

REGULAR PLANNING COMMISSION MEETING
MORRISON TOWN HALL
110 STONE STREET
TUESDAY, SEPTEMBER 26, 2017
7:00 P.M. – 9:00 P.M.

(NOTE: ALL AGENDA ITEMS ARE ELIGIBLE FOR DISCUSSION AND POSSIBLE
VOTE BY THE PLANNING COMMISSION)

1. CALL TO ORDER
2. ROLL CALL
3. AMENDMENTS TO THE AGENDA
4. PUBLIC TO ADDRESS THE PLANNING COMMISSION
5. GENERAL BUSINESS
 - a) Town Overlay District
6. APPROVALS OF MINUTES
 - a) August 8, 2017
7. STAFF REPORTS
 - a) Planner
 - b) Town Administrator
8. BOARD OF TRUSTEE MINUTES
 - a) August 1, 2017
 - b) August 15, 2017
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 Deputy Town Clerk at 303-697-8749. Next Regular Planning Commission meeting is Tuesday, October 10, 2017 at 7:00 P.M.

TITLE 10 - ZONING AND LAND DEVELOPMENT

CHAPTER 7: ZONING REGULATIONS

ARTICLE N. OLD TOWN OVERLAY DISTRICT

10-1N-1 - Purpose.

The purpose of the district is to protect the uniqueness of Morrison and focus on preserving the downtown, keeping the character and blending new development while avoiding the duplication of existing historic structures. The use of design standards will maintain the historical integrity, enhance the quality of design, and preserve the human-scale development of downtown Morrison.

10-1N-2 - Definitions.

The following specific words and terms are defined as follows:

Building Step Back: A step-like recession in the profile of a building.

Observable Glare: A visual condition in which there is excessive contrast or an inappropriate distribution of light sources that disturbs the observer or limits the ability to distinguish details and objects.

10-1N-2 - District Boundaries.

The Old Town Overlay District shall mean the area as bounded by the (CT) Commercial Transitional Zoning District and illustrated on the map entitled "Old Town Overlay District" dated _____.

10-1N-3 – Uses.

Uses are allowed in the Old Town Overlay District in accordance with the (CT) Commercial Transitional Zoning District. As defined in Section 10-1E-6.

10-1N-4 – Dimensional Standards.

- A. Lot Area. The minimum lot area is 2,500 square feet.
- B. Lot Width. The minimum lot width is twenty-five (25) feet.
- C. Minimum Lot Area per Dwelling Unit. The minimum lot area per dwelling unit is one thousand (1,000) square feet.
- D. Front Yard Setback. There is no minimum front yard setback. New buildings shall be built to the front property line when feasible. Staggered setbacks are encouraged, but in no case shall a setback greater than fifteen (15) feet be allowed. Consideration will be given to privately-owned spaces that are designed to provide space for public seating, public events, public displays, public gatherings and public performances. The area shall be landscaped and/or incorporate streetscape elements on a case-by-case basis.
- E. Side Yard Setback. There is no minimum side yard setback.
- F. Rear Yard Setback. There is no minimum rear yard setback.
- G. Height. The maximum height is forty (40) feet. If a new building is proposed to be greater than two-stories, incorporation of building step backs and/or incorporation of building articulation is required.

10-1N-5 – Design Standards.

- A. **Intent.** The intent of the design standards is to create and maintain a high visual quality and appearance for the Old Town Overlay District. The regulations are also intended to ensure that new buildings, building additions, façade alterations, building rehabilitations, landscaping, lighting and signage are compatible with or improve the character of the Old Town Overlay District and fit into their surroundings. It is also the intent of these regulations to stimulate and protect public and private investment through the establishment of high standards with respect to spatial enclosure, architectural design, building materials, and appearance, and to support the preservation of historically significant buildings.
- B. **Review and Approval.** All new buildings, building additions, facade alterations (both structural and non-structural), demolition of existing buildings, signage, streetscape installation or modification, fences, lighting and improvements within the public right-of-way within the Old Town Overlay District shall be subject to the Town's design guidelines established in the Old Town Overlay District Design Guidelines document and must be approved prior to issuance of any permits. The Town's Planning Commission shall review land development applications for conformance with the Old Town Overlay District Design Guidelines and make a recommendation to the Board of Trustees. The Board of Trustees may approve an application, approve with conditions, deny the application or ask for continuance to allow project modification before approval.
- C. **Restoration or Rehabilitation of Historically Significant Buildings.** Any building listed on the National Register of Historic Places is considered to be a historically significant building. For any building not identified on the National Register of Historic Places that is more than fifty (50) years old, a determination shall be made on a case-by-case basis as to whether or not the building is historically significant. Projects involving the restoration or rehabilitation of existing historically significant buildings should reflect the original architectural character of the building and its characteristics. The removal of historic materials or alteration of features and spaces that characterize the building shall be avoided. The introduction of any new design elements should be consistent with the traditional features of the building. The rehabilitation of existing historically significant buildings is encouraged to be in accordance with the Secretary of the Interior's Standards for Rehabilitation. All projects involving the restoration or rehabilitation of historically significant buildings are subject to review by the Planning Commission and Board of Trustees.
- D. **New Construction.** Projects involving new construction shall consider the context of the site and be compatible with the general character of the downtown area. While new buildings are required to fit into their surroundings, the Town will not require uniformity of design or dictate specific architectural styles. The overall context of the downtown area includes a variety of architectural styles and these regulations are intended to allow both flexibility and creativity in achieving compatible design solutions. All new construction projects are subject to the design criteria established in the Old Town Overlay Design Guidelines document. All new construction projects are subject to review by the Planning Commission and Board of Trustees to ensure the design meets the intent of the Design Guidelines.
- E. **Renovation or Rehabilitation of Existing Structures.** Projects involving the renovation of existing structures that are not historically significant shall consider the context of the site and be compatible with the general character of the downtown area. Renovations of existing structures are subject to the design criteria established in the Old Town Overlay Design Guidelines document. All renovation projects are subject to review by the Planning Commission and Board of Trustees to ensure the design meets the intent of the Design Guidelines.
- F. **Building Additions.** Projects involving an addition to an existing building that is not historically significant shall consider the context of the site and be compatible with the general character of

the downtown area. Building additions to existing structures are subject to the design criteria established in the Old Town Overlay Design Guidelines document. All building addition projects are subject to review by the Planning Commission and Board of Trustees to ensure the design meets the intent of the Design Guidelines.

- G. **Building Materials.** Building materials shall be high-quality materials and compatible with those used for adjacent buildings. The following building materials are specifically prohibited from use as the primary exterior finish: unfinished, precast concrete block, vinyl or steel siding, and rough sawn wood.

All subsequent renovations, additions and related structures undertaken after the construction of an original building shall be finished with materials comparable to those used in the original construction and shall be designed in a manner conforming to the original architectural design and general appearance.

