

Town of Morrison Planning Commission  
Morrison Town Hall  
110 Stone Street  
Tuesday, February 13, 2018  
7:00 P.M. – 9:00 P.M.

**Call to Order:** Chairperson Jamee Chambers called the regular Planning Commission meeting to order at 6:59 PM

**Roll Call:** Chairperson Jamee Chambers, Commissioners Matt Schweich, Maja Stefansdottir, Shari Raymond were present. Todd Mercord arrived at 7:03. Commissioner Paul Sutton was absent. A quorum was established.

**Staff Present:** Kara Winters (Town Administrator), Stephanie Stevens (Town Planner), and Kristi Dixon (Deputy Town Clerk).

**Amendments to the Agenda:** Agenda item 6b Planning Commission Meeting Time was added to the Agenda

**Public to Address the Planning Commission:**

**Kathleen Dichter, 109 Spring Street, Morrison, CO.** Dichter said she attended the Board meeting on February 6, 2018 and Paul Thompson, the owner of Red Rocks Brewery, mentioned parking sharing. When Thompson was done Brewster Caesar, Mayor Pro-tem, asked him to explain the parking sharing idea more. Thompson stated that he will reserve one or two parking spots for Uber or Lyft. Dichter said "let's pretend for a moment maybe a spot in front of Morrison Inn or another spot in front of Morrison Holiday Bar and another in front of Red Rocks Grill that would be designated for Uber or Lyft to drop off or pick up." Dichter suggested additional parking sharing spots throughout the Town as it could alleviate some parking issues.

**Presentation and Hearings:**

Chambers opened the Public Hearing for Old Town Historic Overlay District at 7:05 pm. Stephanie Stevens presented the staff report.

Public comments:

**Dave Killingsworth, 401 Bear Creek Ave, Morrison, CO.** Killingsworth said he doesn't think we need this, stifling of the downtown area. Killingsworth questioned who it benefits and mentioned as a business owner it does not benefit him. Killingsworth said there is a permit process to do everything. The money spent on this could have gone to putting in new trails.

**Kathleen Dichter, 109 Spring Street, Morrison, CO.** Dichter said she has mixed feelings about it, understands the objective of protecting the architectural buildings of the downtown area. Dichter said she not a business owner so she does not see that side of it. Dichter

suggested creating another commission, possibly historic commission with two or more business owners to assist the process to help with the review process.

Stevens replied when the Planning Commission started this project back in June they addressed the issue of an historic commission. It was decided at that time that was not the direction the Planning Commission wanted to go. Chambers said in 2005 the Planning Commission was empowered to serve also as Historic Commission. It was decided that Lila Horton, being the oldest person in the Historical Society, would be a consultant to that group.

Chambers closed the public hearing at 7:36 pm

Schweich stated, "It is relatively easy to deal with all this information and still Keep Morrison, Morrison". Mercord stated "The commission tried to simplify the plan as much as possible, without stomping on the needs and wants of the business owners. We are not asking for them to change anything or to change character." Stefansdottir commented when the Planning Commission started this project it looked like a lot. Stefansdottir stated "she doesn't want someone to come in and build a huge Ikea type store in our Town and yes, I'm listening to you Dave, not trying to be heavy handed." Stefansdottir acknowledged Killingsworth comments and replied "not trying to make it complicated to business owners." Chambers stated she respects everything that Dave Killingsworth said. Chambers explained the Town Board gave the Planning Commission the charge of the downtown historic district, Keep Morrison, Morrison. Raymond responded, she understands the issues, and that she doesn't want to see any unique buildings come in that do not fit with the Town's character. Raymond also commented that everything seems to be moving closer to Morrison. Chambers stated she has worked on other plans for the Historic District since 1975 but these plans were too restrictive. Chambers believes this plan can work, as there are so many different modifications. Winters stated the reasons Morrison is still like it is, from 40 years ago is because of the floodplain requirements which are restrictive for development.

Schweich made a motion to recommend adoption of the Old Town Historic Overlay District Ordinance and Guidelines. Mercord seconded the motion. All present voted in favor.

#### **General Business:**

**6a) Matthews/Winters Park to Morrison:** The objective of this project is to connect Matthews/Winters Park, with the Town of Morrison and Red Rocks Amphitheatre Park. Stefansdottir, alternative A, possess issues as one can see the other alternatives as places for squatters. None of the commissioners liked alternative B, the school option. Raymond, alternative C, questioned if CDOT would be responsible for bikers going up that trail. Chambers and Schweich, liked alternative C as Mill Street would be

completed, nice connection, can get a bicycle up highway 93, and would not have to get off highway 93.

**6b) Planning Commission Meeting Times:** Stefansdottir made a recommendation to move the Planning Commission meeting time from 7:00 pm to 6:00 pm. Chambers stated the Commission will try move meeting time to 6:00 pm for the March 13, 2018 meeting to see how it goes.

**Approval of Minutes:** Schweich made a motion to accept the modified minutes from December 12, 2017. Chambers seconded the motion. All present voted in favor.

Raymond made a motion to accept the minutes from January 9, 2018. Stefansdottir seconded the motion. All present voted in favor.

**Town Planner:** Stevens reported Red Rocks Ranch is moving along, and she is waiting on resubmittal of the application. Stevens also said 905 Bear Creek Avenue is receiving inquiries, as Michael Griffin is no longer under contract, another party is at this time.

**Town Administrator:** Winters submitted the 2017 Administrator Report. Winters also stated the Horton house is still for sale and that it has had some inquires. Winters also stated, Mark Williams's house is for sale, also falls within the floodplain.

**Adjournment:** Chairperson Jamee Chambers adjourned the meeting at 8:10 P.M.

Town of Morrison

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Jamee Chambers, Chairperson

Attest:

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Kristi Dixon, Deputy Town Clerk