Area
- East Planning Area
- Town Boundary
- Planning Area Boundary



Key:
 August 13, 2019 PC Approved Amendments: Additions ~~Deletions~~
 Trustee & Planning Commission Recommended Amendments: Additions ~~Deletions~~

Growth and Small-Town Design

Morrison’s population has remained fairly consistent over the past 30 years (See Table A below). The developed land area has also remained nearly the same over that time span. It should be noted that approximately 42% of Morrison’s current population are residents in the Bear Creek Nursing and Rehabilitation Center.

Table A

Morrison Population Table	
1970 - 2020	
<u>Year</u>	<u>Population</u>
1970	439
1980	478
1990	465
2000	430
2007	417 est.
2010	428 est.*
2030	2,864 est **

*Population estimate based on Jefferson County 10.6% annual population change

**Population estimate based on total "build-out" (2,300 Central/South Planning Areas ~~and 2,300 East Planning Area~~)

Due to the predicted growth of the Denver metropolitan area over the next 20 years, Morrison is at a crossroads in terms of development and population growth. It has been noted that in the past the Town did not see residential growth as a primary goal, in fact wanting to stay as small a population as possible. Today, **citizens residents** are comfortable with the current rate of growth in old town Morrison but noted that development in the Rooney Valley is either slow or too slow. Because of the Town’s increased exposure due to C-470, Highway 285, the Alameda Interchange, and development east of the Hogback, Morrison is at a cusp of making major decisions related to development. **Citizens Residents** identified two areas for potential growth: Rooney Valley and along Highway 8 just south of the town. The abundant open space and small-town character are extremely important to Morrison’s residents and should be retained and enhanced when considering future development. It is also important to note that **citizens residents** are accepting of more contemporary



Morrison School now a residence

development patterns east of the Hogback, in the Rooney Valley, but prefer to preserve the rural character of the South Planning Area. Most survey respondents cited that proximity to public sewer and water service as the most important requirement for future growth.

Overwhelmingly, **citizens residents** voiced their strong support of preserving community character, abundance of open



Key:

August 13, 2019 PC Approved Amendments: **Additions** ~~Deletions~~

Trustee & Planning Commission Recommended Amendments: **Additions** ~~Deletions~~

space and trails, historic old town, independently owned businesses and unique architecture. The vast majority of ~~citizens~~residents that participated in the community workshops or sent in surveys spoke of the appreciation for Morrison's strong sense of community. Preserving important historic structures, supporting individual and cultural expression, parks and open space connectivity and encouraging public art all contribute to a community's unique identity.

They felt that the following qualities contribute to Morrison's small-town feel:

- Rich history
- Isolated, yet close to the Denver metro area
- Strong community identity/Sense of community
- Size
- Caring community
- Good restaurants and shops (independently owned)
- Small incorporated town (local control)
- Safe, walkable community
- Scenic location, landscape and views



The challenge for the Town will be to maintain and enhance the characteristics that contribute to the small-town atmosphere while responding to development pressures. Morrison should grow responsibly and efficiently, considering the balance of economic, environmental concerns, as well as ensuring that development pays its way and supports the sustainability of the Town.

GST GOAL 1: Grow with the intention of maintaining Morrison's small-town atmosphere.

Policy GSTA1: Review annexation requests to ensure conformance with the Comprehensive Plan.

Action GSTA1.1: Expand the annexation review criteria to encourage:

- Consistency with the Comprehensive Plan goals and policies.
- Developments that benefit the Town economically and are consistent with the Land Use Map.
- The efficient provision of public facilities and services.

Action GSTA1.2: Require annexation applications to include concept plans that conform with the intent of the Comprehensive Plan before annexing into Morrison.

Action GSTA1.3: Encourage the areas that are designated as Agricultural/Rural Residential on the Land Use Map to provide a variety of housing types and lot sizes while conserving large amounts of open space.

Action GSTA1.4: Foster cooperation with City of Lakewood and Jefferson County in establishing and/or updating intergovernmental agreements relating to issues such as: land use, open space, transportation, revenue sharing, provision of public facilities and services.

Policy GSTA2: Adequate public facilities and services should be available to serve current and future residents in a cost-effective, efficient manner. Development should occur where it can be served by Town infrastructure.

Action GSTA2.1: Adopt public facilities ordinance to establish a standard for the level of service that should be provided for all public facilities and services, including water, sewer, stormwater, parks, streets, trails, police, and fire protection prior to annexing new properties. Require development to pay its proportional share of expanding public facilities and services.

Action GSTA2.2: Ensure that Morrison's Capital Improvements Plan helps to promote the goals and strategies that are set forth in the Comprehensive Plan and that all public facilities are properly maintained and all residents and visitors receive quality public services.

Action GSTA2.3: Coordinate with the School District, Fire Protection District, Police, Public Works, Town Water and Town Utilities Department to review the public dedication standards and impact fees to ensure that they include adequate land for all public facilities including parks, trails, open space, schools, police and fire stations.

Policy GSTA3: Development should pay its share of the cost to provide needed public services, facilities and infrastructure.

Action GSTA3.1: Regularly evaluate dedication requirements, development fees and impact fees to ensure that development is paying its share of development expenses.

Policy GSTA4: Maintain and enhance the Town's character and sense of place as defined by its ~~neighborhoods~~ neighborhoods, districts, planning areas, corridors and edges.



Key:

August 13, 2019 PC Approved Amendments: Additions ~~Deletions~~

Trustee & Planning Commission Recommended Amendments: Additions ~~Deletions~~

Action GSTA4.1: Public spaces such as plazas, civic buildings, parks, gateways and landscaping should be integrated into the overall development pattern of the Town and be designed to be safe, attractive, functional and accessible.

Action GSTA4.2: Doors, windows and porches, not garages or blank walls, will be the dominant features that are seen from the street. Buildings will be designed to be proportional to the street, with appropriate mass, bulk and height and setback.

Action GSTA4.3: Attractive landscaping will be incorporated throughout the Town, and provide visual interest, screening of unsightly areas, enhance views, cover for wildlife, shade from the summer sun, and protection from the winter wind. Regionally appropriate plant materials will be encouraged, while the expansive use of mulches and non-living plant material should be discouraged.

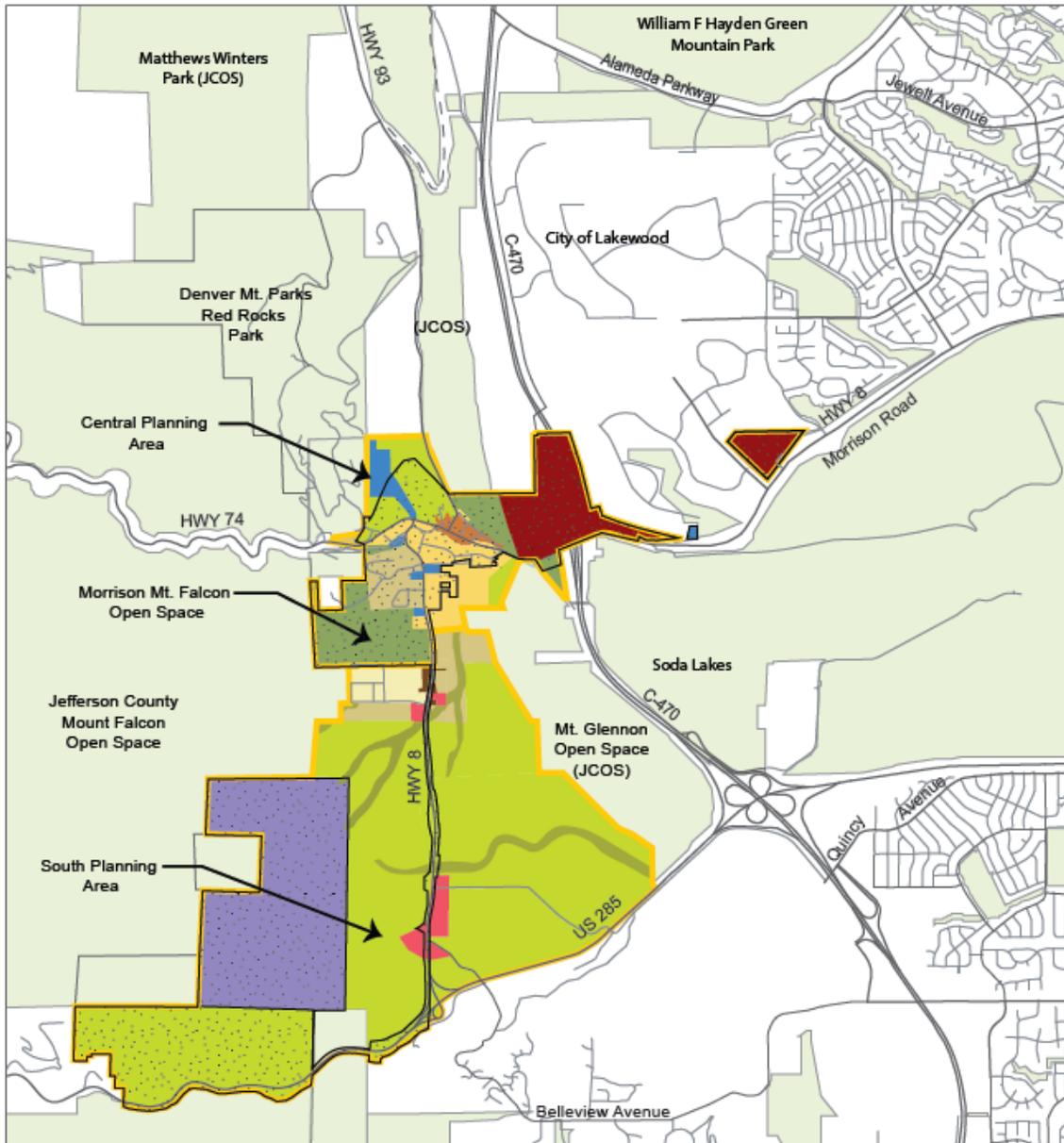
GST GOAL 2: Create a healthy balance between housing, employment, availability of goods and services, recreation and cultural opportunities within the community.

Policy GSTA5: Evaluate projects with respect to magnitude, scale and diversity of project type so that no one project or combination of projects overtakes the character of the existing community.

Action GSTA5.1: Use the Land Use Plan Map as a general guide to land use decision-making. Evaluate development proposals in conjunction with the Land Use Plan Map to ensure there is a balance of land uses.

Action GSTA5.2: ~~Develop and adopt~~Continue to implement design guidelines for the Town and require all new development to comply with said guidelines.

Action GSTA5.3: In cooperation with the City of Lakewood, ~~develop and adopt~~continue to implement design and development standards for the Rooney Valley.



Town of Morrison - Land Use Plan Map

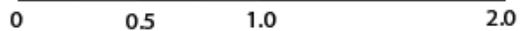
Amended Date: 4/9/2019



- Agricultural/Rural Residential (1DU/10 AC)
- Semi Rural Residential (1 DU/AC)
- Large Lot Residential (1-2 DU/acre)
- Low Density Residential (3-5 DU/acre)
- Neighborhood Residential (6-8 DU/acre)
- Commercial
- Mixed Use
- Mixed Use - Old Town
- Industrial
- Public/Quasi Public
- Park/Open Space

- Town Boundary
- Planning Area Boundary
- Riparian/Creek Corridor

Miles



Map 2



Key:

August 13, 2019 PC Approved Amendments: Additions Deletions

Trustee & Planning Commission Recommended Amendments: Additions Deletions

Transportation Planning

The Town's intent is to provide for safe and efficient vehicular and pedestrian traffic within the Town limits while maximizing visitor access to businesses, natural attractions and recreation areas. The Town desires to accommodate visitor traffic without undue detriment to residential traffic needs in Town.

Despite Morrison's small size and desire to remain a small town, it faces traffic problems consistent with much larger municipalities. The need to provide adequate streets, safe pedestrian and vehicular mobility, and providing ample public parking are, and will continue to be, among the Town's highest priorities. Traffic routing and the provision of parking will continue to be important issues as the Town and local business and property owners attempt to solicit additional visitor traffic to Morrison. Perimeter parking and the reuse of other facilities for public parking would help reduce some of the parking congestion in the Central Planning Area.

Due to the popularity of Red Rocks Park, Bandimere Speedway, and The Lariat Loop Historic and Scenic Byway, Morrison will continue to experience traffic congestion throughout the Central Planning Area. It is important for the Town to work cooperatively with the City and County of Denver and other governmental and private entities in the scheduling of events at Red Rocks Park and Bandimere Speedway to accommodate traffic congestion whenever possible. Morrison's transportation system development includes safety, convenience, and efficiency, by incorporating a variety of modes of transportation including automobiles, transit, bicycle and pedestrians.

TP GOAL 1: Provide and maintain a roadway network, which meets Morrison's circulation and access needs in a safe, economical and efficient manner.

