

**TOWN OF MORRISON, COLORADO  
REGULAR PLANNING COMMISSION MEETING  
MORRISON TOWN HALL  
110 STONE STREET  
TUESDAY, SEPTEMBER 13, 2022  
6:00 PM**

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

Commission Chair: Jamee Chambers  
Commissioners: Sharolyn Anderson  
Petra Bute  
Stacy Feehery  
Maja Stefansdottir

Alternate Commissioners: Ambria Shorb  
Shari Raymond

3. AMENDMENTS TO THE AGENDA

4. PUBLIC TO ADDRESS THE PLANNING COMMISSION

5. PRESENTATIONS AND HEARINGS

6. GENERAL BUSINESS

a. Lariat Loop Board

7. APPROVALS OF MINUTES

a. August 9, 2022 Planning Commission Meeting

8. STAFF REPORTS

a. Town Planner  
b. Town Manager

9. 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 11, 2022 at 6:00 P.M.

## MEMORANDUM

Date: September 13, 2022  
To: Morrison Planning Commission  
From: Carrie McCool, Town Planner  
Subject: Planner Report

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### COMPREHENSIVE PLAN UPDATE

The focus of the September Planning Commission meeting is to obtain Commission feedback on the potential recrafting of the Economic and Commercial Development element of the 2015 Comprehensive Plan. The current text within this element is outdated in that it references a community survey conducted in 2008, history on the Rooney Valley that is not as relevant today, and actions that are either not applicable (e.g., develop incentive strategies to facilitate economic opportunity for Morrison in the Rooney Valley) or have been accomplished (e.g., conduct a detailed study of parking opportunities in Old Town). Similar to the Community Involvement element discussed last month, the Economic and Commercial Development introduction text needs to be refined to reflect the goal(s) and policies of the Plan element.

With the need to recraft the Economic and Commercial Development element, there is an opportunity to celebrate the successes, evaluate what is working, what may need to change, and streamline the Plan in conformance with state statutes. As we know, towns are authorized to prepare comprehensive plans as the long-range guiding document for a community to achieve its vision and goals. Elements addressed in a comprehensive plan can vary based on community need; however, there is one element that is required by state statutes - **recreation and tourism**.

The Economic and Commercial Development element has components that could be refined/recrafted to promote our historic character, businesses, restaurants, and recreational assets to broaden the recognition of Morrison's assets in the regional market. These assets and resources in and surrounding Morrison represent the opportunity to build a robust year-round tourism economy and expand our sales tax base. Before moving forward with changes to the Economic and Commercial Development element, staff would like the Commission's feedback on the existing text (e.g., what is working, what you would like changed, etc.) and gauge support for recrafting this section to be the Recreation and Tourism element of the Comprehensive Plan. Staff has provided the 2015 text with Trustee suggested redlines provided back in November of 2019. To review the entire 2015 Comprehensive Plan, click this [LINK](#).

### 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, 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, residents identified economic development opportunities to the south of Town along Highway 8 in appropriate nodes as identified on the Land Use Map. In 2018, Red Rocks Ranch deannexed from the Town. This reduced some potential for growth, however, 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 ECD1:** Facilitate access of existing Morrison 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 ECD1.1:** Explore collaboration with Clear Creek Economic Development Corporation or other programs to establish a small business loan program.

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

**Action ECD1.3:** Conduct a detailed study of parking opportunities in Old Town Morrison.

**Policy ECD2:** Enhance the appearance and economic viability of Old Town Morrison through streetscape enhancement, economic aid and incentives.

**Action ECD2.1:** 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 ECD2.2:** 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 ECD2.3:** Collaborate and financially participate with the Lariat Loop Historic and Scenic Byway organization.

**Action ECD2.4:** 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.

**Policy ECD3:** Encourage local businesses to be active and invest in the community.

**Action ECD3.1:** 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 ECD3.2:** Develop appropriate incentive strategies to facilitate economic opportunity for Morrison in the Rooney Valley.

**Action ECD3.3:** Evaluate the effects of the fee and tax structures on the economic climate of Morrison and revise on an as needed basis.