For existing historically significant buildings, the sheathing or installation of another material over the facade or any wall visible from the street shall be prohibited unless deemed necessary to preserve the structural integrity of the building.

- H. **Building Design Aspects.** Design aspects including mass, form, scale, colors, height, alignment, width and horizontal rhythm shall be in accordance with the Old Town Overlay Design Guidelines and be approved by the Planning Commission and Board of Trustees. All other building design aspects not listed herein shall be accordance with (CT) Commercial Transitional Zoning District standards.
- I. **Entrances.** Main entrances to buildings shall face and be clearly visible from the street, and be recessed to maintain a coherent pattern along the sidewalk and to define the entry point. Recessed entrances shall allow operation of the door(s) without the doors extending beyond the property line into the public right-of-way.
- J. **Windows.** Ground floor windows shall be transparent. The original size, shape and proportion of all windows on existing historically significant buildings shall be preserved. For new non-residential buildings, a minimum of ___% of first floor facades fronting the street shall be windows, doors and other transparent elements. In order to preserve the character of existing historically significant buildings, it is not the intent of this provision to require windows to be installed where none existed in the original design. However, if the exterior of an existing historically significant building is being remodeled, renovated or rehabilitated, the size, shape and proportion of the original window openings shall generally be restored or maintained. Replacement windows shall generally conform to the style of the original windows used in the building.
- K. **Rooftop Equipment.** Rooftop equipment shall be screened from ground level views with parapet walls or enclosures similar in form, material and detail to the primary structure.
- L. **Demolition and Vacant Lots.** Any lots left vacant after demolition shall be treated to control fugitive dust. If the lot is to remain vacant for more than sixty (60) days, said lot shall be landscaped, mulched and seeded or sodded to establish a perennial vegetative grass cover. The lot shall be maintained and kept free of debris and litter. If common walls are exposed due to demolition of adjoining buildings, the walls shall be treated to ensure that the walls do not become a visual detriment. The treatment may be temporary or permanent depending on the potential for redevelopment of adjoining parcels. Permanent alternative treatments include architectural treatment that is similar to the front façade of the building or stucco. The wall treatment shall be in place within ninety (90) days of the date of demolition, unless a longer period is authorized at the time of approval of the demolition plans, and shall be the financial responsibility of the owner of the property upon which the demolished building was located.

- M. **Work in Public Right-of-Way.** Any work within the public right-of-way that relates to an identified streetscape element or building entry shall be in accordance with the design elements identified by the Old Town Overlay District Design Guidelines document and shall comply with the standards established by The Colorado Department of Transportation and Town of Morrison Engineering Design Standards.

10-1N-6 Off-street Parking and Loading.

Off-street parking and loading shall be provided in accordance with the provisions of Article H of this Chapter.

10-1N-7 Landscaping and Screening.

Development within the Old Town Overlay District, including the development of parking areas, shall be subject to the requirements of 10-4-8(G) and 10-1G-11 (Landscaping and Screening). If decorative fencing or any other streetscape elements are used, they shall be consistent with or complementary to the designated streetscape elements as described in the Old Town Overlay District Design Guidelines document.

10-1N-8 Signage.

All signage in the Old Town Overlay District shall be installed and maintained in accordance with the provisions of Article I of this Chapter. Canopies used for signage shall be consistent with the architectural style of the building. Internally illuminated signs shall not create observable glare as to avoid safety hazards.

10-1N-9 Lighting.

Lighting shall be provided in accordance with the provisions of Chapter 8 of the Municipal Code. All exterior lighting shall be provided by downcast fixtures in keeping with the Overlay District Design Guidelines document.

DRAFT

OLD TOWN OVERLAY DESIGN GUIDELINES

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OLD TOWN OVERLAY DESIGN GUIDELINES

I. INTRODUCTION

The most important characteristic that “Keeps Morrison, Morrison” is the small-town feel, which is defined in the Comprehensive Plan by the following contributing qualities: rich history, isolated yet accessible from the Denver metro area, strong community identity and sense of community, size, empathy, independently owned businesses, locally controlled, safe and walkable, and it’s scenic location, landscape and views. The overarching goal of the Old Town Overlay District and these guidelines is to maintain the 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.

A. PURPOSE AND CONCEPT

These guidelines are designed to provide guidance concerning property development in the Old Town Overlay Zoning District within the Town of Morrison, Colorado. Suggestions included in the guidelines are methods by which the development standards specified in the Old Town Overlay District regulations can be achieved. The Old Town Overlay District and Commercial Transitional District allows a compatible mix of commercial, civic and residential uses in areas suitable for redevelopment and infill development. The new overlay zoning district is targeted in the existing, developed portion of downtown in Morrison’s major commercial and historic corridor, and will support new businesses and maximize living choices.

“Keep Morrison, Morrison.”

Protect the uniqueness of Morrison and focus on preserving and enhancing the downtown, keeping the character and blending new development.

We can strive to “Keep Morrison, Morrison” by providing guidance related to use, compatibility, connectivity, redevelopment and reuse, architecture, place-making, parking, signage, lighting and landscaping. These guidelines intend to promote creative approaches to property development in this overlay zoning district. Implementation of the guidelines will result in higher quality and economically viable infill development and redevelopment in the downtown. The guidelines provide ideas that encourage a collaborative approach among property owners, businesses, designers, and the Town to advance economic growth and redevelopment in Old Town Morrison.

B. USING THE GUIDELINES

This Old Town Overlay Design Guideline document describes general concepts and guidelines for development and principles of design that are flexible and predictable to implement. Every element described will not apply to every development. While the document is meant to provide guidance to the design community and a basis of development review for town staff, the city will be open to

new ideas and flexible in the interpretation of these guidelines. These guidelines are not intended to be applied exactly or literally when such application will inhibit beneficial development and redevelopment in the Old Town Overlay District.

C. RELATIONSHIP OF THE ZONING STANDARDS TO THE DESIGN GUIDELINES

The design guidelines present ideas and objectives for how to meet the standards described in the Old Town Overlay Zoning Regulations. These statements are not standards; they are thoughts and suggestions on ways to meet the standards in the District. The guidelines address how buildings relate one to another and to the surrounding development. Equally important is how the streets, drives and parking connect with the surrounding street network to create useful places. Infill development creates unique challenges for property owners, the design community and the Town. It takes innovative thinking to provide the necessary ingredients—the financing, design, and customers to create attractive, efficient places that are economic successes. Town staff welcomes a collaborative and creative approach with stakeholders to meet common goals.