Policy ~~TPC~~-1: Ensure that the transportation system is compatible with adjacent land uses to maintain a high level of mobility.

Action ~~TPC~~1.1: Establish a roadway classification system of arterial, collectors, local streets, and alleys that promote appropriate levels of service.

Action ~~TPC~~1.2: Establish a system of street standards that accommodate bicycles, pedestrians, and on-street parking needs.

Action ~~TPC~~1.3: Manage future traffic congestion with all modes of travel.

Action ~~TPC~~1.4: Coordinate additions and improvements to the transportation system with the City of Lakewood, Jefferson County, and the Colorado Department of Transportation.



Key:

August 13, 2019 PC Approved Amendments: Additions ~~Deletions~~

Trustee & Planning Commission Recommended Amendments: Additions ~~Deletions~~

Action TPG1.5: Develop a continuous system of bicycle/pedestrian routes including connections to schools, natural attractions, businesses, and recreation areas.

Action TPG1.6: Investigate ways to improve safety of pedestrians and bicyclist crossing at C-470, Highway 8 and County Road 93.

Action TPG1.7: Designate bicycle lanes with signage and pavement markings where existing roadway widths permit.

Action TPG1.8: Provide separate bicycle/pedestrian pathway in the design of future development.

Action TPG1.9: Establish Old Town Morrison as a bicycle/pedestrian system hub to enhance the viability of Old Town.

Policy TPG-2: Incorporate mechanisms within the transportation system to protect and enhance the environmental quality and small-town character of Morrison.

Action TPG2.1: Minimize the environmental impacts of transportation through appropriate traffic control and/or traffic calming measures.

Action TPG2.2: Include environmentally efficient design in site development and roadway facilities by matching facility function and capacity to projected traffic demand, through appropriate use of traffic control, and through the concept of shared parking in mixed use areas.

Action TPG2.3: Direct access on Highway 8 should be limited and the use of shared curb cuts should be encouraged.

Action TPG2.4: ———Work with the Red Rocks Elementary School to improve safety regarding pedestrian access to the school and Old Town from the surrounding residential neighbourhoods.

Action TPG2.5: Research the feasibility of a transportation connection between Rooney Valley and future outlying parking areas and Old Town Morrison, as well as Rooney Valley, Red Rocks Amphitheatre, Bandimere Speedway and nearby rail stations:

TP GOAL 2: Enhance the aesthetic image of Morrison by improving the appearance of gateway entries to Town.

Policy TPG-3: Develop and maintain the gateways into Morrison in an aesthetically pleasing manner, using natural and local resources, to create a favourable visual and unique impression for residents and visitors. Gateway

entries will be developed at appropriate locations along roads, streets and highways to identify the Town to visitors and residents.

Action ~~TPC~~3.1: —Create welcoming entries into Morrison by improving the appearance of major intersections. In 2019, gateway signage and landscaping was installed at the ‘eastern gateway’ into Old Town Morrison. Consider creating other gateway features at other entries into Town, including northbound Highway 8 and westbound Highway 74.

Action ~~TPC~~3.2: ~~Develop~~ Continue to implement 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.

Action ~~TPC~~4.3: Work with CDOT to improve signage on C-470, and Highway 285 to better serve those attending events at Red Rocks and Bandimere Speedway.

Action ~~TPC~~4.4: Develop strategies for public improvements at town gateways as identified on the Transportation and Gateways Map as well as the Old Town Morrison Transportation and Gateways Map.

Policy ~~TPC~~-4: Encourage the use of C-470 for regional traffic, arterial streets such as Highway 8, Highway 74, and Bear Creek Avenue, for cross-town traffic, and discourage commercial or through traffic on residential streets.

Action ~~TPC~~4.1: Utilize traffic calming tools such as speed bumps or dips, existing dead-end streets, wayfinding signage, and street signage indicating “Local Traffic Only” to deter commercial and through traffic on residential streets.

Action ~~TPC~~4.2: Encourage businesses to require deliveries to occur at non-peak traffic times to avoid congestion.

Policy ~~TPC~~-5: Improve or expand parking on public right-of-ways in Old Town Morrison.

Action C5.1: Move the existing maintenance facility and equipment storage to a higher elevation, away from Bear Creek, and reuse the site for a new trail-head and downtown parking area.

Action C5.2: Engage the Lariat Loop Historic and Scenic Byway and Jefferson County Open Space in discussions related to financing of



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August 13, 2019 PC Approved Amendments: Additions ~~Deletions~~

Trustee & Planning Commission Recommended Amendments: Additions ~~Deletions~~

public and/or private “pay for parking” systems. Revenues from these systems should be used to develop additional parking opportunities.

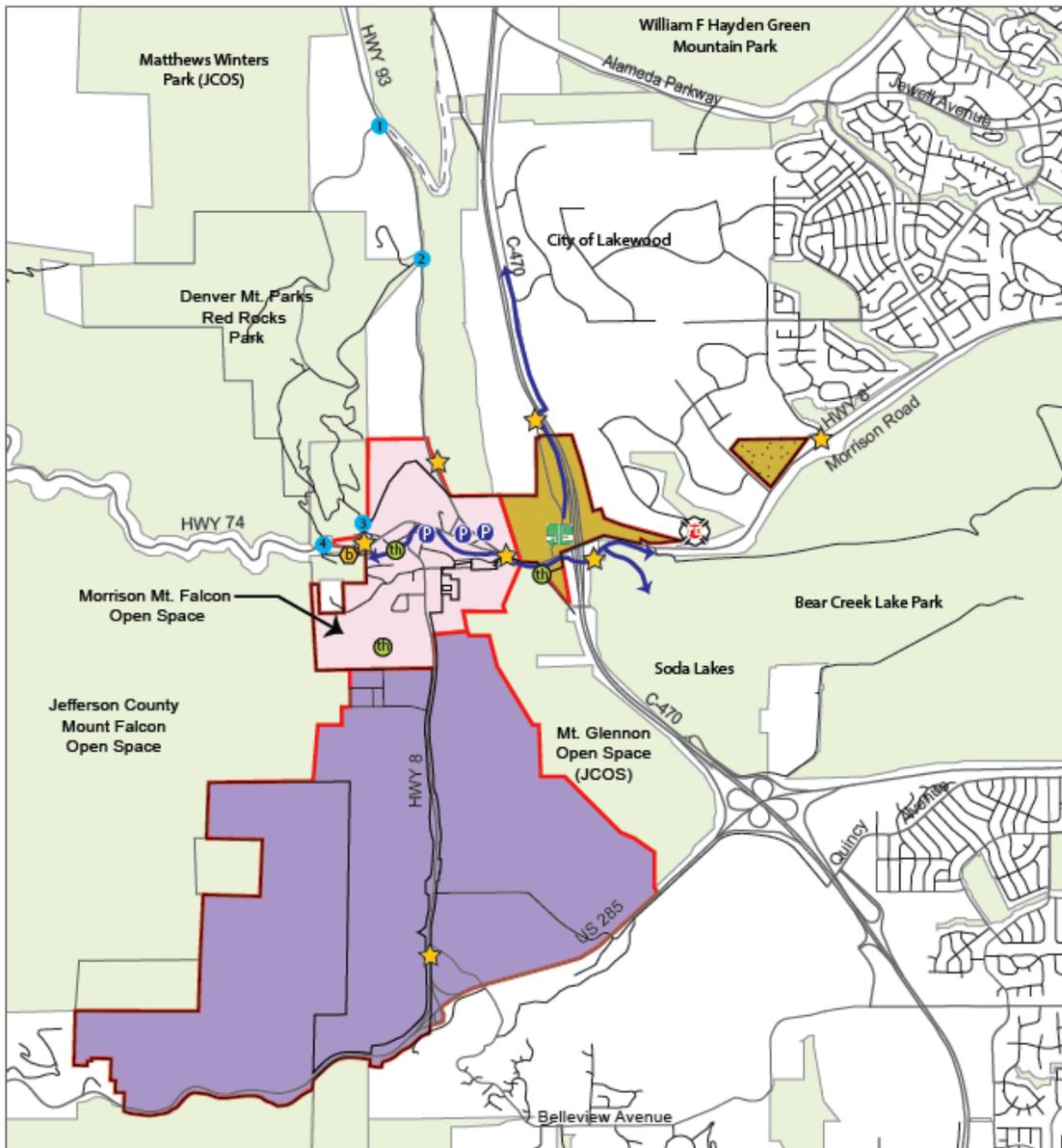
Action C5.7: Research outlying parking possibilities for bikers and hikers, to alleviate the downtown parking congestion.



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August 13, 2019 PC Approved Amendments: Additions ~~Deletions~~

Trustee & Planning Commission Recommended Amendments: Additions ~~Deletions~~

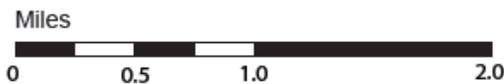


Town of Morrison - Transportation & Gateways Map

Amended Date: 7/30/19



- Red Rocks Park Entrances
- ★ Town Gateway
- Fire Department
- Park and Ride Lot
- Trailhead Parking
- Public Parking
- Bus Parking
- South Planning Area
- Central Planning Area
- East Planning Area
- Town Boundary
- Planning Area Boundary
- ➔ Existing Multi-Use Trail



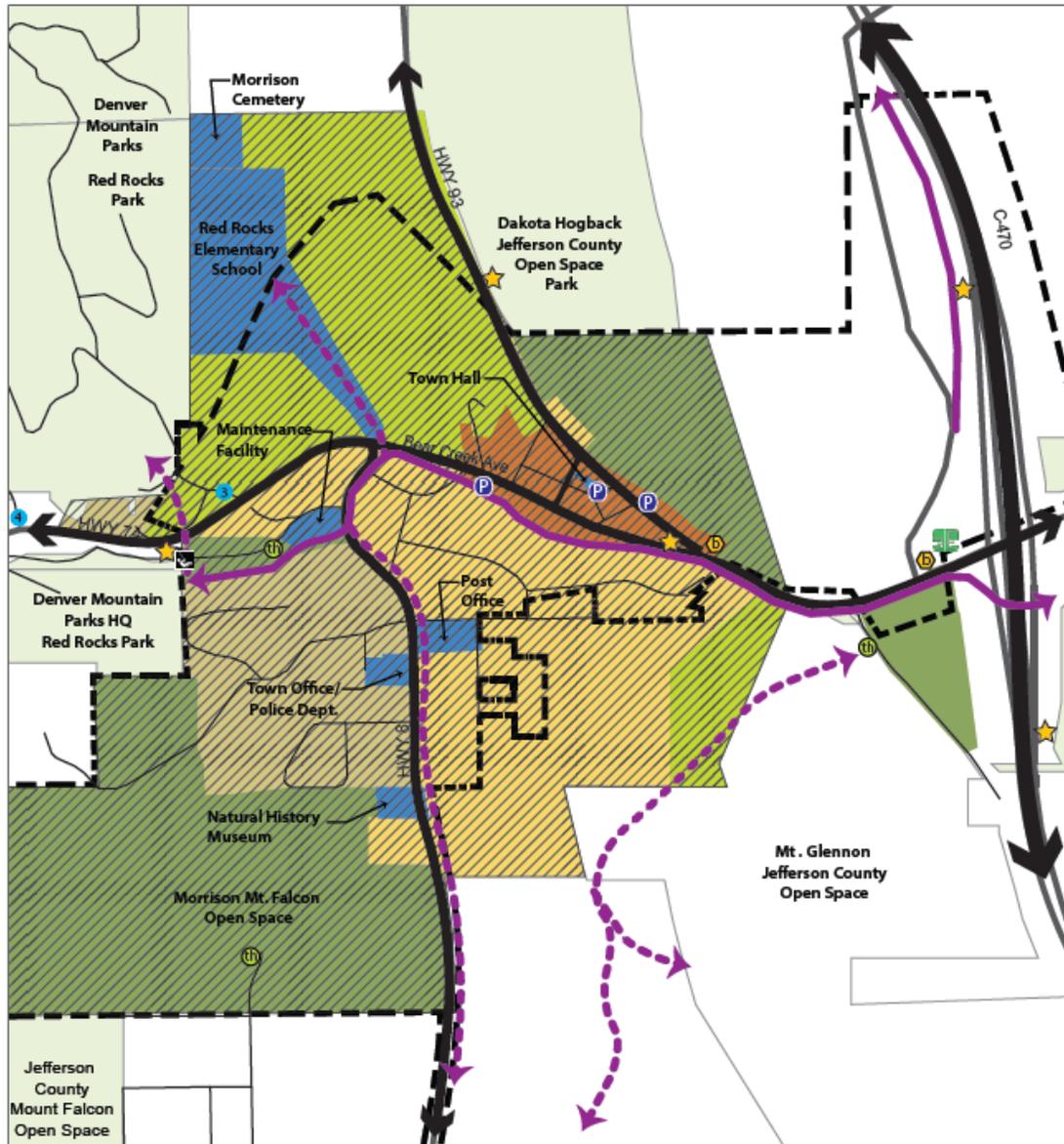
Map 3



Key:

August 13, 2019 PC Approved Amendments: Additions ~~Deletions~~

Trustee & Planning Commission Recommended Amendments: Additions ~~Deletions~~



Town of Morrison - Old Town Transportation & Gateways Map

Amended Date: 7/30/19



- Agricultural/Rural Residential (1DU/10 AC)
- Large Lot Residential (1-2 DU/acre)
- Neighborhood Residential (6-8 DU/acre)
- Mixed Use - Old Town
- Public/Quasi Public
- Park/Open Space

- Existing Multi-Use Trail
- Potential Future Trail Alignment

- Town Boundary
- Central Planning Area
- Park and Ride Lot
- P Public Parking
- th Trailhead Parking
- b Bus Parking
- * Red Rocks Park Entrances
- ★ Town Gateway
- b Bus Parking
- th Trailhead Parking
- * Park/Playground

Miles



Map 3A



Key:

August 13, 2019 PC Approved Amendments: Additions Deletions

Trustee & Planning Commission Recommended Amendments: Additions Deletions

Parks, Trails, and Open Space

Morrison is surrounded by a significant amount of public open space that provides a variety of outdoor recreational opportunities. The ~~citizens~~residents of Morrison view this public open space as a valuable asset that not only provides a recreational outlet and a wildlife corridor and refuge area, but also acts as a buffer from encroaching development. This buffer has historically provided the Town with a small town feel in the midst of a county that has seen enormous growth over the past few decades. Morrison's sense of seclusion is further emphasized by large tracts of private land surrounding the Town that are either utilized for agriculture or lie undeveloped.



