

**Town of Morrison Planning Commission  
Morrison Town Hall  
110 Stone Street  
Tuesday, December 11, 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 P.M.

**Roll Call:** Chairperson Jamee Chambers, Commissioners Matt Schweich, Maja Stefansdottir, Michael Dejonge, and Todd Mercord were present. Commissioner Jennifer Singer was absent. A quorum was established.

**Staff Present:** Kara Winters (Town Manager), Stephanie Stevens (Town Planner), Carmen Beery (Town Attorney) and Kristi Dixon (Deputy Town Clerk).

**Amendments to the Agenda:** None.

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

**Presentations and Hearings:** Chairperson Chambers recused herself from Planning Commission to represent Sean and Celeste Forey's zoning request.

**Public hearing for Sean and Celeste Forey Zoning Request:** Co-Chairperson Matt Schweich called public hearing to order at 7:00 P.M.

**Staff Report:** Stevens entered into record a letter dated December 10, 2018 from John Leonard and Kim Congello in support of the Forey annexation.

Stevens stated the application was submitted by Sean and Celeste Forey to annex and initially zone 1.793 acres in block 24 and 27, Morrison Subdivision; together with 0.42 acres in Governor Evans Street and alley adjoining block 27. The site is currently zoned Agricultural 2 (A-2) in Unincorporated Jefferson County, and is located just east of the Morrison Post Office off 4<sup>th</sup> Street. Jefferson County has the site addressed as 3636 4<sup>th</sup> Street, Morrison, CO 80465. The land currently sits vacant and is platted into 18 lots, which are each approximately 25 feet wide and 3,250 square feet in area. The proposed zoning is R-1 – Low Density Residential. Stevens explained R1 zoning requires a minimum lot width of 50 feet and lot area of 7,500 square feet. It also allows up to 10 dwelling units on 1.793 acres. Stevens went through the process with the applicants to include the formal submittal of the application. Stevens went on to say, the Planning Commission is reviewing Declaration of Policy for Rezoning (Morrison Municipal Code Section 10-1K-3) and the Town of Morrison Comprehensive Plan. Stevens added the proposed zoning does fit into the Town of Morrison Master Plan. Stevens noted staff is recommending approval with the condition that annexation would also need to be approved. Mercord asked about the land adjacent and to the North. Stevens stated Bear Creek Development owns the

property to the North and Susan Young is adjacent. Stevens reiterated that Young's property falls into unincorporated Jefferson County.

**Applicants Report:** Jamee Chambers of Chambers Consulting appearing on behalf of the applicants, Sean and Celeste Forey. Chambers explained the following exhibits.

- Applicants Exhibit A: book 1 page 14 plat of Morrison from 1874
- Applicants Exhibit B: block 24 and block 27 zoning map
- Applicants Exhibit C: Jefferson County overview map

Chambers explained Jefferson County enclave is required to look at the following circumstances:

- 1) zoned in error; county zoned A2, subdivided parcel. Not zoned in error actually zoned in two jurisdictions.
- 2) Area is changing rapidly; subdivision already out there.
- 3) Zoning is consistent with the Town of Morrison's Master Plan; will keep with feel of Red Rocks subdivision.

Schweich asked if 4<sup>th</sup> Street would be paved at some point during the development process. Chambers stated that sewer and water will need to be built. Any property within 400 feet of main must hook on. Chambers added a street does not have to be paved immediately with one house, get a second building permit, the street will need to be reevaluated. Schweich commented when the Town gets a good rain runoff from 4<sup>th</sup> Street goes into Spring Street and into some neighbor's driveways and yards.

Winters stated if anyone would like to write their comments and or concerns down she will take them to the Board at their next meeting on January 3, 2019.

**Public Comments: None.**

Co-Chairperson Schweich closed Public Hearing at 7:35 P.M.

Dejonge moved to recommend approval to the Board of Trustees the application from Sean and Celeste Forey for an initial zoning to R1 Low Density Residential District with the condition, of the approval of annexation. Stefansdottir seconded the motion. All present voted in favor of motion.

Chambers rejoined the Planning Commission meeting at 7:41 P.M. Schweich continued as Co-Chairperson.

**General Business: None.**

**Approval of Minutes:**

Chambers made a motion to approve the minutes of November 13, 2018. Mercord seconded the motion. All present voted in favor of motion.

**Staff Reports**

**Town Planner:** Stevens stated the Comprehensive Plan amendment is on hold until the January 8, 2019 meeting.

Stevens also stated the sign code guidelines update to amend the led lighting and small cell guideline will also be reviewed at the January 8, 2019 meeting.

**Town Manager:** Minutes stated the next Board of Trustees meeting has been rescheduled to Thursday, January 3, 2019 due to the New Year's holiday.

**Adjournment:** Co-Chairperson Matt Schweich adjourned the meeting at 7:45 P.M.

Town of Morrison



Matt Schweich, Co-Chairperson

Attest:



Kristi Dixon, Deputy Town Clerk