**Action ECD3.4:** Encourage the downtown community to participate in park and trail improvements.

**Action ECD3.5:** Encourage an art in public places program and encourage business owners to participate.

**Action ECD3.6:** Support the creation and growth of neighborhood businesses that enhance the vitality and quality of life in Morrison for residents.

We look forward to any other Commissioner input as we move through the Comprehensive Plan update process.

#### **PROJECT TRACKING CHART**

Attached is an updated *Project Tracking Chart*. This tracking tool provides detail on projects and planning activities that are in process and includes recent projects that have been completed. Please feel free to contact Kara Winters, Town Manager, anytime with any questions regarding current planning activities.

**Morrison Project Tracking Chart**

**September 2022**

Project Name	Project Description	Project Location	Submittal Date	Approval Date	Project Status	Applicant	Town Contact	Applicant Contact	Waiting on Response from Client? (Y/N)	Comments
<b>Active Projects</b>										
Long Ranch Annexation	Annexation	915 Bear Creek Avenue	8/22/2022		10/18/22 BOT public hearing	Charles & Pam Nathan for Sally Long Trust	Kara Winters <a href="mailto:kara@morrisonco.us">kara@morrisonco.us</a>	Jamee Chambers	N	9/6/2022 BOT accepted Annexation Petition and set public hearing
Block 9 Minor Resubdivision	Vacation of internal lots lines and 20' of existing 80' South Park Avenue ROW	101 South Park Avenue (formally 105 Cañon Street)	3/21/2022		Approved	Embury Etcetera Trust	Kara Winters <a href="mailto:kara@morrisonco.us">kara@morrisonco.us</a>	Chad Guinn	N	7/7/22 PC Approved Minor Resub; Recommended ROW Vacation approval 8/2/22 BOT Approved ROW Vacation
Embury Etcetera Trust Front Setback Variance	Front setback variance	101 South Park Avenue (formally 105 Cañon Street)	7/1/22		Approved	Embury Etcetera Trust	Kara Winters <a href="mailto:kara@morrisonco.us">kara@morrisonco.us</a>	Chad Guinn	N	7/21/22 BOA approved front setback variance
Park of the Red Rocks Drinking Water Special Review	Special Review approval to bottle drinking water	211 Bear Creek Avenue	2/11/2021		Awaiting resubmittal expected on 9/26/22	Bear Creek Development Corp.	Kara Winters <a href="mailto:kara@morrisonco.us">kara@morrisonco.us</a>	Jeff Bradley	Y	11/4 Resubmittal 11/29 Review Comments Issued 12/7/21 Resubmittal Rec'd (Incomplete); Comments issued the same day 4/4/2022 BOT Public Hearing (Continue to 5/17/2022) 5/17/2022 BOT Public Hearing (Continued to 7/19/2022) 7/19/2022 BOT Public Hearing (Continued to 8/16/22) 8/16/22 BOT Public Hearing to be continued to 10/18/22
Mt. Carbon Water Treatment Plant Expansion SDP	Site Development Plan	17881 Union Avenue	9/8/2021		Awaiting completion of DMP agreement	Mount Carbon	Kara Winters <a href="mailto:kara@morrisonco.us">kara@morrisonco.us</a>	Brett Pugh	Y	8/10/2021 Pre-Application Meeting 9/8/21 1 <sup>st</sup> Submittal; Completeness Review 9/24/21 Internal Review Comments issued 10/4 Resubmittal_2 <sup>nd</sup> Review 10/18/21 Review comments issued 12/8/2021 Resubmittal 3 <sup>rd</sup> Round Review 1/6/2022 Review comments issued 3/31/2022 Resubmittal – Awaiting scheduling on the PC agenda once the DMP agreement is signed by Denver.
Mt. Carbon Water Treatment Plant Variance	Front setback variance	17881 Union Avenue	5/13/2022		Awaiting completion of DMP agreement	Mount Carbon	Kara Winters <a href="mailto:kara@morrisonco.us">kara@morrisonco.us</a>	Brett Pugh	N	Awaiting scheduling on the BOA agenda once the DMP agreement is signed by Denver.
Bear Creek Redevelopment Site Development Plan	SDP and Old Town Historic Overlay District Major Site Improvement for Mixed Use (Restaurant/Office/Multi-Family redevelopment at Ozzies)  Floodplain Development Permit	101-109 Bear Creek Avenue	5/6/2022		Staff is drafting the Referral Response Summary Report Round 2	Oswald and Doris Lehnert	Kara Winters <a href="mailto:kara@morrisonco.us">kara@morrisonco.us</a>	Benjamin Gray	N	5/10/22 Application deemed complete and sent on referral 6/17/22 Review comments issued 8/16/22 Rec'd Resubmittal (Round 2 Review) and Floodplain Development Permit application; Referral comments due on September 6, 2022