II. DESIGN PRINCIPLES

A. BALANCING USE TYPES

The quality of life for residents living in our Town is influenced by access to amenities within a reasonable distance from their home. Balancing use types in Old Town Morrison provides benefits to our citizens across the age spectrum. Children can venture into independence by walking to school or meeting friends at a park without being driven by adults. Young adults increasingly value walkable neighborhoods and are factoring this expectation into their housing and employment decisions. Finally, Morrison’s growing population of seniors has the ability to age in place when basic services are convenient and accessible.

Design Objectives:

1. Provide basic amenities that are within walking distance of residences in or near Old Town.
2. Incorporate connections to schools and health care facilities and employ safety measures to protect students and clients from vehicle traffic.
3. Encourage a diversity of housing and business types that lead to socioeconomic diversity.
4. Incorporate parks, open space, and public gathering areas to create an essential natural refuge from the surroundings of the Town.

B. COMPATIBILITY – BULK/FORM/SCALE

Mixed-use development is encouraged in Old Town Morrison to provide more localized access to goods and services within walking distances, and promote economic development through high-quality infill. The scale is important to the success of Old Town Morrison. For example, small neighborhood grocery and a large supermarket may be classified as the same type of use, but the former could be appropriate for a neighborhood commercial corner while the latter would clearly

not be. Traffic generation and parking are critical concerns. Architectural design and form can also improve (or detract from) compatibility.

The intent of the compatibility design principle is to encourage development that is cohesive with Old Town Morrison by designing projects that fit the height, size and scale of surrounding sites. Planning compatible development avoids undesirable impacts such as traffic and access issues, environmental hazards, noise and nuisance activity, and negative impacts on storm drainage.

The relationship of buildings to the streets creates the primary impression of distinctive quality along Morrison's primary commercial corridor, Bear Creek Avenue. Street presence can be used to create comfortable and attractive walking environments that enhance the spirit of our Town. Building articulation is one design strategy that can be used to help blend the old with the new. Most buildings within the Old Town Overlay District are 2-stories, but zoning regulations allow for buildings up to 40' in height. By incorporating architectural variations and/or building setbacks, attention remains at the pedestrian level.

Design Objectives:

1. Design building height, size and scale to respond to surrounding development by incorporating building setbacks, setbacks, building placement, and landscape buffers.
2. Address negative external impacts of the development, including, but not limited to, noise, traffic, light, vibration, and noxious odors by constructing landscaped buffers, including trees, berms, architectural elements, walls and fences.
3. Consider the extent to which larger buildings shade surrounding properties that are currently open to the sun.
4. Locate higher-activity public uses on ground floors and at intersection corners. Lower-activity private uses on upper floors and between blocks.
5. Provide safe and pedestrian-friendly access in and around all mixed-use sites.
6. Encourage shared amenities such as parking, common areas, HVAC, and maintenance.
7. Encourage interaction among occupants by designing spaces which strengthen the community.
8. Use buildings to create a street wall and an attractive walking environment along streets by moving buildings up to the street along a consistent line, generally located between zero and 15 feet from the front property line.
9. Provide windows and entrances to the buildings along the streets and drives.
10. Provide a ratio between the width of the streets and the heights of the buildings so that the street creates a sense of enclosure but also sufficient light and air.
11. Place parking to the rear of buildings and not directly on streets.
12. On all streets, use Town screening and landscaping standards to create a comfortable, safe, and attractive street environment.
13. Incorporate building setbacks as to recess portions of the building exceeding two stories in height, to create articulation and blend with the existing environment in Old Town. Utilizing compatible colors and materials can also help to enhance architectural interest.

C. CONNECTIVITY

A street and pathway network that is well-connected and dense, with multiple options for routes between destinations, provides many benefits. Traffic is distributed resulting in less congestion, and emergency routes are available in case any particular roadway is blocked. Pedestrians and cyclists, in particular, enjoy more efficient routes and the ability to choose safer, lower-volume streets. Our early transportation system consisted of streets that bound gridded blocks of mostly uniform square sizes. These blocks still function well in terms of walkability and traffic flow. By the 1950's, developers started to favor long winding roads with limited access and fewer route options. There are certain advantages to this newer system in terms of cost and prevention of cut-through traffic, but a connected network is more appropriate for downtown.

By creating a network of streets that form a grid with multiple routes connecting all points in the project, congestion is avoided and multiple means of travel are provided. The street network carries automobile, pedestrian and bicycle traffic safely, directly and efficiently. By providing a complete network of automobile, pedestrian and bicycle travel routes, the Town can increase options for travel, reduce traffic congestion, and more efficiently connect users to their destination.

Design Objectives:

1. Establish connectivity by using standard block sizes and a grid system of streets, drives, and sidewalks that connect to development. Allowing multiple travel routes and maintaining short block lengths can help achieve connectivity.
2. Allow mid-block pedestrian and bicycle connections where appropriate and safe.
3. Use street cross-sections with sidewalks and bicycle lanes.
4. Limit the use of cul-de-sac streets to only situations where there are existing physical barriers that limit the extension of the grid pattern.
5. Provide for future connections when one cannot currently be made.
6. Provide automobile, pedestrian and bicycle connections to all internal and adjoining buildings, parking lots, and public spaces.
7. Pedestrian, bicycle, transit, and vehicular travel should be encouraged equally.
8. Discourage vacation of existing rights of way that provide any potential transportation function.
9. Incorporate multiuse paths that provide direct links to common transportation destinations
10. Encourage site plans for new development to show sufficient street or pathway connections to the existing network, while still limiting the number of access points to major streets.

D. REUSING BUILDINGS AND SITES

Reusing buildings and sites is a highly efficient form of redevelopment since it uses existing materials and requires fewer new resources. It can also help revitalize Old Town by improving the quality and function of aging buildings. Reuse can benefit the community by making efficient use of materials and structures, preserving uniqueness and character of older buildings, and improving and preserving the character of the community.

Design Objectives:

1. Encourage the rehabilitation of buildings in attempts to restore, repair or replace elements as necessary (in that order). Elements that are not compatible should be removed.
2. Town staff will work with property owners to ensure that Town requirements do not stop the permitted reuse of existing buildings.
3. The reuse of existing buildings should meet the requirements of the Old Town Overlay District and other Town requirements concerning landscaping, signs, lighting and site layout to the extent possible and feasible.
4. Utilize alternative approaches for reuse as addressed in the International Building Code to achieve compliance with code requirements.
5. Use existing services and infrastructure where possible.
6. Provide for the future reuse of buildings and sites through an analysis of potential uses with consideration of internal circulation, building location and design, utilities, drainage, parking, landscaping and tree preservation.
7. Whenever feasible, remove and replace existing overhead utility lines with underground facilities.

