

**TOWN OF MORRISON  
PLANNING COMMISSION  
SPECIAL MEETING OF THE PLANNING COMMISSION  
TUESDAY, JULY 12, 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, Maja Stefansdottir, Sharolyn Anderson and Alternate Commissioners Shari Raymond and Ambria Shorb were present. Commissioner Petra Bute was absent. A quorum was established.

**Staff Present.** Kara Winters (Town Manager), Carrie McCool (Town Planner)

**Amendments to the Agenda.** None.

**Public to Address the Planning Commission.** **Trey Parker, 311 North Buckingham.** Parker introduced himself to the Planning Commission and stated that he bought the lot at 105 Canon Street to be home. Parker said he grew up in Morrison up Highway 285.

**Chairperson Chambers recuses herself at 6:03 PM.**

**Presentations and Hearings.**

**Application filed by Embury Etcetra Trust for the Block 9 Minor resubdivision approval to vacate internal lot lines and twenty (20) feet of the existing right of way, (80) feet of South Park Avenue for property located at 105 Canon Street, Morrison Colorado, 80465.**

**Co-Chairperson Feehery opened the hearing at 6:03 PM**

Co-Chairperson Feehery swore in all witnesses.

**Staff Report.** Town Planner McCool informed the Planning Commission the subject property is 0.672 acres and contains four lots. The applicant is proposing to build a new single-family home outside of the floodway, the applicant has already applied for a floodplain development permit. Town Planner McCool also informed the Planning Commission the applicant has requested a change of address for the property, 101 South Park Avenue. Town Planner McCool informed the Planning Commission the minor resubdivision is proposed to vacate the four internal lot lines. Town Planner McCool stated Town Staff is providing preliminary findings on the vacation request for the Planning Commission to make a recommendation to the Town Board. Town Planner McCool stated the applicant proposed to vacate 20 feet of the existing 80-foot South Park Avenue right-of-way. Town Planner McCool informed the Planning Commission the vacation will not leave any adjacent property owner without access to the public roadway system. Town Planner McCool stated a utility and stormwater easement will be reserved within the vacated area of the minor subdivision. Town Planner McCool informed the Planning Commission Town Staff is recommending approval of the Block Minor Resubdivision and the right-of-way vacation request.

Commissioner Anderson asked for clarification on the terms vacate and subdivide Town Planner McCool informed the Planning Commission the term subdivide can be used to consolidate lots.

Commissioner Anderson asked about the portion of the lot that would be in the right-of-way. Town Planner McCool reviewed the Block 9 Morrison Minor Subdivision map with the Planning Commission.

Commissioner Anderson asked what will happen to the historic buildings on the property. Town Planner McCool informed the Planning Commission the applicant will retain the buildings on the property.

**Applicant Report. Chad Guinn, Land Design Collaborative, LLC.** Guinn addressed the Planning Commission and stated he will answer any questions the Planning Commission has for the applicant. Guinn stated the applicant agrees with the staff report.

**Public Comment. Kathleen Dichter, 109 Spring St.** Dichter stated she is in favor of the resubdivision. Dichter also stated she does not believe this will have a negative impact on the neighborhood.

Town Manager Winters entered into record an email from Town residents Margaretta and Brewster Caesar, 102 Canon Street.

**Co-Chairperson Feehery closed the Public Hearing at 6:27 PM**

**A motion was made by Commissioner Anderson to approve the minor resubdivision without conditions. The motion was seconded by Commissioner Raymond. All members present voted aye. The motion carried.**

**A motion was made by Commissioner Anderson to recommend that the Board of Trustees approve the right-of-way vacation request. The motion was seconded by Commissioner Stefansdottir. All members present voted aye. The motion carried.**

**General Business. None.**

**Approval of Minutes.**

**A motion was made by Commissioner Feehery to approve the meeting minutes from May 10, 2022 Regular Planning Commission Meeting. The motion was seconded by Commissioner Stefansdottir. All members present voted aye. The motion carried.**

**Staff Reports.**

**Town Planner.** Town Planner McCool reviewed the updates made to the Comprehensive Plan based on the feedback made at the March 8, 2022 Planning Commission Meeting.

Chairperson Chambers asked about the IGA the Town has with the City of Lakewood. Town Planner McCool informed the Planning Commission the Town Board adopted an amendment to the IGA.

Town Planner McCool stated the amendments to the Lakewood IGA could impact the East Planning Area and Public Improvement elements to the Comprehensive Plan. Town Planner McCool stated the Town currently has vacant lots within the Rooney Valley. The lots are currently zoned mixed-use. Town Planner McCool provided the Planning Commission with East Planning Area goals to review and discuss if the Planning Commission would like to keep or change the current zoning on the land.

Commissioners Shorb and Stefansdottir voiced support for zoning the land commercial and mixed-use.

Commissioner Anderson stated she would like further clarification on what commercial zoning would entail.

Town Planner McCool asked the Planning Commission if they prefer the land designation for Rooney Valley to remain as mixed use or change the zoning to commercial.

Town Manager Winters stated the feedback from the Town Board is to zone the land commercial, this would provide opportunity for the Town to receive revenue from potential businesses. Town Manager Winters also stated any potential business interested in development on the land would go to the Planning Commission and the Board of Trustees for approval.

The consensus of the Planning Commission was to continue this discussion to the next Regular Planning Commission Meeting.

**Project Tracking Chart.** Commissioner Feehery asked about the Park of the Red Rocks Drinking Water Special Review Application. Town Planner McCool informed the Planning Commission the review had been continued to August 16, 2022.

Commissioner Stefansdottir asked about the 905 Bear Creek Avenue Special Review Application. Town Manager Winters stated the application was denied by the Town Board.

Commissioner Anderson stated that CDOT has turned off the lights at the intersection of Stone Street and Highway 74. Commissioner Anderson asked if the Town can have CDOT remove the lights at Highway 8 and Highway 74. Town Manager stated she will ask CDOT to remove the lights.

Commissioner Stefansdottir asked about the lights at 150 Spring Street. Town Manager Winters stated the Town is working with the property manager to comply with the Town Code.


**Town Manager.** None.

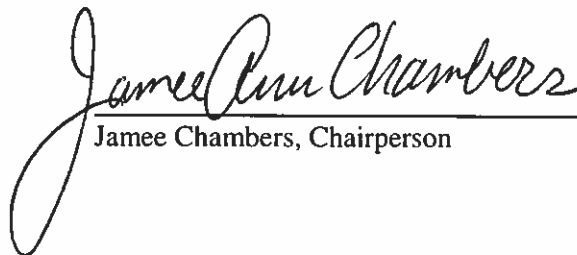
**Adjournment.** Chairperson Chambers adjourned the meeting at 7:16 PM.

TOWN OF MORRISON



ATTEST:

  
Ariana Neverdahl, Town Clerk

  
Jamee Chambers, Chairperson