The ~~citizens~~residents of Morrison and a number of private landowners have identified some areas of private land which should be retained as privately-owned open space. The agriculturally zoned land surrounding the Red Rocks Elementary School should remain so zoned. Much of that land contains geologic features that

are unique to the area and should be preserved for future generations. Much of the land along Strain Gulch, south of Town, should be preserved as conservation, agricultural, open space and/or low density residential.

The ~~citizens~~residents of Morrison and a number of private landowners have indicated that having an improved trail system, which highlights the area's unique geological history, is an important goal for both recreational and economic development purposes. By expanding and improving the trail system, the Town can economically benefit from a greater influx of recreational hikers and cyclists.

PTOS GOAL 1: Create and plan for the future public recreational opportunities for both residents and day visitors to improve tourism and support existing retail businesses.

Policy ~~PTOSD~~-1: Develop and adopt a community-based Parks, Trails and Open Space Master Plan.

Action PTOSD1.1: —The master plan will provide identification and development strategies of recreational opportunities in all three planning areas. It will look at providing additional parks and park improvements in the Central and East Planning Areas.

Action PTOSD1.2: —The master plan will provide identification and implementation strategies for protection and preservation for the potential open space, view corridors, geological features, and wildlife corridors.

Action PTOSD1.3: —The master plan will provide identification and development opportunities that provide revenue to the Town.

Action PTOSD1.4: —Work with and assist Denver Mountain Parks in upgrading Morrison Park to encourage more use by Town residents and visitors.

Action PTOSD1.5: —Encourage the preservation of public open space and geological points of interest in and around Morrison.

Policy PTOSD-2: Develop multi-use trails, pedestrian sidewalks and bike routes that provide safe and enjoyable access throughout Morrison.

Action PTOSD2.1:
Evaluate existing sidewalks and trails for maintenance needs, missing connections, and other below-standard issues. Prioritize improvement based on available funding and community input.



Action PTOSD2.2:
——Encourage the identification and development of trailheads with multiple-use parking which accommodates visitors to the Town.

Action PTOSD2.3: Evaluate the potential for adding on-street and off-street bike lanes to existing streets to allow bicycles to be separated from traffic lanes.

Action PTOS2.4: Facilitate pedestrian and bicycle connectivity by ensuring that trails, sidewalks and bicycle lanes make the following connections:

- Existing Bear Creek Trail to Red Rocks Park at entry gate #3 or #4 off Highway 74 to the west and to Bear Creek Lake Park, Soda Lakes, and new open space in the Rooney Valley to the east.
- Morrison's Mount Falcon Open Space Park, with additional trails connecting the Town to Jefferson County's Mount Falcon Open Space, Red Rocks Park and Denver's Mountain Park's Morrison Park.
- Old Town Morrison, Red Rocks Elementary School and the Natural History Museum to the south of Town along Highway 8.

Policy PTOS3: Parks, trails and open space shall be designed and constructed concurrently with new development. In addition, new parks and trails shall be multi-purpose and enhance the area's quality of life and small-town character.

Action PTOS3.1: Proposed development shall locate parks, trails and open space in accordance with the Parks, Trails and Open Space Map.

PTOS GOAL 2: Preserve, protect and enhance significant open spaces, natural areas and wildlife habitat.

Policy PTOS4: Protect and enhance significant wildlife habitat, vegetation communities, geologic features, viewsheds, agricultural land and natural areas.



Action PTOS4.1: Update Morrison's Municipal Code to encourage cluster development, protect habitat, view corridors and sensitive areas from degradation, provide adequate buffering and provide site design standards that consider a property's natural features in the site design. Require wildlife habitat, cultural

resources, significant trees, etc. to be identified and discussed at the initial stages of the development review process.

Action ~~PTOS~~D4.2: Encourage landowners to cluster development and preserve and manage the majority of the property as open space.

Action ~~PTOS~~D4.3: Encourage the preservation and improvement of the natural streambed of Bear Creek. This will increase the scenic value, water quality and natural wildlife habitat of Bear Creek in Old Town Morrison.

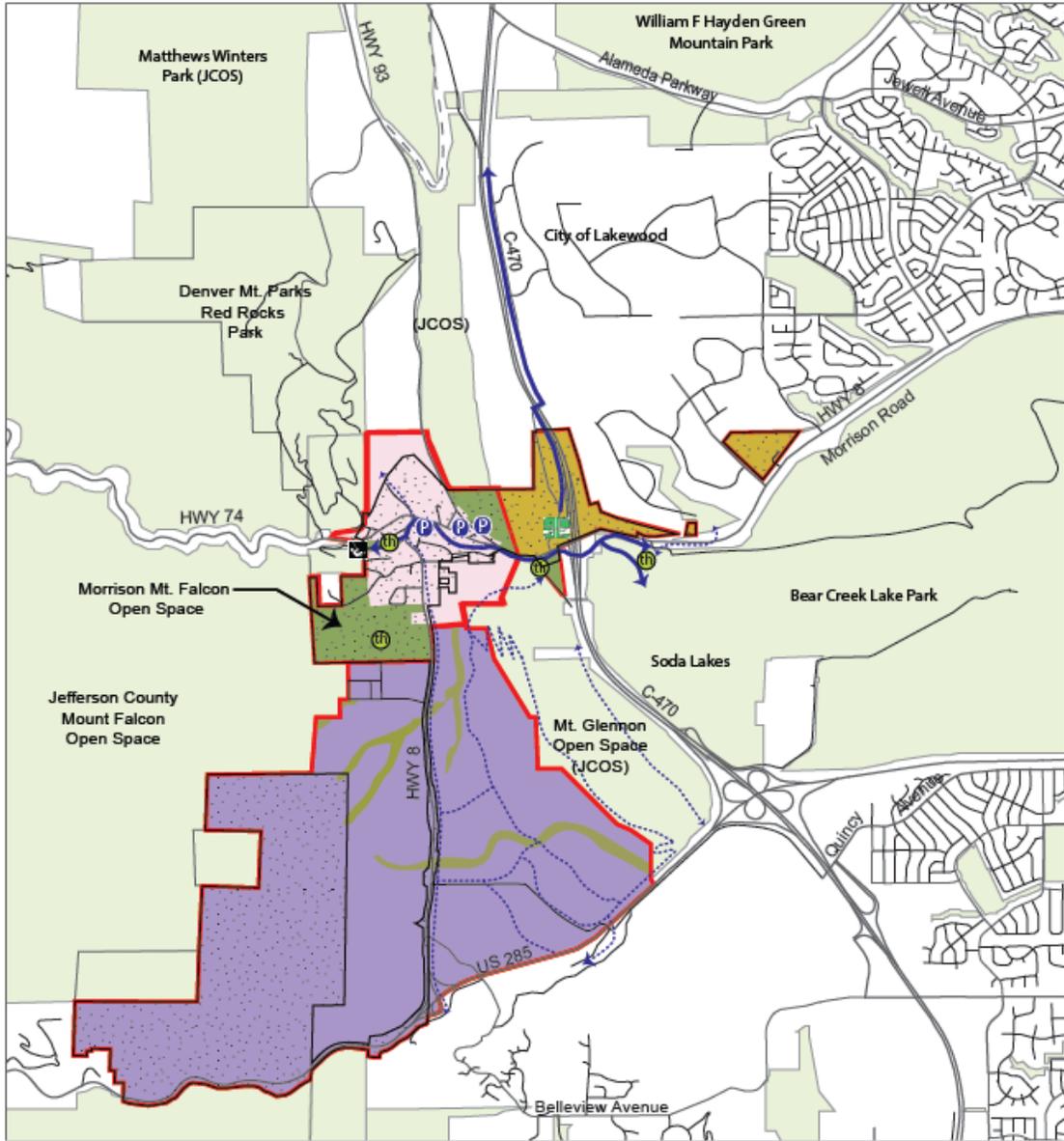
Action ~~PTOS~~D4.4: —Work with local and regional ~~citizen~~ recreation and conservation groups to retain and improve the natural streambed quality and sustainability of Bear Creek.



Key:

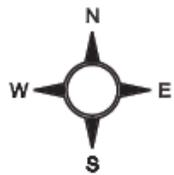
August 13, 2019 PC Approved Amendments: Additions ~~Deletions~~

Trustee & Planning Commission Recommended Amendments: Additions ~~Deletions~~



Town of Morrison - Parks, Trails and Open Space Map

Amended Date: 7/30/19



- Park/Playground
- Park and Ride Lot
- Trailhead Parking
- Public Parking

- South Planning Area
- Central Planning Area
- East Planning Area
- Park/Open Space
- Town Boundary
- Planning Area Boundary

- Riparian/Creek Corridor
- Existing Multi-Use Trail
- Potential Future Trail Alignment

Miles



Map 4



Key:

August 13, 2019 PC Approved Amendments: Additions ~~Deletions~~

Trustee & Planning Commission Recommended Amendments: Additions ~~Deletions~~

Economic and Commercial Development

A healthy local economy is essential for retaining existing businesses, attracting new businesses, improving the economic vitality of the community, and strengthening the quality of life for residents. Morrison residents have determined that Old Town Morrison is the heart of the community. A majority of survey respondents indicated that focusing on Old Town Morrison as a catalyst for economic growth and stability was “very important.” As such, the Town should continue to maintain the character of the existing historic district by actively pursuing the smaller businesses and encouraging the eclectic mix of businesses and services.

The Town of Morrison is almost completely surrounded by public open space including: Red Rocks Amphitheatre (Denver Mountain Parks), Jeffco open spaces, Bear Creek Lake Park and a natural community separator, the hogback. This unique locational situation has made Morrison rely heavily on sales tax revenue from Old Town Morrison as it continues to be the major source of revenue for the Town. In the mid 1980’s, Morrison took actions that expanded its potential economic base. Annexation of the Red Rocks Centre, the C-470 interchange area, and portions of Rooney Valley, east of the Hogback, have given the Town the potential for growth. In addition to potential mixed-use development in Rooney Valley and support of Old Town Morrison’s growth and vitality, ~~citizens~~residents identified economic development opportunities to the south of Town along Highway 8 in appropriate nodes as identified on the Land Use Map. While the Red Rocks Ranch de-annexation thereby reduced some potential for growth, the Town continues to reciprocate an inclusive land use review process with neighboring jurisdictions.

ECD GOAL 1: Enhance commercial corridors and attract high-quality commercial development, which when combined with the residential base, can support the Town’s operation and capital improvements needs.

Policy ~~E1~~ECD1-1: Facilitate access of existing Morrison’s businesses to low cost capital from public and private sources for historic preservation, business retention and expansion and improvements in physical appearance of business both in terms of buildings and interior space.

Action ~~E1~~ECD1.1: Explore collaboration with Clear Creek Economic Development Corporation or other programs to establish a small business loan program.

Action ~~E1~~ECD1.2: Ensure that the infrastructure needed to support the economy is in place by implementing a master utility plan.