E. ARCHITECTURE

The buildings, trees, and public spaces that have been built, planted, and installed over the years in Morrison contribute to the uniqueness of the community, remind us of our past, and represent significant investment of our resources. There is a strong case for protecting these assets. At the same time, Morrison has been evolving since it was founded and we have always been dynamic and open to new ideas. Development within the Old Town Overlay District should strike a balance between preserving the character of the past while remaining open to the possibility of the future. The style and character of Old Town Morrison is greater than the sum of its parts. Everything from the street width to the layout of buildings and architectural details of individual buildings contributes to the overall character of the area. Development in Old Town should respect the people who already live and work here, and contribute to its character rather than detract from it.

The Town should encourage high-quality architectural designs that are distinguished by noteworthy character, form, color and materials. It's important for Morrison to promote creative use of traditional materials that will make a visual statement, thinking outside of the "box" during architectural design development, and using well-designed structures as a means of drawing the eye. Sustainable and high-quality architectural design could be achieved with durable building exteriors. Durable materials will help maintain the value of infill and redevelopment over time. Durable materials are timeless, speak of quality, provide maintenance benefits, and add value.

Old Town Morrison is comprised of an eclectic mix of architectural types and it is the intent of these guidelines to encourage design types that encompasses fundamental similarities of historic buildings, while allowing new structures to be seen as products of their own time yet compatible with their historic neighbors. The guidelines are intended to be flexible and not restrictive of any

particular era or design type as it is important to encourage a variety of high-quality architectural types that blend old and new. This integration has made our Town what it is today.



Figure 1. Victorian Style



Figures 2 & 3. Colorado Territorial



Figures 3 & 4. Spanish Style



Figure 5. Colorado Territorial with Gingerbread Porch



Figure 6. Stone Buildings



Figures 7 & 8. Historic Brick



Figures 9 & 10. Historic Brick

Design Objectives:

1. Analyze the character of surrounding development and fit the development into the existing context. The character of the existing neighborhood should be respected with use of complementary:
 - a. Shape, form and height
 - b. Texture/materials
 - c. Open Space / Setbacks

d. Color Palette (in some cases)

2. A variety of architectural features, textures, colors, and materials should be used on buildings where they face streets, public spaces or common areas. This includes but is not limited to porch posts, angle braces, adornments and windowpanes.
3. Encourage use of similar architectural features that exist in the area such as horizontal siding, pitched roofs, fish scales, corbels, gingerbread porches, stone, brick and paint colors.
4. Blank walls should be avoided on buildings where they face streets, public spaces or common areas.
5. Windows and entrances should be located on buildings where they face streets, public spaces or common areas.
6. Bring the plane of building walls along the horizontal direction forward or back to create visual interest. Change the plane or material of walls at least every two stories.
7. Ground floor designs should incorporate the use of durable materials including masonry, stone, steel tile and synthetics to complement surrounding architecture of historic structures.
8. Encourage use of durable materials such as stone pavers and retaining walls to define outdoor spaces, enhance the character of a place, and provide security.
9. Building facades should have clearly defined customer entry areas that utilize distinguishing architectural features such as porches, overhangs, recesses, arches, display windows and/or planters. Primary entries should be located along a public sidewalk if possible.
10. Encourage use of window types that are interesting and reflective of Morrison's historic past, with functionality in mind.

[INSERT WINDOW IMAGES – TOWN HALL AND MORRISON COMMUNITY CHURCH]



Figure 11. Historic Windows

F. PUBLIC PLACE-MAKING

Integrating public gathering spaces, pockets of open space, public art and unique streetscape elements into private development projects is a positive way to promote a healthy, thriving street life and sense of community and can help enhance Morrison's sense of place. When designed appropriately, these spaces can provide areas for cultural and social activities and offer pedestrian refuge as community density increases. Small plazas and gathering areas provide a common space that can be used for multiple purposes, while enhancing the street presence. These spaces

contribute to community pride and identity and can contribute to improved property values on the site and in surrounding areas.



Figure 12. Existing Public Space

Design Objectives:

1. Encourage creative solutions to incorporate urban park-like environments.
2. Locate civic spaces in desirable areas with adequate natural light and adequate size for the intended activity.
3. Encourage public spaces that are secure with high visibility from the street and no hidden spaces within.
4. Provide ample opportunities for rest and relaxation and varied visual interest in Old Town Morrison.
5. Public art adds interest to spaces and creates an identifiable attraction.
6. Incorporate unique streetscape elements, such as benches, street furniture and landscaping, to create functional spaces.
[ADD SPECIFICATIONS FOR BENCH TYPE DESIRED BY TOWN]
7. Define responsibilities for ongoing maintenance and operations up front.
8. Trash enclosures should be incorporated in parking areas and public spaces to mitigate visual impacts.

G. PARKING

Parking needs can place a heavy burden on infill and redevelopment as we have experienced here in Old Town. Parking areas must meet Town regulations, be conveniently located, and be cost-effective for the developer. Sometimes meeting these realities results in large uninterrupted paved surfaces in front of buildings. However, if surface parking is located in the front of a building or a garage is a prominent feature on the front of a home, the visual appeal and function of the public realm is deteriorated. Whenever possible, this situation should be avoided during initial construction, although strategies can also be employed to mitigate the effects of existing parking lots.

Design Objectives:

1. Utilize structures, fencing or vegetation to reduce the view of a parking lot from public streets.
2. Site buildings against the front lot line, or as close as possible, in Old Town to allow room for parking on the side or rear of buildings.
3. Utilize alleys and side streets for access whenever possible, and reduce the number of access points on high-volume roadways.
4. Provide parking at the daily average demand rather than the maximum levels necessary to support peak use.
5. Share parking or use a central parking concept wherever possible.
6. Provide parking through a parking plan supported by information and research appropriate to the scale of the project.
7. Integrate public street parking as a part of the redevelopment.
8. Provide sufficient parking to avoid creating new parking problems in surrounding areas and neighborhoods.
9. Consider creative approaches to meeting parking needs while maximizing the amount of development.
10. Continue to follow Town design requirements for parking lots to ensure attractive projects.
11. Provide ample bicycle parking and alternative parking styles to accommodate a variety of parking types (i.e. motorcycle and compact cars).

H. SIGNAGE

Signage can alter the perception of a place and create lasting impressions. Old Town Morrison contains a variety of signage types that add to the eclectic feel.



Figure 13. Example of Creative Sign in Morrison

Design Objectives:

1. Continually implement the Town's sign standards.
2. Review illuminated signs for brightness and monitor for observable glare as to avoid safety hazards and distractions to drivers at night.

3. If lighting of signs is provided by means of an architectural element, the proposals should be reviewed in conjunction with the Town's lighting standards to confirm fixtures are full cut-off and downcast as to not create disruptive glare.
4. Request creative sign programs for multi-tenant buildings to provide a unified look utilizing a variety of sign types.
5. Encourage use of innovative and creative sign materials and designs that reflect building styles and materials.
6. Integrate public art as a means of signage. Public art should not include advertising of one particular business; rather, it should be used to unite businesses and the people of Morrison.
[INSERT PUBLIC ART IMAGE]
7. Work with property owners on compliance issues, especially those that impact the public health, safety and welfare of our Town residents and visitors.