**Morrison Project Tracking Chart**

**September 2022**

Project Name	Project Description	Project Location	Submittal Date	Approval Date	Project Status	Applicant	Town Contact	Applicant Contact	Waiting on Response from Client? (Y/N)	Comments
Colorado Bird Club Rezone	Rezoning from R-1 to PUD	201 Mill Street	10/22/2021		10/18/22 BOT public hearing	Sean Forey	Kara Winters <a href="mailto:kara@morrisonco.us">kara@morrisonco.us</a>	Jessie Stoneberg	Y	8/17/2021 Formal Submittal; Completeness review comments issued; 10/6 Rec'd revised submittal (Completeness Review #2) 10/11 Mtg w/ Applicant on cursory comments 10/22 Rec'd revised PUD Plan – Application complete 11/8/21 Referral Comments (RRSR) Issued 12/7/21 BoT Public Hearing (Continued to 1/4/2022) 12/13/2021 2 <sup>nd</sup> Round Resubmittal routed for review – Comments due 12/20/21 1/4/2022 BoT Public Hearing (Continued to 2/1/2022) 2/1/22 Request for continuance to 3/1/22 3/1/22 Request for continuance to 5/3/22 4/19 Request for continuance to 6/21/22 6/21/22 Request for continuance to 8/16/22 8/9 Request for continuance to 10/18/22
Morrison Safer Main Street Project	Improvements along Bear Creek Avenue	Community wide	Grant Submittal 8/14/2020	Grant Award 12/18/20	Design Scoping Coordination Underway	Town	Kara Winters <a href="mailto:kara@morrisonco.us">kara@morrisonco.us</a>	Nick Cheng	N/A	5/2/22 RPF Reissued 5/16/22 Pre-Proposal Conference 6/20/22 Seven proposal received – Short listed 4 firms 8/2/22 Interviews 8/12/22 Notice to Award Contract Issued
Comprehensive Plan Update	Comp. Plan Amendment	Scope expanded community wide	N/A	TBD	Drafting CP Content	Town	Kara Winters <a href="mailto:kara@morrisonco.us">kara@morrisonco.us</a>	N/A	N/A	1/12/21 Planning Areas Review 3/9/21 PC Comprehensive Plan Map Review 6/30/21 Draft mapping completed 7/13/21 PC Comprehensive Plan Map Review 11/9/21 PC to review revised CP mapping (No Meeting – Continued to 12/14/2021) 12/14/21 PC to review revised CP mapping 3/8 PC Mtg Topic Historic Preservation 7/12/22 PC to review Historic Preservation Plan element revisions 8/2/22 PC to review Community Involvement and Services Plan element 9/13/22 PC to review Economic and Commercial Development element
<b>Referrals</b>										
Red Rocks Ranch Subdivision Preliminary Application (Case #22-101099)	Pre-Application for the development of Filing 4 at Red Rocks Ranch for 500 single family detached and attached lots	15300 W Yale Avenue, 80112	2/25/2022		Issued		Kara Winters <a href="mailto:kara@morrisonco.us">kara@morrisonco.us</a>	Lindsey Wire Jefferson County Planning and Zoning Department		03/08/2022 Comments Issued
<b>Code Enforcement</b>										
CDOT Lighting	Complaint from new street lights	Stone Street Intersection and Hwy 74			Code Compliance Review		Kara Winters <a href="mailto:kara@morrisonco.us">kara@morrisonco.us</a>		Y	3/20/22 Lighting Inspection 3/21/22 Issued Lighting Inspection Overview to CDOT Contractor 3/23/2022 Issued Lighting Compliance Notice 5/4/2022 CDOT provided updates on changes to luminaire lights; Inadequate information provided to conduct site visit; Awaiting info from CDOT