Key:

August 13, 2019 PC Approved Amendments: Additions ~~Deletions~~

Trustee & Planning Commission Recommended Amendments: Additions ~~Deletions~~

Action EECD1.3: Conduct a detailed study of parking opportunities in Old Town Morrison.

Policy EECD-2: Enhance the appearance and economic viability of Old Town Morrison through streetscape enhancement, economic aid and incentives.

Action EECD2.1: Develop and acquire funding to implement a downtown revitalization program for Old Town Morrison which will provide an improved consistent streetscape which is historic in character and pedestrian friendly.

Action E2ECD2.2: ~~Develop a short and~~ **Continue to monitor the feasibility of** 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.

Action E2ECD2.3: Collaborate and financially participate with the Lariat Loop Historic and Scenic Byway organization.

Action E2ECD2.4: —Encourage and work with the Morrison Natural History Museum Foundation to develop a more active role for the Foundation's participation in developing financial support for the Museum and increased public awareness through marketing activities.

Action ECD2.5: Monitor and maintain the implementation of Old Town Morrison Overlay District Design Guidelines.

~~**Action E2.5: Develop design guidelines for Old Town Morrison.**~~

Policy EECD-3: Encourage local businesses to be active and invest in the community.

Action E3ECD3.1: —Approach the ownership of the Bandimere Speedway to encourage a collaborative approach related to current and future operations and development changes at Bandimere Speedway.

Action E3ECD3.2: —Develop appropriate incentive strategies to facilitate ~~mixed-use development in the~~ **economic opportunity for Morrison portion of in** the Rooney Valley.

Action E3ECD3.3: Evaluate the effects of the fee and tax structures on the economic climate of Morrison and revise on an as needed basis.

Action E3ECD3.4: —Encourage the downtown community to participate in park and trail improvements.



Key:

August 13, 2019 PC Approved Amendments: **Additions** ~~Deletions~~

Trustee & Planning Commission Recommended Amendments: **Additions** ~~Deletions~~

Action E3ECD3.5:—Encourage an art in public places program and encourage business owners to participate.

Action E3ECD3.6:—Support the creation and growth of neighborhood businesses that enhance the vitality and quality of life in Morrison for residents.



Key:

August 13, 2019 PC Approved Amendments: **Additions** ~~Deletions~~

Trustee & Planning Commission Recommended Amendments: **Additions** ~~Deletions~~

HISTORIC DISTRICT

During the process of updating the Comprehensive Plan in Fall 2007, Morrison's **citizensresidents**, through surveys and community meetings, placed a great deal of positive emphasis on the Town's historic aspects and the preservation of Morrison's "small town character". **CitizensResidents** and business owners also expressed that the historic and natural surroundings are major contributors to the quality of life and the vitality of commerce in the Town. These are consistent assets that have been identified on every Comprehensive Plan from 1975 to 202007. This perceived ambiance and natural beauty are typified by the Town's informal adoption of the catch phrase "Morrison: The nearest faraway place".

Background

Efforts to preserve or enhance the historic character of Morrison have not, in the past, received the universal support that the surveys and community meetings indicate. Although **citizensresidents** agree that the historic character helps to make Morrison a wonderful place, there is no unanimity on how to retain this charm.



Previous attempts at preserving this character have either been quietly successful or vigorously opposed. On September 28, 1976 the efforts of preservationist Lorene (Reenie) Horton and others resulted in the State of Colorado's designation of the Morrison Historic District. The district is comprised of most of the downtown structures and houses throughout the adjacent residential neighborhoods. Ms. Horton eventually published a walking tour brochure based on her extensive research and a paper-bound monograph of historic photographs. The designated structures, however, remain unprotected by any Town ordinance.

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 sources 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 a lack of support from some business owners and the~~ In 2018, the Old Town Overlay District Guidelines (ordinance 452)



Key:

August 13, 2019 PC Approved Amendments: Additions Deletions

Trustee & Planning Commission Recommended Amendments: Additions Deletions

provide “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.~~Town Board.~~ A recent lighting ordinance to enhance the historic district by using ~~period~~ appropriate lighting ~~was voted down by the Town Board~~ and a sign ordinance to enhance the historic district ~~has been unevenly enforced.~~ was adopted in 2019.

Changing Conditions

In 1988, Interstate C-470 opened and brought all of metropolitan Denver to Morrison’s front door. Some Town merchants had fears that the re-routing of traffic would devastate local businesses. Instead, business flourished as the interstate removed thousands of daily commuters for whom Morrison had become a bottleneck. Also due to the alignment of C-470, a 1940’s era log home in its path had to be removed or demolished. Jefferson County Open Space funds were used to move and remodel the “Cox Cabin” into what is currently the Morrison Natural History Museum. In 2004, the Town celebrated the completion of a major segment of the Jefferson County Open Space Trail system that runs along Bear Creek from Soda Lakes Road west to the Highway 8 Bridge. These changes have transformed Morrison into a vibrant tourism center and outdoor recreational area.

HD GOAL 1: To maintain a sense of community identity and civic pride by preserving, maintaining, and enhancing the unique and eclectic architectural and natural assets of the Town while embracing both economic and residential growth.

Policy HDF-1: Continue to actively seek ways to encourage business owners and Town staff to recognize, preserve, enhance and re-use historical structures.

Action HDF1.1: Continue utilizing the Town’s Historical Commission to designate buildings and structures that meet Historic Landmark criteria for listing on the National Register of Historic Places.

Action HDF1.2: Engage the property and business owners in order to pursue funding solutions for the preservation and rehabilitation of the Historic District structures.

Action HDF1.3: ~~Develop and adopt~~ Monitor and maintain design guidelines for Old Town Morrison.

Action HDF1.4: Engage business and property owners in efforts to identify funding for incentives regarding voluntary historic preservation and enhancement efforts.



Key:

August 13, 2019 PC Approved Amendments: Additions ~~Deletions~~

Trustee & Planning Commission Recommended Amendments: Additions ~~Deletions~~

Action HDF1.5: Utilize current building codes and ordinances to encourage adaptive re-use and restoration of buildings in the Historic District.

Action HDF1.6: Develop public awareness regarding the benefits of LEED certified building material and systems in existing and new construction.

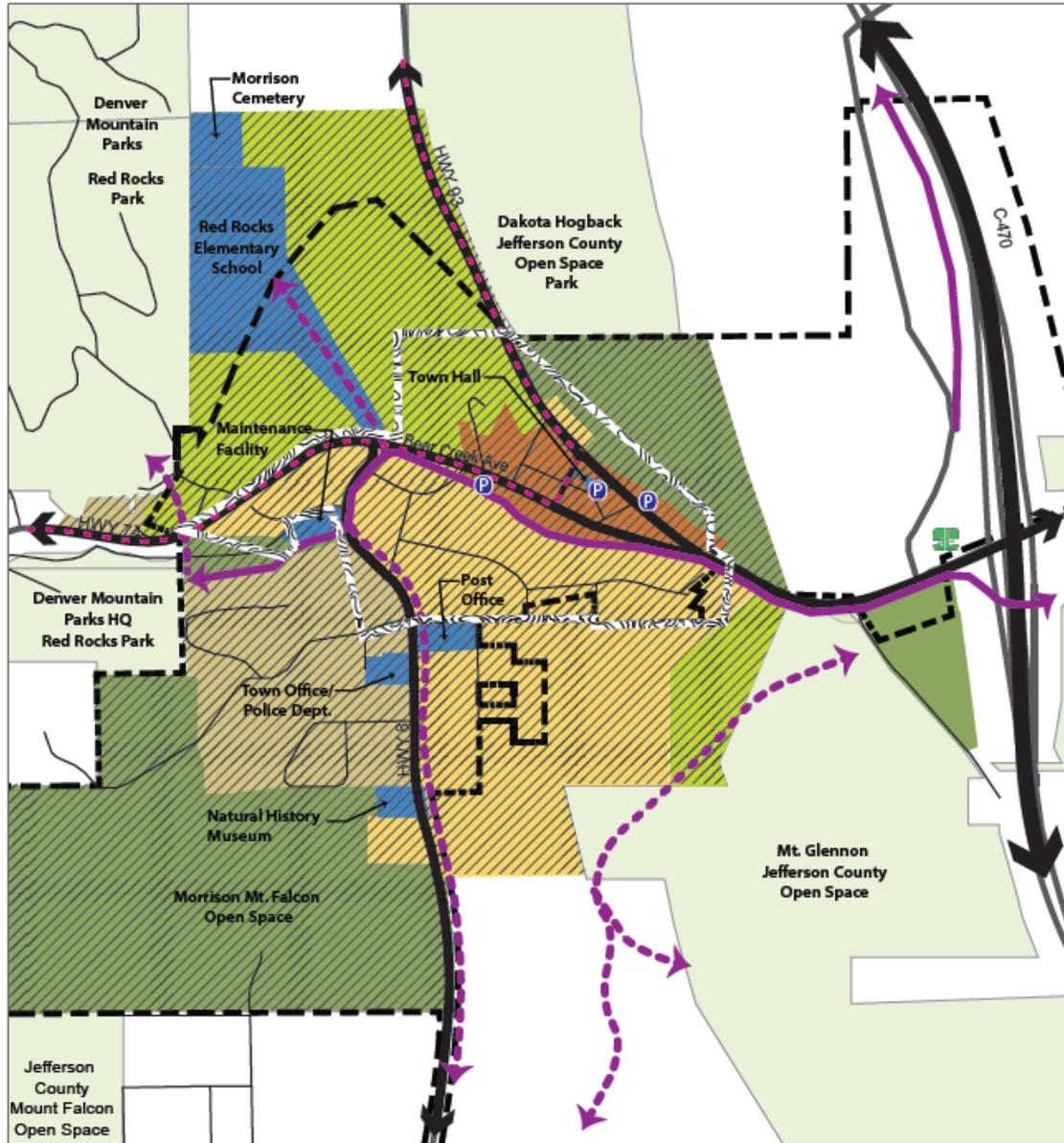
Action HDF1.7: Investigate membership in the Main Street USA Program and the Colorado Community Revitalization Association to ~~offer~~ ~~obtain~~ technical assistance and funding for Old Town Morrison Scenic Byway Program.



Key:

August 13, 2019 PC Approved Amendments: Additions ~~Deletions~~

Trustee & Planning Commission Recommended Amendments: Additions ~~Deletions~~

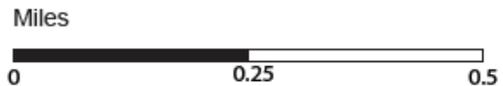


Town of Morrison - Old Town Historic District Map

Amended Date: 7/30/19



- | | |
|--|----------------------------|
| Agricultural/Rural Residential (1DU/10 AC) | Town Boundary |
| Large Lot Residential (1-2 DU/acre) | Central Planning Area |
| Neighborhood Residential (6-8 DU/acre) | Historic District Boundary |
| Mixed Use - Old Town | Park and Ride Lot |
| Public/Quasi Public | Public Parking |
| Park/Open Space | |
| Existing Multi-Use Trail | |
| Potential Future Trail Alignment | |



Map 5



Key:

August 13, 2019 PC Approved Amendments: Additions ~~Deletions~~
 Trustee & Planning Commission Recommended Amendments: Additions ~~Deletions~~

Community Involvement and Service

Although much of the emphasis of the Morrison Comprehensive Plan is placed on the physical and economic development of the Town, it is also important to remember that community involvement, cultural growth and area attractions are very important aspects of Morrison's continued prosperity. The Town benefits from a vibrant downtown with numerous restaurants and retail options, along with museums and close proximity to Red Rocks Park and Bandimere Speedway.

As development occurs in new areas of Morrison and in the Rooney Valley, the Morrison community will need to integrate the new businesses, residents, and other community institutions into the greater Morrison community.

CIS GOAL 1: Maintain a high quality of life for Morrison residents by supporting and expanding cultural, historic, educational and human service opportunities.

Policy CISG-1: Expand the cultural and historic opportunities available to residents and visitors.

Action CISG1.1: Support museums and encourage additional exhibits about the culture and history of Morrison.

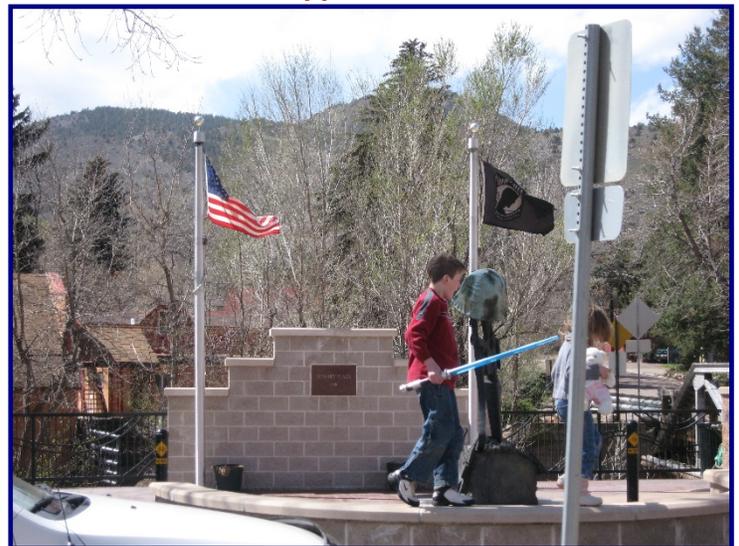
Policy CISG-2: Encourage community leadership and participation in Town government.