I. LIGHTING

Streetscape elements and lighting help contribute to the character and feel of our Town. Many of the historic structures in Old Town contain lighting that is reflective of the historic environment. It is reminiscent of older eras and adds to the charm of the community, especially when incorporated with the pedestrian environment.

Design Objectives:

1. Continually implement the Town's lighting standards, ensuring all proposed lighting types are full cut-off and downcast.
2. Lighting types and styles should reflect Morrison's historic past and be similar to established styles in the District, especially for street and pedestrian lighting.

[ADD SPECIFICATIONS FOR LIGHTING TYPE DESIRED BY TOWN]



Figure 14. Pedestrian Lighting in Morrison

3. Work with property owners on compliance issues, especially those that impact the public health, safety and welfare of our Town residents and visitors.

J. LANDSCAPING

Quality landscaping alone can create a sense of place and provides necessary refuge from the urban environment. It is a timeless tool that is used to unify places, create a sense of presence, improve the aesthetic environment, and mitigate environmental impacts.

1. Work with property owners on compliance issues. Ensure dead or dying landscaping is replaced.
2. Use landscaping to screen parking lots and enhance the pedestrian environment.
3. Incorporate provisions for landscaping at building entries, and within streetscapes and public gathering spaces to enhance the natural environment, add to the sense of place and reduce negative urban impacts.
4. Incorporate landscaping in areas on sites that are underutilized.

DRAFT

Town of Morrison Planning Commission
Morrison Town Hall
110 Stone Street
Tuesday, August 8, 2017
7:00 P.M. – 9:00 P.M.

Call To Order. Chairperson Jamee Chambers called the regular Planning Commission meeting to order at 7:00 PM

Roll Call: Chairperson Jamee Chambers, Matt Schweich, Todd Mercord, Maja Stefansdottir, Shari Raymond were present. Paul Sutton was absent. A quorum was established.

Staff Present: Kara Winters (Town Administrator), Kristi Dixon (Deputy Town Clerk).

Amendments to the Agenda: none

Public to Address the Planning Commission: Robert Cooke, 19058 Eagle Ridge Drive, Golden, Co 80401. Looking to invest in some property around the Morrison area, here to listen only.

General Business

Overlay District: Winters proposed to Planning Commission to move the business outreach to after the September meeting.

Winters suggested to the commissioners that they look through the pictures and staff would document the comments.

The Planning Commission asked Stevens to add wording re: screen a/c units, trash bins, weeds, trash behind buildings.

(Stevens did not have the alleyway in her overlay district) General upkeep in the alley/pathways behind businesses and buildings needs to be enforced, for example; weeds, trash, cigarette butts, pop can's, beer bottles and broken glass.

Lighting code should be enforced.

Approval of Minutes: Schweich made a motion to approve the minutes from the meeting of July 11, 2017. Steffansdottir seconded the motion. All present voted in favor.

Town Administrator:

Winters reported that TnT application for a rooftop patio is on hold for full submittal of required documents. Peterson annexation is hold, waiting to hear back on whether they want to move forward.

Red Rocks Ranch application is still pending. Winters and Town Attorney Dahl have a meeting with the developer.

Adjournment: Chairperson Jamee Chambers adjourned at 8:22 P.M.

Town of Morrison

Jamee Chambers, Chairperson

Attest:

Kristi Dixon, Deputy Town Clerk

MEMORANDUM



Date: September 7, 2017
 To: Morrison Planning Commission
 From: Stephanie Stevens, Town Planner
 Subject: Planner Report

OLD TOWN OVERLAY DISTRICT

Objective: Protect the uniqueness of Morrison and focus on preserving the downtown, keeping the character and blending new development while avoiding the duplication of existing historic structures.

PROJECT STATUS

Planning staff is currently working with the Planning Commission on the second phase of the Old Town Overlay District project to assist with protecting the downtown, with a focus on maintaining Old Town Morrison's architectural character. We are currently in the initial phase of Task 2: Refinement of Overlay District Architectural Standards for which key highlights from the Planning Commission and staff that was completed in Task 1 were used to guide the drafting of Old Town Overlay Regulations and Design Guidelines. Status of sub-tasks and work products is noted below:

Task 2: Refine Overlay District Architectural Standards

- **Draft Overlay District Architectural Standards.** This task includes two meetings with Planning Commission to refine the subsequent Overlay District Architectural Standards and hear public testimony. The initial draft of the Old Town Overlay District Regulations and Design Guidelines are attached.

[Scheduled for September 12, 2017 and October 10, 2017 Planning Commission]

- **Planning Commission/Administrative Staff Stakeholder Meeting.** The Planning Commission and Administrative Staff will conduct a stakeholder meeting to include affected business owners, property owners and interested citizens.

Target Completion October 2017

- **Issue Draft Overlay District Architectural Standards for Public Comment (Referral/public comment).** Draft documents will be uploaded on the town website for public review and comment.
- **Incorporate Public Comment.** The Planning Commission will review all public comments and notify Planning Staff on if and how comments are to be addressed in the final Overlay District Architectural Standards.

Target Completion: November 2017

OLD TOWN OVERLAY DISTRICT BOUNDARIES

The boundaries of the Overlay District are included in Figure 1 below and have been drafted based on current CT Commercial Transitional Zoning District lines as opposed to the Old Town Historic District Map. Staff requests the Planning Commission's review of the draft boundary map and seeks input regarding whether there is a need to adjust, expand or reduce.