**Morrison Project Tracking Chart**

**September 2022**

Project Name	Project Description	Project Location	Submittal Date	Approval Date	Project Status	Applicant	Town Contact	Applicant Contact	Waiting on Response from Client? (Y/N)	Comments
Cow Screening of Rooftop HVAC Equipment	Design Review for Screening of Rooftop HVAC Equipment	316 Bear Creek Ave	8/2020		Abatement	Bear Creek Development Corp.	Kara Winters <a href="mailto:kara@morrisonco.us">kara@morrisonco.us</a>	Jeff Bradley	Y	Previous Code Enforcement Action Design review per Old Town Historic District Regs 3/10 Review Comments issued 5/14 Letter from Owner re: working on resubmittal 6/7/21 Received confirmation that there was no roof permit for this address. 6/10/21 Issued Notice of Violation; Response deadline is June 24th 7/6/21 Proceeding with enforcement in Municipal Court 11/30/21 Mtg w/ Morrison Prosecutor and Mr. Bradley w/ Counsel - Agreed to conditions dismissal; Expect resub by December 14th COB 12/15/21 Rec'd partial submittal 1/7/22 Review comments issued 1/13/22 Rec'd letter vs. resubmittal 9/21/2022 Arraignment Hearing
Prestige Care Center of Morrison (formally Bear Creek Center; Genesis Health Care)	Property maintenance concerns, landscaping, utility screening and dilapidated fencing	150 Spring St	10/19/2021		Code Compliance Review		Kara Winters <a href="mailto:kara@morrisonco.us">kara@morrisonco.us</a>	Kennedy Naquin	Y	10/19/21 Rec'd complaint re: lack of landscaping maintenance, fencing, dumpster on location for 3 months, utility screening 12/8/2021 Rec'd 2 <sup>nd</sup> Complaint – Staff awaiting response re: correct contact person to work with at nursing home 12/17/21 Site Inspection 12/27/21 Issued Interim Notice of Violation re: non-compliant lighting fixtures; Nursing Home under potential new ownership to work through landscaping/screening issues. 2/20/22 Night Lighting Inspection Follow Up Under new ownership - Prestige Care Center of Morrison 6/20 Rec'd resubmittal 6/29 Issued Comments 7/7/22 Meeting w/ new Owner's Rep and Executive Director 7/14/22 P&Z approval to replace the light fixtures with the ARC1 LED fixtures
Aggregate Industries	PUD Compliance Review	Morrison Quarry	N/A		PUD Compliance Review	Aggregate Industries	Kara Winters <a href="mailto:kara@morrisonco.us">kara@morrisonco.us</a>	Chance Allen	Y	11/2/21 BOT withdrew of Notice of Protest with provisions that the remaining compliance issues under the PUD to be resolved no later than February 28, 2022 11/17 Drone footage Rec'd; Follow up on remaining compliance issues – Submittal due 11/29/2021 12/6 Follow up on remaining compliance issues 12/15 Issued redlines on 2019 and 2020 Annual Reports 12/16 Drainage Report Approved and filed; Outstanding items are lighting, annual reports, Building Square Footage 1/11/22 Corresp w/ applicant re: building square footages 1/27/22 Rec'd 2021 annual Report – Target BoT agenda 2/22/22 2/15/22 BoT Action on PUD Compliance: Approval of Drainage Report and granted extension from 2/28/22 deadline to address remaining compliance issues by the end of May. 6/2/22 Rec'd update from AI on lighting plan submittal. 9/7/22 Provided overview to AI on lighting plan requirements.

TOWN OF MORRISON  
PLANNING COMMISSION REGULAR MEETING  
SEPTEMBER 13, 2022  
PLANNING COMMISSION ACTION FORM

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SUBJECT: Approval of Minutes

PROCEDURE: Approve Minutes

TOWN ATTORNEY REVIEW:     Yes         No

TOWN MANAGER:             Yes         No

MOTION: Motion to approve the August 9, 2022 Planning Commission Minutes.