Action CISG2.1: Continue to post meetings and agendas via newspaper, physical postings and the Town website.

Action CISG2.2: ~~Encourage the revitalization of citizen~~**community** advisory committees that actively involve residents and business owners in Town decision making processes and activities.

Policy CISG-3: Collaborate with community organizations to provide social, cultural, and educational events that will create a strong sense of community identity.

Action CISG3.1: Town staff will, when appropriate and feasible, promote and coordinate community events in and around Morrison.



Action CISG3.2: Encourage other entities such as parent groups, service clubs, school and church organizations, to become actively involved in organizing and attending Town events and activities.

Action CISG3.3: Continue to support the Town's Museum functions and events as well as provide support for their foundation to expand the Town's role in museum activities.

Action CISG3.4: Approach local businesses and ask them to participate in or sponsor community events.

Action CISG3.5: Continue, expand, and encourage ~~citizens~~residents to get involved in traditional celebrations and activities such as Fourth of July, and CiderFest, etc.



Key:

August 13, 2019 PC Approved Amendments: Additions ~~Deletions~~

Trustee & Planning Commission Recommended Amendments: Additions ~~Deletions~~

Public Improvements

An important challenge facing any community is having the level of its infrastructure keep pace with the growth of the community. Like most desirable communities that are facing growth, Morrison must address several infrastructure needs. The first includes those needs generated by obsolescence, federal and state mandates, or new goals for the existing Town. The second type of infrastructure need involves those generated by new development.

The Town of Morrison, like other small communities, has not consistently followed a specific planned public improvement program. The traditional approach for Morrison has been reactive and repair oriented. With substantial growth on the horizon, it is in the best interest of the Town to move to a more formalized capital improvements and capital replacement program for both governmental general fund investments and utility enterprise funds.

Fundamental to accommodating new growth in Morrison are adequate water supply, storage, and distribution ~~supply, storage and distribution systems, as well as adequate wastewater conveyance and treatment facilities.~~ Currently, Morrison has sufficient water storage capacity within ~~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 Quarry Reservoir. There is, however, a current need to make short- and long-term decisions around the diversion and raw water pumping systems conveying flows to and from the Quarry Reservoir related to operations, efficiency, redundancy and growth-related needs. The Town is also currently involved in design efforts to expand the water treatment facility to meet development needs. The wastewater treatment facility is also starting preliminary design efforts for future expansion to meet development needs.

PI GOAL 1: The Town will plan for the future and update public infrastructure that keeps pace with the current and future growth of the community

Policy H-PI1: Make provisions for public improvements in a manner appropriate for a modern, efficiently functioning town.

Action PIH1.1: Develop, implement and annually review a program that will identify the Town's future public improvement priorities.

Action PIH1.2: Identify and develop a strategic plan to address existing deficiencies in the Town's utility systems on a prioritized basis.

Action PIH1.3: Develop a plan for providing and relocating public facilities to accommodate the future governmental and maintenance needs of the Town.



Key:

August 13, 2019 PC Approved Amendments: Additions ~~Deletions~~

Trustee & Planning Commission Recommended Amendments: Additions ~~Deletions~~

Action PI 1.4: Implement and monitor the Town's Wastewater System Master Plan.

Policy **PIH-2**: Identify appropriate methods of financing public improvements.

Action PIH2.1: Establish and monitor on an annual basis, five-year capital investment plans for general and enterprise fund programs. These programs will include vehicle and major equipment inventory, building development and maintenance investment, and streets, bridges, and public property inventory, and investment schedules.

Action PIH2.2: Develop a profile for all Town owned properties and evaluate those properties current and desired future uses **including compliance with Americans with Disabilities Act (ADA).**

Action PIH2.3: ~~Budget a minimum of 10% of the general fund sales and use tax proceeds for capital replacement items.~~ **Continue to budget a portion of the general fund sales and use tax proceeds that is reflective of revenue sources for capital replacement items.**

Policy **PIH-3**: Public improvements serving new development, both on-site and off-site, will be connected to the Town's existing systems in such a way as to allow for extension of the service(s) to adjoining parcels.

Action PIH3.1: Require developers to install all public improvements necessary to serve their development.

Policy **PIH-4**: New development areas should bear the full costs of infrastructure associated with that development.

Action PIH4.1: Require all new development and redevelopment to provide adequate storm drainage facilities and mitigation.

Action PIH4.2: Review and update storm drainage development ordinances.

Action PIH4.3: Ensure, through cooperation with Jefferson County (or other governmental entities) that all development outside the Town's jurisdiction but, within the Town's planning area, design and construct utility systems consistent with the Town standards.

Policy **PIH-5**: Create a planned improvement program for streets, sidewalks, lighting, curbs, and gutters.



Key:

August 13, 2019 PC Approved Amendments: **Additions** ~~Deletions~~

Trustee & Planning Commission Recommended Amendments: **Additions** ~~Deletions~~

Action PIH5.1: Identify and prioritize locations where sidewalks, **trails**, curbs, and gutters should be installed or repaired and develop financing plans for implementation.

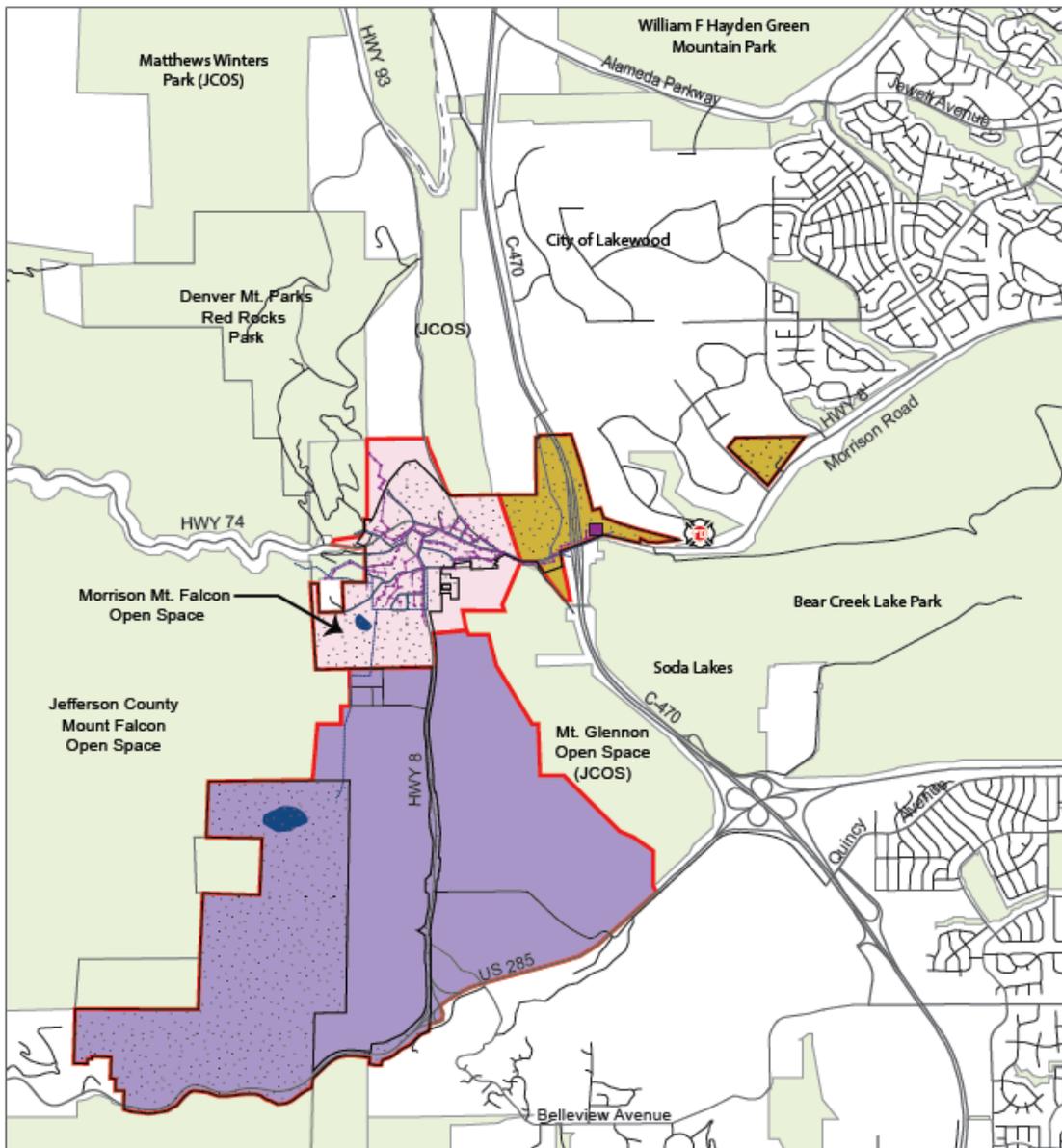
Action PIH5.2: Create, adopt and implement a street maintenance and improvement program which will include regular bridge maintenance.



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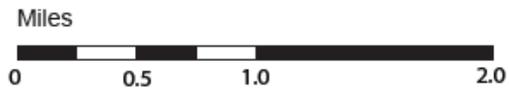
August 13, 2019 PC Approved Amendments: **Additions** ~~Deletions~~

Trustee & Planning Commission Recommended Amendments: **Additions** ~~Deletions~~



Town of Morrison - Water and Sewer Line Map

Amended Date: 7/30/19



Map 6



Key:

August 13, 2019 PC Approved Amendments: Additions ~~Deletions~~

Trustee & Planning Commission Recommended Amendments: Additions ~~Deletions~~

Water and Wastewater Resources

Bear Creek provides Morrison with a source of drinking water in addition to the scenic value it adds to the Town. In the 1960's, local leaders, concerned with the approaching growth from the Denver Metropolitan area, made a decision to control Morrison's population by purchasing the basic public water and wastewater facilities needed for current and future populations. In 1968, Morrison constructed a wastewater treatment facility on Bear Creek. This led residents to abandon their septic systems and connect to the Town's wastewater system. 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. **The water plant has been subsequently improved in 2008, and currently is in preliminary design phases for improvement and expansion in capacity to serve development needs.**

~~Then, in 1986, the Town constructed a wastewater facility designed to serve the residents of Morrison, in 2013 construction was initiated to replace and repurpose the treatment facility in order to meet regulatory requirements, operational redundancies, and capacity needs primarily associated with development.~~

Water resources are still one of the most important factors in managing the future growth in and around Morrison. Morrison's existing water rights on Bear Creek have the potential to meet all existing residential and commercial needs and some future growth. ~~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.~~ **Further realization of the potential of Morrison's water rights is currently underway, as the Town is working as a stakeholder with development driven expansion of the water treatment plant, and the identification and construction of raw water diversion and pumping improvements. The Town's existing water rights and the supply and distribution system are one of Morrison's most valuable assets.** ~~The Town's existing water rights and the supply and distribution system are one of Morrison's most valuable assets.~~

Morrison's economic base needs to grow to keep pace with the utility services required to support the Town's existing and anticipated customer demands. State and Federal mandates related to environmental protection will cause expenses to rise beyond the level which can be supported by current utility customers. The Town is over dependent upon sales tax revenue from Old Town Morrison. In the past, sales taxes, Town bond issues and funds received through intergovernmental agreements have allowed for the financing and construction of water and wastewater system improvements, but the scale of future improvements will require additional funding sources.

WWR GOAL 1: Complete raw water diversion, pumping, the Town reservoir and water treatment improvements in order to take full advantage of the Town's current water rights.



Key:

August 13, 2019 PC Approved Amendments: **Additions** Deletions

Trustee & Planning Commission Recommended Amendments: **Additions** Deletions

Policy ~~WWR~~ 1: Develop a water system capable of providing an adequate year-round water supply in dry years and for future residential and commercial growth by creating storage and treatment facilities.

Action ~~WWR~~1.1: ~~Identify, d~~Design and complete the construction of a new ~~reservoir with sufficient storage~~**diversion and pumping improvements to increase redundancy and** capacity to assure water supply to customers during periods of drought and allow for water storage in wet years.

Action ~~WWR~~1.2: Complete construction of the water treatment facility **expansion**improvements.

Policy ~~WWR~~2: Require developers to bear the cost of planning, negotiating and obtaining water rights and water facilities to serve their development.