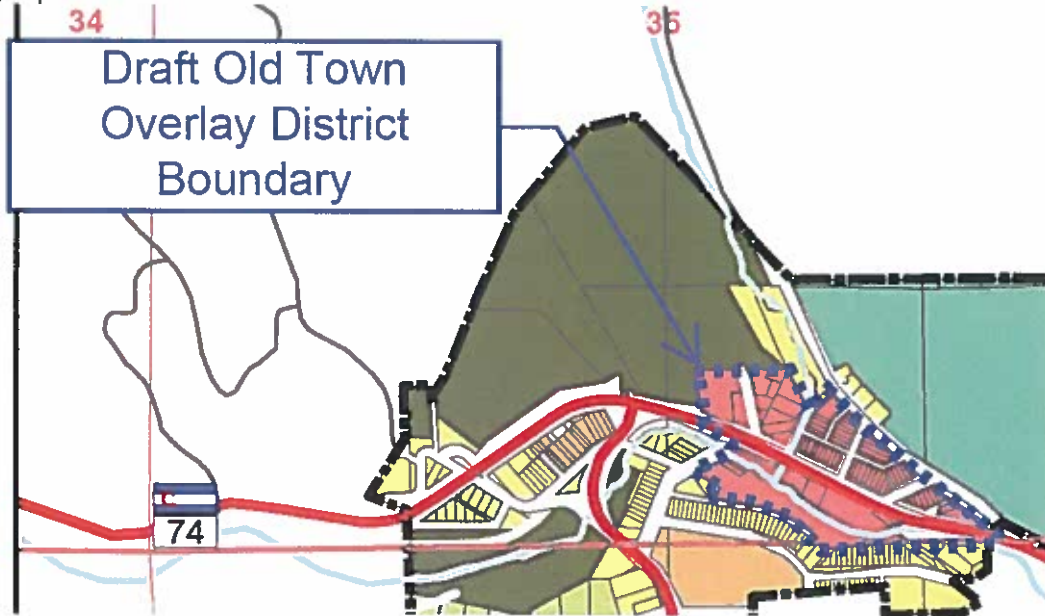


Figure 1. Old Town Overlay District Boundary

NEXT STEPS

Upon receipt of feedback from the Planning Commission, Planning staff will revise regulations and guidelines for your review, to be included in the October packet materials. Following refinement of Overlay District Architectural Standards, Planning staff will move to Task 3: Adoption.

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.

Town of Morrison
Project Tracking Chart
 September 2017

Project Name	Project Description	Project Location	Submittal Date	Approval Date	Project Status	Staff Contact	Applicant	Contact	Comments
Active Projects									
Red Rocks Ranch (formerly Red Rocks Centre)	Subdivision Plat, ODP Amendment, Disconnect Request	Bounded by W Yale Ave, S Indiana St, C-470 and W Morrison Rd	8/31/2017		Awaiting Full Submittal	SS	Andrew Trietley	Andrew Trietley 303-346-7006 atrietley@ventanacap.com; Troy Bales 303-537-8020; tbales@rickengineering.com	8/31 Disconnect letter received
Holiday Rooftop Bar & Deck Addition	Building Permit	403 Bear Creek Ave	8/18/2017		Under Review	SS	Dave Killingsworth	Paul Adams, Earth and Sky Architecture 720.956.1643	8/18 Permit plans recv'd; 8/23 issued comment; Approval pending receipt of fire sprinkler plans
201 Mill St Rezoning	Rezone from R-1 to CT	201 Mill St	7/31/2017		On Hold	SS	Sean & Celeste Forey	Vincent Harris, Baseline Engineering 303.202.5010 vince@baselinecorp.com	7/21 recv'd preliminary application; 7/31 notice of deficiencies issued and preliminary meeting with applicant; 8/8 Notice of project hold recv'd
TNT Restaurant Rooftop Patio	Special Review	408 Bear Creek Ave	6/5/2017		Awaiting Resubmittal	SS	Clinton Scott	Scott Harbough, VH Engineering 303.296.6900 scott@vh-eng.com	6/5/17 recv'd formal application; 6/7 notice of deficiencies issued; request to delay Board hearing to October 17.
Red Rocks Ranch (formerly Red Rocks Centre)	Subdivision Plat, ODP Amendment, Disconnect Request	Bounded by W Yale Ave, S Indiana St, C-470 and W Morrison Rd	11/3/2016		Withdrawn	SS	Andrew Trietley	Andrew Trietley 303-346-7006 atrietley@ventanacap.com; Troy Bales 303-537-8020; tbales@rickengineering.com	11/3/16 recv'd formal application; 1/14 1st referral sent (due back 11/25); 12/9 formal review comments sent to applicant; 12/30 phone corresp w/ applicant re: 1st review comments; 2/3 2nd submittal recv'd and 2nd referral sent; 3/2 comments issued; 7/12 resubmittal received; 8/4 comments issued; 8/18 formal withdrawal recv'd
Old Town Overlay District	Code Adoption	Old Town	4/21/2017		Planning Commission Mtg. scheduled 6/13/2017	CM	Town of Morrison	Kara Winters	4/21/17 Work Authorization proposal issued to Town; 5/2 Board review; 5/9 Planning Commission review, request for revised scope; 6/13 Planning Commission review of reduced scope; 6/14 scope revised per PC comment; 6/20 work authorization approved by Board of Trustees; 7/11 Planning Commission Walking Tour; 7/12 and 7/21 PC/Staff summaries recv'd; 8/8 Key highlights and draft district boundaries provided to PC; 9/7 Draft regulations and design guidelines provided to PC

**Town of Morrison
Project Tracking Chart**
September 2017

Project Name	Project Description	Project Location	Submittal Date	Approval Date	Project Status	Staff Contact	Applicant	Contact	Comments
Outside Referrals									
Red Rocks Ranch (formerly Red Rocks Centre)	Annexation & Initial Zoning	Bounded by W Yale Ave, S Indiana St, C-470 and W Morrison Rd	10/28/2016		Withdrawn	SS	Andrew Trietley	Andrew Trietley 303-346-7006 atrietley@ventanacap.com Troy Bales 303-537-8020; tbales@rickengineering.com	11/4/16 recvd referral from Lakewood; referral comments sent 11/18/16; 2/13/17 recvd referral from Lakewood; Referral comments issued 2/24; 7/12 recvd referral; 8/26 referral comments issued; 8/18 recvd notice of formal withdrawal
3 Dinos Site Plan	Site Plan for office and warehousing	SE & NW Corner of Alameda & C-470	6/2/2017		Awaiting Resubmittal	SS	3 Dinos LLC	Elyse Dinnocenzo	6/2/17 recvd referral from Jeff Co; 6/15 referral comments issued
3000 S. Rooney Road Rezoning	Rezone from A-2 to PD	3000 S. Rooney Rd.	6/2/2017		Awaiting Resubmittal	SS	Frank & Kaye Peterson	Sarah Rosenberg	6/1/17 recvd referral from Jeff Co; 6/15 referral comments issued