**TOWN OF MORRISON  
PLANNING COMMISSION  
SPECIAL MEETING OF THE PLANNING COMMISSION  
TUESDAY, AUGUST 9, 2022  
6:00 P.M.**

**Call to Order.** Chairperson Jamee Chambers called the Planning Commission Meeting to order at 6:01 P.M.

**Roll Call.** Chairperson Jamee Chambers, Commissioners Stacey Feehery, Sharolyn Anderson and Alternate Commissioners Shari Raymond were present. Commissioner Petra Bute, Maja Stefansdottir and Alternate Commissioner Ambria Shorb were absent. A quorum was established.

**Staff Present.** Carrie McCool (Town Planner) and Ariana Neverdahl (Town Clerk)

**Amendments to the Agenda.** International Dark Sky Certification was added to the Agenda under General Business item 6.a.

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

**Presentations and Hearings.**

**Comprehensive Plan Update.** Town Planner McCool asked the Planning Commission for feedback on proposed revisions to the Community Involvement and Services Element of the Comprehensive Plan.

Chairperson Chambers suggested removing local events to Action CIS3.5 and adding neighborhood, block parties and other events.

Commissioner Feehery suggested adding more community involvement with Red Rocks Elementary School. Town Planner McCool stated she will add Red Rocks Elementary School to Policy CIS3 and Action CIS3.2.

Commissioner Feehery suggested adding Farmers Market to the comprehensive plan. Town Planner McCool informed the Planning Commission she will check to see a Farmers Market is covered in the Downtown Revitalization Market section of the Comprehensive Plan.

Town Planner McCool reviewed the mixed use and commercial use for the East Planning Area with the Planning Commission. Town Planner McCool asked the Planning Commission if they would like change the land designation from Mixed Use to Commercial.

Commissioner Anderson asked if the land use designation is changed to Commercial Use will all the Uses listed in the Commercial Use Group Chart under C1 and C2 would be allowed. Town Planner McCool informed the Planning Commission that Town Staff would meet with an applicant and let them know that the Town wants C1 because it fits with the feel of Morrison.

**General Business.**

**International Dark Sky Certificate.** Commissioner Anderson reviewed the International Dark Sky Organization with the Planning Commission. Commissioner Anderson suggested the Planning Commission start a committee for the International Dark Sky Organization. Commissioner Anderson stated the organization is about smart lighting and smart design to help reduce cost of lighting and pollution. Commissioner Anderson stated that by joining the organization the Town would have two Dark Sky Events per year.

Town Planner McCool suggested adding International Dark Sky Organization to the Comprehensive Plan as a Policy under Environment section.

Town Planner McCool informed Commissioner Anderson that the Town does have a lighting ordinance and will provide her with a copy.

Commissioner Anderson stated she will go to the Town Board and ask the residents if they are interested in applying for a Dark Sky Certificate.

**Approval of Minutes.**

**A motion was made by Commissioner Feehery to approve the meeting minutes from July 12, 2022 Regular Planning Commission Meeting. The motion was seconded by Commissioner Anderson. All members present voted aye. The motion carried.**

**Staff Reports.**

**Town Planner.** Town Planner McCool provided the Planning Commission with an update on the Safer Main Street Grant. Town staff conducted interviews with engineers and has short listed four.

Commissioner Anderson asked who conducted the interviews. Town Planner McCool stated herself, Town Manager Winters, Town Engineer Berret and CDOT conducted the interviews.

Commissioner Raymond asked if the Planning Commission will get to see the design. Town Planner McCool informed the Planning Commission they will be involved in the design process.

Commissioner Feathery asked about the timeline for the project. Town Planner McCool reviewed the timeline of the project with the Planning Commission.

**Project Tracking Chart.** Commissioner Raymond asked about the Special Use Hearing for Bear Creek Development Corporation. Town Planner McCool informed the Planning Commission the applicant has requested a continuance on the hearing.

Commissioner Anderson asked what the referral for Red Rocks Ranch Sub Division meant. Town Planner McCool stated that Jefferson County refers applications to the Town to review against the Towns Comprehensive Plan and keep all adjacent property owners in the loop.

**Town Manager.** Commissioner Feehery asked about the location of the Beacon Light being installed along Highway 8. Commissioner Feehery stated she will follow up with an email to Town Manager Winters.

**Adjournment.** Chairperson Chambers adjourned the meeting at 7:11 PM.

TOWN OF MORRISON

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Jamee Chambers, Chairperson

ATTEST:

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Ariana Neverdahl, Town Clerk