Action ~~WWR~~2.1: Review impacts on water rights caused by proposed development and require developers to provide sufficient rights to cover needs driven by their development projects.

Action ~~WWR~~2.2: Require extension of service lines where necessary and require developers to be financially responsible for the related cost of such service.

Policy ~~WWR~~3: Assure that businesses comply with regulations governing water and wastewater usage as well as solid waste storage and disposal.

Action ~~WWR~~3.1: Begin planning and reviewing options for a new wastewater treatment facility. Analyze and review long and short-term options.

Action ~~WWR~~3.2: Reduce per capita residential solid waste delivered to landfills by expanding private recycling practices and by raising public awareness of the benefits or recycling.

Policy ~~WWR~~4: ~~Continue working with the City of Denver in the provision of sanitary sewer services for Red Rocks Park and explore~~**Explore** whether there is interest in developing ~~similar~~ **sanitary sewer service** arrangements with Bandimere Speedway properties.

Action ~~WWR~~4.1: Actively pursue meeting opportunities with representatives from ~~City of Denver and~~ Bandimere Speedway.

Action ~~WWR~~4.1: Annex Bandimere Speedway.



Key:

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Trustee & Planning Commission Recommended Amendments: **Additions** ~~Deletions~~

Policy ~~WWRI-5~~: Work with local, regional and national groups and cooperate with scientific studies to improve the water quality in the Bear Creek Drainage Basin.

Action ~~WWRI5.1~~: Actively pursue opportunities to study the causes and sources of pollution throughout the Bear Creek Drainage Basin thereby identify improvements and mitigation to the Bear Creek Drainage Basin's water quality and degradation to the stream bank.

Policy ~~WWRI-6~~: Improve the natural streambed increasing the scenic value, water quality and natural habitat of Bear Creek.

Action ~~WWRI6.1~~: Work with local, regional and national citizen, recreation, and conservation groups to retain and improve the natural streambed contours of Bear Creek.

Resources and Environment

The natural environment in and around Morrison includes many prized assets: Bear Creek, diverse wildlife, clear air, abundant open spaces, parks and trails, geologic features, and beautiful views. Environmental challenges confronting Morrison include managing growth, lessening both environmental degradation (air and water) and consumption of resources. Balancing public policy decisions, the needs of the private market, and sustainable environmental strategies is critical.

Morrison ~~citizens~~residents value the natural environment and its ability to enhance quality of life. Sustainability implies reclaiming, conserving and managing environmental assets and resources to minimize the impact of development at both a Town and regional level. Over the long term, maintaining Morrison's resources and environment will have a positive correlation with both economic growth and quality of life.



RE GOAL 1: Promote the conservation of natural resources and the efficient use of energy while encouraging sustainable development practices.

Policy ~~REJ-1~~: Require any existing and future industrial development to comply with environmental regulations and seek cooperation with appropriate agencies to ensure that compliance.

Policy ~~REJ-2~~: Encourage water and energy conservation by both public and private consumers in Morrison.

Action ~~REJ2.1~~: Conduct an energy and water conservation audit on town buildings and facilities and initiate activities to reduce consumption and costs related to utilities, water usage, and vehicle fuel consumption.

Action ~~REJ2.2~~: Create and adopt landscaping design guidelines that require native Xeric plantings, or low water use landscaping.

Action ~~REJ2.3~~: Identify opportunities for the Town to use native plants in landscape design and demonstrate Xeriscaping techniques in civic

areas, parks and community gateways in accordance with landscape design guidelines.

Policy REJ-3: Development proposals shall be environmentally sensitive by preserving desirable natural features, wildlife corridors, and protecting view corridors.

Action REJ3.1: Develop and implement a weed management program that focuses on eliminating invasive species while promoting native species.

Action REJ3.2: Protect and restore, wherever possible, natural habitat for wildlife and native plants within the region.

Action REJ3.3: Identify view corridors that should be protected.

Policy REJ-4: Encourage sustainable building and development guidelines such as Leadership in Energy and Environmental Design (LEED) certified projects.

Action REJ4.1: Follow green building standards and recognize builders that abide by these standards.

Action REJ4.2: Encourage building orientations which take advantage of the sun, and prevent adjacent structures from blocking direct sunlight.

Policy REJ-5: Ensure enforcement for existing Town, State, and Federal regulations for mining subsurface and aggregate resources.

Policy REJ-6: Ensure that the environment and streetscape be maintained free from unsightly materials, including inoperable vehicles, unscreened outdoor storage, refuse, litter, dilapidated buildings, and billboards.

Action REJ6.1: Maintain public rights-of-way and property by removing litter and unsightly materials.

Action REJ6.2: Encourage and recognize actions which promote the beautification of the Town such as landscaping and architectural design by businesses and residents.

Action REJ6.3: Draft and adopt an ordinance to ensure that the environment and streetscape be maintained free from unsightly materials as outlined in Policy REJ-6.

Policy **REJ-7**: Continue to ensure that Morrison is prepared for and can adequately respond to natural and man-made disasters.

Action **REJ7.1**: Review the existing hazard regulations currently adopted for the Rooney Valley, for applicability to the Central and South Planning areas.

Action **REJ7.2**: Continue to coordinate with Jefferson County and work to implement the hazard mitigation actions identified in the Jefferson County Multi-Hazard Mitigation Plan, Annex G: Town of Morrison.



Rock outcrops along Hwy 8



Morrison gullies and natural resources Hwy 8



Public Safety

The provision of public safety services in Morrison is atypical for a community of its size. This is due to the location of two major visitor attractions within a couple of miles of the Town. Bandimere Speedway and Red Rocks Park bring tens of thousands of visitors to the Town for events, many of which occur on the same days. Adding to the need to provide public safety is the proximity of C-470, Highway 285, Highway 8, and The Lariat Loop Historic and Scenic Byway, which combine to bring thousands of travellers into the Town each week. Because of the high volume of vehicular traffic, the Town practices strict enforcement of traffic laws to ensure the safety of residents and visitors. Traffic control for major events is contracted with the Town to provide special services to Bandimere Speedway and Red Rocks Park.

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 the 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.

~~Anticipated new growth, particularly in the Rooney Valley, will signal a more obvious need for 24/7 police protection. New revenues should be able to sustain more police protection. Accordingly, planning for expansion of Town police service requirements for space, equipment, and personnel must be addressed. This planning should include review of police compensation, training, experience, and other operational issues.~~

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~~.

~~During the Rooney Valley interim development and build out, safety provisions are provided for within an Intergovernmental Agreement between the City of Lakewood and the Town. In summary, during early development of the area, police service will be provided by the City of Lakewood. As development continues, Morrison will begin to provide police protection. At full build out, each municipality will be responsible for police protection within their boundaries. As development will bring in additional revenue it should be financially possible to add staffing, facilities and equipment as needed.~~

One of the most significant threats to the safety and welfare of the Town, centers on the probability of severe flooding. ~~Four~~ **Five more** of these serious and life-threatening floods have occurred since 1896. The 1896 flood resulted in 27 deaths and in excess of six million dollars in property damage. Little has been done to contain these possible floodwaters which result from major cloudbursts over the constricted mountain canyons and narrow drainages. These floodwaters could rise over the banks of Bear Creek and Mt. Vernon Creek basin and flood the existing Old



Key:

August 13, 2019 PC Approved Amendments: **Additions** ~~Deletions~~

Trustee & Planning Commission Recommended Amendments: **Additions** ~~Deletions~~

Town Morrison, the Town's maintenance equipment storage building, and nearby residential properties.

Because of this threat, the Town has enacted restrictions on construction in the 100-year floodplain and also participates in the national floodplain insurance program. The Town has also worked with the Urban Drainage and Flood Control District in an effort to improve the basins' ability to handle high volumes of water flow. Even with these efforts, Morrison is still at risk for substantial flooding.

In addition to limiting new risks, the Town should take immediate action to eliminate one of the most serious risks to the Town's safety and recovery response abilities. Having the Town's street and maintenance equipment located in the floodplain of Bear Creek could well result in the loss of the equipment needed for flood recovery. Consideration should be given to relocating the Town maintenance facility and equipment storage as soon as possible, particularly during the late spring and early summer when flash flooding presents the greatest risk.

PS GOAL 1: Continue to ensure adequate flood, police, fire, and emergency protection for Morrison residents and property by collaborating with other agencies during major events and relocating some Town facilities out of the floodplain.

Policy ~~PSK~~-1: Continue to expand the positive working relationship with Denver's Theatres and Arenas, Bandimere Speedway, the Jefferson County Sheriff's Office, the Colorado State Patrol, the West Metro Fire Protection District, and other entities associated with public safety and emergency response in the area.

Action ~~PSK~~1.1: Relocate the maintenance equipment storage building and Town maintenance shops out of the Bear Creek floodplain, pursuant to the Jefferson County Multi-Hazard Mitigation Plan.

Action ~~PSK~~1.2: Continue coordination with Denver's Theatres and Arenas as well as Bandimere Speedway, for all the event information they can provide on a regular basis to assist with planning for public safety and traffic concerns.

Policy K-2: Continue to participate in the federal flood insurance program and work to maintain and improve its working relationship with the Urban Drainage and Flood Control District.

Action ~~PSK~~2.1: Review current practices related to assuring conformity with flood control ordinances and national flood insurance standards.

~~Action K1.3: Review and update current and future needs during development of the Rooney Valley to accommodate public safety~~



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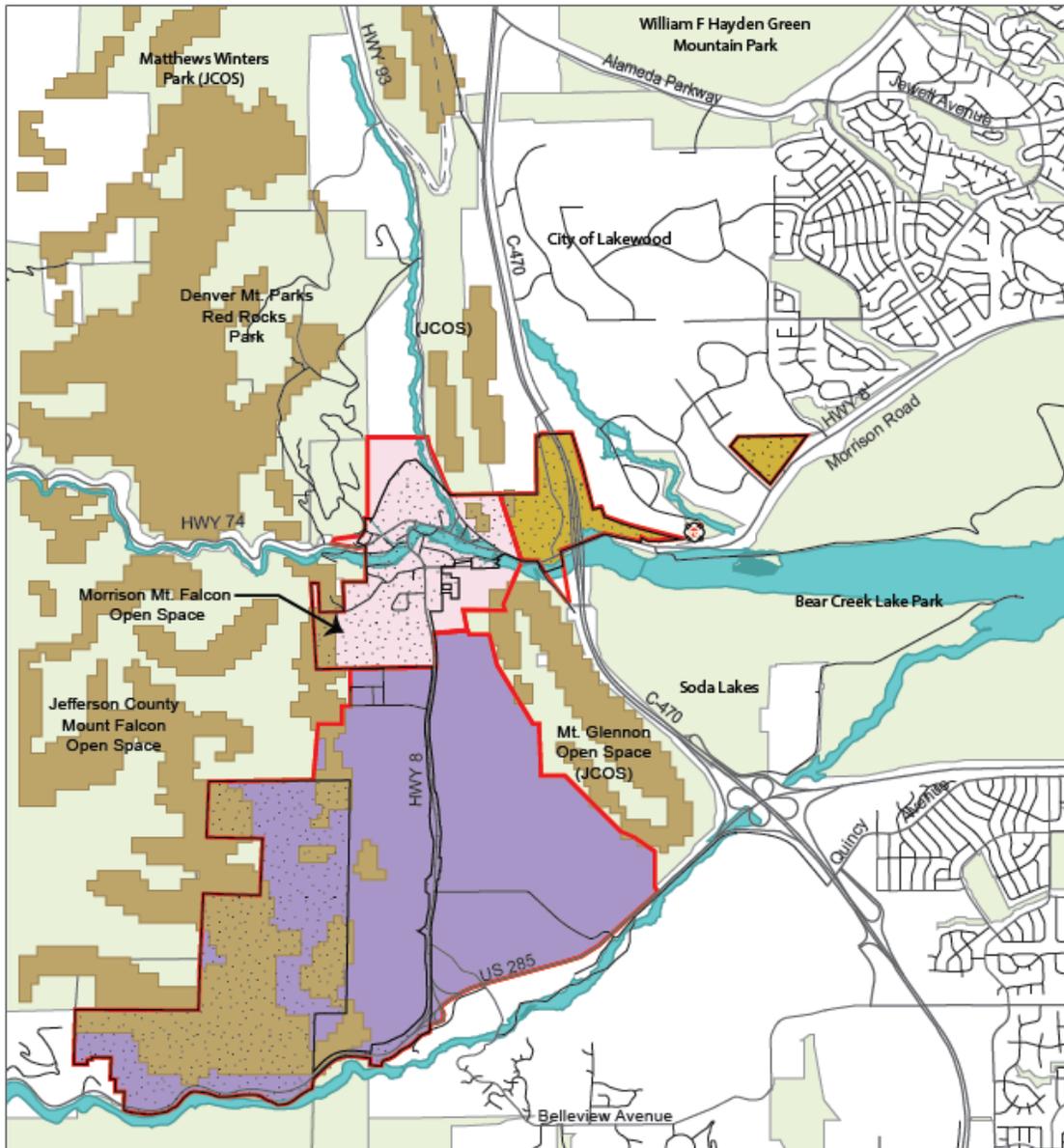
staffing needs, budgetary requirements, and additional equipment or facilities.