**Town of Morrison
Project Tracking Chart**
September 2017

Project Name	Project Description	Project Location	Submital Date	Approval Date	Project Status	Staff Contact	Applicant	Contact	Comments
Approved Projects									
Holiday Rooftop Bar & Deck Addition	Special Review	403 Bear Creek Ave	3/14/2017	6/23/2017	Approved 6/23	CM/SS	Dave Killingsworth	Paul Adams, Earth and Sky Architecture 720.956.1643	4/18 BOT Public Hearing; 4/13/2017 App request continuance; 5/31 resubmittal recv'd; 6/2 comments sent to applicant; 6/2 referral sent and notice posted; 6/9 referral comments due in; 6/23 Approved with conditions by Board of Trustees
Drive thru Coffee Shop	Drive thru coffee shop - SDP- 1st Amendment	300 Bear Creek Ave	4/17/2017	5/9/2017	Approved 5/9; Awaiting final mylars	CM/SS	Jeff Bradley	Randy Look	3/28 Pre-App meeting; 4/17/2017 Rec'd formal app; 4/28 referral sent to engineering; 4/28/17 completeness review/1st review comments issued; 5/1 referral sent to CDOT; 5/9 Planning Commission approved unanimously; 5/25 CDOT coordination in progress; 8/1 Mtg. with CDOT to discuss traffic study
151 Red Rocks Vista Drive Home Remodel	Building Permit	151 Red Rocks Vista Drive	3/22/2017	6/23/2017	Approved	SS	Chris Wolfe	Brad Riviere 303-981-7477 bradriviere2gmail.com	4/14/17 Plans recv'd; 4/26 formal review comments sent to applicant; 6/23 revised building permit received and zoning approval issued
Garder+Raymond Art Studio	Building Permit	111 Canyon Vista Ln	5/17/2017	6/8/2017	Approved	SS	Shari Raymond, Terry and Julie Gardner	Ryan sellsryan@gmail.com	5/17 Plans recv'd; 6/8 zoning approval issued
Altitude Medical Clinic	Building Permit	106 Stone St.	5/22/2017	6/8/2017	Approved	SS	Doug & Shara Hansen MD	Kayle Diccico, Coda Construction kdiccico@gmail.com	4/11/2017 Original Permit Recv'd; 5/16 notice of deficiencies sent; 5/22/2017 revised building permit Recv'd; 6/8 zoning approval issued
Garder+Raymond Residence	Building Permit	111 Canyon Vista Ln	4/24/2017	5/18/2017	Approved	SS	Shari Raymond, Terry and Julie Gardner	Ryan sellsryan@gmail.com	4/24/17 Plans recv'd; 5/2 formal review comments sent to applicant; 5/12 resubmittal recv'd; 5/18 approval issued

Town of Morrison Project Tracking Chart

September 2017

Project Name	Project Description	Project Location	Submittal Date	Approval Date	Project Status	Staff Contact	Applicant	Contact	Comments
Altitude Medical Clinic	Lot merger for med clinic	106 Stone St.	4/11/2017	5/24/2017	Approved	CM/ISS	Doug Hansen MD	Doug Hansen MD	4/21 Notice of deficiencies issued; 5/16 resubmittal rec'd and referral sent; 5/12 Eng comments rec'd; 5/17 Legal comments rec'd; 5/19 Utilities approval rec'd; 5/22 resubmittal rec'd; 5/23 legal comment follow-up and notice of deficiencies issued; 5/24 missing submittal items rec'd; 5/24 approved; 6/7 approval issued and documents sent for recording
Town Park Loop Trail Grant	Trail Grant Assistance	Trail connection from the Post Office to the Museum	9/26/2016		Jeff Co Open Space grant awarded; CPW grant denied	CM	Town of Morrison	Kara Winters	1/13 Jeff Co Open Space grant awarded; CPW grant not awarded because CPW felt the trail was a sidewalk for the Town (not a trail).
Rooney Valley Master Plan Update	Master Plan Update	Rooney Valley	n/a	n/a	Adopted 2/7/17	CM/ISS	n/a	n/a	2/7/2017 Plan Rooney Valley adopted
Potential Projects									
Lila Horton Redevelopment	Rezoning and Subdivision Plat	105 Canon St			Awaiting Submittal	SS	Lila Horton	Paul Danio paulydanio@gmail.com	8/11/17 preliminary mtg. w/ Town took place
Peterson Annexation	Annexation & Initial Zoning	3000 S Rooney Rd			Awaiting Board Direction	SS	Frank & Kaye Peterson	frankkaye@aol.com	5/25/17 preliminary mtg. w/ Town took place; 6/6 Board of Trustees to preliminarily determine level of support; 8/3 submittal requirements provided to applicant; 8/29 LDRC meeting

TOWN OF MORRISON BOARD OF TRUSTEES
MORRISON TOWN HALL, 110 STONE STREET
REGULAR MEETING OF THE BOARD OF TRUSTEES
TUESDAY, AUGUST 1, 2017
6:00 P.M.

Call to Order. Mayor Sean Forey called the Regular Town Board Meeting to order at 6:03 P.M.

Roll Call. Mayor Sean Forey, Trustees Brewster Caesar, Venessa Angell, Katie Gill, Debora Jerome and Allen Williams were present. Christopher Wolfe was absent. A quorum was established.

Staff Present. Kara Winters (Town Administrator), Gerald Dahl (Town Attorney) and Lyndsey Davis (Town Clerk).

Amendments to the Agenda. None.

Public to Address the Board.

Dave Killingsworth, 403 Bear Creek Avenue, Morrison, CO 80465. Killingsworth believes the "Keep Morrison Morrison" slogan in the 2018 Town Board Goals is not encompassing of the changes he believes the Board is enacting. He believes every proposed goal is about change and believes the slogan does not represent the Board's intentions accurately.

Presentations and Hearings.

Special Event Permit- 2017 Ciderfest.

Mayor Pro Tem, Brewster Caesar called the Liquor Licensing Authority to order at 6:03 P.M.

Jamee Chambers, 207 Bear Creek Avenue, Secretary of ProMo and Ryan Kloberdanz, 10550 Highway 73, Conifer, Morrison, Ciderfest coordinator, addressed the Board with their application for the 2017 Ciderfest event which is scheduled to be held September 23, 2017 from 10:00 a.m. to 10:00 p.m. Kloberdanz noted there will be I.D checks for 21+ wristbands and the barriers of the event will remain the same from previous years with controlled entrances being monitored by event staff. Chambers also stated that due to an early freeze, apples are not expected this year but there will be imported apples from the Western Slope for pressing demonstrations that will occur once per hour. Gill made a motion to approve the application for the Special Event Permit for Promote Morrison for the special event on September 22nd from 3 P.M. to 10 P.M. and September 23rd from 10 A.M. to 10 P.M. with the conditions as listed in the application including the beer service area limits. Angell seconded the motion. All present voted in favor of the motion.

Mayor Sean Forey closed the Liquor Licensing hearing at 6:12 P.M.

General Business.

Draft 2018 Town Board Goals. The Board will meet with the Planning Commission on August 3rd to go over the proposed 2018 goals. If there are any changes decided on during the joint Planning

Commission and Town Board retreat, the goals will be amended and will be presented to the Board at a future date.

Dinosaur Ridge's Appreciation Letter-Informational. This appreciation letter thanks the Town for the repairs to the dinosaur mural located at the TNT, 408 Bear Creek Avenue.

Jefferson Country Safety Fair- Informational. No Comments.

2018 Election. The Board decided to keep the 2018 election process consistent with previous elections in doing a polling place election verses a mail in ballot election. Winters stated the Town will send out ballots to residents requesting mail ballots.

Departmental Reports.

Public Works. The Board would like to see more quotes and other options for the proposed purchase of a chipper by the department. The Board is unsure of where the chipper would be stored and if the purchase of a chipper, opposed to a rental, would be a good use of Town resources and labor.

Police Department. The Board is constantly amazed by how many unlicensed drivers are stopped by the Police Department.

Museum. The Board agrees that the Museum has gone through a positive change in the last couple years. The Board suggested showing their appreciation towards the Museum Volunteers in the future.

Town Administrator. No report. No questions or comments.

Town Attorney. No report. No questions or comments.

Planning Commission- Minutes. No questions or comments.

Consent Agenda.

Caesar made a motion to approve the Consent Agenda. Jerome seconded the motion. All present voted in favor of the motion.

Board Comments.

The Board believes Bandimere's Nationals went very well this year and that the traffic control performed by the Police Department was well organized.

Adjournment. The Regular Meeting was adjourned at 6:36 P.M.

TOWN OF MORRISON

Sean Forey
Sean Forey, Mayor

ATTEST:

Lyndsey Davis
Lyndsey Davis, Town Clerk



**TOWN OF MORRISON BOARD OF TRUSTEES
MORRISON TOWN HALL, 110 STONE STREET
REGULAR MEETING OF THE BOARD OF TRUSTEES
TUESDAY, AUGUST 15, 2017
6:00 P.M.**

Call to Order. Mayor Sean Forey called the regular Town Board Meeting to order at 6:01 P.M.

Roll Call. Mayor Sean Forey, Debora Jerome, Katie Gill and Christopher Wolfe were present. Trustees Venessa Angell, Brewster Caesar and Allen Williams were absent. A quorum was established.

Staff Present. Kara Winters (Town Administrator), Gerald Dahl (Town Attorney), and Lyndsey Davis (Town Clerk).

Amendments to the Agenda. There were two amendments to General Business; the addition of both the EQR Study Letter and the Street Poles Quote.

Public to Address the Board. None.

Presentations and Hearings.

Red Rocks Centre Metro District Letter of Request. Dahl stated as part of the Red Rocks Centre Development Plan a Metropolitan District was formed with the condition in the Service Plan that the property is to be disconnected from the Town and annexed into Lakewood by a certain deadline. This process is taking longer than anticipated and the timeline is about to expire. Since this is a condition of the Service Plan, the disconnection deadline needs to be extended. Wolfe made a motion to approve the extension deadline for Red Rocks Centre Metropolitan District Numbers 1-3 for an additional twelve months, therefore creating a new Disconnection Deadline of September 6, 2018. Jerome seconded the motion. All present voted in favor of the motion.

General Business.

Audit Proposals. Winters sent out Request for Proposals (RFPs) to auditing firms at the direction of the Board. The Town received similar proposals in both scope and costs from Anton Collins Mitchell, LLP and CliftonLarsonAllen, LLP. Winters spoke with the main representative from both firms and called on the firms' small town references. Winters suggested accepting CliftonLarsonAllen's proposal as the Town's accountant is familiar with working with them. Jerome made a motion to enter into an agreement for auditing services with CliftonLarsonAllen, LLP for one year with the option to extend the agreement annually through 2021. Wolfe seconded the motion. All present voted in favor of the motion.

Special Event Support Agreement- 2017 Red Rocks Challenge: Death Ride Tour. Winters stated the Town has provided traffic services to this event in the past and does not foresee any issues with this year's event. Wolfe made a motion to approve the Special Event Support Agreement for the Morrison Police Department to provide traffic control for the 2017 Red Rocks Challenge: Death Ride Tour. Gill seconded the motion. All present voted in favor of the motion.

EQR Study Letter. Winters stated the Town's engineers evaluated other water and sewer districts' EQR schedules and compared them to the Town's. It appears that the Town of Morrison's newly adopted EQR schedule is in line with other districts and staff does not recommend any changes at this time.

Street Poles Quote. Winters stated that along with the Town's efforts to replace all the street signs, it would be a good idea to replace the street sign poles as well. Forey stated the design is in line with the beautification process of the Town. Utility Director, Fritz Fouts, prepared a quote for purchasing street poles, toppers and sign mounts that is within budget, as the Utility Department has not spent anything in their Capital Account. The Board directed Winters to proceed with approving the order for the new street poles.

Departmental Reports.

Court. No comments.

Accounting. Forey stated there is a \$224,000 loan payoff for the Water Plant for the Board to approve. Winters stated the loan amount is seen in the vouchers agenda item and can be approved when the Consent Agenda is approved. Winters also stated that although there is no benefit to paying the note off early, as it is a lease payment, it was decided that it would be a good idea to get the debt off the books. Winters stated the payment will come out of the Money Market account and be coded to the Utility Fund. Forey stated the Town is in good financial health and it would be wise to clean up the account in order to better position the Town for future projects. It was agreed upon by the Board that the loan payoff will be approved with the vouchers in the Consent Agenda.

Town Administrator. Winters updated the Board regarding the Peterson Annexation application. Winters will have a meeting with the Peterson's on August 29th to discuss Morrison's annexation process.

Town Attorney. No Report. No Questions or Comments.

Planning Commission-Minutes. No Questions or Comments.

Caesar arrived at 6:32 P.M.

Consent Agenda.

Caesar made a motion to approve the Consent Agenda with the revised vouchers. Wolfe seconded the motion. All present voted in favor of the motion. Forey wanted to note the motion also includes the approval for the loan payment as previously discussed during the Accounting report.

Board Comments. Caesar requested ideas for the Hogback article. Davis suggested a bit about the elementary school being back in session and cross walk safety. But Caesar requested that if there are other ideas to please let him know.

Executive Session.

A motion was made by Jerome 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 Administrator and appropriate staff for the purpose of receiving legal advice and instructing negotiators concerning the Red Rocks Centre project. Jerome further moved to adjourn the Board meeting at the conclusion of the Executive Session. Gill seconded the motion. All present voted in favor of the motion.

Forey called the Executive Session to Order on Tuesday, August 15, 2017 at 6:48 P.M. Present were: Sean Forey (Mayor), Trustees Brewster Caesar, Katie Gill, Debra Jerome, Christopher Wolfe; Gerald Dahl (Town Attorney), Kara Winters (Town Administrator) and Lyndsey Davis (Town Clerk). The purpose of the Executive Session was 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 Administrator and appropriate staff for the purpose of receiving legal advice and instructing negotiators, concerning Red Rocks Centre project.

End of Executive Session. The Executive Session was adjourned at 7:39 P.M. The Board returned to the Regular Meeting.

Adjournment. The Meeting was adjourned at 7:39 P.M.

TOWN OF MORRISON


Sean Forey, Mayor

ATTEST:


Lyndsey Davis, Town Clerk