Key:

August 13, 2019 PC Approved Amendments: Additions ~~Deletions~~

Trustee & Planning Commission Recommended Amendments: Additions ~~Deletions~~



Town of Morrison - Slope and Floodplains Map

Amended Date: 7/30/19



Map 7



Key:

August 13, 2019 PC Approved Amendments: Additions ~~Deletions~~

Trustee & Planning Commission Recommended Amendments: Additions ~~Deletions~~

**TOWN OF MORRISON PLANNING COMMISSION
MORRISON TOWN HALL
110 STONE STREET
TUESDAY, MAY 12, 2020
7:00 P.M.**

Call to Order. Chairperson Jamee Chambers called the regular Planning Commission meeting to order at 7:01 P.M.

Oaths of Office. Paavilainen administered Oaths of Office to: Ann Pitinga, Todd Mercord, Petra Bute and Stacy Feheery.

Roll Call. Chairperson Jamee Chambers, Commissioners Petra Bute, Ann Pitinga, Todd Mercord and Alternate Commissioners Shari Raymond and Stacy Feehery were present. A quorum was established. Commissioner Maja Stefansdottir arrived at 7:06 P.M.

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

Amendments to the Agenda. None.

Election of Commission Chair and Co-Chair by Commission. Raymond made a motion to elect Ann Pitinga as Commission Chair and Jamee Chambers as Co-Chair. Stefansdottir seconded the motion. All present voted in favor of the motion.

Public to Address the Planning Commission. None.

Presentations and Hearings. None.

General Business.

Comprehensive Plan Amendment. Woods stated all the changes from August 2019 have been noted and incorporated into the edits. Winters added the Comp Plan will be sent out one more time for final comments and for the Commission to expect at least one more meeting for the Comp Plan. Winters also added there will need to be a hearing for adoption of the Comp Plan.

Approval of Minutes. Pitinga made a motion to approve the March 10, 2020 Planning Commission Minutes. Mercord seconded the motion. All present voted in favor of the motion.

Staff Reports.

Town Planner. Woods stated Aggregate Industries submitted a PUD Amendment application which has been sent out for review and comments.

Town Manager. Winters summarized the Horton House stipulations and owner's extension request. Winters answered Commission questions regarding Town businesses and COVID impacts. Winters answered questions regarding Happy Shack and its Business License hearing with the Board. Winters stated a speed bump on Summer Street and 3rd street will be installed.

Stefansdottir requested the Post Office lighting is looked into as the tilt of the lights are an issue.

Bute thanked Winters for the “Residents Only” signs around Town.

Board of Trustee Minutes. No questions. No comments.

Adjournment. Chairperson Pitinga adjourned the meeting at 7:48 P.M.

TOWN OF MORRISON

Ann Pitinga, Chairperson

ATTEST:

Lyndsey Paavilainen, Town Clerk

MEMORANDUM

Date: September 1, 2020
To: Morrison Planning Commission
From: Carrie McCool, Town Planner
Subject: Planner Report



SAFER MAIN STREETS INITIATIVE GRANT 2021

We are happy to report that Planning Staff submitted the Safer Main Streets Initiative Grant on August 14th. CDOT/DRCOG final scoring and selection panel are currently reviewing all applications. The advisory panel will prepare a recommendation to the scoring and selection panel for final review and recommendation to DRCOG's Transportation Advisory Committee and Regional Transportation Committee for a recommendation prior to presentation to the DRCOG Board of Directors and Colorado Transportation Commission for approval. We are anxiously awaiting notification of our application status and will hopefully be reporting good news in the months to come.

COMPREHENSIVE PLAN UPDATE

Now that the Safer Main Streets Initiative Grant application has been submitted, we are ready to move forward with our work on the final updates to the Comprehensive Plan. Staff has attached an overview of comments or items/issues that should be addressed per Plan chapter. We are looking forward to obtaining Commission feedback and developing a work plan moving forward.

PROJECT TRACKING CHART

Attached is an updated *Project Tracking Chart*. This tracking tool provides detail on projects and planning activities, which are in process and will include projects that have been completed. Please feel free to contact me anytime with any questions regarding current planning activities.

MEMORANDUM

Date: July 10, 2020
To: Kara Winters, Town Manager
From: Carrie McCool, Town Planner
Subject: Planning Staff Comments - Comprehensive Plan Update



Below is an overview of comments or items/issues that need to be addressed per Plan chapter.

Introduction

1. Update current population on page 1.
2. Confirm that our flood of 1896 was the third most disastrous flood in Colorado. That might not be the case now.
3. On page 2 – verify population decline as stated in 1st paragraph. Address possible impacts of the deannexation of Red Rocks Centre on population.
4. Reference other plans/documents/Studies to be incorporated into this Plan:
 - Wastewater System Master Plan
 - Downtown Revitalization Plan
 - Community Trails Master Plan
 - Community Survey

Planning Areas

1. Set forth consistent headings (all caps or not).

Central Planning Area

1. Action CPA2.1 – Shouldn't this action say something like continue to implement the Old Town Historic Overlay District standards?
2. Action CPA 2.2 – We don't have a lighting program. Revise to state lighting regulations or standards.

East Planning Area

1. Confirm statement that the Rooney Valley represents our best opportunity to increase our tax base.
2. Update the intro to reflect current conditions (i.e., controlled by Jeffco now, Jeffco is not a party to the IGA, etc.).
3. Encourage intergovernmental cooperation – County to adopt Plan Rooney Valley and Joint Development Standards. This is the only way to implement the single goal on page 8. Policy EPA 1.1 is inaccurate.

South Planning Area

1. Add the date of when the South Planning Update happened (2015) for context.

Growth and Small Town Design

1. Update the population projections table, prepare build out projections for the data required to overhaul this section.
2. 2nd Paragraph – This paragraph and beyond references community input from 2008. It should be all revised/updated.
3. Delete “but noted that development in the Rooney valley is either slow or too slow.”
4. Residents can’t possibly identify RV for potential growth. If we make that statement, we should probably say because we’ll get 1% sales tax on commercial.
5. Recommend Jeffco adopt Plan RV
6. Action GST 2.2 – Revise to state develop a CIP
7. Action GST 5.2 – Revise to reflect the adopted Old Town Historic Overlay District vs. “Design Guidelines.”
8. Action GST 5.3 – We should work with Jeffco not City of Lakewood. Actually, Jeffco is not a party to the Joint RV standards. They don’t have to implement them. Consider revising to work with Jeffco to adopt them.
9. Update Land Use Plan Map to show the commercial below the Post Office.
10. Maintain secure funding to re-do all mapping on our dream list.

Transportation

1. Consider updating to encourage Complete streets (Design streets to be livable areas). This could help with grant funding.
2. Remove European spelling of “neighborhood” in Action TP 24 and “Favorable” in Policy TP 3.
3. Action TP 3.1 – Move the 2019 improvements into the intro. This is not an action.
4. Action TP 3.2 – What are the gateway design guidelines? Wayfinding is addressed in the DT Revitalization Plan. Either adopt by reference or incorporate it in this plan.
5. Policy TP 5 – Reconcile with parking in the Downtown Revitalization Plan.
6. Do we want a town gateway at Red Rock Baptist Church since we deannexed Red Rocks Centre?

Parks, Trails, and Open Space

1. Action PTOS 1.1 – Revise to consider most of the East Planning Area has been deannexed.
2. Should we include an action to address improvements to Mt. Falcon park?

Economic and Commercial Development

1. Change the name of this Chapter to “Economic Development” or “Economic Vitality.” It’s not industry standard to include both economic and commercial development in a Plan Element heading.

2. Intro needs to be updated – actually, it needs to be rewritten entirely. It references community survey input from 2008. It does not flow well, etc.
3. Action ECD 1.3 – This has been completed in the Downtown Revitalization Plan
4. Action ECD 2.5 – Revise to make sense (maintain the implementation?).
5. Action ECD3.2 – How does one develop incentives for property that isn't in the town boundaries.

Historic District

1. Consider changing the name of this Chapter to “Historic Preservation.”
2. Completely rewrite the introduction, including the background and changing conditions. Most of the text refers to the 2008 community survey. It does not flow and is disjointed.
3. Action HD 1.3 – Replace “design guidelines” with “Old Town Historic Overlay District standards.”
4. Action HD F1.7 – Revise this action as these Main Street USA Program and CCRA are not the organizations to fund the Scenic Byway program. Those are really old program names – The Main Street Program is run by the State now, and CCRA is Downtown Colorado, Inc. DCI does not provide funding – The organization now charges for services.
5. Update Old Town Historic District Boundary Map.

Community Involvement and Services

1. Would it make sense to incorporate input from the Community Survey here?

Public Improvements

1. Intro needs to be updated to reflect build-out projections and services that are provided to development in the Rooney Valley.
2. Revised 2nd paragraph in the intro – Substantial growth is not on the horizon in the Town – in the Valley, yes. But not in the Town.
3. Goal 1 – Revise to state we need to plan for growth in the Rooney Valley because we provide services.
4. Reconcile all CIP goals, policies, and actions. (see Action PI 5.2, etc.)
5. Does the last paragraph in the Water and Wastewater Resources introduction need to be updated?
6. Action WWR 3.2 – Change “or” to “of” to “...reach benefits of recycling.”

Resources and Environment

1. Policy RE 7 – Address pandemics?
2. Action RE 7.1 – Do we really need to review the hazard regulations in the RV for applicability in the Central and South Planning areas.

Project Name	Project Description	Project Location	Submittal Date	Approval Date	Project Status	Applicant	Contact	Waiting on Response from Client? (Y/N)	Comments
Active Projects									
Mt. Falcon Trailhead Expansion	Special Review Use for Trailhead Expansion (Parking)	Mt. Falcon Open Space	8/19/2020		9/1 BOT Agenda	Jeffco Open Space	Daniel Rubenstein, Jefferson County	Y	6/29/20 Pre-application meeting held and follow-up from staff after the meeting 8/19 Formal Submittal 8/26 Review comments issued 8/27 Rec'd Resubmittal, Finalized and Issued BOT staff report
Safer Main Streets Initiative Grant	CDOT/DRCOG Funding for to support infrastructure projects that improve safety and transform urban spaces, especially for vulnerable users	Communitywide	8/14/2020		Awaiting notification of Grant Status from CDOT/DRCOG selection panel	Town	Carrie McCool	N/A	Tentative BOT Grant Application Review/Approval – Week of 8/10-8/14 \$250K Min Grant Application Due 8/14
Revitalizing Main Street Grant	CDOT funding to support infrastructure projects that provide open spaces for mobility, community activities, and economic development in the wake of the COVID-19 emergency	Communitywide	Rolling Basis			Town	Carrie McCool	N/A	No minimum - \$50K Max Rolling Basis
Aggregate Industries PUD Amendment	PUD Amendment	Morrison Quarry	4/14/2020		Awaiting Referral Response	Aggregate Industries	jeremy.deuto@lafargeholcim.com	N	2/20 Neighborhood meeting 4/3 Formal Submittal 4/6 Notice of Deficiencies Issued 4/24 Additional application materials submitted 4/28 Additional application materials submitted; Notice of completeness sent to applicant; Referral sent out for review 5/28 Referral Response Summary Report Issued 7/14 Rec'd Resubmittal – Referral #2 7/29 Referral #2 Comment Deadline – Rec'd extension requests 8/7 2nd Referral Response Summary Report Issued 9/2 Mtg with AI to review comments

Morrison Project Tracker

September 1, 2020

Project Name	Project Description	Project Location	Submittal Date	Approval Date	Project Status	Applicant	Contact	Waiting on Response from Client? (Y/N)	Comments
ADUs	Code Amendment		01/03/20		On Hold until Comp Plan Amendment is completed	Town	Carrie McCool	N/A	Finalize project once Comp Plan Amendment is completed
Zoning Map Update	Zoning	Communitywide	4/2/2020		Under Town Staff Review	Town	Carrie McCool	N/A	4/2/2020 Final updates issued
Comprehensive Plan Update	Comp. Plan Amendment	Scope expanded communitywide			Plng Staff Analysis to be reviewed by PC on 9/8	Town	Carrie McCool	N/A	Original scope limited to NE Morrison 11/13/19 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); 3/12 PC Adoption hearing continued to 4/9. No support for MU but support for all other edits; 4/9 Hearing continued till 6/11 to remove Red Rocks Ctr growth impact references; 8/13 Planning Commission public hearing; 9/3 Town Board Public Hearing, continued; 11/13 Trustee recommendations forwarded to Planning Commission for review; review of chapters scheduled until 5/12/2020. 5/12/20 PC Work Session – Final BOT revisions incorporated Staff Analysis/Review (pop projections, build-out analysis, etc.)
Outside Referrals									
Partial Vacation of (VA-20-001)	West Yale Avenue Right-of-Way Vacation and Dedication for	Yale & Red Rocks Business Dr.	3/17/2020		1 st Referral	Cardell Homes	karmue@lakewood.org	N	4/3 No objections, letter sent to City
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 st Referral	Baseline Engineering	karmue@lakewood.org	N	2/7 provided referral comments (no comment)
Jeffco Referral Mountain Villages at Willow Springs Rezoning (Case # 17-133020 RZ)	Rezone of approximately 85 acres from A-2 and C-1 to PD to allow for an age restricted community MF & commercial uses, reduction in Open Space & 50' bldg. height	17000 W Belleview Ave	12/12/2019		Awaiting mtg with applicant		Nick Nelson Jefferson County Planning and Zoning Department	Y	1/20/2020 Referral comments issued; Awaiting mtg with applicant

Morrison Project Tracker

September 1, 2020

Project Name	Project Description	Project Location	Submittal Date	Approval Date	Project Status	Applicant	Contact	Waiting on Response from Client? (Y/N)	Comments
Code Enforcement									
Post Office	Code Enforcement - Lighting Compliance	151 Summer St	6/5/2020		Awaiting Response	Post Office Headquarters	Post Office Management	Y	5/12/2020 Received lighting complaint; Conducted site inspection; 6/5/2020 Issued Notice of Exterior Lighting Code Violation
Bear Creek Nursing & Rehab	Code Enforcement - Lighting Compliance	150 Spring St	6/5/2020		Awaiting Response	Genesis HC/Bear Creek Nursing and Rehab Center	darendall@greinerelectric.com	Y	5/12/2020 Received lighting complaint; Conducted site inspection; 6/5/2020 Issued Notice of Exterior Lighting Code Violation
Cow Screening of Rooftop HVAC Equipment	Code Enforcement	316 Bear Creek Ave	8/2020		Awaiting report	Dave	Jake Cooke	Y	Property owner designing required screening
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 Engineerin	Y	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	Remodel existing building rather than scape and rebuild; Add 2 indoor/outdoor patios in the area of Willy's Wings; Walk up windows and reconfigure parking lot	101 Bear Creek Ln.	6/1/2020		Awaiting Submittal	Franz Lenhart	flehner@connect-properties.com	Y	6/1/2020 Pre-application meeting held and follow-up from staff after the meeting
Chapel Special Review Use and Encroachment Permit	Special Review Use for chapel and event uses	905 Bear Creek Avenue			Awaiting submittal	Justin Clark	justin@jrclark.com	Y	6/24/20 Pre-application meeting held and follow-up from staff after the meeting
Mt. Falcon Trailhead Expansion	Special Review Use for Trailhead Expansion (Parking)	Mt. Falcon Open Space	6/29/2020		Awaiting submittal – Anticipated 7/6/2020	Jeffco	Daniel Rubenstein, Jefferson County	Y	6/29/20 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, AUGUST 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 Debora Jerome, Trustees Katie Gill, Matt Schweich, Jennifer Singer and Paul Sutton were present. Trustee Michael DeJonge was absent. A quorum was established. It is to be noted this meeting was held electronically as permitted by CRS 24-6- 402(1)(b) and the public was able to participate by calling the provided phone number and access code found on the posted Agenda. Also, an audio recording of this meeting was made and is available at request.

Staff Present. Gerald Dahl (Town Attorney) and Lyndsey Paavilainen (Town Clerk).

Amendments to the Agenda. The Executive Session was removed from the Agenda.

Public to Address the Board. None.

Presentations and Hearings. None.

General Business.

Ordinance 497- Municipal Judge Compensation. Jerome made a motion to adopt Ordinance 497- An Ordinance Amending Section 1-8-5 Of the Municipal Code Concerning Compensation of the Municipal Court Judge. Singer seconded the motion. All present voted in favor of the motion.

Jefferson County CARES Act. Mayor Forey stated the Board will be updated with any changes once Congress passes a bill.

The Board Directed Winters to send a letter to CML encouraging support of federal action to supplement CARES Act funding.

Department Reports.

Public Works. Schweich thanked Fouts for the detailed monthly reports.

Police Department. The Board was pleased to see the Department had purchased a decibel reader.

Museum. The Board had questions regarding the Museum's social media advertisement spending.

Town Manager. No questions. No comments.

Attorney. No questions. No comments.

Consent Agenda. Gill made a motion to approve the Consent Agenda for August 4, 2020. Schweich seconded the motion. All present voted in favor of the motion.

Board Comments. Schweich stated there has been a bear seen around Town but has noticed the trash seems to be contained.

Gill inquired how a resident should go about reporting a dog at large. Dahl advised for residents to make a report to the police after each altercation.

Mayor Forey thanked the Board for participating in the recently long meetings. Forey continued there are important decisions being made that are in the best interest of the Town. Forey concluded there will be a special meeting on August 11, 2020.

Adjournment. The Regular Board Meeting was adjourned at 6:30 P.M.

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TOWN OF MORRISON



[Sean Forey \(Sep 2, 2020 23:04 MDT\)](#)

Sean Forey, Mayor

ATTEST:



Lyndsey Paavilainen, Town Clerk

Minutes 8-4-2020

Final Audit Report

2020-09-03

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"Minutes 8-4-2020" History

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**TOWN OF MORRISON BOARD OF TRUSTEES
SPECIAL MEETING OF THE BOARD OF TRUSTEES
TUESDAY, AUGUST 11, 2020
6:00 P.M.**

Call to Order. Mayor Pro Tem Debora Jerome called the Special Board Meeting to order at 6:02 P.M.

Roll Call. Mayor Pro Tem Debora Jerome, Trustees Katie Gill, Matt Schweich, Jennifer Singer, and Paul Sutton were present. Trustee Michael DeJonge was absent. A quorum was established. Mayor Forey entered the meeting at 6:30 P.M. It is to be noted this meeting was held electronically for the public as permitted by CRS 24-6- 402(1)(b) and the public was able to participate by calling the provided phone number and access code found on the posted Agenda.

Staff Present. Kara Winters (Town Manager), Carrie McCool (Town Planner), Bruce Roscoe (Engineer), and Lyndsey Paavilainen (Town Clerk).

Amendments to the Agenda. The Executive Session was removed from the Agenda.

CDOT/DRCOG Safer Main Streets Initiative Grant Application. McCool reviewed the draft concept plan for transformative improvements to Bear Creek Avenue. This draft entailed a phased project with: improvements to crosswalks; streetscape; removal of the liquor store street light, and geometric traffic calming designs, that increase traffic and pedestrian safety in the Town.

McCool stated the cost estimates exceed the \$250,000 grant minimum funding allocation. McCool reviewed the individual cost estimates for tasks included only in phase 1: Eastern Crosswalk Upgrade; Highway 8 and Stone Street Intersection Upgrade; Mt. Vernon Creek Bridge Crossing Upgrade; Analysis, Removal and Reinstallation of compact parallel parking; and landscaping. The total estimate for phase 1 is \$437,000 with the Town matching 20% per grant requirements.

The Board discussed what parts of the two phases to prioritize and decided to remove parallel parking reinstallation and add the liquor store light to phase 1 of the project. Winters stated she has been working with CDOT regarding the removal of the liquor store light for some time.

Design concepts were also discussed and it was noted the designs are conceptual at this moment and can be modified.

Sutton made a motion to approve CDOT/DRCOG Safer Main Streets Grant Application with the following Phase 1 project components: Eastern crosswalk upgrade, Highway 8 and Stone Street Intersection upgrade, Mt. Vernon Creek Bridge Crossing upgrade, trees planters and landscape installation, and the liquor store crosswalk upgrades. Schweich seconded the motion. All present voted in favor of the motion.

Adjournment. The special meeting was adjourned at 7:08 P.M.

TOWN OF MORRISON


Sean Forey (Sep 2, 2020 2:05 MDT)

Sean Forey, Mayor

ATTEST:


Lyndsey Paavilainen, Town Clerk

Minutes 8-11-2020 Special Meeting

Final Audit Report

2020-09-03

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**TOWN OF MORRISON BOARD OF TRUSTEES
MORRISON TOWN HALL, 110 STONE STREET
REGULAR MEETING OF THE BOARD OF
TRUSTEES TUESDAY, AUGUST 18, 2020
6:00 P.M.**

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

Roll Call. Mayor Pro Tem Debora Jerome, Trustees Mike DeJonge, Katie Gill, Matt Schweich, Jennifer Singer, and Paul Sutton were present. A quorum was established. Mayor Sean Forey entered the meeting at 6:22 P.M. It is to be noted this meeting was held electronically as permitted by CRS 24-6-402(1)(b) and the public was able to participate by calling the provided phone number and access code found on the posted Agenda. Also, an audio recording of this meeting was made and is available at request.

Staff Present. Kara Winters (Town Manager), Gerald Dahl (Town Attorney), Lorraine Trotter (Town Accountant), and Lyndsey Paavilainen (Town Clerk).

Amendments to the Agenda. Item, Comments from the Town Police Department, was added to Presentations and Hearings, and item, Appointment of Town Liaison with Red Rocks Elementary School, was added to General Business.

Public to Address the Board. None.

Presentations and Hearings.

2019 Audit Presentation- Hinkle & Company, PC. Jim Hinkle, auditor, first reviewed the analysis and testing of the Town's financial controls, policies, transactions, accounting procedures, and came to the conclusion the Town's control measures are operating as designed and are effective. Hinkle added there were no significant weaknesses or material deficiencies determined. Hinkle stated there were no misstatements, no disagreements with management, and they did not encounter any issues during the audit.

Lorraine Trotter, Town Accountant, reviewed key highlights of the audited financials and then reviewed and explained the Town's finances while referencing both General and Utility Fund statements and expenses and revenues. Trotter concluded she believes the Town is in a good financial position due to the amount of reserve funds the Town has. Trotter stated the Town is in compliance and 2019 was a good year for both funds.

Due to Board questions, Winters stated she continues to check Sales Tax receipts and has been in communication with State to resolve misreports.

Sutton made a motion to accept the 2019 audit as presented by Hinkle & Company, PC without any changes. Singer seconded the motion. All present voted in favor of the motion.

Comments from Town Police Department. Sgt. Fliszar and Sgt. Schreiber first addressed the Board and stated they are representing the thoughts and feelings of the entire Morrison Police Department regarding Chief Mumma's retirement.

Fliszar and Schreiber stated the Department has concerns around Mumma's resignation in lieu of termination and understand it was because of decreased ticket revenue, not enforcing the noise ordinance, and not wearing masks. Mumma's accomplishments and positive changes were highlighted,

and it was concluded Mumma positively changed the image and reputation of the Department, increased police visibility in Downtown, and reinforced relationships with businesses and residents.

Fliszar and Schreiber stated the Department believes Mumma's departure was unjust and was provided with little communication regarding the abrupt change. They reiterated the entire Department stands behind these comments and concluded they believe this decision was unfounded.

Forey thanked the Department for their letter and their time. Forey deferred officers to meet with Winters with any follow up questions or to discuss their concerns.

General Business.

Appointment of Town Liaison with Red Rocks Elementary School. Gill made a motion to appoint Andra Slovsy as the Town Liaison with Red Rocks Elementary School. Jerome seconded the motion. All present voted in favor of the motion.

Department Reports.

Court. No questions. No comments.

Accounting. No questions. No comments.

Building Department. No questions. No comments.

Town Manager. No questions. No comments.

Town Attorney. Dahl explained the difference between General Fund and Utility Fund activities and accounting practices.

Consent Agenda. Jerome made a motion to approve the Consent Agenda for August 18, 2020. Schweich seconded the motion. All present voted in favor of the motion.

Board Comments. Forey stated due to Zoom, Board meetings will be kept minimal to priority business only.

Hogback Article. Forey stated he would write an article.

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 legal advice and instruct negotiators concerning water treatment plant expansion, Mt. Falcon Feasibility Analysis, revisions to existing Mt. Falcon parking, and municipal center locations. Jerome further motioned to adjourn the regular meeting at the conclusion of the executive session. Schweich seconded the motion. All present voted in favor of the motion.

Adjournment. The Executive Session and Regular meeting were adjourned at 8:21 P.M.

TOWN OF MORRISON


Sean Forey (Sep 2, 2020 2:06 MDT)

Sean Forey, Mayor

ATTEST:

Lyndsey Paavilainen

Lyndsey Paavilainen, Town Clerk

Minutes 8-18-2020

Final Audit Report

2020-09-03

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